

**JOINT MEETING**  
**OF THE PLANO CITY COUNCIL AND THE**  
**PLANNING & ZONING COMMISSION**

THE PLANO CITY COUNCIL AND THE PLANNING & ZONING COMMISSION WILL CONVENE INTO A JOINT MEETING FOR A WORK SESSION AT 6:00 P.M. ON JANUARY 29, 2018, IN THE NORTHBROOK ROOM AT THE PLANO EVENT CENTER, 2000 E. SPRING CREEK PARKWAY, PLANO, TEXAS.

DINNER WILL PRECEDE THE MEETING AT 5:30 P.M. IN THE WINDHAVEN ROOM.

The purpose of this meeting is to present a summary of the planning process and facilitate discussion of key policy topics associated with the Envision Oak Point Plan. Although several of the areas may relate to pending or future zoning cases, the discussion of these areas is not a substitute for any required public hearings nor shall the discussion be for the purpose of deliberation or determining any future action by either body for any case. This work session is for discussion between the two bodies on the Envision Oak Point Plan and will not include public comment.

The City Council and Planning & Zoning Commission will discuss the following items:

1. Introduction and Overview of Envision Oak Point
2. Stakeholder Committee Panel Discussion
3. Issue Refinement
4. Development Concept Refinement
5. Next Steps

Plano Event Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Jupiter Road, with specially marked parking spaces nearby. Access and special parking are also available on the west side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**Date:** January 25, 2018

**To:** City Council  
Planning & Zoning Commission

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

**Subject:** Envision Oak Point Joint Work Session

On Monday, January 29, 2018, the City Council and Planning & Zoning Commission will conduct a joint work session to review and discuss the draft Envision Oak Point Plan. The draft plan presents a 20- to 30-year community vision shaped over the past 12 months through a transparent, highly inclusive scenario planning process. A Project Stakeholder Committee comprised of representatives from neighborhoods in and around Oak Point, public agencies, faith-based organizations, property owners, and surrounding businesses, advised the process, serving as a sounding board for the project team.

#### Project Stakeholder Committee

Neighborhoods	Faith-Based Organizations	Business Community	Public Agencies	City of Plano
<b>Penny Diaz</b> <i>Oak Point Estates</i>	<b>Robert Posner</b> <i>Collin Creek Church</i>	<b>Mat Morris</b> <i>Capital One Bank</i>	<b>Tom Martin</b> <i>Collin College</i>	<b>Angela Miner</b> <i>City Council</i>
<b>Ron Sylvan</b> <i>Oak Point Estates</i>	<b>Mani Gnanavelu</b> <i>Sri Ganesha Temple</i>	<b>Todd Moore</b> <i>Lavon Farms</i>	<b>Brittney Farr</b> <i>DART</i>	<b>John Muns</b> <i>P&amp;Z Commission</i>
<b>James Edwards</b> <i>Village Creek Estates</i>	<b>Liz Johnson</b> <i>Watermark Plano</i>	<b>Matthew Loh</b> <i>Market Square Mall</i>	<b>Steve Fortenberry</b> <i>PISD</i>	<b>Mark Israelson</b> <i>Dep. City Manager Comm. Services</i>
<b>Bob Bradford</b> <i>Villas at Pecan Creek</i>		<b>Bill Adams</b> <i>Ex Officio Member</i>		<b>Jack Carr</b> <i>Dep. City Manager Dev. Services</i>

The purpose of the work session is to present a summary of the planning process and facilitate discussion of key policy topics associated with the plan, in hope of reaching a unified direction. The public is welcome to attend this work session and will be provided comment cards to support opportunities for written feedback. Staff will be available for discussion after the meeting, but the agenda will not include public comment due to time constraints.

Policy direction provided at this meeting will be used to make refinements prior to bringing the plan before the Planning & Zoning Commission and City Council for consideration. The timeline for consideration will be determined by the nature of the feedback. The agenda for this work session will commence as follows:

5:30 - 6:00 PM	Dinner (Meet and Greet with Stakeholder Committee)
6:00 - 6:30 PM	Introduction and Overview of Envision Oak Point
6:30 - 6:45 PM	Stakeholder Committee Panel Discussion
6:45 - 7:30 PM	Issue Refinement (followed by five minute break)
7:35 - 8:45 PM	Development Concept Refinement
8:45 - 9:00 PM	Next Steps

To prepare for this meeting, I would encourage you to continue reviewing the draft Envision Oak Point Plan that was distributed to you earlier this month. The discussion topics that will be examined in depth during the second half of this meeting are included below with references to applicable sections and topic areas in the Envision Oak Point draft plan.

