

PLANO TOMORROW

COMPREHENSIVE PLAN ANNUAL REPORT



TWENTY NINETEEN
FISCAL YEAR 2018-19



PLANO TOMORROW

A Comprehensive Plan for Excellence



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Awards & Recognition



Global Economic Leader

Monitoring Progress and Maintaining Momentum

This report serves as an annual snapshot of the progress the City of Plano has made towards implementation of the Plano Tomorrow Comprehensive Plan. The intent of this annual report is to provide an opportunity for city leadership to:

- Communicate implementation progress;
- Promote plan implementation accountability; and
- Anticipate future opportunities and challenges in the plan implementation process.

This fourth edition of the annual report, covering Fiscal Year 2018-19, will primarily focus on the tangible outcomes of plan implementation. These implementation outcomes result from the plan's influence on the delivery of city services, capital project planning, the annual budget process, and the review of land use and development requests.



Unparalleled Quality of Life

The Vision

Plano's legacy of comprehensive planning began in 1963 with the city's first comprehensive plan and continued with the second generation plan in 1986. Adopted by the Plano City Council on October 12, 2015, Plano Tomorrow is the city's third generation comprehensive plan. Plano Tomorrow establishes the vision for Plano's next phase of growth, development, and redevelopment.

	Year	Population
1st	1963	3,695
2nd	1986	107,602
3rd	2015	271,140

PLANO TOMORROW VISION

Plano is a global leader, excelling in exceptional education, abounding with world class businesses, and vibrant neighborhoods.

STEP 1
Learn about the purpose of a Comprehensive Plan.

STEP 2
Watch videos about our past, present, and future.

STEP 3
Learn about our diverse population.

STEP 4
How did we get here? Read about past plans.

STEP 5
Learn about the public outreach process.

STEP 6
The Plan. Read about the ten key components.

STEP 7
Next steps. How the plan will be implemented.

STEP 8
Additional questions? Browse the FAQ.

View the Comprehensive Plan **User Guide**

- 1 Comprehensive Plan
- 5 Pillars
- 10 Components
- 41 Policies
- 273 Actions
- 5 Maps



View the Comprehensive Plan **Executive Summary**

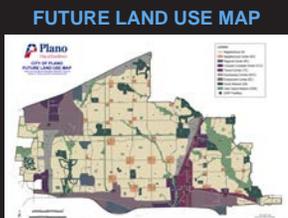
Pillars & Components

The **Vision** of Plano Tomorrow is supported by **5 Pillars** and **10 Components** comprised of **41 Policies** and **273 Actions** that provide guidance to the Plano City Council, appointed boards and commissions, and city staff.

Built Environment	Social Environment	Natural Environment	Economic Environment	Regionalism
Land Use & Community Design Transportation Housing & Neighborhoods	Quality of Life Sense of Community	Building & Site Efficiency Environmental Quality	Diverse & Resilient Economy Jobs & Workforce Development	Our Place in the DFW Region

Plano Tomorrow Pillars & Components

Maps of Plano Tomorrow

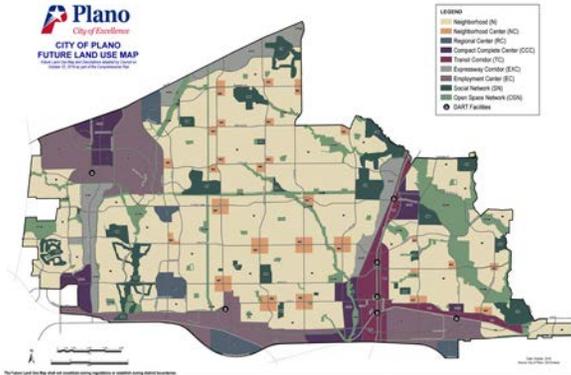


Map Updates

This fiscal year, the Parks, Recreation, Trails & Open Space Master Plan was updated, creating a need to update four of the Comprehensive Plan maps. These maps include designations that support parks, trails, and recreation facilities. These maps also identify major private open spaces and other social amenities that contribute to the social fabric of Plano.

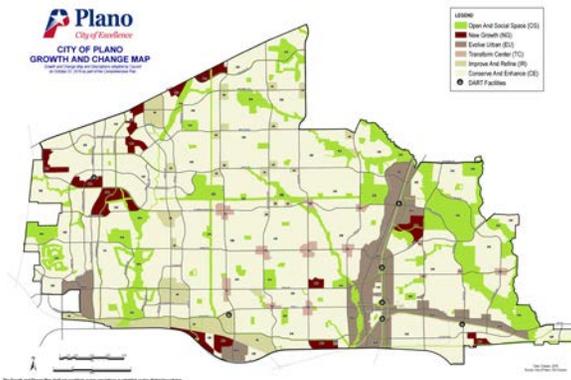
The Growth and Change Map was also updated to reflect where development recently occurred.

