

**PLANNING & ZONING COMMISSION**  
REGULAR MEETING RESULTS



**DATE:** September 7, 2022

**TO:** Applicants with Items before the Planning & Zoning Commission

**FROM:** Planning & Zoning Commission

**VIA:** Eric Hill, AICP, Senior Planning Manager acting as Secretary of the Planning & Zoning Commission  
Christina D. Day, AICP, Director of Planning

**SUBJECT:** Results of Planning & Zoning Commission Meeting of September 6, 2022

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**AGENDA ITEM NO. 9 – DISCUSSION & ACTION**  
**PLANNING & ZONING CITYWIDE STANDARDS SUBCOMMITTEE RECOMMENDATIONS**  
**REGARDING PLANNING POLICY DOCUMENTS**  
**APPLICANT: CITY OF PLANO**

Planning & Zoning Citywide Standards Subcommittee recommendations regarding planning policy documents, including the Multifamily Design Guidelines (1991), Private Street Subdivision Guidelines (1994), Workforce Housing Study (2006), and Master Facilities Plan (2008).

**APPROVED:** 8-0

**RESULTS:**

The Commission recommended approval as follows:

Document	Recommendation
Multifamily Design Guidelines (1991)	Rescind Resolution No. 1991-1-26; Reference in Development of Community Design Plan
Private Street Subdivision Guidelines (1994)	Move to Group 2; Rescind Resolution No. 1994-6-10 with adoption of Thoroughfare Standards update.
Workforce Housing Study (2006)	Rescind Resolution No. 2006-12-14; Utilize current documents, such as <a href="#">Housing Trends Analysis and Strategic Plan</a> .
Master Facilities Plan (2008)	Move to Group 2; High Priority

To view the hearing, please click on the provided link: <https://planotx.swagit.com/play/09072022-947/12/>.

DB/lm

cc: Planning Department

**Agenda Item No. 9**

**Discussion and Action:** Planning & Zoning Citywide Standards Subcommittee recommendations regarding planning policy documents, including the Multifamily Design Guidelines (1991), Private Street Subdivision Guidelines (1994), Workforce Housing Study (2006), and Master Facilities Plan (2008)

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**DESCRIPTION:**

Discussion and action on Citywide Standards subcommittee recommendations regarding planning policy documents, including the Multifamily Design Guidelines (1991), Private Street Subdivision Guidelines (1994), Workforce Housing Study (2006), and Master Facilities Plan (2008).

**BACKGROUND:**

At its 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
<b>Group 1 - Policy Documents Recommended for Retirement/Repeal (COMPLETE)</b>	P&Z Commission - Recommended repeal on 5/16/22 City Council - Approved repeal on 6/13/22	6, plus 15 Neighborhood Action Plans
<b>Group 2 - Priority Policy Documents to be Addressed during Future Policy/Plan Updates</b>	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"><li>• Community Design Plan - 11 documents</li><li>• Downtown Vision &amp; Strategy - 1 document</li><li>• Expressway Corridor Environmental Health Study - 1 document</li><li>• Housing Value Retention Analysis - 1 document</li><li>• Retail Corners - 2 documents</li><li>• Traffic Island Guidelines - 1 document</li></ul>
<b>Group 3 - Policy Documents to be Reviewed by a Commission Subcommittee</b>	P&Z subcommittee meetings, followed by full P&Z Commission consideration	12 (4 per meeting)
<b>Group 4 - Other Policy or Reference Documents</b>	No review needed	23

## Subcommittee Appointments

At its June 20, 2022, meeting, the P&Z Chair appointed subcommittees and subcommittee chairs to review the Group 3 policy documents. Each subcommittee was assigned a set of four documents of similar themes for efficiency of review:

Subcommittee Policy Document Theme	Policy Documents Reviewed	Subcommittee Members
<b>Citywide Standards</b>	<ul style="list-style-type: none"><li>• Multifamily Design Guidelines (1991)</li><li>• Private Street Subdivision Guidelines (1994)</li><li>• Workforce Housing Study (2006)</li><li>• Master Facilities Plan (2008)</li></ul>	David Downs – Chair Tianle Tong Michael Bronsky
<b>East Plano</b>	<ul style="list-style-type: none"><li>• Douglass Area Study (1989)</li><li>• Downtown Development Plan (1991)</li><li>• 10 Big Ideas for Eastern Plano (1997)</li><li>• City Center in Eastside Plano (2001)</li></ul>	Gary Cary – Chair Bennett Ratliff David Downs
<b>Mixed-Use</b>	<ul style="list-style-type: none"><li>• Plano's Land Use &amp; Transportation Study for the DART Parker Road Station (1997)</li><li>• Plano at Maturity (2003)</li><li>• Urban Centers Study (2006)</li><li>• Future Dimensions (2008)</li></ul>	Rick Horne – Chair Tosan Olley Arthur Stone

## Citywide Standards Subcommittee Recommendations

The purpose of this agenda item is to discuss the recommendations of the Citywide Standards Subcommittee. A recommendation from the full Commission is needed to forward documents to City Council for official repeal of their associated resolutions. Recommendations of the East Plano and Mixed-Use Subcommittees will be presented for discussion by the full Commission at future meetings.

### REMARKS:

On July 19, 2022, the Citywide Standards Subcommittee met via videoconference to discuss and provide direction on the four policy documents related to citywide standards. These documents are those that may or may not be relevant for decision-making and where additional direction was needed on the long-term use of the document. Subcommittee discussion focused on:

- the relevance of each document for providing guidance under present conditions;
- whether the goals and policies of the documents are adequately addressed by other planning policy documents; and/or
- where relevant, whether documents should be updated in their current form or incorporated into another document.

The following provides background information on the citywide standards policy documents reviewed by the subcommittee and the subcommittee recommendations:

### [Multifamily Design Guidelines \(1991\)](#)

The Multifamily Design Guidelines were adopted on January 28, 1991, to be used as a guideline and recommendation for matters concerning the development of multifamily housing in the city. They are intended to promote good design of garden-style multifamily development and address:

- The proper size and location of new multifamily zoning and development;

- Compatibility and coordination of multifamily developments with adjacent land uses;
- Maintenance of a livable residential environment for tenants.

As established in the document, these guidelines supplement the Zoning Ordinance and other regulations affecting multifamily development. Staff uses the guidelines in addition to appropriate regulations in reviewing zoning and development requests. Compliance with the guidelines is not mandatory, except where supported by ordinance.

Since the development of these guidelines in 1991, most elements have become outdated and/or incompatible with more recent updates to the Comprehensive Plan and Zoning Ordinance. For example, the appropriate location and densities of multifamily have been most recently addressed and updated by the Comprehensive Plan 2021. Additionally, design guidelines such as building arrangement, parking, building elements and open space (as illustrated in the Typical Multi-Family Plan) only provide guidance for garden-style multifamily development, which was most common at the time of the document. However, the guidelines do not provide adequate guidance for newer trends in multifamily, such as mid- to high-rise buildings with a compact block structure, structured parking and walkable street design.