To support these discussions, please bring your printed plan to the joint work session.

<b>Issue Refinement Discussion Topics (6:45 - 7:30 PM)</b>	
Legacy Drive – Los Rios Blvd Connection	Pgs. 8-9; 23; 49-60; 113-116
The Role of Rural Character and Heritage	Pgs. 8-9; 20-21; 23; 25; 44-45; 64-65; 67; 69-70; 82-84
Market Dynamics of Residential Uses	Pgs. 5; 8-9; 17; 23-25; 46; 117-122; 126; 150-160
Concept of a Pedestrian-Friendly Civic Hub	Pgs. 8-9; 17; 22-25; 43; 47; 66-67; 75-78; 117-126
<b>Development Concept Refinement Discussion Topics (7:35 - 8:45 PM)</b>	
Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway	Pgs. 17; 20; 23-25; 43-47; 73; 75-78; 94; 99; 103-104; 117-126; 150-160
Transformation of the Plano Event Center and surroundings to a Civic and Social Hub	Pgs. 17; 20; 22-25; 43-47; 66-67; 75-78; 86-88; 96; 103-104; 117-126; 150-160
Transformation of the K Avenue Commercial / Industrial Strip Development to a Transit Ready Area	Pgs. 17; 23-24; 44-45; 49; 56-58; 87-88; 90; 94-95; 100; 114-118; 123; 130; 151; 153
Provision of Diverse and Appropriate Housing for Plano's Current and Future Residents	Pgs. 5; 17; 23-25; 27; 46; 77-78; 117-122; 126; 150-160

During the meeting, we will highlight and discuss some of the results of the pre-meeting survey that you participated in last week. For survey items that generated questions or requests for additional information, we have provided a memo of topic references with page numbers from the plan to help address those items. Additional documentation provided includes a memo from the Envision Oak Point Stakeholder Committee and a letter from the administrative leadership of PISD, describing each entity's role in the planning process.

So that you can focus your efforts on reviewing the plan and its treatment of the discussion topics listed above, we intend to distribute remaining supporting materials to you at the conclusion of the work session. These materials will include a summary of comments received from the public since the draft plan was released, a draft executive summary for the plan, and feedback received from the local development community.

Attachments: Envision Oak Point Plan Topic References Related to Survey Results Memorandum  
 Envision Oak Point Stakeholder Committee Memorandum  
 Plano Independent School District Letter  
 Multifamily in Envision Oak Point Plan Memorandum

xc: Bruce Glasscock, City Manager  
 Jack Carr, Deputy City Manager  
 Doug McDonald, AICP, Comprehensive Planning Manager  
 Ken Schmidt, AICP, Senior Planner

**Date:** January 25, 2018

**To:** City Council  
Planning & Zoning Commission

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

**Subject:** Envision Oak Point Plan Topic References Related to Survey Results

In preparation for the Envision Oak Point Joint Work Session on January 29, 2018, members of the City Council and Planning & Zoning Commission were asked to complete a survey regarding their views on the plan's draft vision and recommendations. The survey results allowed staff to prioritize the issues that will require more thorough discussion at the Joint Work Session. Additionally, several questions in the survey allowed respondents to indicate "I don't have enough information to comment." In order to be as responsive as we can to address these issues in the time allowed, staff has prepared a reference guide for pertinent issues.

### **Hotel at the Plano Event Center**

References to a hotel at the Plano Event Center can be found on the following pages:

Pg. 22	Visionary Illustration
Pg. 44	Balanced Neighborhoods
Pg. 88	Economic Development
Pg. 89	Neighborhood Enhancement
Pg. 90	Reinvestment
Pg. 96	Eastern Quadrant – Oak Point's Social Hub
Pg. 105	Area Assessment – Plano Event Center Hotel Feasibility Study
Pg. 126	Economic & Market Analysis – Hotel Opportunity at Plano Event Center

Additionally, more information can also be found in the [Proposed Hotel at Plano Centre: Feasibility Study](#) (2016).

