

ORDINANCE NO. 2021-9-30

An Ordinance of the City Council of the City of Plano, Texas, adding Section 16-4, Findings Policy, to Article I, in General, of Chapter 16, Planning and Development, to adopt a policy requiring the Planning & Zoning Commission and the City Council to make findings when approving certain zoning petitions within the City of Plano; establishing the basis for such findings; and providing an effective date.

WHEREAS, the City Council appointed a Comprehensive Plan Review Committee on November 11, 2019 for the purpose of acting as a community sounding board and providing input and feedback on policy recommendations related to the comprehensive plan; and

WHEREAS, the Comprehensive Plan Review Committee and the Planning & Zoning Commission recommended a policy be adopted related to findings on certain zoning cases; and

WHEREAS, the purpose of making findings is to allow the public to review and understand the reasoning behind those Planning & Zoning Commission recommendations and City Council decisions, thus providing greater clarity on the deliberative process on those land use decisions; and

WHEREAS, such a policy would provide greater transparency to the public; and

WHEREAS, the City Council desires that such a policy, to be called the *Findings Policy*, be adopted consistent with the recommendations of the Comprehensive Plan Review Committee and Planning & Zoning Commission and added as Section 16-4, Findings Policy, of Article I, in General, of Chapter 16, Planning and Development, of the City of Plano Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Code of Ordinances of the City of Plano, Texas, is hereby amended by adding a section to be numbered 16-4, Findings Policy, to Article I, in General, of Chapter 16, Planning and Development, of the City of Plano Code of Ordinances which section reads as follows:

Section 16-4. – Findings Policy.

- (a) When recommending approval of a zoning petition that does not conform to the mix of uses, density, or building heights as described in the Future Land Use Dashboards of the comprehensive plan, the Planning & Zoning Commission must propose specific findings to the City Council that will explain why they recommend approval under these circumstances; and

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- (b) When approving a zoning petition that does not conform to the mix of uses, density, or building heights as described in the Future Land Use Dashboards of the Comprehensive Plan, the City Council must make specific findings that will explain why they approve under these circumstances; and
- (c) Such findings will be based on adopted city policy, such as the comprehensive plan, or other land-use-related considerations connected to the zoning petition.

Section II. The City Manager, or designee, is empowered to implement this ordinance upon the date of it becomes effective as part of the city's normal business practice.

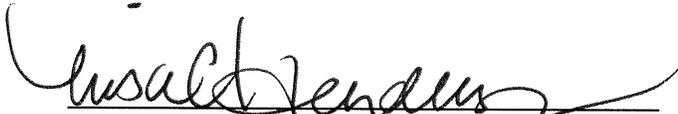
Section III. This ordinance shall become effective concurrent with City Council's adoption of a comprehensive plan derived from the current comprehensive plan review process.

DULY PASSED AND APPROVED THIS THE 27TH DAY OF SEPTEMBER 2021.



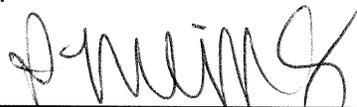
John B. Muns, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

Approved as to form:



Paige Mims, CITY ATTORNEY