



Memorandum

DATE: May 17, 2022
TO: Honorable Mayor & City Council
FROM: Richard Horne, 1st Vice Chair, Planning & Zoning Commission *MB*
SUBJECT: Results of Planning & Zoning Commission Meeting of May 16, 2022

AGENDA ITEM NO. 6 - DISCUSSION & CONSIDERATION
APPLICANT: City of Plano

Request to repeal obsolete planning policy documents, including the Downtown Plano Light Rail Stop - Development Vision & Objectives (1998), the Downtown Plano Light Rail Stop - Site Comparison Study (1998), Far North US 75 Amenities Task Force Planning Guidelines Report (1989), Design Guidelines for Plano's Historic Areas (1993), Infill Housing Study (1995), Multifamily Task Force Report (1998), and various Neighborhood Action Plans (1999-2008).

APPROVED: 6-0

RESULTS:

The Commission recommends the repeal of 21 obsolete planning policy documents as outlined by staff.

To view the hearing, please click on the provided link: <https://planotx.swagit.com/play/05172022-878/11/>

DB/kob

cc: Michael Bell, Comprehensive Planning Manager

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 16, 2022

Agenda Item No. 6

Discussion & Consideration: Planning Policy Documents

DESCRIPTION:

Discussion and consideration of a request to repeal obsolete planning policy documents, including the Downtown Plano Light Rail Stop - Development Vision & Objectives (1998), Downtown Plano Light Rail Stop - Site Comparison Study (1998), Far North US 75 Amenities Task Force Planning Guidelines Report (1989), Design Guidelines for Plano's Historic Areas (1993), Infill Housing Study (1995), Multifamily Task Force Report (1998), and various Neighborhood Action Plans (1999-2008).

REMARKS:

The Planning Department is responsible for developing plans, policies, and programs designed to guide physical design and development in alignment with the vision and goals of the Comprehensive Plan. Over the years, the city has completed a variety of plan and policy documents, many pertaining to a specific subject matter or geographic subarea. These documents include guidelines used in the day-to-day review of development plans, policy documents used to review zoning change requests, and specialized studies or reports that were often the basis for updates to the city's comprehensive plan. Although they may no longer be relevant to meeting the city's current development goals, they are still adopted as official city policy or regulation. This has sometimes resulted in confusion or uncertainty for staff when providing guidance to the development community and preparing recommendations for the Commission.

At the April 18, 2022, meeting, the Planning & Zoning Commission recommended a process to review long-standing planning policy documents in groups based on priority, ease of review, and potential need for document updates. The total number of policy documents to be considered under this process is as follows:

| Policy Document Review Group | Review Process | # of Policy Documents |
|---|--|--|
| 1 - Policy Documents Recommended for Retirement/Repeal | P&Z Commission meeting | 6, plus 15 Neighborhood Action Plans |
| 2 - Priority Policy Documents to be Addressed during Future Policy/Plan Updates | Scheduled as P&Z Commission agenda items during future planning activities | Future planning activities that would incorporate or update past documents: <ul style="list-style-type: none">Community Design Plan – 11 documents |

| | | |
|---|--|---|
| | | <ul style="list-style-type: none"> • Downtown Vision & Strategy – 1 document • Expressway Corridor Environmental Health Study – 1 document • Housing Value Retention Analysis – 1 document • Retail Corners – 2 documents • Traffic Island Guidelines – 1 document |
| 3 - Policy Documents to be Reviewed by a Commission Subcommittee | P&Z Subcommittee meetings, followed by full P&Z Commission consideration | 12 (4 per meeting) |
| 4 - Other Policy or Reference Documents | No review needed | 23 |

The purpose of this item is to consider making a recommendation to the City Council for the repeal of Group 1. This group includes documents that are most clearly recommended for retirement either because the document is outdated and no longer useful for staff, the document is expected to be incorporated or referenced as part of a future policy document, or the document's objectives are largely complete. The Commission will consider Groups 2 and 3 at a future meeting.