### **Transit**

References to transit can be found on the following pages:

Pg. 8	Mobility Guiding Principles
Pg. 24	Transit Ready Development Type
Pg. 47	Walkable Community
Pg. 50-55	Connected Community
Pg. 56-58	Public Transit
Pg. 87-88	Economic Development
Pg. 94	Northern Quadrant – Oak Point's Neighborhood Adjacency Zone
Pg. 95	Western Quadrant – Oak Point's Employment Center
Pg. 114-115	Area Assessment – Transportation Network
Pg. 116	Area Assessment – Transit Access
Pg. 151	Appendix 4 – Development Types

**Retail**

References to retail can be found on the following pages:

- Pg. 90 Reinvestment
- Pg. 124-125 Economic & Market Analysis – Retail Market
- Pg. 126 Economic & Market Analysis – Mixed Use Opportunities

**Bicycle & Pedestrian Facilities**

References to Bicycle & Pedestrian Facilities can be found on the following pages:

- Pg. 47 Walkable Community
- Pg. 50-55 Connected Community

**Comprehensive Plan**

References to the comprehensive plan can be found on the following pages:

- Pg. 103-104 Plano Comprehensive Plan

**Residential Market**

References to Bicycle & Pedestrian Facilities can be found on the following pages:

- Pg. 117-120 Drivers of Economic Activity and Market Demand
- Pg. 121-122 Housing Market

**Diverse Open Space and Amenities**

- Pg. 66-67 Diverse Open Space and Amenities
- Pg. 83 Encourage Local Food Production

**Neighborhood Enhancement Programs**

- Pg. 89 Neighborhood Enhancement

Additionally, a housing needs assessment is currently being prepared by the Neighborhood Services Department, with anticipated completion to occur in the Fall of 2018.

**Development Types**

- Pg. 23-24 Vision Map & Development Types
- Pg. 149-160 Appendix 4 – Development Types

The project team is available to discuss specific details of any of these topics with interested councilmembers, commissioners, or the public.

xc: Bruce Glasscock, City Manager  
Jack Carr, Deputy City Manager  
Doug McDonald, AICP, Comprehensive Planning Manager  
Ken Schmidt, AICP, Senior Planner



# ENVISION OAK POINT

Enhancing Community. Establishing Place.

**Date:** January 22, 2018  
**To:** Plano Citizens, Community Organizations, Business Community, & City Leadership  
**From:** Envision Oak Point Stakeholder Committee  
**Subject:** Envision Oak Point Draft Plan

Over the course of the last twelve months, we have been working with the city's project team; serving in an advisory role for the Envision Oak Point Plan. As stakeholders, we represent northeast Plano neighborhoods, businesses, faith-based organizations, and public agencies. We volunteered to serve on this committee to help address the future of Plano's Oak Point area, and met seven times throughout the process with the city's project team.

Our work with the city's project team began by reviewing the existing conditions in the area that define Oak Point today. Our committee toured the area by bus, discussed the opportunities and challenges it presented, and assessed how it could evolve over the long-term. This helped us to understand how our individual perspectives influenced broader considerations for the future of the Oak Point area.

At the beginning of the community visioning process, our committee worked with the city's project team to develop the Envision Oak Point brand and Guiding Principles. The project slogan, "Enhancing Community, Establishing Place" became the foundation of our work. In addition, the Guiding Principles we developed informed the visioning process by communicating initial goals for land use, transportation, the environment, community, and economic development. As the community visioning process progressed, the city's project team met with our committee, presenting key outcomes from the public meetings. We would review the feedback provided by the community and help advise the city's project team throughout the process.

The process followed by the Envision Oak Point project team was comprehensive and transparent, accommodating the diverse perspectives that comprise our group and the northeast Plano community. The community vision, goals, policies, and actions in the Envision Oak Point draft plan accurately reflect the feedback of our committee as well as the consensus direction received from the community.

We know with the vacant land at Lavon Farms, redevelopment potential of the Plano Market Square Mall, and access to the expressway and future DART rail, the Oak Point area is likely to experience change. We believe this plan will position the community to shape change that benefits the surrounding area, resulting in long-term reinvestment in east Plano.



*Sara M. Bonser*  
*Interim Superintendent of Schools*

January 22, 2018

Mr. Ken Schmidt  
Envision Oak Point  
Senior Planner  
Plano, TX

Dear Mr. Schmidt:

As Envision Oak Point launched its policy planning effort in December of 2017, Plano ISD was pleased to be included in all phases of the process. Steve Fortenberry, former chief financial officer for Plano ISD had the privilege of being included in the stakeholder group taking part in the design workshops. As the process evolved, additional Plano ISD staff and the school board president had the opportunity to learn about and provide input into the planning process. With Mr. Fortenberry's retirement, additional district staff, myself included, have become involved in learning about the process and the Envision Oak Point plan.

Throughout the process, Steve met with city staff and the Envision Oak Point consultants to discuss the potential impacts on the schools in the areas affected by the proposed policy plan. In addition to these meetings, the group met with the school district's demographer, Templeton Demographics, to look at the projected student yields from the potential development. Evaluating the capacity at the three elementary schools affected in the Envision Oak Point proximity (Barron Elementary, McCall Elementary and Hickey Elementary), it was determined that it was possible that over time there may be a need for additional space or an additional elementary school depending on the rate of growth and development in this area. However, the District understands that this is a long-term policy plan and the length of the timeline would give PISD ample time to prepare for and plan for facility needs in the Envision Oak Point area.