FUTURE LAND USE MAP



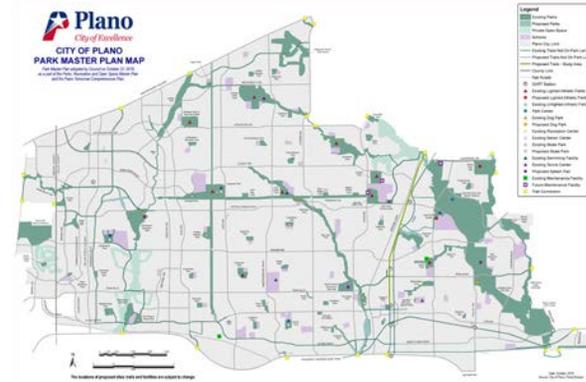
Amendments to the Future Land Use Map reflect designation of new parkland and trail connections as Open Space Network as well as the designation of new private open space and civic and recreational facilities as Social Network.

GROWTH AND CHANGE MAP



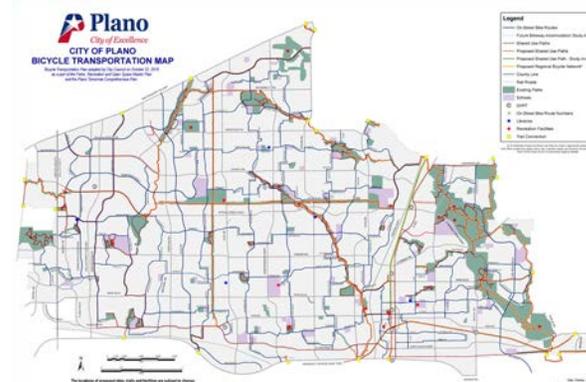
Amendments to the Growth and Change Map reflect the designation of new parkland, trails, private open space, and social and civic amenities as Open and Social Space. The map was also amended to reflect newly developed areas in the Dallas North Tollway, State Highway 121, and State Highway 190 corridors.

PARK MASTER PLAN MAP



Amendments to the Park Master Plan map reflect acquired park land, completed and newly proposed trails, recreation and maintenance facilities, and the removal of proposed parks and trails no longer included in the Parks, Recreation, Trails & Open Space Master Plan.

BICYCLE TRANSPORTATION MAP



Amendments to the Bicycle Transportation Map include completed and newly proposed trails within city parkland, the removal of proposed trails no longer included in the Parks, Recreation, Trails, and Open Space Master Plan, and the expansion of the Regional Bicycle Network, which includes streets designated as future bikeway accommodation study areas.

Redevelopment of Regional Transportation Corridors Action RTC4

Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.

Expressway Corridor Environmental Health Study

To meet the goals of the Redevelopment of Regional Transportation Corridors policy, the city initiated an Expressway Corridor Environmental Health Study to evaluate the health effects of noise and air pollution caused by proximity to expressways and provide recommendations to protect from these effects. The study has shown that everyone is affected by noise and air pollution, particularly when sleeping at night, and that Plano's more vulnerable populations – children, seniors, and adults with underlying health issues – are at an elevated risk.



At the end of FY18-19, the study was complete and the Planning & Zoning Commission recommended approval of a new Comprehensive Plan map, the Expressway Corridor Environmental Health Map, along with associated guidelines, and a new action statement, RTC5 (below). The recommendations are scheduled for consideration by City Council in early FY19-20.

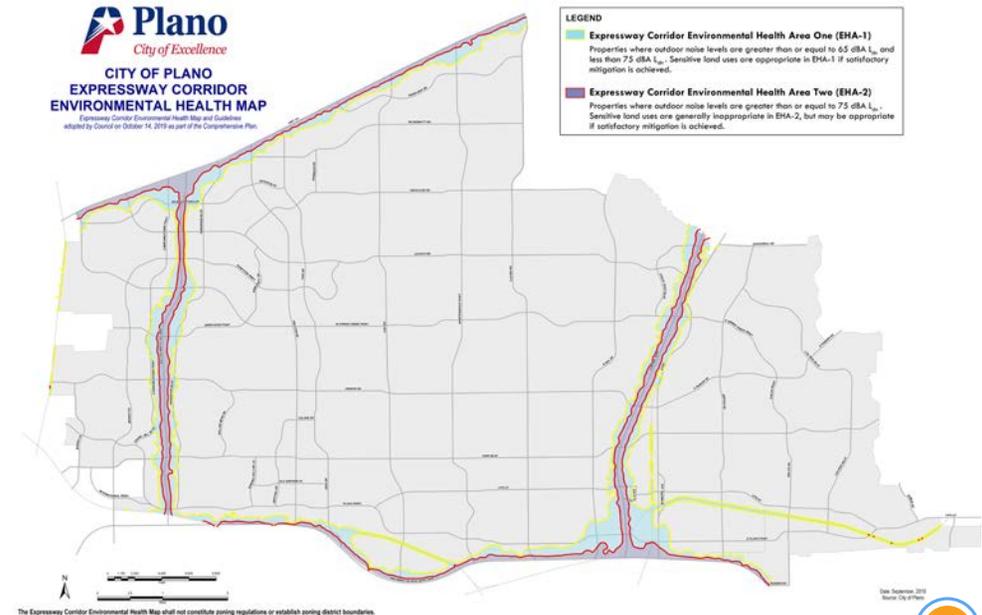
Redevelopment of Regional Transportation Corridors Action RTC5 (Draft)

Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least every 5 years or as changes in expressway corridor conditions warrant reassessment.



Noise monitoring equipment used for the Expressway Corridor Environmental Health Study

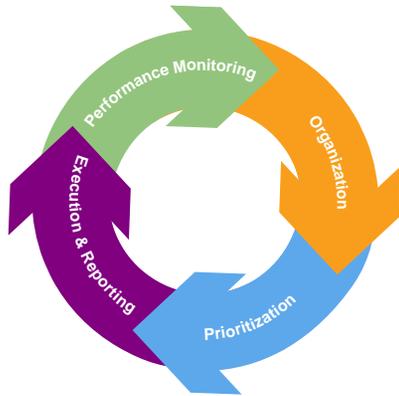
DRAFT EXPRESSWAY CORRIDOR ENVIRONMENTAL HEALTH MAP



Implementation Framework

Plan Implementation Process

An implementation cycle of **organization**, **prioritization**, **task execution and reporting**, and **performance monitoring** serves as a strategic management system for the implementation of Plano Tomorrow. Departments can use this framework to develop and execute strategies addressing the implementation of their assigned actions.



Service Delivery Implementation Cycle

Annual Review Process

Each fiscal year, city leadership reviews the Comprehensive Plan actions to measure and communicate plan implementation progress. This review process follows the timeline below and concludes each winter with the publication of this report, highlighting major plan implementation achievements from the previous fiscal year.



Plan Implementation Themes

Major implementation themes of Plano Tomorrow are service delivery, the Community Investment Program (CIP) and operating budget process, and land use and development.



Plan Implementation Elements

Annual Review Process

Summer



CIP / Operating Budget Process



Fall



End of Year Status Updates



Winter



Annual Report

Team Plano Approach

City departments have each taken ownership of various actions while identifying entities, such as other departments and private or nonprofit agencies, needed for implementation support.

Task Execution & Reporting

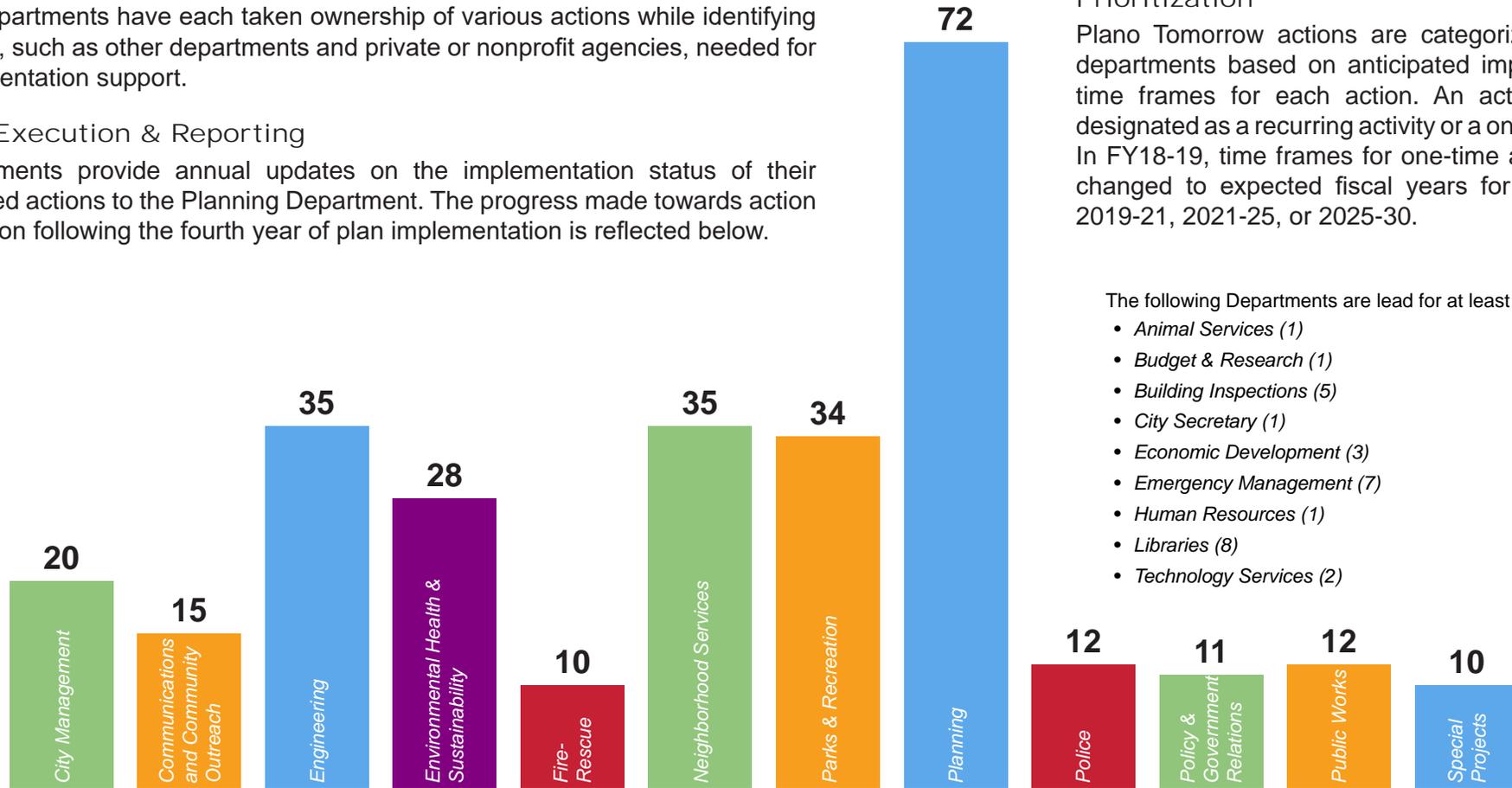
Departments provide annual updates on the implementation status of their assigned actions to the Planning Department. The progress made towards action execution following the fourth year of plan implementation is reflected below.