Subcommittee members found the document suitable for retirement as the design criteria contained within are no longer consistent with newer multifamily design and development trends. The subcommittee also noted the [Land Use](#), [Community Design](#) and [Redevelopment & Growth Management](#) Policies of the Comprehensive Plan 2021 include actions (see LU7, CD1, and RGM4) to develop regulations/review criteria that provide guidance and incorporate community preferences on the functional and aesthetic qualities of various development contexts in Plano. The Planning Department has begun initial efforts to develop a Community Design Plan which is anticipated to include updated design guidelines for multifamily development.

The subcommittee voted (3-0) to recommend retirement of the Multifamily Design Guidelines with the understanding that the document will be referenced, where appropriate, in the development of the Community Design Plan. This would require rescinding Resolution No. 1991-1-26.

### **Private Street Subdivision Guidelines (1994)**

When originally adopted on June 13, 1994, the Private Street Subdivision Guidelines were primarily intended to provide guidance for the design of gated communities. The guidelines address the appropriateness of location, access, and other design requirements. The Zoning Ordinance and Subdivision Ordinance have since been updated to require a Specific Use Permit (SUP) for the development of single-family subdivisions with private street networks. Today, however, the use of private street networks is more common in mixed-use developments.

During discussion of this document, the subcommittee was informed about how the Zoning and Subdivision Ordinances now address development regulations of private street subdivisions, including the requirement for an SUP. Additionally, the city's Thoroughfare Standards Rules and Regulations (Thoroughfare Standards) document is currently being updated, which will incorporate and update other design-related components of these guidelines. Therefore, subcommittee members found the document suitable for retirement upon completion of the Thoroughfare Standards, with verification that relevant information has been incorporated. This is anticipated to occur in Winter/Spring 2023.

The subcommittee voted (3-0) to recommend moving the Private Street Subdivision Guidelines to Group 2 (Priority Policy Documents to be Addressed during Future Policy/Plan Updates) and Resolution No. 1994-6-10 will be repealed during adoption of the Thoroughfare Standards update.

### **Workforce Housing Study (2006)**

The Transition and Revitalization Commission (TRC) was created by the City Council in 2000 for the purposes of continuing and expanding the work of the Eastern Plano Advisory Committee (EPAC). EPAC was formed to oversee the implementation of a report issued in 1997 by the East Plano Development Task Force, "10 Big Ideas for Eastern Plano." While EPAC's efforts were directed at eastern Plano, TRC was tasked with considering the entire city in making its recommendations. In 2006, the TRC was tasked with studying the availability of workforce housing after it was included in the City Council's 2005 Strategic Plan as a topic that warranted further study.

Utilizing the input of P&Z and City Council, the TRC developed a series of recommendations and proposed implementation steps, which are included in the report. Recommendations and implementation steps focused on three main goals:

- a. Ensure an adequate supply of workforce housing to meet the needs of those employees working in Plano earning between 80% and 120% of area median income.
- b. Preserve and enhance Plano's existing neighborhoods and housing to ensure they remain attractive and functional to meet the needs of a modern lifestyle.
- c. Urban Centers may provide an opportunity for the city to require workforce housing as a part of agreements to upgrade infrastructure.

Subcommittee members agreed that it is important that the city continue to address workforce housing, but that the [Housing Trends Analysis and Strategic Plan](#) completed in 2018, and currently under review by the Neighborhood Services Department, provides a more recent assessment of the city's housing issues and challenges. The subcommittee voted (3-0) to recommend retirement of the Workforce Housing Study by rescinding Resolution No. 2006-12-14.

### **Master Facilities Plan (2008)**

Recognizing that the need for City facilities and services changes over time, a Master Facilities Plan was created in 1991 to provide a long-range approach for the planning and siting of city facilities such as parks, libraries, police stations, fire stations, and other administration and operational offices to meet the needs of the city's growing population. Updated periodically through 2008, the plan was intended to be a "big picture" tool during the preparation of the annual Community Investment Program (CIP) budget. Since that time, use of the plan as a centralized document for CIP facilities planning purposes has waned and the recommendations are now largely out of date. An update to the Master Facilities Plan is recommended by the Comprehensive Plan 2021 and is listed as a medium priority on the P&Z's Work Plan.

Subcommittee members assessed that this type of plan provides good guidance for the city and an update should be a high priority. The subcommittee voted (3-0) to recommend moving the Master Facilities Plan to Group 2 (Priority Policy Documents to be Addressed during Future Policy/Plan Updates) and updating to a high priority of the Commission's Work Plan.

## **Subcommittee Recommendations Summary**

<b>Document</b>	<b>Recommendation</b>
Multifamily Design Guidelines (1991)	Rescind Resolution No. 1991-1-26; Reference in Development of Community Design Plan
Private Street Subdivision Guidelines (1994)	Move to Group 2; Rescind Resolution No. 1994-6-10 with adoption of Thoroughfare Standards update.
Workforce Housing Study (2006)	Rescind Resolution No. 2006-12-14; Utilize current documents, such as <a href="#">Housing Trends Analysis and Strategic Plan</a> .
Master Facilities Plan (2008)	Move to Group 2; High Priority

### **RECOMMENDATION:**

Recommend the Commission review and approve the recommendations of the Citywide Standards subcommittee.



**DATE:** October 4, 2022

**TO:** Applicants with Items before the Planning & Zoning Commission

**FROM:** Planning & Zoning Commission

**VIA:** Eric Hill, AICP, Senior Planning Manager acting as Secretary of the Planning & Zoning Commission  
Christina D. Day, AICP, Director of Planning

**SUBJECT:** Results of Planning & Zoning Commission Meeting of October 3, 2022

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**AGENDA ITEM NO. 5 – DISCUSSION & ACTION**  
**PLANNING & ZONING EAST PLANO SUBCOMMITTEE RECOMMENDATIONS REGARDING**  
**PLANNING POLICY DOCUMENTS**  
**APPLICANT: CITY OF PLANO**

Planning & Zoning East Plano subcommittee recommendations regarding planning policy documents, including the Douglass Area Study (1989), Downtown Development Plan (1991), 10 Big Ideas for Eastern Plano (1997), and City Center in Eastside Plano (2001).

