

ATTACHMENT

PLANO TOMORROW PUBLIC WORKSHOP COMMENTS

Thursday, May 21, 2015 | Municipal Center | 6:00 – 9:00 PM

To begin the workshop, participants signed up for the geographic area of their interest (East, North, South, West). The Planning & Zoning Commission and Planning Staff facilitated the four geographic groups. Participants were first asked to identify the Strengths, Weaknesses, Opportunities, and Challenges (SWOC) of their particular area. Below are the results from the SWOC Analysis.

STRENGTHS

EAST

1. Green Space/Parks
2. Less Traffic
3. Historical Character
4. Collin College
5. DART line and stations
6. City and county offices
7. Growing Arts District
8. Downtown Walkability
9. Organic growth of Downtown
10. Apartments with above market rate
11. More mom and pop businesses
12. Redevelopment opportunities
13. Stability of residents – longevity
14. Pride
15. Transportation – close to highways
16. Research Technology – Business and Jobs
17. Plano East Senior High School

West

1. Accessible – easy access to toll ways/highways
2. Maintain existing housing mix MF, SF, Townhomes
3. West Plano – Nice Community

NORTH

1. Good families
2. Good schools
3. Green space
4. Legacy Town Center/Legacy West
5. Good mix of single family/quiet neighborhoods
6. Legacy business/employment base

SOUTH

1. Nuclear family orientation
2. Accessibility to schools
3. Nice county place park
4. Suburban feel
5. Larger lots
6. Haggard Farm
7. Bike trails
8. Small town feel
9. Stability
10. Low crime
11. Strong family values
12. Churches
13. Starbucks
14. Good balanced of residential and commercial
15. Potential redevelopment
16. Being open minded to new generation
17. Farm land

WEAKNESSES

EAST

1. Sidewalks in Downtown too narrow
2. Collin Creek Mall
3. Plano Market Square Mall
4. Old General Cable/Boat Area south of Downtown along the rail – possible Brownfield
5. Area surrounding Plano Center
6. Downtown Parking
7. Size of performing arts
8. Aging of Housing Stock
9. Maintenance and landscape of housing
10. Underperforming retail centers
11. Perception

West

1. Schools – PISD
2. Transportation – NTTA – TDOT
3. Traffic flow
4. Lack of single-family land
5. Management of water (flushing tanks)
6. Change in zoning/unstable zoning
7. Need stronger development standards
8. Need more citizen engagement and involvement

NORTH

1. Undeveloped land
2. Aging families/lack of housing (single story/smaller units)
3. Retain quality of housing
4. Empty nesters
5. Safety at risk with more multifamily
6. Increase of density
7. Transportation/traffic/noise

SOUTH

1. Collin Creek Mall
2. Cut through traffic
3. Bad traffic
4. Getting to East Plano
5. Overhead power lines
6. Deteriorating residential walls
7. 4 Corner Retail
8. Road Repair
9. Multifamily deteriorating/needs repair
10. Future of water/growth
11. Schools are maxed out
12. Bike trail connection to Richardson/Dallas
13. Not adequate roadway size
14. Security/Crime
15. Nice affordable housing
16. Lacking code enforcement/property standards

OPPORTUNITIES

EAST

1. Grow performing arts
2. Refurbish/redevelop strip centers
3. Shouldn't have to be rich to live in a nice home
4. Growth in neighboring cities
5. Los Rios Golf Course – keeping the golf club

West

1. Traffic flow
2. Redevelopment
3. UMU – Impact to adjacent developments
4. MF – Adjacency zoning plan, stable zoning

NORTH

1. Public transportation needed in area
2. Walkable/bikeable routes – increased connectivity
3. Underperforming retail – reinvestment
4. Upscale business offices – small
5. Great Update Rebate/reinvestment into aging homes

SOUTH

1. Expanded roadway size
2. Provide different housing types
3. Look at roadway lights
4. Rebuild subdivision walls/add nicer landscaping
5. Beautification of existing areas
6. Define units and dwellers per unit
7. City to encourage neighborhoods to foster HOA and create more communities

CHALLENGES

EAST

1. Incentives for refurbishment
2. More affordable housing – affordable
3. doesn't mean run down
4. Competition from neighboring cities
5. School crowding
6. Maintenance of creeks
7. Keeping Chamber in East Plano

