Plano Tomorrow Comprehensive Plan Public Hearing

Planning & Zoning Commission
September 21, 2015
What is a Comprehensive Plan?

**LONG RANGE GUIDE...**

for the future growth, development, and redevelopment of our city

Where are we and what challenges do we face today?

Where do we want to go?

How do we get there?
What is a Comprehensive Plan?

Provides a 20- to 30-year VISION for a city’s future and is typically used by policy makers to GUIDE decisions and policies.

Often referred to as a… GENERAL PLAN

which focus on the community's physical environment
as well as the city's socio-economic factors

- Housing and Neighborhoods
- Transportation
- Land Use and Community Design
- Community Involvement
- Quality of Life
- Sense of Community
- Economic Development
- Environmental Quality
### Purpose of a Comprehensive Plan

| Comprehensive Plan | Zoning Ordinance  
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td><strong>General vision excluding numeric regulations</strong></td>
<td><strong>Regulatory documents with numeric regulations</strong></td>
</tr>
<tr>
<td><strong>Anticipates specific regulatory documents will be developed for consistency with the Plan's polices</strong></td>
<td><strong>Establishes development rights</strong></td>
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### Subdivision Ordinance

**2. LIVING SCREEN WITH SCREENING FENCE**

- **4’ SIDEWALK**
- **10’ LIVING SCREEN DEDICATION**
- **RESIDENTIAL LOT**
- **WOODEN FENCE**
- **EXISTING STREET ROW**
- **LIVING SCREEN**
### Plano’s Comprehensive Plan History

<table>
<thead>
<tr>
<th>YEAR</th>
<th>CITY’S POPULATION</th>
<th>PURPOSE</th>
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| 1963 | 3,695             | • Laid foundation of Plano  
• Established residential neighborhoods and locations for roadway development |
| 1986 | 107,602           | • Assisted the transition from primarily a residential community to an employment center |
| 2015 | 271,140           | • To successfully manage the transition into a mature city |
Our Emerging Challenges

- Focus on Redevelopment
- DFW Expected Population and Job Growth
- Internal Mobility Challenges
- Focus on Regional Issues
- Addressing New Challenges
Step 1
Survey the Public to Identify Issues
2012 – January 2014

Take the Case - 2012 through 2013
Citizen led Take the Case "meeting in a box" workshops were held over a 2 year period. A total of 36 meetings with 250 participants collected input from neighborhood groups, community groups, schools and PTAs.

Online and Paper Surveys - July to November 2013
The City developed and made available a survey for residents to provide input on the future of the city. The survey included multiple choice options, ranking visuals and the ability to provide suggestions and comments. Nearly 1,400 participated in the online survey!

Virtual Town Hall Meeting - November 21, 2013
A "Virtual Town Hall Meeting" was held on November 21, 2013. This provided residents an opportunity to participate in the planning process in one of 3 ways - attend in person at City Hall, call in to voice comments and concerns, or participate online. A total of 275 citizens participated.

City of Excellence
Step 1: Survey the Public to Identify Issues

2012 – January 2014

Plano Balloon Festival and Plano International Festival - September and October 2013
Booths were set up at both the Plano Balloon Festival and the Plano International Festival. Over 200 residents visited the booths to provide their input on the city's future.

Libraries and Recreation Centers - September 2013 to January 2014
Plano residents were given the opportunity to provide further comments and suggestions on "Idea Boards" set up at ALL Plano libraries and recreation centers. Hundreds of people participated and provided the city with over 320 specific comments on varying aspects of Plano's future.

Creating the Draft Plan

Map Exercise from the Plano Balloon Festival

Comment Board from Carpenter Recreation Center

Share your great idea about Plano.
Step 2: Work with Planning & Zoning Commission to identify policies and actions based on public comments.