It has been beneficial to the district to be involved as a partner in the process of vision planning for this sector of the district, we especially appreciate the time and personal interaction the planning committee had at Barron Elementary School as a method of gathering stakeholder input.

Sincerely,

A handwritten signature in cursive script that reads "Sara M. Bonser".

Sara M. Bonser  
Interim Superintendent

**Date:** January 23, 2018

**To:** Bruce D. Glasscock, City Manager  
Jack Carr, Deputy City Manager

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

**Subject:** Multifamily in the Envision Oak Point Plan

Increasingly we are hearing comments relating to multifamily residential development in the draft [ENVISION OAK POINT PLAN](#), so I would like to provide some information on the topic that might be useful to understanding the background on this subject.

The Vision Map (found on page 23), was created through a consensus-building process where citizens attending the open house and workshop were given stickers representing various land uses. The citizens placed their stickers on the maps in the locations where they felt the particular land use was appropriate (see pages 16-19). Residential development options, including single family and mixed use varieties, were made available to the citizens. Stickers for a land use solely for multifamily were not provided as an option.

Public feedback was varied and often represented opposing viewpoints; therefore, it was critical to review the information from all of the sources, rather than selecting a single feedback source to represent the opinions of the citizens. This is one critical reason for the multistage review and feedback process. In the following photos of workshop posters, red dots indicate dislike and green dots indicate support; these examples show some of the variety of input received.

Overall, feedback indicated little, if any, desire for additional stand-alone multifamily housing complexes, such as the garden apartments that exist in the area today. However, the public did indicate a strong desire to see the Mixed Use Activity Center and Village development types in certain areas. Both of these development types include housing that is in the multifamily category. The fact that Mixed Use Activity Centers and Villages included a multifamily component was fully disclosed to the participants prior to their selection of the development types and placing their stickers on the maps.

At the second open house, feedback was collected on four scenarios (page 18). The Final Vision Map is a refinement and compilation of the feedback received on those development options that were based on the original sticker maps.

I want to strongly emphasize the following:

- The inclusion of potential for multifamily housing as part of a Mixed Use Activity Center and Village development types is the direct result of **input from citizens** that participated in the workshops during the Envision Oak Point planning process.
- The plan does not authorize or approve any type of development in any of the areas. **No amount of multifamily land use (or any other type of development) is approved by this plan.** Density for a development can only be established through the official zoning process (requires Planning



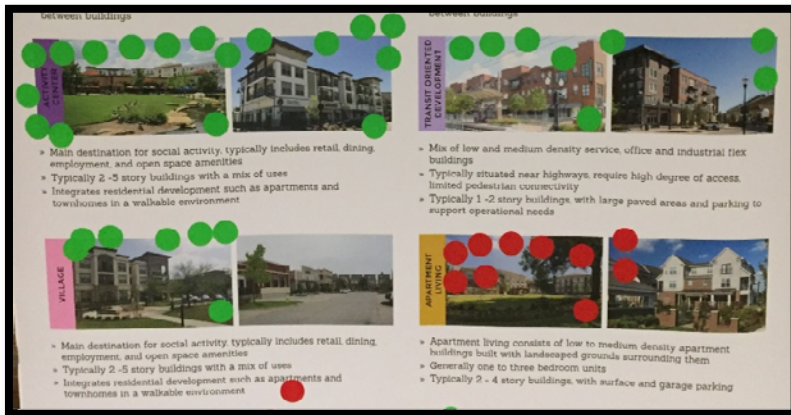
& Zoning Commission action and City Council approval), and may be influenced by policies such as the following.

- If the Plan is approved, policies should be referenced in area zoning cases, including language such as Placemaking + Community Design Policy 3; Action 5 “maintain residential character and **suburban scale**, but improve community design and incorporate a better balance of commercial land uses and diverse housing options.”
- Envision Oak Point reflects the community values of enhancing community and establishing place and is intended to be used as a guide for development activity in this area.

Numbers of housing units in the plan stem from the analytical scenarios that hypothesize long-term future development based on an economic market analysis (pages 26, 140-148). The test scenario projected the addition of approximately 3,300 total new housing units, of which 1,600 are mixed use multifamily units, for the 720 acre study area. This analysis allows the public, stakeholders, and officials to determine how the plan might impact the community from a financial, growth management, environmental, health, and transportation perspective. These scenarios simply allow us to test outcomes and, hopefully, make more informed decisions.