**APPROVED:** 8-0

**RESULTS:**

The Commission recommended approval as follows:

1. Retire Douglass Area Study including Repeal of Resolutions No. 89-9-16 and 92-12-13;
2. Retire Downtown Development Plan including Repeal of Resolutions No. 91-9-18 and 92-12-12;
3. Retire 10 Big Ideas for Eastern Plano, including Repeal of Resolution No. 97-9-19, subject to the following being placed on the Planning & Zoning Commission's work plan:
  - a) Create a Front Door Initiative – The original recommendation from the 10 Big Ideas plan was to “improve entrances and corridors to create attractive, inviting gateways and roadways, and to make eastern Plano's charm obvious.”
  - b) Refine and Update the City Center Plan – The original recommendation from the 10 Big Ideas plan was to “prepare an Urban Design Plan for this area which provides for mixed use (New Urbanism) style development and creates an attractive pedestrian and vehicular environment to support new residential and business development. The boundaries should include 15th Street to the south, Avenue K to the east, Central Expressway to the west, and Parker Road to the north.”
4. Retire City Center in Eastside Plano, including Repeal of Resolution No. 2001-8-6 subject to an update to the City Center/Downtown Vision plan being placed on the Planning & Zoning

Commission's Work Plan as a long-term action, in alignment with the Silver Line Station Area Plan and Community Design Plan. For the update of the plan, recommend that the City Council form a committee/research group to evaluate the City Center/Downtown area for updated land use opportunities and strategies.

To view the hearing, please click on the provided link: <https://planotx.swagit.com/play/10042022-772/8/>.

DB/lm

cc: Planning Department



**Agenda Item No. 5****Discussion and Action:**

The Planning & Zoning East Plano Subcommittee recommendations regarding planning policy documents, including the Douglass Area Study (1989), Downtown Development Plan (1991), 10 Big Ideas for Eastern Plano (1997), and City Center in Eastside Plano (2001)

**DESCRIPTION:**

Discussion and action on East Plano subcommittee recommendations regarding planning policy documents, including the Douglass Area Study (1989), Downtown Development Plan (1991), 10 Big Ideas for Eastern Plano (1997), and City Center in Eastside Plano (2001).

**BACKGROUND:**

At its April 18, 2022, meeting, the Planning & Zoning Commission (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
<b>Group 1 - Policy Documents Recommended for Retirement/Repeal (COMPLETE)</b>	The Commission - Recommended repeal on 5/16/22 City Council - Approved repeal on 6/13/22	6, plus 15 Neighborhood Action Plans
<b>Group 2 - Priority Policy Documents to be Addressed during Future Policy/Plan Updates</b>	Scheduled as the Commission's agenda items during future planning activities	Future planning activities that would incorporate or update past documents: <ul style="list-style-type: none"><li>• Community Design Plan - 11 documents</li><li>• Downtown Vision &amp; Strategy - 1 document</li><li>• Expressway Corridor Environmental Health Study - 1 document</li><li>• Housing Value Retention Analysis - 1 document</li><li>• Retail Corners - 2 documents</li><li>• Traffic Island Guidelines - 1 document</li></ul>
<b>Group 3 - Policy Documents to be Reviewed by a Commission Subcommittee</b>	The Commission subcommittee meetings, followed by full Commission consideration	12 (4 per meeting)
<b>Group 4 - Other Policy or Reference Documents</b>	No review needed	23

## Subcommittee Appointments

At its June 20, 2022, meeting, the Commission Chair appointed subcommittees and subcommittee chairs to review the Group 3 policy documents. Each subcommittee was assigned a set of four documents of similar themes for efficiency of review:

Subcommittee Policy Document Theme	Policy Documents Reviewed	Subcommittee Members
Citywide Standards	<ul style="list-style-type: none"><li>• Multifamily Design Guidelines (1991)</li><li>• Private Street Subdivision Guidelines (1994)</li><li>• Workforce Housing Study (2006)</li><li>• Master Facilities Plan (2008)</li></ul>	David Downs – Chair Tianle Tong Michael Bronsky
East Plano	<ul style="list-style-type: none"><li>• Douglass Area Study (1989)</li><li>• Downtown Development Plan (1991)</li><li>• 10 Big Ideas for Eastern Plano (1997)</li><li>• City Center in Eastside Plano (2001)</li></ul>	Gary Cary – Chair Bennett Ratliff David Downs
Mixed-Use	<ul style="list-style-type: none"><li>• Plano's Land Use &amp; Transportation Study for the DART Parker Road Station (1997)</li><li>• Plano at Maturity (2003)</li><li>• Urban Centers Study (2006)</li><li>• Future Dimensions (2008)</li></ul>	Rick Horne – Chair Tosan Olley Arthur Stone

## East Plano Subcommittee Recommendations

The purpose of this agenda item is to discuss the recommendations of the East Plano Subcommittee. A recommendation from the full Commission is needed to forward documents to City Council for official repeal of their associated resolutions.

Recommendations of the Citywide Standards Subcommittee were presented for discussion by the full Commission at the September 6, 2022, meeting. The recommendations of the Mixed-Use Subcommittee will be presented for discussion by the full Commission on October 3, 2022.

## REMARKS:

On July 21, 2022, the East Plano Subcommittee met via videoconference to discuss and provide direction on the four policy documents related to East Plano. These documents are those that may or may not be relevant for decision-making and where additional direction was needed on the long-term use of the document. Subcommittee discussion focused on:

- the relevance of each document for providing guidance under present conditions;
- whether the goals and policies of the documents are adequately addressed by other planning policy documents; and/or
- where relevant, whether documents should be updated in their current form or incorporated into another document.

The following provides background information on the East Plano policy documents reviewed by the subcommittee and the subcommittee recommendations:

### **Douglass Area Study (1989)**

The Douglass Area Study was adopted on September 25, 1989 (and amended in 1992) to be utilized by developers, city staff, City Council, and other departments, boards, and commissions as a guideline and recommendation for matters concerning the Douglass Area. The study was developed with input from city departments and neighborhood representatives.

Recommendations of this study address five topic areas: land use, transportation, infrastructure, housing, and public facilities. The purpose of the study was to develop strategies to maintain the long-term viability of the area as a residential neighborhood. Since this study, the 2019 Downtown Plano Vision & Strategy Update also recommends that continuing effort is needed to preserve, protect, and enhance the neighborhoods within the greater Downtown area, including the Douglass Community. The Comprehensive Plan 2021 designated the area as Neighborhoods on the Future Land Use Map to show the area continues as housing into the future.

Subcommittee members found the document suitable for retirement as many of its objectives have been completed. Significant efforts have been made in the Douglass Community by the City and other partners since adoption of the plan, including:

- creation of the General Residential (GR) zoning district,
- new housing construction,
- construction of the 13th/14th Street Connector,
- construction of the Stimpson and Drake Park,
- rehabilitation efforts at the Old City and Davis cemeteries,
- infrastructure improvements for water, sewer, and streets.

The Engineering Department is currently working on plans for sidewalk improvements in the area.

The subcommittee voted (3-0) to recommend retirement of the Douglass Area Study but wished to emphasize the City's continued commitment to the Douglass neighborhood through other policies such as the Comprehensive Plan and the Downtown Vision & Strategy Update. Retirement of the study requires repeal of Resolution Nos. 89-9-16 and 92-12-13.