Group 1: Policy Documents Recommended for Retirement/Repeal

Staff recommends the retirement and repeal of the following list of planning policy documents:

1. [Downtown Plano Light Rail Stop - Development Vision & Objectives](#) [98-5-10R](#)

This report aimed to describe the initial vision and objectives for redevelopment of the block adjacent to the Downtown Plano transit station and define New Urbanism concepts. The report describes the transit station, its operation, and spatial requirements in relation to downtown. Redevelopment guidelines and recommendations are provided for land use, site configuration, circulation, and architecture. Given that the block adjacent to the transit station has since been redeveloped, the objectives of this study are now generally complete.

2. [Downtown Plano Light Rail Stop - Site Comparison Study](#) [98-5-10R](#)

The purpose of this report was to summarize the comparative analysis performed to select the locally preferred location for the Downtown Plano transit station along the DART light rail extension. The two potential sites evaluated included the area adjacent to and south of 15th Street near downtown Plano (Site A) and the area located between 15th Place and 16th Street (Site B). The two sites were evaluated based on transportation issues and circulation, parking, infrastructure, site conditions, and land use compatibility. Based on these factors, Site B was recommended. The transit station has since been constructed at this location, and therefore the objectives of this study are now complete.

3. [Far North US 75 Amenities Task Force Planning Guidelines Report](#) [89-2-5R](#)

This document was a joint effort between the cities of Dallas, Richardson, Plano, Allen, and Collin County to develop design guidelines that positively influenced the visual and functional qualities of U.S. Highway 75. The design guidelines covered horizontal improvements at grade, such as paving, landscaping, and sidewalks; and vertical improvements, such as retaining walls, bridge abutments, overpasses, and street fixtures. Many of these guidelines have since been incorporated into regulations. Other standards are now irrelevant due to successive improvements to U.S. Highway 75.

4. [Design Guidelines for Plano's Historic Areas](#) [93-6-4R](#)

This document served as the city's development guidelines for historic properties near Downtown Plano prior to the official designations of the Haggard Park Heritage District (HD-20) in 2000 and the Downtown Heritage District (HD-26) in 2003. With the creation of customized design standards for each district (see [Downtown Heritage District Design Standards](#) and [Haggard Park Heritage District Design Standards](#)), the original guidelines from 1993 are now obsolete. The Heritage Commission recommended the repeal of this document at its April 26, 2022, meeting.

5. [Infill Housing Study](#) [95-7-16R](#)

This study aimed to illustrate the economic potential for residential construction on approximately 100 vacant lots in the Haggard Park, Old Towne, and Douglass neighborhoods and demonstrated the viability of constructing new homes in a manner consistent with older, historic homes in the neighborhood. The study included home plan design examples consistent with the Design Guidelines for Plano's Historic Areas (1993), construction cost estimates, and housing demand information to be used as a guideline to assist property owners wanting to build new residential structures in these areas. The economic indicators of the study are now outdated, and the findings are no longer pertinent. The Heritage Commission will consider recommending the repeal of this document at its May 24, 2022, meeting.

6. [Multifamily Task Force Report](#) [98-8-1R](#)

The purpose of this report was to document multifamily development trends and statistics for Plano and the greater metropolitan area, and evaluate the city's development policies regarding multifamily housing. The City Council formed a Multifamily Dwellings Task Force in 1998 to review the impact of apartment development on the community's quality of life. The group identified and prioritized various issues and considered ways to address these issues. The group provided recommended policy changes which were adopted by Resolution 98-8-1 and ultimately incorporated into updates of the 1986 Comprehensive Plan. Since this report is based on the previous 1986 Comprehensive Plan policies, it is now considered outdated. The city has now adopted updated policies regarding multifamily in [Comprehensive Plan 2021](#).