Prioritization

Plano Tomorrow actions are categorized by lead departments based on anticipated implementation time frames for each action. An action may be designated as a recurring activity or a one-time need. In FY18-19, time frames for one-time actions were changed to expected fiscal years for completion: 2019-21, 2021-25, or 2025-30.

The following Departments are lead for at least one action:

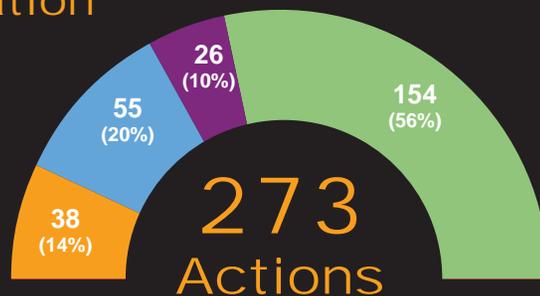
- Animal Services (1)
- Budget & Research (1)
- Building Inspections (5)
- City Secretary (1)
- Economic Development (3)
- Emergency Management (7)
- Human Resources (1)
- Libraries (8)
- Technology Services (2)



Action Leadership by Department

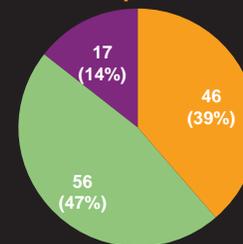
Action Implementation Time Frames

- Fiscal Years 2019-21
- Fiscal Years 2021-25
- Fiscal Years 2025-30
- Recurring

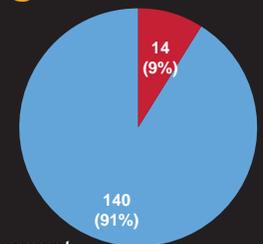


Action Implementation Progress

- Pending
- In Progress
- Complete
- On Track
- Needs Improvement



Non-Recurring



Recurring

Service Delivery – FY18-19 Highlights

ON TRACK

- ✓ Community Involvement & Participation
Action CIP5

Evaluate new innovative technology to increase public participation and emphasize interactive participation methods.

**HEAD ONLINE TO
PLANO.GOV/COLLECTIONREMINDER**



Collection Reminders

The City used technology to better connect residents to city programs through trash and recycling text and email collection reminders.



ON TRACK

- ✓ Public Safety
Action PS9

Evaluate new technological advances and programs to modernize public safety efforts and provide efficient and effective services in the most cost effective manner.

Trail Emergency Markers

A trail emergency marker program was established on Chisolm Trail to modernize public safety within the park system and provide location information for emergency services.

ON TRACK



Property Standards
Action PRS6

Expand community engagement initiatives with HOAs, crime watch groups, and others to reduce common property maintenance issues and garner increased interactions.