West

1. Schools – PISD
2. Smart mix of housing
3. Redevelopment and reinvestment in older housing stock.
4. Code enforcement
5. Newer housing/Frisco-Prosper

NORTH

1. Public transportation bus vs rail
2. Some neighborhoods don't have HOAs
3. Aging apartment buildings
4. Maintaining all infrastructure and housing
5. Enforcing standards

SOUTH

1. Schools dropping in rankings (i.e. population, density)
2. How to mitigate traffic
3. Quality vs Quantity
4. More transparent information
5. Light synchronization
6. Push from developers to build high density housing
7. Email communication/public boards
8. City and PISD cooperation
9. Define percentage of MF to residential to patio homes to townhomes to SF
10. Add more definition to policies
11. Townhouses and Patio Homes in Coit/Mapleshade area
12. How much percentage of housing composition

Next, participants were asked to provide feedback on the draft policies for Land Use & Urban Design and Housing & Neighborhoods, and the Future Land Use Map. Not all groups completed the second portion of the exercise. Comments are categorized by color (geographic area).

GROUP COLORS: East Group | North Group | South Group | West Group

LAND USE POLICY

Plano will strategically promote and incentivize higher integration and efficiency of land use, in both new and redevelopment areas, while respecting the existing residential and business community, to provide greater housing and employment choices, reduce infrastructure costs, and support regional growth.

- No Comments; refinement for “higher integration and efficiency of land use”
- How does land use impact education
- Federal funding (incentivize)
- “integration” - Density used in places in Plano – that’s concerning
- “efficiency” – efficiency can be translated to density/can be misleading
- Want single-family homes
- Don’t want more people
- Want less people
- Want single-family homes
- Want to provide housing for more people, only want you to build single family homes
- What does “reduce infrastructure costs” mean
- “Regional growth” – we’re Plano
- Define development – what is meant by new?
- Details in strategy
- Disagree with supporting regional growth

URBAN DESIGN POLICY

Plano will promote and incorporate unique and functional urban design components within all new developments, public spaces and streetscapes to enrich areas throughout the city, create distinctive visual character, and ensure a citywide pedestrian-friendly environment.

- Change “Urban” to “Community Design”
- Statement is too broad
- Needs to focus on the character of development
- Needs to be more distinctive
- Needs to be architecturally interesting
- Shops at Legacy is great, but we don’t want that everywhere
- Not applicable for “all new developments”
- Not to be urban
- No walkable communities
- More streetscape/public spaces

REDEVELOPMENT OF EXPRESSWAY CORRIDOR POLICY

Plano will encourage reinvestment and redevelopment, of identified expressway corridors to create cohesive developments that incorporate quality housing, commercial, and retail opportunities.

- What does “quality” mean?
- Like the word “cohesive”

UNDEVELOPED LAND POLICY

Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth.

- More openness and flexibility for businesses
- Less flexibility for new development – higher standards
- Like “high quality”
- High employment center – no MF/SF
- Dislike “integrated”
- Need more green space
- Don’t want to be adding more residents and adding more traffic

TRANSIT ORIENTED DEVELOPMENT

Plano will proactively encourage and incentivize development within walking distance of existing and future rail stations or bus transit centers to create an integrated mix of uses including residential, employment, retail and civic spaces.

- No Comments

NEIGHBORHOOD CONSERVATION

Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.

- Agreement
- Agreement

REDEVELOPMENT OF NEIGHBORHOOD CENTERS

Plano will promote, and provide incentives, to encourage reinvestment in and redevelopment of strategically located mixed-use neighborhood centers at underperforming commercial sites to accommodate local commercial, retail and entertainment uses and provide diverse housing opportunities within walking distance of surrounding residents.

- 3 of 12 Participants did not agree with the policy
- Promote ownership
- Not just more apartments

SPECIAL HOUSING NEEDS

Plano will accommodate senior and special needs housing through inclusive regulations and the goals stated in the Consolidated Plan.

- No Comments
- Lock and leave housing
- Careful and cautious – needs to be in appropriate context

FUTURE LAND USE MAP

- Support for Transit Corridor
- Housing needs to be compatible with existing housing stock.
- No apartments
- No residential in Expressway Corridor
- Willow Bend Compact Complete Center – needs to be similar to redevelopment of Preston Center (and not like Valley View redevelopment)