### **Downtown Development Plan (1991)**

The Downtown Development Plan was adopted on September 11, 1991 (and updated in 1992) as a guide for the revitalization and redevelopment of Downtown Plano. It was prepared by the Downtown Plano Committee to provide direction on matters relating to land use and development regulation and review, public investment, historic preservation, and the general enhancement of Downtown. Over 18 months, the Downtown Plano Committee conducted extensive research and evaluation of Downtown Plano, including input from various persons and groups, to formulate its proposals and recommendations. The Downtown Development Plan was effectively replaced by the Downtown Plano Vision and Strategy Update in 1999, including updates through 2019.

Subcommittee members found the document suitable for retirement as much of what the plan goals have been achieved, are now outdated or are addressed by other plans such as the Comprehensive Plan, the Downtown Plano Vision and Strategy Update, and the various Heritage Preservation policy documents.

The subcommittee voted (3-0) to recommend retirement of the Downtown Development Plan with the understanding that the document would be maintained as a historical reference for future downtown planning efforts. Retirement of the plan would require repeal of Resolution Nos. 91-9-18 and 92-2-12.

### **10 Big Ideas for Eastern Plano (1997)**

In 1996, City Council established the East Plano Development Task Force tasked with developing “a strategy for building and maintaining strong, viable neighborhoods and business centers in east Plano.” The Task Force worked to identify and review the area's opportunities and constraints and developed recommendations to enhance eastern Plano based on its evaluations. The 10 Big Ideas for Eastern Plano report was adopted on September 22, 1997, to be utilized by developers, City Council, city staff, and others as a guide for matters relating to the investment, reinvestment, and enhancement of eastern Plano. At the time of adoption, it was recognized that further studies might be needed to determine the feasibility, practicality, and implementation of individual recommendations.

Subcommittee members found the document suitable for retirement, given that many of the major initiatives are complete, but noted that there are ideas that may still be relevant to Plano today as the community continues to age. These include the “Front Door Initiative,” which includes improving entrances and corridors into eastern Plano and refining the City Center priority boundary, which includes facilitating mixed-use development in the vicinity of Downtown and the DART stations. Additionally, conditions have changed since the development of the plan that should now be considered, such as the new Silver Line transit corridor and the Collin Creek redevelopment area.

The subcommittee voted (3-0) to recommend retirement of the 10 Big Ideas for Eastern Plano with the understanding that the following policies be added to the Commission's Work Plan:

1. Create a Front Door Initiative – The original recommendation from the 10 Big Ideas plan was to “improve entrances and corridors to create attractive, inviting gateways and roadways, and to make eastern Plano's charm obvious.”
2. Refine and Update the City Center Plan – The original recommendation from the 10 Big Ideas plan was to “prepare an Urban Design Plan for this area which provides for mixed use (New Urbanism) style development and creates an attractive pedestrian and vehicular environment to support new residential and business development. The boundaries should include 15th Street to the south, Avenue K to the east, Central Expressway to the west, and Parker Road to the north.”

Repeal of this document would require repeal of Resolution No. 97-9-19.

### **City Center in Eastside Plano (2001)**

Building on the 10 Big Ideas for Eastern Plano, the East Plano Development Task Force developed a plan consistent with the recommendation of Big Idea #5: Create a City Center. This plan was intended to consolidate and prioritize recommendations from previous plans and studies for the area between Spring Creek Parkway, K Avenue, State Highway 190, and U.S. Highway 75. The plan was adopted on August 13, 2001, to guide public improvements, private investment, and code and ordinance amendments relating to development, redevelopment, preservation, and revitalization of the City Center Study area.

Subcommittee members found the document suitable for retirement as many of its recommendations are outdated. However, they also discussed that this type of plan for the City Center/Downtown area is due for an update. Based on Comprehensive Plan 2021 policy actions, certain planning efforts related to the City Center/East Plano area have been initiated, including the development of station

area plans for the future Silver Line stations, as well as developing a Community Design Plan that will include design standards applicable to development in the Downtown Corridors future land use category.

The subcommittee voted (3-0) to recommend retirement of the City Center in Eastside Plano plan with the provision that an update to the City Center/Downtown Vision plan be placed on the Commission's Work Plan as a long-term action, in alignment with the Silver Line Station Area Plan and Community Design Plan. Additionally, the subcommittee recommends that the City Council form a committee/research group to evaluate this area for updated land use opportunities and strategies. Repeal of the City Center in Eastside Plano plan would require repeal of Resolution No. 2001-8-6.

### **Subcommittee Recommendations Summary**

<b>Document</b>	<b>Recommendation</b>
Douglass Area Study (1989)	Repeal Resolution Nos. 89-9-16 and 92-12-13; Maintain as reference document
Downtown Development Plan (1991)	Repeal Resolution Nos. 91-9-18 and 92-12-12; Maintain as reference document
10 Big Ideas for Eastern Plano (1997)	Repeal Resolution No. 97-9-19; Place remaining priorities (Front Door Initiative and Create a City Center) on the Commission's Work Plan
City Center in Eastside Plano (2001)	Repeal Resolution No. 2001-8-6; Place an update to the City Center/Downtown Vision plan on the Commission's Work Plan as a long-term action

### **RECOMMENDATION:**

Recommend the Commission review and approve the recommendations of the East Plano subcommittee as follows:

1. Retire Douglass Area Study including Repeal of Resolutions No. 89-9-16 and 92-12-13;
2. Retire Downtown Development Plan including Repeal of Resolutions No. 91-9-18 and 92-12-12
3. Retire 10 Big Ideas for Eastern Plano, including Repeal of Resolution No. 97-9-19, subject to the following being placed on the Planning & Zoning Commission's work plan:
  - a) Create a Front Door Initiative – The original recommendation from the 10 Big Ideas plan was to “improve entrances and corridors to create attractive, inviting gateways and roadways, and to make eastern Plano's charm obvious.”
  - b) Refine and Update the City Center Plan – The original recommendation from the 10 Big Ideas plan was to “prepare an Urban Design Plan for this area which provides for mixed use (New Urbanism) style development and creates an attractive pedestrian and vehicular environment to support new residential and business development. The boundaries should include 15th Street to the south, Avenue K to the east, Central Expressway to the west, and Parker Road to the north.”
4. Retire City Center in Eastside Plano, including Repeal of Resolution No. 2001-8-6 subject to an update to the City Center/Downtown Vision plan being placed on the Planning & Zoning Commission's Work Plan as a long-term action, in alignment with the Silver Line Station Area Plan and Community Design Plan. For the update of the plan, recommend that the City Council form a committee/research group to evaluate the City Center/Downtown area for updated land use opportunities and strategies.