Community Building
Action CB1

Strengthen and expand existing community outreach and participation programs such as Love Where You Live and Citizens Assisting Plano Police.



Residents work together at a Neighborhood Leadership Academy meeting



Residents provide input into the Housing Trends Analysis and Strategic Plan

MAJOR PROGRESS



Neighborhood Conservation
Action NC5

Study current housing options, identify gaps in the housing inventory and formulate recommendations to address deficiencies.

Housing Trends Analysis and Strategic Plan
The Housing Trends Analysis and Strategic Plan was completed to understand housing needs of Plano residents and to prepare for and guide future growth and community investment.

CIP & Operating Budget Process

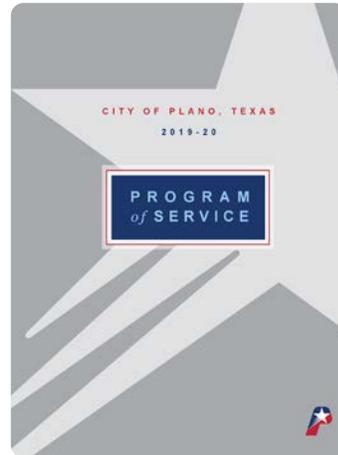
Community Investment Program & Operating Budget
 The Fiscal Year 2019-20 budget process addressed a range of Comprehensive Plan actions that required additional resources to support successful implementation.

\$602 Million
 Combined Budget Appropriations

Fiscal Year 2019-20



Fiscal Year 2019-20
 Community Investment Program



Fiscal Year 2019-20
 Operating Budget

FY19-20 Budget & Programming Outcomes

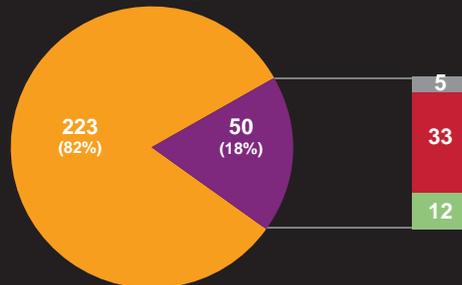
- Carpenter Park North
- Collin Creek Mall Redevelopment
- Cross Creek East Water Rehab
- Davis Library Expansion
- Fire Training Center
- Oak Point Recreation Center Pools
- Parker Road Reconstruction
- Plano Event Center Parking Garage
- Plano Pkwy Sidewalk Improvements
- Sewer Inflow & Infiltration Repairs
- Shiloh Road – 14th St to Park Blvd

Resource Demand Assessment & Funding Needs

Over 80% of the 273 Comprehensive Plan actions are projected to be achieved without increasing service capacity and resource allocation. Only 50 actions remain that may require additional capacity or resources in the future to support implementation.

Action Resource Demand & Funding Status

- May be Achieved at Current Capacity & Resource Allocation
- May Require Additional Capacity or Resources



- Funding Needs Will Evolve Over Time
- Unfunded
- Partially Funded

"Capacity & Resources" encompasses everything needed to execute the action, such as:

- Funding
- Staff
- Consultants
- Studies
- Materials
- Workspace

MAJOR PROGRESS



Active Living & Citizen Well-Being
Action ALCW7

Increase health programs and outreach to senior citizens and meet needs of the growing number of retirees.

ON TRACK



Parks & Recreation
Action PR6

Identify and prioritize projects required to complete the park system for inclusion in Community Investment Program (CIP) fiscal year budget and future bond elections.



A Field Data Specialist uses an Ultra-Light Inertial Profiler to collect condition data for sidewalks as part of the ADA Self-Evaluation & Transition Plan

Plano
City of Excellence

CITY OF PLANO
ADA SELF-EVALUATION & TRANSITION PLAN - 2019

6175 Main Street
Suite 307
Frisco, TX 75034
(972) 624-6000

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE / GIS / ADA TRANSITION PLANNING

MAJOR PROGRESS



Roadway System
Action RS6

Identify and improve locations within the city's transportation infrastructure to meet Americans with Disability Act (ADA) standards.

Sam Johnson Recreation Center for Adults 50+
An expansion to the senior center, included in the CIP, was completed in FY18-19. The center was also renamed to the Sam Johnson Recreation Center for Adults 50+, providing additional recreational space for adults 50 and greater.

ADA Self-Evaluation & Transition Plan
The CIP included the ADA Self-Evaluation & Transition Plan, completed in FY18-19, which resulted in a targeted approach to make city facilities more accessible.

CIP & Operating Budget Process – FY18-19 Highlights

ON TRACK

- ✓ Open Space & Natural Resource Conservation Action OSRC2

Identify opportunities to conserve and reestablish open space networks, mature existing tree stands, steep slopes, floodplains, priority wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisition.