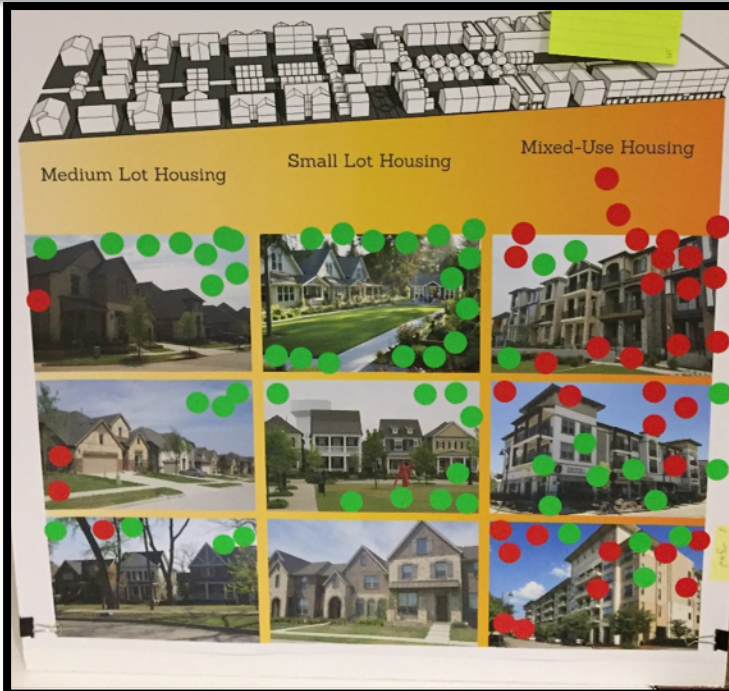
The projected development in these scenarios will not fully occur without initiation of property owners and in some cases, rezoning. As such, the plan does not authorize or approve any type of development in any of the areas. To change the development type allowed on a property, a change in the zoning must be approved by the Planning & Zoning Commission - City Council process. As always, rezoning requires public notices and public hearings.

## Examples of Variety of Feedback Related to Multifamily Residential in the Envision Oak Point Process



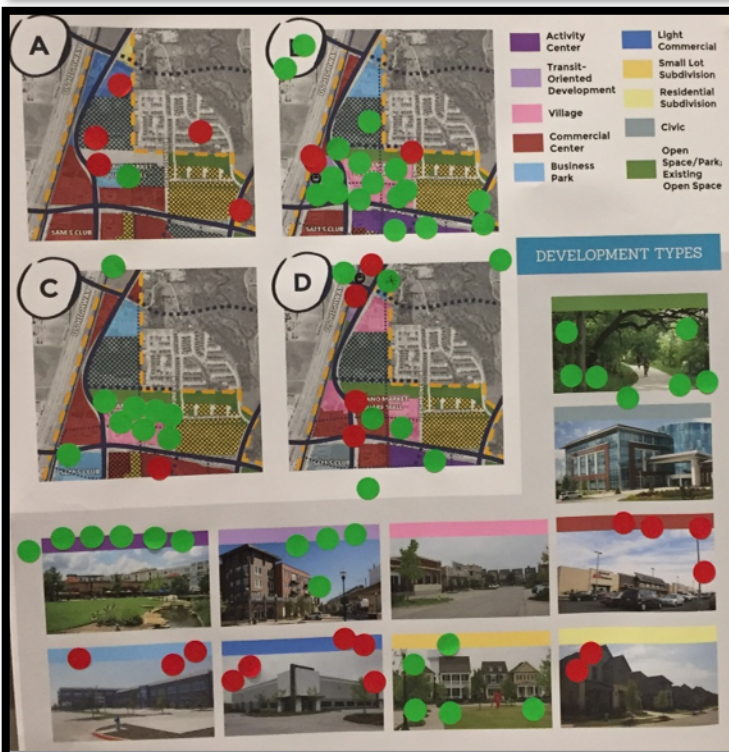
Citizens placed green dots on the development types with Mixed Use. Both Village and Activity Center categories clearly state, *"integrates residential development such as apartments and townhomes in a walkable environment"*. One red dot was placed near the word "apartment".

Apartment living category has only red dots.



Concern over higher density products is indicated.

A variety of feedback was received for mixed use residential; 33 red dots and 15 green dots in the Mixed-Use Housing group indicate a prevailing concern.



On these maps and category photos, both Village and Activity Center categories get substantial support, with little to no opposition. These categories include mixed-use housing.