**DATE:** October 4, 2022

**TO:** Honorable Mayor & City Council

**FROM:** Planning & Zoning Commission

**VIA:** Eric Hill, AICP, Senior Planning Manager acting as Secretary of the Planning & Zoning Commission  
Christina D. Day, AICP, Director of Planning

**SUBJECT:** Results of Planning & Zoning Commission Meeting of October 3, 2022

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**AGENDA ITEM NO. 6 - DISCUSSION AND ACTION**  
**PLANNING & ZONING COMMISSION MIXED-USE SUBCOMMITTEE RECOMMENDATIONS.**  
**APPLICANT: CITY OF PLANO**

Planning & Zoning Commission Mixed-Use Subcommittee recommendations regarding planning policy documents, including Plano's Land Use & Transportation Study for the DART Parker Road Station (1997), Plano at Maturity (2003), Urban Centers Study (2006), and Future Dimensions (2008).

**APPROVED:** 8-0

**RESULTS:**

The Commission recommended approval as follows:

1. Retirement of Plano's Land Use & Transportation Study for the DART Parker Road Station, including repeal of Resolution No. 97-12-21.
2. Retirement of Plano at Maturity, including repeal of Resolution No. 2003-11-18, with the exception of the following actions, which are retained for review for addition to the Comprehensive Plan as part of a future update.
  - a. Place emphasis on public awareness regarding the variety of shopping opportunities available in Plano.
  - b. Develop public awareness and education regarding updating and maintenance of facilities and infrastructure. This should include informing citizens about the funding required as well as scheduling maintenance.
  - c. Continue to develop a citywide network of multilingual volunteers in the city, schools, and Collin College.
  - d. Develop continuing education classes to teach languages.

- e. Work with Plano Economic Development Board and Chamber of Commerce to develop programs to encourage and promote ethnic-oriented stores and business.
  - f. Work with DART to provide east-west transit connections within city.
  - g. Continue to work with education providers to assist in the dissemination of public awareness information.
- 3. Retirement of the Urban Centers Study, including repeal of Resolution No. 2006-6-32.
  - 4. Retirement of the Future Dimensions Report, including repeal of Resolution No. 2008-10-23.

To view the hearing, please click on the provided link: <https://planotx.swagit.com/play/10042022-772/9/>

DB/kob

cc: Planning Department



**Agenda Item No. 6****Discussion and Action:**

Planning & Zoning Commission Mixed-Use Subcommittee recommendations regarding planning policy documents, including Plano's Land Use & Transportation Study for the DART Parker Road Station (1997), Plano at Maturity (2003), Urban Centers Study (2006), and Future Dimensions (2008)

**DESCRIPTION:**

Discussion and action on Mixed-Use subcommittee recommendations regarding planning policy documents, including Plano's Land Use & Transportation Study for the DART Parker Road Station (1997), Plano at Maturity (2003), Urban Centers Study (2006), and Future Dimensions (2008).

**BACKGROUND:**

At its April 18, 2022, meeting, the Planning & Zoning Commission (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:

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<b>Group 2 - Priority Policy Documents to be Addressed during Future Policy/Plan Updates</b>	Scheduled as Commission agenda items during future planning activities	Future planning activities that would incorporate or update past documents: <ul style="list-style-type: none"><li>• Community Design Plan - 11 documents</li><li>• Downtown Vision &amp; Strategy - 1 document</li><li>• Expressway Corridor Environmental Health Study - 1 document</li><li>• Housing Value Retention Analysis - 1 document</li><li>• Retail Corners - 2 documents</li><li>• Traffic Island Guidelines - 1 document</li></ul>
<b>Group 3 - Policy Documents to be Reviewed by a Commission Subcommittee</b>	Commission subcommittee meetings, followed by full Commission consideration	12 (4 per meeting)
<b>Group 4 - Other Policy or Reference Documents</b>	No review needed	23

## Subcommittee Appointments

At its June 20, 2022, meeting, the Commission Chair appointed subcommittees and subcommittee chairs to review the Group 3 policy documents. Each subcommittee was assigned a set of four documents of similar themes for efficiency of review:

Subcommittee Policy Document Theme	Policy Documents Reviewed	Subcommittee Members
Citywide Standards	<ul style="list-style-type: none"><li>• Multifamily Design Guidelines (1991)</li><li>• Private Street Subdivision Guidelines (1994)</li><li>• Workforce Housing Study (2006)</li><li>• Master Facilities Plan (2008)</li></ul>	David Downs – Chair Tianle Tong Michael Bronsky
East Plano	<ul style="list-style-type: none"><li>• Douglass Area Study (1989)</li><li>• Downtown Development Plan (1991)</li><li>• 10 Big Ideas for Eastern Plano (1997)</li><li>• City Center in Eastside Plano (2001)</li></ul>	Gary Cary – Chair Bennett Ratliff David Downs
Mixed-Use	<ul style="list-style-type: none"><li>• Plano's Land Use &amp; Transportation Study for the DART Parker Road Station (1997)</li><li>• Plano at Maturity (2003)</li><li>• Urban Centers Study (2006)</li><li>• Future Dimensions (2008)</li></ul>	Rick Horne – Chair Tosan Olley Arthur Stone

## Mixed-Use Subcommittee Recommendations

The purpose of this agenda item is to discuss the recommendations of the Mixed-Use Subcommittee. A recommendation from the full Commission is needed to forward documents to City Council for official repeal of their associated resolutions.

Recommendations of the Citywide Standards Subcommittee were presented for discussion by the full Commission at the September 6, 2022, meeting. Recommendations for the East Plano Subcommittee will be considered as part of Agenda Item No. 5.

## REMARKS:

On July 12 and September 7, 2022, the Mixed-Use Subcommittee met via videoconference to discuss and provide direction on the four policy documents related to mixed-use development. These documents are those that may or may not be relevant for decision-making and where additional direction was needed on the long-term use of the document. Subcommittee discussion focused on:

- the relevance of each document for providing guidance under present conditions;
- whether the goals and policies of the documents are adequately addressed by other planning policy documents; and/or
- where relevant, whether documents should be updated in their current form or incorporated into another document.

The following provides background information on the Mixed-Use policy documents reviewed by the subcommittee and the subcommittee recommendations:

## Plano's Land Use & Transportation Study for the DART Parker Road Station (1997)

Parker Road Transit Center opened in the 1990s and originally served as a transfer station for bus service. The extension of DART's light rail service to Parker Road Station opened December 9, 2002, and is the northern terminus of the Red/Orange Line. During the planning phase for the light rail extension into Plano, the city and DART recognized that the light rail transit station could be an important tool for promoting the development and redevelopment of surrounding land uses when transit-oriented development principles are employed. A Land Use & Transportation Study was initiated to provide guidance for future development and redevelopment of land uses around the station.

Major recommendations outlined in the study report include:

- Create an east/west "grand boulevard" from U.S. Highway 75 into the site.
- Encourage the highest intensity of development within 500-600 feet of the station and shift the Park & Ride function to the west.
- Develop a "connector" drive between K Avenue and Archerwood Street to enhance access.
- Consider rezoning the primary study area and preparing development guidelines.