- ✓ Parks & Recreation Action PR3

Improve efficiency and cost effectiveness of providing certain programs and facilities through privatization, public/private partnerships and joint operations with other public entities.

- ✓ Parks & Recreation Action PR6

Identify and prioritize projects required to complete the park system for inclusion in Community Investment Program (CIP) fiscal year budget and future bond elections.

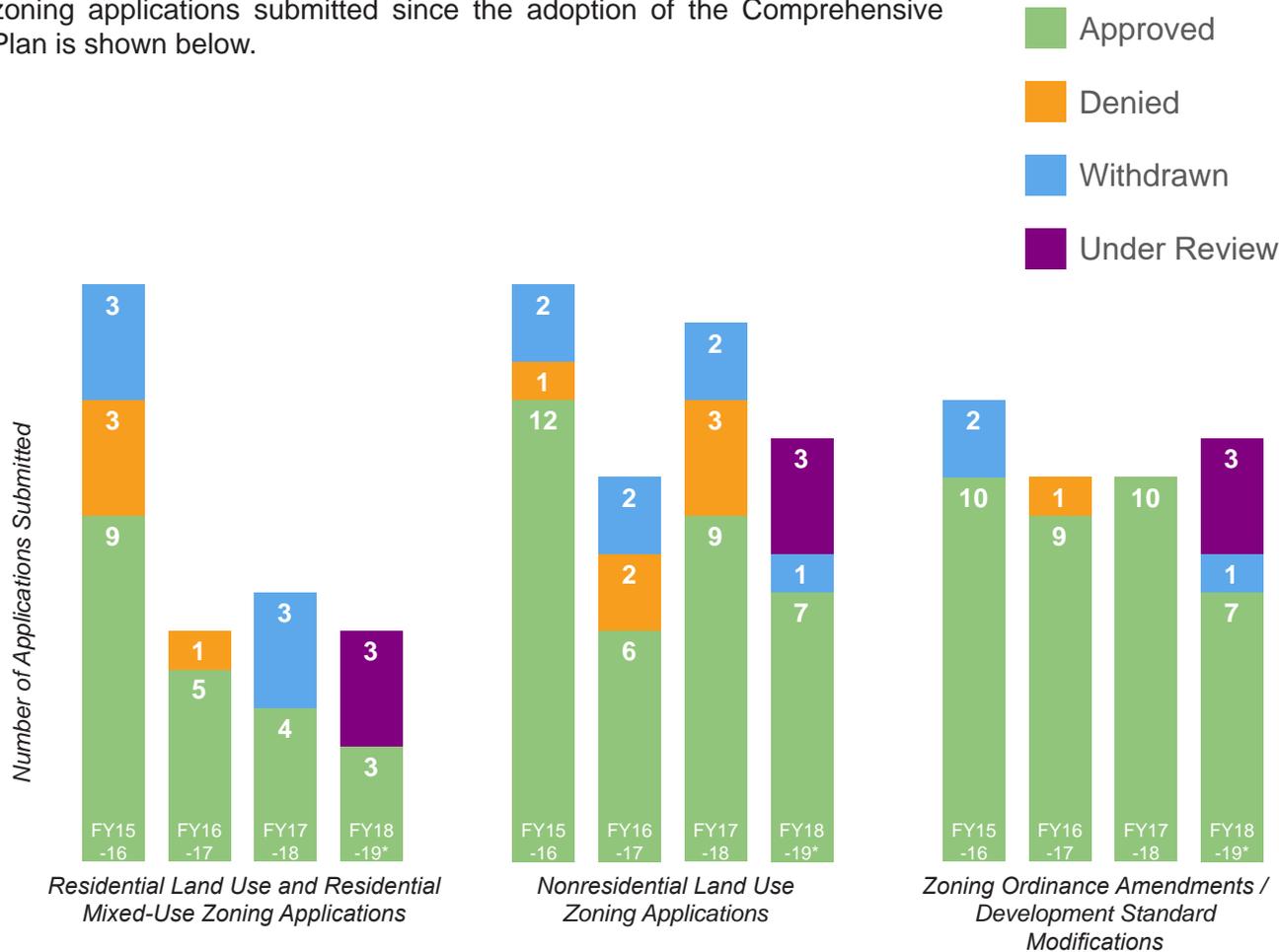


Windhaven Meadows Park

Windhaven Meadows Park opened in 2019, with funding provided by the 2009 and 2017 bond elections and a partnership with Liberty Mutual Insurance for an all-abilities playground.

Land Use & Development

The Comprehensive Plan is used by city leadership to evaluate zoning requests and associated facility and infrastructure needs. The status of zoning applications submitted since the adoption of the Comprehensive Plan is shown below.