7. Neighborhood Action Plans (Various)

Between 1999 and 2008, various Neighborhood Action Plans were developed by the Neighborhood Planning Program to provide an opportunity for residents to proactively address quality of life issues in neighborhoods and shape the type of neighborhood they would like to live in. The plans identify strategies and actions to coordinate city services that address neighborhood-level issues. Representatives from each neighborhood who participated in the program contributed volunteer time to develop an individualized Neighborhood Action Plan that serves as a guide for future development and policy decisions. In 2015, the city created the Neighborhood Services Department, which continues to support these neighborhoods with other initiatives, such as Love Where You Live. The Neighborhood Services Department discussed these plans with the Planning Department and agrees with the retirement of these plans as they are now outdated.

The Neighborhood Action Plans recommended for repeal are as follows:

- Old Towne Neighborhood Plan [99-8-24R](#)
- Village Creek Neighborhood Plan [2000-5-31R](#)
- Armstrong Park Neighborhood Plan [2001-4-14R](#)
- Douglass Community Neighborhood Action Plan [2002-11-14R](#)
- Meadows Addition Neighborhood Action Plan [2003-10-19R](#)
- Plano Park Neighborhood Action Plan [2003-3-5R](#)
- Dallas North Estates Neighborhood Action Plan [2003-9-49R](#)
- Ridgewood Neighborhood Action Plan [2004-12-34R](#)
- Briarwood Neighborhood Action Plan [2004-5-23R](#)
- Haggard Neighborhood Action Plan [2004-6-26R](#)
- Park Forest Neighborhood Action Plan [2005-1-26R](#)
- Park Forest II Neighborhood Action Plan [2005-9-31R](#)
- Thunderbird Neighborhood Action Plan [2005-9-32R](#)
- Clearview Neighborhood Action Plan [2007-8-27R](#)
- Stratford Estates Neighborhood Action Plan [2008-8-14R](#)

Keisha Cyriaano, Neighborhood Engagement Manager with the Neighborhood Services Department, will be in attendance at the meeting to address questions from the Commission on these items.

Summary

Staff has reviewed the planning policy documents outlined in this report and recommends they be retired through the repeal of the associated resolutions. The recommendation of the Commission will be tentatively forwarded to City Council for its consideration at its June 13, 2022, meeting. If repealed, the documents will be retained for reference with the department's records.

RECOMMENDATION:

Recommend the repeal of 21 obsolete planning policy documents outlined in this report.

DATE: May 25, 2022

TO: Planning and Zoning Commission

FROM: Harold Sickler, Chair, Heritage Commission

SUBJECT: Results of Heritage Commission Meeting on May 24, 2022 SMS

AGENDA ITEM NO. 5 – Discussion and Recommendation: Repeal of Infill Housing Study (1995)

Discussion and make a recommendation to City Council regarding the repeal of the Infill Housing Study (1995) as adopted by Resolution No. 95-7-16.

APPROVED: 6-0 **DENIED:** **TABLED:**

Speaker Card(s) Received **Support:** 0 **Oppose:** 0 **Neutral:** 0

STIPULATIONS:

Approved as recommended for repeal

SS/ks

DATE: April 28, 2022

TO: Applicants with Items before the Heritage Commission

FROM: Harold Sickler, Chair, Heritage Commission

SUBJECT: Results of Heritage Commission Meeting on April 26, 2022 SMS

**AGENDA ITEM NO. 4 – DISCUSSION AND RECOMMENDATION
REPEAL OF DESIGN GUIDELINES FOR PLANO’S HISTORIC AREAS (1993)
APPLICANT: CITY OF PLANO**

Hold a discussion and make a recommendation to City Council regarding the repeal of the Design Guidelines for Plano’s Historic Areas (1993) as adopted by Resolution No. 93-6-4.

APPROVED: 7-0 **DENIED:** **TABLED:**

Speaker Card(s) Received **Support:** 0 **Oppose:** 0 **Neutral:** 0

STIPULATIONS:

Approved the repeal of the Design Guidelines for Plano’s Historic Areas as adopted by Resolution No. 93-6-4.

KP/ks