The concepts and recommendations of Plano's Land Use & Transportation Study for the DART Parker Road Station were approved on December 22, 1997. In 2002, the Planning & Zoning Commission initiated a review of the implementation of the study to determine the validity of its recommendations. By that time, conditions around the station had already begun to deviate from the recommendations of the original study. This includes new development oriented away from the station, replacement of the proposed "spine" road connection with two collector streets, and physical difficulties implementing an east-west street connection from K Avenue.

Subcommittee members found the document suitable for retirement largely obsolete due to the type of development that has occurred around the site since adoption of the study. Additionally, the subcommittee noted that the Comprehensive Plan provides more updated direction for transit-oriented development in the Downtown Corridors (DT) Dashboard.

The subcommittee voted (3-0) to recommend retirement of Plano's Land Use & Transportation Study for the DART Parker Road Station. Retirement of the study requires the repeal of Resolution No. 97-12-21.

## Plano at Maturity (2003)

In 2003, the Transition and Revitalization Commission (TRC) worked with City Staff, DART, Plano Independent School District (PISD), and the Plano Economic Development Board (PEDB) to discuss issues regarding Plano as it transitioned from the days of fast growth towards a mature city. The "Plano at Maturity" report was the result of this effort, outlining potential impacts and recommendations for each of its high-priority challenges.

The report process included identifying and prioritizing challenges and opportunities facing Plano as it matures and transitions to a developed city. The TRC identified nine high-priority issues to address:

- Financial Resources Availability
- Air and Water Quality

- Aging Infrastructure and Facilities
- Changing Demographics
- Maintaining Accessibility and Accommodating Multiple Forms of Transportation
- Maintaining a High Level of Security
- Pursuing Redevelopment/Revitalization/Infill Opportunities
- Maintaining a Strong Educational System
- Aesthetics and the Built Environment.

Recommendations were developed for each priority issue.

The Plano at Maturity report was adopted on November 24, 2003, to be used as a guiding document for developing future policies regarding these issues. Following adoption, the TRC evaluated the progress of the recommendations with annual reviews. Staff provided implementation reports detailing the progress made over time, with the TRC providing additional direction on plan actions. By 2007, the TRC determined it was time to take a fresh look at some of the challenges facing the city, and began focusing on various topics to be included in the 2008 Future Dimensions report.

Subcommittee members found that many of the report recommendations are still relevant today and requested a staff review of how the Comprehensive Plan or other city policies address the Plano at Maturity recommendations. Upon review of the report, staff determined that most of the recommendations are covered directly or indirectly through the policies and actions of the Comprehensive Plan or other departmental actions. Some of these actions are not covered because they are complete, are now part of the city's standard practices, or are outside the scope of the Comprehensive Plan. Upon review of these findings, the subcommittee members agreed that seven of the 81 Plano at Maturity recommendations are not covered by an existing Comprehensive Plan policy or action or are not complete:

- Emphasize public awareness regarding the variety of shopping opportunities available in Plano.
- Develop public awareness and education regarding updating and maintenance of facilities and infrastructure. This should include informing citizens about the funding required as well as scheduling maintenance.
- Continue to develop a citywide network of multilingual volunteers in the city, schools, and Collin College
- Develop continuing education classes to teach languages
- Work with Plano Economic Development Board and Chamber of Commerce to develop programs to encourage and promote ethnic-oriented stores and business
- Work with DART to provide east-west transit connections within the city.
- Continue to work with education providers to assist in disseminating public awareness information.

The subcommittee voted (3-0) to recommend retirement of the Plano at Maturity report, with the recommendation to retain these seven actions for review by the appropriate departments for potential

addition to the Comprehensive Plan as part of a future update. Retirement of the report requires repeal of Resolution No. 2003-11-18.

### **Urban Centers Study (2006)**

In 2005, the TRC conducted substantial research into urban centers, including literature reviews, field trips, and discussions. The result of this work was an Urban Centers Study, adopted on June 26, 2006, which includes a report describing the future role of urban centers in Plano and a list of potential locations, with pros and cons of each site.

As defined in the report, urban centers are a form of development that aims to integrate housing, workplace, shopping, and recreation into compact, pedestrian-friendly, mixed-use neighborhoods. Major recommendations of the report include proposed design characteristics that contribute to unique character and pedestrian orientation and that minimize impacts to surrounding neighborhoods. Three sites were identified as best suited for future urban center development:

- The four corners of the intersection of Preston Road and Park Boulevard
- The Parker Road Station area
- The Collin Creek Corridor bounded by Park Boulevard, US 75, PGBT, and Alma Drive

Subcommittee members found that the document contained useful information regarding mixed-use development, but found it suitable for retirement as the Comprehensive Plan provides more recent guidance on redevelopment and revitalization of locations throughout the city.

The subcommittee voted (3-0) to recommend retirement of the Urban Centers Study. Retirement of the study requires repeal of Resolution No. 2006-6-32.

### **Future Dimensions (2008)**

Adopted on October 27, 2008, the Future Dimensions report represents the efforts of Plano's Transition and Revitalization Commission to explore and understand changing issues and trends impacting Plano. These issues included four major areas of focus:

- Flattening revenues and ongoing economic viability
- Changing demographics
- Challenges associated with being a first-tier suburb
- Regional growth

Major recommendations included in the report were intended to promote sustainability (fiscal, social, and environmental), guide mixed-use development to mitigate the impacts of projected regional growth, increase housing variety, and generate greater land productivity and tax base. These recommendation themes include:

- Density Nodes – mixed-use and higher density activity centers dispersed located along major corridors or intersections throughout Plano
- Transportation Options – expand transportation routes and modes to connect existing and future development nodes

- Redevelopment – strategically reuse and redevelop underutilized land
- Education – continue to strengthen the collaborative relationship between the city, residents, and businesses to identify and monitor critical issues facing the community
- Financial Resources Sustainability – continue to be a livable city to sustain its competitive economy

Subcommittee members found that the recommendations in this report include broad themes that have been more recently addressed by the Comprehensive Plan. The subcommittee voted (3-0) to recommend retirement of the Future Dimensions Report. Retirement of the report requires repeal of Resolution No. 2008-10-23.

### **Subcommittee Recommendations Summary**

<b>Document</b>	<b>Recommendation</b>
Plano's Land Use & Transportation Study for the DART Parker Road Station (1997)	Repeal Resolution No. 97-12-21
Plano at Maturity (2003)	Repeal Resolution No. 2003-11-18; Retain 7 actions for review for addition to the Comprehensive Plan as part of a future update
Urban Centers Study (2006)	Repeal Resolution No. 2006-6-32
Future Dimensions (2008)	Repeal Resolution No. 2008-10-23

If repealed, all documents would be retained in the Planning Department archives as reference documents.