February 2014 – October 2014

SPEAKERS INCLUDED:

- North Texas Commission
- Southern Methodist University
- City Staff
  - Economic Development
  - Library
  - Sustainability
  - Public Safety
  - Parks and Recreation
  - Heritage Preservation
- Collin County Realtors Association
- Art Centre of Plano
- Buddy Echols of Region 10 Education Service Center
- Wellness Center for Older Adults
- Plano’s Multicultural Outreach Roundtable
- DART
- Vision North Texas
- North Central Texas Council of Governments

CREATING THE DRAFT PLAN

14 Work Sessions
27 Presentations by Subject Experts
40 Hours of Discussion
Step 2 Joint Work Session with Planning & Zoning Commission and City Council
June 30, 2014

HOUSING AND EMPLOYMENT
TRANSPORTATION
PLACEMAKING

CREATING THE DRAFT PLAN
**Step 3** Confirm Actions and Policies with Public
November 2014 – September 2015

**Community Open House Meetings**
Four open house meetings were held in November 2014 to confirm the policies and actions with the public. The meetings occurred over a three week time period and took place at libraries across the city. Nearly 200 individuals participated in these meetings and over 300 comments were received.

**Result:** Plan Modified

**Business Community Meeting**
A meeting was held with 30 Chamber of Commerce business community members was held in January 2015.

**Organization Workshops and Presentations**
Workshops were held with Leadership Plano, Plano Youth Leadership, Young Professionals of Plano, AARP Plano Chapter, Plano Rotary Club and the Multicultural Outreach Roundtable. Over 200 individuals participated from these organizations.
Step 3: Confirm Actions and Policies with Public
November 2014 – September 2015

Public Workshop
A special public workshop was held on May 21, 2015 with staff and the Planning & Zoning Commission to refine the policies and actions of the plan. Over 80 individuals attended the workshop.

Plano Independent School District
On September 15, 2015, a meeting was held with the Plano Independent School District Board of Trustees.

Work Sessions & Public Forums
Eight work sessions and two public hearings were conducted with the Planning & Zoning Commission to present the results from the public and organizational workshops and to refine the policies and actions of the plan.

Result: Plan Modified
Creating the Draft Plan

9 Open Houses & Public Hearings

Approximately 4,000 participated

Created over a 26+ month period

P&Z hosted 22 Work Sessions

Over 40 Organizations Participated

Draft Plans

The Built Environment - Urbanization

Redevelopment of Expressway Corridors Regional Transportation Corridors

Policy - Plano will encourage reinvestment and redevelopment of identified expressway-corridor regiona transportation corridors to diversify land use, cohesive developments that incorporate high-density, quality, well-designed housing, commercial, and retail opportunities.

Action Statements:

1) Develop a U.S. Highway 75 Corridor Plan to guide redevelopment efforts.

2) Update the Urban Centers Study to reevaluate local centers that may serve as catalytic for redevelopment.

3) Adopt regulatory strategies that permit or incentivize employment densities and other diverse uses in specific transit-served areas and areas identified for compact complete centers.

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

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

5 PILLARS | 10 COMPONENTS | 41 POLICIES | 274 ACTIONS
Plano Tomorrow Pillars

**Built Environment**

- Plano is a vibrant city with attractive and walkable neighborhoods, distinct mixed-use urban centers with active nightlife, strong commercial corridors, and a multimodal transportation system that includes a variety of transit options.

**Three Built Environment Components**

**LAND USE & COMMUNITY DESIGN**

Support a system of organized land use to provide greater housing and employment choices where new and redevelopment areas respect existing neighborhoods and businesses.

**TRANSPORTATION**

Improve safety and efficiency for vehicles, public transit, bicycles, and pedestrians.

**HOUSING & NEIGHBORHOODS**

Conserve and enhance established neighborhoods and preserve suburban form.
The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.
The Growth and Change Map shall not constitute zoning regulations or establish zoning district boundaries.
Growth and Change Map Distribution

Map Description Distribution

- Conserve and Enhance: 64%
- Open and Social Space: 16%
- Improve and Refine: 8%
- Evolve Urban: 5%
- Transform Center: 1%
- New Growth: 6%
Future Land Use Descriptions

Suburban Neighborhood-Type Development
52% of land

Service-Oriented Neighborhood Center-Type Development
3% of land
Future Land Use Descriptions

Education and Recreation Focused Social Network – Type Development
7% of land

Open Space Network – Type Development
9% of land
Future Land Use Descriptions

Employment Center-Type Development
13% of land

Expressway Corridor-Type Development
5% of land
### Future Land Use Descriptions

<table>
<thead>
<tr>
<th>Compact Complete Center-Type Development</th>
<th>4% of land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Center-Type Development</td>
<td>3% of land</td>
</tr>
<tr>
<td>Transit Corridor-Type Development</td>
<td>4% of land</td>
</tr>
</tbody>
</table>
Potential Locations for Residential Development