* As of end of FY18-19

Managing Growth and Change Proactively engaging Plano's institutional partners to discuss changes which may impact them is a critical element of the Comprehensive Plan. These responsibilities are carried out through coordination with:

- local school districts,
- neighboring communities,
- county and state government,
- regional planning agencies,
- medical, transportation, and utility service providers, and
- other impacted agencies.



City staff conducts an annual meeting with officials from PISD, FISD, and Collin College to discuss demographic trends in Plano.

Development Review

28 Zoning applications received

Top 3

Plano Tomorrow Policies Cited in Zoning Application Review

- 1 Land Use
- 2 Community Design
- 3 Undeveloped Land & Redevelopment of Regional Transportation Corridors

Land Use & Development – FY18-19 Highlights



BACKYARD COTTAGES

What is a Backyard Cottage?
A backyard cottage is a separate residential structure located on the same lot & behind a single-family detached home. It includes a kitchen, bathroom, and living space.

How could this benefit Plano?

- Housing options for seniors, dependent adults, & others
- Added living area while respecting neighborhood character, scale, and capacity
- Flexible living space that support a variety of housing needs
- Helps address challenges related to affordability, housing diversity, neighborhood reinvestment, and historic preservation

Similar Terms

- Granny Flat
- Second Unit
- Cottage Home
- In-Law Suite
- Accessory Dwelling Unit (ADU)

Proposed Regulations

- Located on the same lot as the main dwelling
- Cannot be sold separately
- Only one backyard cottage per lot

Likely Impact

- 10-15% of Plano's 69,000 single-family residence detached lots could potentially meet the proposed requirements
- Owner demand, building costs and HOA restrictions will result in fewer constructed units
- Projected impact: 25 units per year over the next 10 years

Proposed Dimensional Standards

- The floor area shall be between 400 sf and up to 1,100 sf or 50% of main dwelling, whichever is more restrictive
- The minimum first floor area shall be 400 sf
- The backyard cottage cannot exceed the height of the main dwelling
- Distances from property lines are determined by the zoning of the lot
- Distance between the backyard cottage and main dwelling shall be at least 10 ft
- Where all other standards are met, backyard cottages can be accommodated on lots no less than 6,000 sf in size

Proposed Parking Standards

- One additional off-street space for backyard cottage
- Tandem spaces are not permitted
- Maximum driveway width at the curb of a street is 24 ft
- Driveways in the front yard must be contiguous
- Driveways in the front yard are allowed only when consistent with the surrounding neighborhood

Proposed Architectural Design Standards

- Behind main dwelling
- Architecturally compatible with the main dwelling
 - Consistent design elements
 - Building materials
 - Colors
- No temporary buildings
- Attached to a permanent foundation

Planning Department (972) 941-7151
www.plano.gov/BackyardCottages

ON TRACK



Parks & Recreation Action PR1

Implement the Parks and Recreation Master Plan and update the plan every five years.



Parks & Recreation Action PR7

Examine the impact of changing demographics and recreational needs on parks, facilities and programming through research of trends and gathering public feedback.



BOB WOODRUFF PARK

SHORT-TERM GOALS

BOB WOODRUFF NORTH

- Replace fishing pier and make it more ADA accessible
- Add shade toppers to playground equipment
- Add lighting near playground to deter vandals
- Add interpretive signage about the types of ducks/wildlife/plants you can see of park

BOB WOODRUFF SOUTH

- Install plaque with artist information by tree stump art installation
- Replace older picnic tables and BBQ grills to match newer equipment
- Better organize site furniture
- Install a marked soft-surface trail into the part of the park south of the pavilion
- Remove white fence by parking lot
- Provide better ADA access to site amenities throughout park
- Add interpretive signage to go along with orienteering course (i.e. tree identification, wildlife, history)
- Replace restroom facilities (2)

MAJOR PROGRESS



Neighborhood Conservation Action NC6

Review, and modify as necessary, residential zoning standards to allow for a variety of compatible housing options within the same development.

ON TRACK



Special Housing Needs Action SHN5

Review zoning regulations for inclusiveness of special needs housing.

Backyard Cottage Regulations
The Backyard Cottage Regulations provide additional housing options for residents.

Parks, Recreation, Trails & Open Space Master Plan
Completed in FY18-19, the newest update to the Parks Master Plan helps plan for changing park needs.

PRESERVATION PLANO

1873 **150** 2023

CONNECTING HISTORY • CULTURE • COMMUNITY



1872-1895: DOWNTOWN PLANO EMERGES

This period starts with the opening of the H&TC Railroad, which is transformative in Plano history. Downtown grows as business that processes agricultural products locate in proximity to the railroad. Other businesses begin to locate in Downtown to serve the needs of the farming families. Opening of the Cotton Belt railroad solidifies Plano as a commercial center. This period comes to an end with the great fires in the late 1890s, which destroy most of the buildings downtown.