### **RECOMMENDATION:**

Recommend the Commission review and approve the recommendations of the Mixed-Use subcommittee as follows:

1. Retirement of Plano's Land Use & Transportation Study for the DART Parker Road Station including repeal of Resolution No. 97-12-21.
2. Retirement of Plano at Maturity including repeal of Resolution No. 2003-11-18, with the exception of the following actions, which are retained for review for addition to the Comprehensive Plan as part of a future update.
  - a. Place emphasis on public awareness regarding the variety of shopping opportunities available in Plano.
  - b. Develop public awareness and education regarding updating and maintenance of facilities and infrastructure. This should include informing citizens about the funding required as well as scheduling of maintenance.
  - c. Continue to develop a citywide network of multilingual volunteers in the city, schools and Collin College
  - d. Develop continuing education classes to teach languages
  - e. Work with Plano Economic Development Board and Chamber of Commerce to develop programs to encourage and promote ethnic oriented stores and business

- f. Work with DART to provide east-west transit connections within city.
  - g. Continue to work with education providers to assist in the dissemination of public awareness information.
- 3. Retirement of the Urban Centers Study including repeal of Resolution No. 2006-6-32.
- 4. Retirement of the Future Dimensions Report, including repeal of Resolution No. 2008-10-23.



**Date:** November 4, 2022

**To:** Planning & Zoning Commission

**From:** Mike Bell, Comprehensive Planning Manager

**Subject:** Work Program

Attached to this memo are the proposed updates to the Planning & Zoning Commission Work Program that reflect recent recommendations to City Council regarding various obsolete planning policy documents and studies. On October 3, 2022, in accordance with the recommendation of the Mixed-Use and East Plano subcommittees, the Commission recommended repeal of the following documents subject to certain, still-relevant items being placed on the Commission's Work Program:

## **1. Plano at Maturity**

The Commission approved (8-0) recommending retirement of Plano at Maturity including repeal of Resolution No. 2003-11-18, with the exception of the following actions, which are retained for review for addition to the Comprehensive Plan as part of a future update - See Work Program Item 18.

- a. Place emphasis on public awareness regarding the variety of shopping opportunities available in Plano.
- b. Develop public awareness and education regarding updating and maintenance of facilities and infrastructure. This should include informing citizens about the funding required as well as scheduling of maintenance.
- c. Continue to develop a citywide network of multilingual volunteers in the city, schools, and Collin College.
- d. Develop continuing education classes to teach languages.
- e. Work with Plano Economic Development Board and Chamber of Commerce to develop programs to encourage and promote ethnic-oriented stores and business
- f. Work with DART to provide east-west transit connections within city.
- g. Continue to work with education providers to assist in the dissemination of public awareness information.

## **2. 10 Big Ideas for Eastern Plan**

The Commission approved (8-0) recommending the retirement of 10 Big Ideas for Eastern Plano, including Repeal of Resolution No. 97-9-19, subject to the following being placed on the Planning & Zoning Commission's work plan:

- a. Create a Front Door Initiative - The original recommendation from the 10 Big Ideas plan was to “improve entrances and corridors to create attractive, inviting gateways and roadways, and to make eastern Plano's charm obvious.” - See Work Plan Item 2.
- b. Refine and Update the City Center Plan - The original recommendation from the 10 Big Ideas plan was to “prepare an Urban Design Plan for this area which provides for mixed use (New Urbanism) style development and creates an attractive pedestrian and vehicular environment to support new residential and business development. The boundaries should include 15th Street to the south, Avenue K to the east, Central Expressway to the west, and Parker Road to the north.” - See Work Plan Item 2.

### **3. City Center in Eastside Plan**

The Commission approved (8-0) recommending retirement of the City Center in Eastside Plano, including Repeal of Resolution No. 2001-8-6 subject to an update to the City Center/Downtown Vision plan being placed on the Planning & Zoning Commission's Work Plan as a long-term action, in alignment with the Silver Line Station Area Plan and Community Design Plan - See Work Plan Item 2.

For the update of the plan, the Commission recommends that the City Council form a committee/research group to evaluate the City Center/Downtown area for updated land use opportunities and strategies - See Work Plan Item 2.

Staff has made changes to the work program to align with these recommendations, per the attached update to Items 2 and 18. With these changes, the Commission's recommendations regarding repeal of the Group 3 documents are scheduled for City Council consideration on November 14, 2022.

cc: Eric Hill, AICP, Senior Planning Manager  
Christina Sebastian, Land Records Planning Manager  
Raha Pouladi, PhD, GISP, Lead Planner

IN PROGRESS			
Description	Status	Priority	Notes
1 Commercial Drone Deliveries	In Progress	High	<p><b>New Item:</b> Staff is researching information regarding commercial drone delivery for potential changes to the Zoning Ordinance. This is a high priority due to a pending development application.</p>
2 Community Design Plan, including updates related to 10 Big Ideas for Eastern Plano and City Center in Eastside Plan	In progress	High	<p>This plan incorporates the Comprehensive Plan's character defining elements, actions, and relevant design policy from other plans (priority policy documents) into a unified Community Design Plan.</p> <p>Update City Center/Vision Plan in alignment with the Silver Line Station Area Plan as part of the Community Design Plan project. For the updates aligning with the City Center in Eastside Plan, the Commission recommends that:</p> <ul style="list-style-type: none"> <li>- The City Council form a committee/research group to evaluate the City Center/Downtown area for updated land use opportunities and strategies.</li> <li>- A Front Door Initiative is created to improve entrances and corridors to create attractive, inviting gateways and roadways, and to make eastern Plano's charm obvious.</li> <li>- An Urban Design Plan is prepared for this area which provides for mixed use (New Urbanism) style development and creates an attractive pedestrian and vehicular environment to support new residential and business development. The boundaries should include 15th Street to the south, Avenue K to the east, Central Expressway to the west, and Parker Road to the north.</li> </ul> <p>Additionally, Mixed Use and Transit-Oriented Development Standards were initiated at the January 24, 2022, City Council &amp; P&amp;Z Joint Meeting: staff will review development standards in the Zoning Ordinance, Subdivision Ordinance, and Thoroughfare Standards for alignment with the Comprehensive Plan's Land Use, Community Design, Transit-Oriented Development, and Growth Management policies. This action will be covered by the Community Design Plan.</p>
3 Development Handbook	In progress	High	Staff is updating a guide to the development process for residents, property owners, and developers. This project is nearing completion but required additional changes due to modifications to the development process.
4 Review and Update of Communication Antenna Ordinance	In progress	High	Staff is working with a consultant to review and update the city's communication antenna requirements to better align with technology, market, and regulatory standards.
5 Short-term Rentals	In progress	High	On October 10, 2022, City Council directed staff to address short-term rentals via zoning considerations. Staff has started research and development of a project plan.
6 Sign Ordinance	In progress	High	The Supreme Court ruled in favor of the City of Austin in the Austin v. Reagan National Advertising case in April. Staff will be re-engaging the review of the sign ordinance in collaboration with the Building Inspections department.
7 Silver Line Study Results - Area Plans	In progress	High	Initiated at the February 21, 2022 P&Z Meeting: staff is preparing an area plan within half-mile of Silver Line rail stations to guide development patterns and address redevelopment consistent with Action TOD2 in the Comprehensive Plan.
8 Silver Line Study Results - Zoning Comparison	In progress	High	Initiated at the February 21, 2022 P&Z Meeting: staff is reviewing the zoning of the Silver Line Study areas to compare the current permitted uses with the uses recommended by the study.
9 Thoroughfare Standards Update	In progress	High	Staff is working with a consultant and the Engineering Department to review the Thoroughfare Standards Rules & Regulations for updates.

