

**COMPREHENSIVE PLAN REVIEW COMMITTEE  
REGULAR MEETING  
March 3, 2020**

**COMMITTEE MEMBERS PRESENT**

Michael Bronsky, Vice Chair  
Jeff Beckley  
Erin Dougherty  
Carolyn Doyle  
Richard "Larry" Howe  
Salvator La Mastra  
Michael Lin  
Jijie "Jack" Liu  
Sara Wilson  
Xinyi Gong  
Yoram Solomon  
Mary Jacobs  
Jaci Crawford  
Jim Dillavou  
Hilton Kong

**COMMITTEE MEMBERS ABSENT**

Doug Shockey, Chair

**STAFF PRESENT**

Christina Day, Director of Planning  
Michelle D'Andrea, Deputy City Attorney  
Michael Bell, Comprehensive Planning Manager  
Christina Sebastian, Lead Planner  
Kendra Cobbs, Senior Planner  
Kelsey Poole, Planner  
Denise Zarate, Senior Administrative Assistant  
Steve Andrews, Producer

**FREESE AND NICHOLS CONSULTANTS PRESENT**

Dan Sefko  
Daniel Harrison  
Colton Wayman

Vice Chair Bronsky convened the Committee into the regular meeting on Tuesday, March 3, 2020, at 6:00 p.m. in Training Room A of the Plano Municipal Center, located at 1520 K Avenue, Plano, Texas. Fifteen Committee members were present. Chair Shockey was absent. Vice Chair Bronsky led the Committee in the Pledge of Allegiance.

## ITEMS FOR DISCUSSION

### 1) **Approval of Minutes: February 20, 2020**

MOTION: Upon a motion made by Member Kong and seconded by Member Dillavou, the Committee voted 15-0 to approve the February 20, 2020, Regular Meeting minutes with no modifications.

Before moving to Item 2, Vice Chair Bronsky recognized Member Solomon, who asked questions regarding the role of the Committee. Mrs. Day and Mr. Sefko clarified role of the Committee in creating comprehensive plan policies. There was some discussion regarding the comprehensive plan process and the work of the Committee. Member Dillavou requested the Committee have more discussion about members' specific issues and concerns of the comprehensive plan. Mr. Sefko agreed to plan this discussion for the next meeting.

- 2) **Discussion and Direction: Middle Housing** – Mr. Sefko gave a presentation on middle housing types already permitted in Plano and others that the Committee may want to consider adding to the Housing Types Menu discussed at the February 4, 2020, meeting. Some questions were asked and discussion was held. Mr. Sefko explained this discussion was building towards Item 4 and asked the Committee to hold any direction until later in the meeting.
- 3) **Discussion and Direction: Housing Types** – Mr. Sefko presented the modified Housing Types Menu. Local examples of each housing type within the City of Plano were shared with the Committee. Some questions were asked and discussion was held. Mr. Sefko explained this discussion was building towards Item 4 and asked the Committee to hold any direction until later in the meeting.
- 4) **Discussion and Direction: Future Land Use Map Categories and Housing Approach** – Mr. Sefko presented the existing housing policies and future land use descriptions in the Comprehensive Plan related to housing. Mr. Sefko then presented his proposed approach for adding more specificity regarding housing types in the Comprehensive Plan and asked the Committee for direction to continue with this approach. After much discussion, the Committee directed Mr. Sefko to wait on this approach and instead prepare a one-page summary of what general changes he would like to make. The Committee agreed to review the Comprehensive Plan policies related to residential housing and provide feedback to Mr. Sefko prior to the next meeting.
- 5) **Discussion: CPRC Work Plan Updates** – There were no changes to the work plan. Mr. Sefko indicated he will make the appropriate revisions to the Work Plan prior to the March 18, 2020, meeting.

## ITEMS FOR FUTURE DISCUSSION

Mr. Sefko informed the Committee that the next meeting will include a presentation from Plano ISD and a discussion regarding Committee concerns with the current comprehensive plan.

With no further discussion, Vice Chair Bronsky adjourned the meeting at 8:08 p.m.

A handwritten signature in black ink, appearing to read 'Doug Shockey', written over a horizontal line.

**Doug Shockey, Chair**