COMPREHENSIVE PLAN REVIEW COMMITTEE
REGULAR MEETING
July 6, 2021

COMMITTEE MEMBERS PRESENT
Doug Shockey, Chair
Michael Bronsky, Vice Chair
Jeff Beckley
Jaci Crawford
Carolyn Doyle
Mary Jacobs
Hilton Kong
Jijie “Jack” Liu
Salvator La Mastra
Yoram Solomon
Sara Wilson

COMMITTEE MEMBERS PRESENT VIA VIDEOCONFERENCE
Jim Dillavou
Erin Dougherty
Xinyi Gong
Richard “Larry” Howe

COMMITTEE MEMBERS ABSENT
Michael Lin

STAFF PRESENT
Christina Day, Director of Planning
Michelle D’Andrea, Deputy City Attorney
Michael Bell, Comprehensive Planning Manager
Christina Sebastian, Lead Planner
Reza Sardari, Senior Planner
Kelsey Poole, Planner
Matt Purvis, Senior Administrative Assistant
Steve Andrews, Producer

STAFF PRESENT VIA VIDEOCONFERENCE
Linette Magaña, Administrative Support Supervisor

FRESENE AND NICHOLS CONSULTANTS PRESENT
Dan Sefko, Project Lead
Daniel Harrison, Planner

Chair Shockey convened the Committee into the regular meeting on Tuesday, July 6, 2021, at 6:08 p.m. at the Plano Municipal Center Senator Florence Shapiro Council Chambers and via videoconference. Eleven members were present. Four members were present via
videoconference. Member Lin was absent. Chair Shockey led the Committee in the Pledge of Allegiance.

ITEMS FOR DISCUSSION

1) Minutes: April 27, 2021

MOTION: Upon a motion made by Member Solomon and seconded by Vice Chair Bronsky the Committee voted 15-0 to approve the April 27, 2021, meeting minutes.

2) Minutes: June 21, 2021

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Beckley the Committee voted 15-0 to approve the June 21, 2021, meeting minutes.

3) Discussion and Consideration: Draft Plan

Mr. Sefko presented a summary of the Draft Plan updates from the Planning & Zoning Commission (P&Z) and opened the floor for discussion. Discussion was held and questions were asked. Chair Shockey presented each change from P&Z and subsequently opened the floor each time.

Guiding Principles

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Liu the Committee voted 15-0 to approve the changes to the Guiding Principles as presented in Attachment A.

Land Use Policy – Action LU1

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Liu the Committee voted 15-0 to approve the change to Action LU1 as presented in Attachment B.

Redevelopment of Regional Transportation Corridors Policy – Website Context

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Doyle the Committee voted 15-0 to approve the change to the Website Context for the RTC Policy as presented in Attachment C.

Redevelopment and Growth Management Policy – Action RGM5

MOTION: Vice Chair Bronsky motioned to send back the same wording for Action RGM5 as originally approved by the Committee on April 27, 2021. The motion was seconded by Member Crawford.
Member Kong offered a friendly amendment to relocate the language related to “key design features” in RGM5(C) to the Glossary as recommended by the P&Z. The friendly amendment was not accepted.

Member Solomon offered two friendly amendments to:
1. change the word “minimum” to “maximum” in RGM5(B), and
2. to revise the example provided in parentheses to state, “for every one square foot of commercial we will not allow building more than two square feet of residential.”
Vice Chair Bronsky and Member Crawford accepted the first friendly amendment of the Member Solomon’s friendly amendment and did not accept the second friendly amendment.

By a vote of 15-0, the Committee approved the motion with the first friendly amendment from Member Solomon.

Redevelopment and Growth Management Policy – Action RGM1

MOTION: Vice Chair Bronsky motioned for the Committee to:
• Approve Action RGM1 as presented with modifications to change “Allow occasional” to “Occasionally allow” and add a sentence at the end of the paragraph to state, “Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input”, and
• Create a new Action RGM2, stating: “Recommend that City Council adopt an ordinance to require that P&Z and City Council make specific findings, supported by the Comprehensive Plan, on zoning petitions that do not conform to the mix of uses, density, and building heights as described in the Dashboards, to create a record of accountability for elected and appointed officials and provide greater transparency for the public.”
The motion was seconded by Member Solomon.

Chair Shockey called a recess at 8:57 p.m. The Committee reconvened at 9:05 p.m.

Upon consultation with Deputy City Attorney D’Andrea, Vice Chair Bronsky amended his motion for a new Action RGM2 to remove the phrase “supported by the Comprehensive Plan.” This amendment was seconded by Member Solomon.

Member Liu offered a friendly amendment to change the words “on zoning petitions” to “when approving zoning petitions.” The friendly amendment was accepted.

By a vote for 15-0, the Committee approved the motion with the amendments by Members Solomon and Liu, as follows:

“RGM1 | Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are
disfavored. Occasionally allow proposal that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a vote by City Council. Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input.

RGM2 | Recommend that City Council adopt an ordinance to require that P&Z and City Council make specific findings when approving zoning petitions that do not conform to the mix of uses, density, and building heights as described in the Dashboards, to create a record of accountability for elected and appointed officials and provide greater transparency for the public.”

MOTION: Upon a motion made by Vice Chair Bronsky and seconded by Member Wilson the Committee voted 15-0 to send all of the Committee’s approved changes to the Planning & Zoning Commission.

4) CPRC Work Plan Review & Updates

Mr. Sefko presented the CPRC Work Plan and updates to it to the Committee. Discussion was held and questions were asked.

With no further discussion, Chair Shockey adjourned the meeting at 9:15 p.m.

\[\text{Doug Shockey, Chair}\]