10	UMU/BG Setbacks and related regulations	In progress	High	<p>ZC2020-014 requested for withdrawal on November 7, 2022. Work will be continued as part of Thoroughfare Standards Update.</p>
11	Zoning & Subdivision Ordinance Rewrite	In progress	High	<p><b>New Item:</b> Phase I funded as part of the 2022-23 Budget, staff is preparing to work with a consultant to review and update the Zoning Ordinance and Subdivision Ordinance to align with Comprehensive Plan 2021. This project will also include:</p> <ul style="list-style-type: none"> <li>- Mixed-use Development Regulations and Residential Adjacency Regulations Update - To clarify how mixed-use standards integrate into the binary (Residential/Nonresidential) structure of the zoning ordinance, including variations in residential setbacks and performance standards.</li> <li>- Parking Regulations - Staff will be reviewing parking regulations for potential updates. Pending additional information from the North Central Texas Council of Governments Regional Parking Advisory Group.</li> <li>- Take-out Restaurant/Ghost Kitchen Parking and Definition - Staff will be reviewing potential Zoning Ordinance changes in regards to take-out only restaurants.</li> <li>- Private Schools Analysis - Requested at the May 2, 2022 P&amp;Z meeting: staff will research the inclusion of private schools where the Zoning Ordinance references public and parochial schools.</li> <li>- Review Building Material Regulations - At the request of the Commission, staff will provide a review of building materials.</li> <li>- Indoor Gun Range Regulations - At the request of the Commission, staff will provide information regarding policies and procedures for indoor gun range locations.</li> </ul>
12	Open Space Standards	In progress	Medium	<p>Initiated at the January 24, 2022, City Council &amp; P&amp;Z Joint Meeting: staff will review the usable open space standards for alignment with the Future Land Use Map's Desirable Character Defining Elements.</p>
13	Policy Documents to be Reviewed by a Commission Subcommittee (Group 3)	In progress	Medium	<p>Staff developed a master list of planning (and interrelated) policy documents, adopted and in effect, some dating back to the 1980s. P&amp;Z has adopted a strategy to address these, including 12 documents (Group 3) to be reviewed by P&amp;Z subcommittee assignments. The Commission approved the subcommittee recommendations on September 6 and October 3, 2022. City Council will consider repeal of Group 3 documents on November 14, 2022.</p>
14	Priority Policy Documents to be Addressed with Future Plan Updates (Group 2)	In progress	Medium	<p>Staff developed a master list of planning (and interrelated) policy documents, adopted and in effect, some dating back to the 1980s. P&amp;Z has adopted a strategy to address these, including 17 documents and 6 distinct planning efforts (Group 2). On September 6, 2022, the Commission added the Private Street Subdivision Guidelines and Master Facilities Plan to this group.</p>

FUTURE ITEMS			
Description	Status	Priority	Notes
15 Facilities Master Plan Update	Future	High	Planning staff will be working with other city departments on this project which will provide a big picture perspective guiding the development and use of the city's facilities in support of the CIP program.
16 Legislative Updates	Future	High	Staff will monitor the 2023 legislative session for potential regulatory updates.
17 Planned Residential Developments	Future	High	Clean-up the outdated PRD zoning districts. Future consideration.
18 Add Actions from Plano at Maturity to Comprehensive Plan	Future	Medium	<p><b>New Item:</b> The following actions are retained for review for addition to the Comprehensive Plan as part of a future update:</p> <ol style="list-style-type: none"> <li>1. Place emphasis on public awareness regarding the variety of shopping opportunities available in Plano.</li> <li>2. Develop public awareness and education regarding updating and maintenance of facilities and infrastructure. This should include informing citizens about the funding required as well as scheduling of maintenance.</li> <li>3. Continue to develop a citywide network of multilingual volunteers in the city, schools and Collin College.</li> <li>4. Develop continuing education classes to teach languages.</li> <li>5. Work with Plano Economic Development Board and Chamber of Commerce to develop programs to encourage and promote ethnic oriented stores and business.</li> <li>6. Work with DART to provide east-west transit connections within city.</li> <li>7. Continue to work with education providers to assist in the dissemination of public awareness information.</li> </ol>
19 Rescind unused Private Club SUPs	Future	Medium	Rescind the remaining unused Private Club SUPs. Future consideration.
20 Review Envision Oak Point Plan	Future	Low	<p><b>New Item:</b> EOP Economy + Community Policy 5: Plan Implementation; Action 4: <i>Review and make necessary updates to the plan at 5-year intervals or as needed, based on the achievement of major implementation milestones or changing market conditions.</i></p> <p>Major milestones are still underway in the Oak Point area, so updates are a low priority at this time.</p>

		COMPLETED ITEMS		
	Description	Status	Completed	Notes
21	Arcade Definition	Complete	June 2022	City Council approved changes to the Zoning Ordinance.
22	Policy Documents Recommended for Retirement or Repeal (Group 1)	Complete	June 2022	City Council repealed various documents (Group 1) per P&Z's recommendation.
23	Multifamily in the Commercial Employment (CE) District	Active Zoning Case	Pending	Initiated at the January 24, 2022, City Council & P&Z Joint Meeting: staff is considering alignment of the Commercial Employment (CE) zoning district with the Employment Center (EC) Future Land Use Category in regards to Independent Living Facilities, Multifamily Residence, and Mid-Rise Residential uses. P&Z consideration pending as part of ZC2022-016.
24	NBD/RCD Update	Active Zoning Case	Pending	These districts are being reviewed for potential changes in conformance with Comprehensive Plan 2021. P&Z consideration pending as part of ZC2022-017.
25	Retirement Housing in Non-residential Districts	Active Zoning Case	Pending	Initiated at the January 24, 2022, City Council & P&Z Joint Meeting: staff is reviewing the Zoning Ordinance for conformance with the Comprehensive Plan in regards to Independent Living Facilities. P&Z consideration pending as part of ZC2022-016.
26	US 75 Corridor Redevelopment	Active Zoning Case	Pending	Initiated at the January 24, 2022, City Council & P&Z Joint Meeting: staff is considering alignment of the US 75 corridor with the Expressway Corridors (EX) Future Land Use Category and the Redevelopment of Regional Transportation Corridors policy. P&Z consideration pending as part of ZC2022-016.