HOUSTON & TEXAS CENTRAL RAILROAD

The opening of the H&TC Railroad transformed Plano from a community of scattered farms and homesteads into a center of business and agriculture. Its extensive train shipping by wagons, the railroad opened up new markets to Plano's farmers.

THE RAILROAD BUSINESS

Railroad business established Plano as a center for agricultural commerce for importing and exporting crops in south Collin County. By 1887, Plano was shipping more grain than any other station on the H&TC Railroad north of Dallas. Railroads also brought new building materials to the city, which were primarily used for frame first houses.

CITY OF PLANO IS INCORPORATED

C.I.E. letter was elected first mayor, along with five aldermen and one councilman.

TELEPHONE

The first reference to a telephone in Plano. Southwestern Telegraph and Telephone Company either installed or acquired the original telephone service. C.I.E. letter was elected first mayor, along with five aldermen and one councilman.

CHURCHES RELOCATE DOWNTOWN

With the arrival of the H&TC railroad and Downtown's emergence as a business center, many rural churches began relocating to Downtown Plano.

- First Presbyterian Church of Plano (1873)
- First Christian Church of Plano (1873)
- First Methodist Church of Plano (1874)
- First Baptist Church of Plano (1875)
- Shiloh Baptist Church (1884)

SMALLPOX OUTBREAK

An outbreak of smallpox at the Collinsworth Farm leads to a quarantine of the town. To prevent an epidemic, armed guards restrict access to downtown.

PLANO PUBLIC SCHOOL

The making of Plano ISD begins to take shape as private rural schools are consolidated into the Plano Public School.

PLANO NATIONAL BANK OPENS

Plano National Bank opens.

PLANO MASONIC LODGE #235 DISBANDED

Plano Masonic Lodge #235 disbanded.

PLANO HIGH SCHOOL

Plano High School celebrates its first graduating class.

GREAT FIRE OF 1895

Substantial physical and population growth during this time period was accompanied by numerous fires which reportedly destroyed the business district of Plano. One of the last great fires occurred in 1895, when all but a few buildings were totally destroyed.

MULES

Plano was the leading producer of mules, including the largest mules west of Mississippi River. C. S. Haggard owned a particularly large mule that came to be known as "Mammoth Jack."



ON TRACK

✓ Heritage Preservation Action HP1

Implement the City of Plano's Heritage Preservation Plan and update every five years to serve as the guiding document for the city's Heritage Preservation Program and related activities.

Preservation Plano 150
 The Heritage Preservation Plan was updated in anticipation of the 150 year anniversary of the founding of Plano.

Experiencing the Plan

Plano Tomorrow is a web-based plan, comprised of videos, text, and graphics intended to improve accessibility to the plan.

www.planotomorrow.org



Website Use Summary (Unique Views)

Shaping the Future of the Plan

Continuous preference polling is available on each policy page of the Plano Tomorrow website. These polls allow users to communicate their policy priorities to city leadership.

Ongoing Outreach

In FY18-19, staff responded to six speaker requests, which included the following organizations:

- American Planning Association, Texas Chapter
- Prestonwood Rotary Club
- U.S. Green Business Council
- Boy Scouts
- Bisnow
- Plano Sunrise Rotary Club



Director of Planning Christina Day presents at the Texas Chapter of the American Planning Association State Conference

If your organization would like to learn more about the plan, please submit a speaker request to the Planning Department at [972.941.7151](tel:972.941.7151) or planotomorrow@plano.gov.

Continuous Feedback Polling Results – Top 5 Policies



Bicycle Policy



Land Use Policy



Public Transit Policy



Renewable Energy Policy



Redevelopment of Neighborhood Centers Policy

Following the Progress of Plano Tomorrow

The Plano Tomorrow website provides implementation status updates for the 273 actions included in the plan. These progress indicators, which are updated annually, can be reviewed by following the steps below.



Log onto www.planotomorrow.org



Click the "Menu" drop down box and select "Pillars of Plano Tomorrow"



Select a component and explore the policies and associated action status updates

Public Transit Action Statements

Status

Inform and promote Dallas Area Rapid Transit (DART) services offered in Plano to city residents.

COMPLETED



Develop metrics to measure ridership and to identify service enhancements.

PENDING



Increase the number of public transit options throughout all of Plano by working with DART to enhance service provision.

IN PROGRESS



Monitoring the Progress of Plano Tomorrow

PENDING



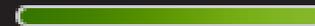
Action implementation has yet to be initiated

IN PROGRESS



Action implementation is underway

COMPLETED



Action implementation has been satisfactorily completed



PLANO TOMORROW

A Comprehensive Plan for Excellence



Follow our progress at
PlanoTomorrow.org

City of Plano
Planning Department

972-941-7151
planotomorrow@plano.gov