

**Date:** May 21, 2024

**To:** Mark D. Israelson, ICMA-CM, City Manager

**From:** Christina D. Day, AICP, Director of Planning

**Subject:** Stakeholders to Provide Technical Feedback to the Planning & Zoning Commission

The Zoning and Subdivision Ordinances are fundamental tools to implementing the land use policies of the city. Alignment of the development regulations with the comprehensive plan is critical to achieving goals efficiently, and we are beginning a rewrite of both ordinances to best align with the city's policy objectives. The best regulations provide guardrails to align development with the city's goals while limiting the financial and temporal impact on property owners. Striking this balance is difficult. In order to ensure the best outcomes, a committee of experts in related fields is recommended to provide feedback on the impacts – both good and bad – of proposed language.

The stakeholder committee is a technical committee, different from other ad hoc committees serving the city. We will rely explicitly on the experience and knowledge of the members to help vet proposals and further ensure the functionality of proposed changes aligned with the Comprehensive Plan. For these reasons, the committee structure is somewhat rigid, seeking individuals from allied professions who know Plano and the North Texas real estate market.

The following considerations are proposed for appointments to the committee:

- Committee members will need to commit to a lengthy process of review and adoption. The current schedule has 13 meetings of the stakeholder committee over 18 months.
- Representatives of both City Council and the Planning & Zoning Commission (P&Z) will help represent the interests of their respective bodies and provide first-hand knowledge of the process where needed.
- To ensure efficiency and timely completion, the consulting team recommended the committee be as small as possible, specifically around 12 people. A significantly larger committee will take more time and be more costly.
- Representatives should be Plano residents and be willing and able to represent the community as a whole.
- The committee should include a diverse representation across professions and interests.
- The committee will be ad hoc and advisory to the P&Z in developing recommendations to the City Council.

We are seeking authorization for the two City Council liaisons to P&Z, the P&Z Chair, and P&Z Vice Chair to work together in a Steering Committee which appoints an informal, ad hoc stakeholder committee consisting of the following affiliations, where individuals are willing to serve. City Council will then review

and approve the appointees. Some individuals may be able to represent a number of categories, but all will be Plano residents representing the interests of the community.

Eleven Categories – All Appointees Plano Residents

- City Council representative
- P&Z representative
- Board of Adjustment representative
- Market-rate housing developer
- Affordable housing developer
- Commercial/Mixed-Use developer
- AICP Planner
- Professional Engineer (civil)
- AIA Architect
- Land Use/Municipal Attorney
- Individual from Comprehensive Plan Review Committee