Most Appropriate Locations for Residential
Neighborhood focused with single family residential preferred

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Percentage Total Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood (Single-Family Uses Preferred)</td>
<td>52%</td>
</tr>
<tr>
<td>Neighborhood Center (Single-Family Uses Preferred)</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>55%</strong></td>
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Potential Locations for Residential Development

Locations where Residential may be Appropriate
Most of this is the focus of redevelopment in corridors, large shopping areas or transit-oriented locations

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<th>Land Use Category</th>
<th>Percentage of Total Land Area</th>
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<tr>
<td>Transit Corridor (¼ - ½ mile walking distance from station)</td>
<td>2%</td>
</tr>
<tr>
<td>Compact Complete Center</td>
<td>4%</td>
</tr>
<tr>
<td>Regional Center</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>9%</strong></td>
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Potential Locations for Residential Development

Locations where Residential is Inappropriate
Reserved for parks, trails, commercial, and employment uses

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<tr>
<td>Transit Corridor (over ½ mile walking distance from station)</td>
<td>2%</td>
</tr>
<tr>
<td>Expressway Corridor</td>
<td>5%</td>
</tr>
<tr>
<td>Employment Center</td>
<td>13%</td>
</tr>
<tr>
<td>Social Network/Open Space Network</td>
<td>16%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>36%</strong></td>
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Plano Tomorrow Pillars

Social Environment

- Plano provides a strong sense of community and high standard of living for its citizens through sustaining strong local partnerships and programs that ensure superior services, diverse cultural amenities, and quality educational opportunities.

Two Social Environment Components

**QUALITY OF LIFE**

- Provide superior city and social services
- Improve the health and safety of citizens
- Support investment in the local education system

**SENSE OF COMMUNITY**

Establish a strong sense of belonging through
- local partnerships,
- community building efforts,
- civic participation, and
- enhancement of public spaces and community character
Park Master Plan Map

City of Plano

Legend:
- Existing Parks
- Proposed Parks
- Private Open Space
- Schools
- Plano City Limits
- Proposed Trails Not On Park Land
- Existing Trails Not On Park Land
- Rail Roads
- Trail Connection
- DART Station
- Existing Lighted Athletic Fields
- Proposed Lighted Athletic Fields
- Existing Unlighted Athletic Fields
- Park Center
- Existing Dog Park
- Proposed Dog Park
- Existing Recreation Center
- Existing Senior Center
- Proposed Skate Park
- Existing Swimming Facility
- Proposed Swimming Facility
- Existing Tennis Center

The locations of proposed sites, trails and facilities are subject to change.

Draft
Economic Environment

- Plano has a diverse and resilient economic base with a variety of businesses and employment opportunities for a well-educated and highly-skilled resident population.

Two Economic Environment Components

**JOBS & WORKFORCE DEVELOPMENT**

Assist the education and business communities in developing a competitive workforce

**DIVERSE & RESILIENT ECONOMY**

Focus efforts to retain existing businesses while targeting outreach to new innovative companies
Plano Tomorrow Pillars

Natural Environment

- Plano is a healthy and sustainable city, whose policies and investments focus on building and site efficiency, protecting and restoring natural resources, and improving the resiliency of the community.

Two Natural Environment Components

BUILDING & SITE EFFICIENCY

Improve the relationship of buildings and their natural settings

ENVIRONMENTAL QUALITY

Conserve and restore open spaces and natural resources
Plano Tomorrow Pillars

Regionalism

- Plano is a leader and an innovator in the Dallas-Fort Worth region by working with other communities to address population growth, transportation demand, air quality and water conservation measures, and educational opportunities.

One Regionalism Component

Strengthen partnerships with neighboring communities, educational providers, and other government institutions to address regional challenges that affect DFW.
How is the Plan Implemented?
Where can you view the Plan?

www.planotomorrow.org

- Fully web-based, interactive plan (no printed version)
- First web-based plan to be introduced by a Texas community
- Plan is more visual, interactive, and accessible for the public
Conclusion

• Staff Recommendation
  – Recommended for approval as submitted

• Next Steps
  – Joint Meeting with the City Council and Planning & Zoning Commission on September 30, 2015 at the Sockwell Center
  – The Joint Meeting is a work session and there will be no public comment at the meeting.
  – If recommended, the City Council public hearing and consideration will take place October 12, 2015
Questions?