



PLANO TOMORROW

A Comprehensive Plan for Excellence



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

- General vision excluding numeric regulations
- Anticipates specific regulatory documents will be developed for consistency with the Plan's policies

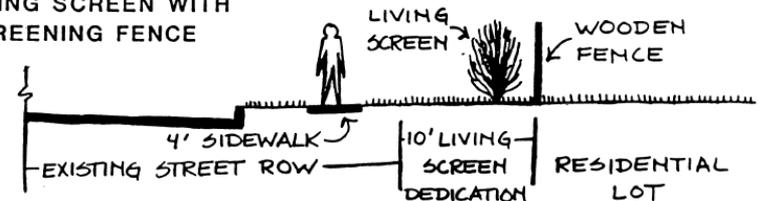
Zoning Ordinance Subdivision Ordinance Thoroughfare Standards Retail Corner Design Guidelines

- Regulatory documents with numeric regulations
- Establishes development rights



Subdivision Ordinance

2. LIVING SCREEN WITH SCREENING FENCE



Plano's Comprehensive Plan History

YEAR	CITY'S POPULATION	PURPOSE
1963	3,695	<ul style="list-style-type: none">• Laid foundation of Plano• Established residential neighborhoods and locations for roadway development
1986	107,602	<ul style="list-style-type: none">• Assisted the transition from primarily a residential community to an employment center
2015	271,140	<ul style="list-style-type: none">• To successfully manage the transition into a mature city

Our Emerging Challenges



FOCUS ON REDEVELOPMENT



DFW EXPECTED POPULATION AND JOB GROWTH



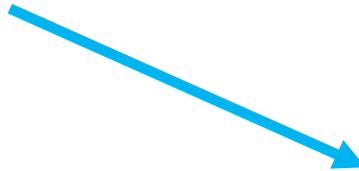
INTERNAL MOBILITY CHALLENGES



FOCUS ON REGIONAL ISSUES



ADDRESSING NEW CHALLENGES



PLANO TOMORROW

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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.

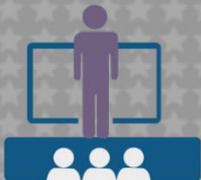
Online and Paper Surveys - July to November 2013

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.



275!



Step 1 Survey the Public to Identify Issues

1 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.

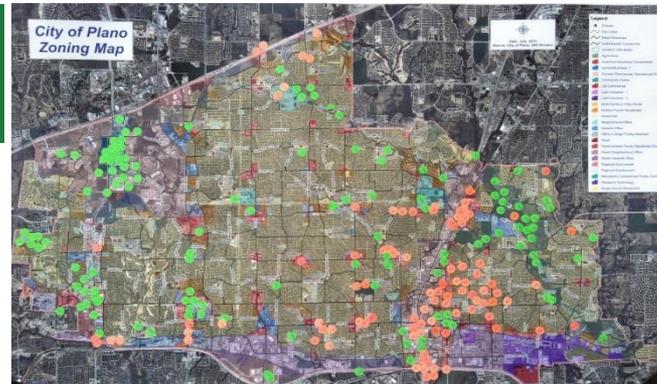


Libraries and Recreation Centers - September 2013 to January 2014

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.



Map Exercise from the Plano Balloon Festival



Comment Board from Carpenter Recreation Center

Step 2 Work with Planning & Zoning Commission to identify policies and actions based on public comments.
February 2014 – October 2014

14 Work Sessions



27 Presentations by Subject Experts



40 Hours of Discussion



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



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 Confirm Actions and Policies with Public
3 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.

Result:
Plan Modified



Plano Independent School District

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

10



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.

Creating the Draft Plan



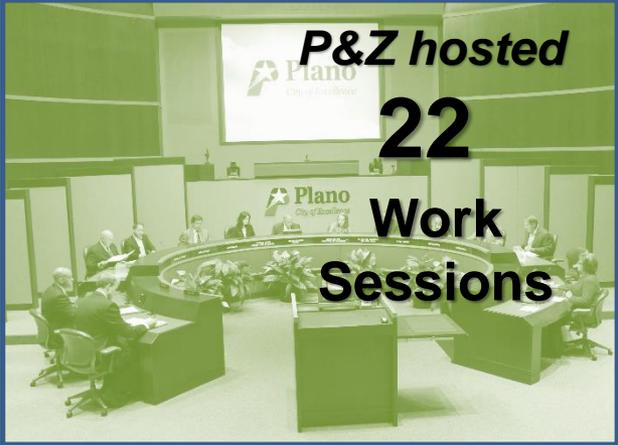
9
Open
Houses &
Public
Hearings



Approximately
4,000
participated



Created over a
26+
month period



P&Z hosted
22
Work
Sessions

Red-Line Markups Plano Tomorrow Draft Policies, Actions Statements, and Use Descriptions

The Built Environment - Urbanization-Redevelopment of Expressway-Corridors Regional Transportation Corridors

Policy - Plano will encourage reinvestment **and** redevelopment **and** urbanization of identified **expressway-corridors regional transportation corridors** to create **mixed-use cohesive** developments that incorporate **higher-density** quality well-designed housing, commercial, and retail opportunities.

Action Statements

- 1) Develop a U.S. Highway 75 Corridor Plan to guide **development and** redevelopment efforts.
- 2) Update the Urban Centers Study to reevaluate **locations for potential urban centers that may serve as catalyst for redevelopment.**
- 3) Adopt regulatory strategies that permit or incentivize **increased residential and employment densities and other** diverse uses in **specific transit-served areas and areas locations** 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.

3
Draft
Plans



Over
40
Organizations
Participated

Plano Tomorrow Structure

PLANO TOMORROW VISION

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



BUILT ENVIRONMENT

Land Use &
Urban Design

Transportation

Housing &
Neighborhoods



SOCIAL ENVIRONMENT

Quality of Life

Sense of
Community



ECONOMIC ENVIRONMENT

Diverse &
Resilient
Economy

Jobs &
Workforce
Development



NATURAL ENVIRONMENT

Building & Site
Efficiency

Jobs &
Workforce
Development



REGIONALISM

Our Place in the
DFW Region

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



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



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



Conserve and enhance established neighborhoods and preserve suburban form

Future Land Use Map



CITY OF PLANO FUTURE LAND USE MAP

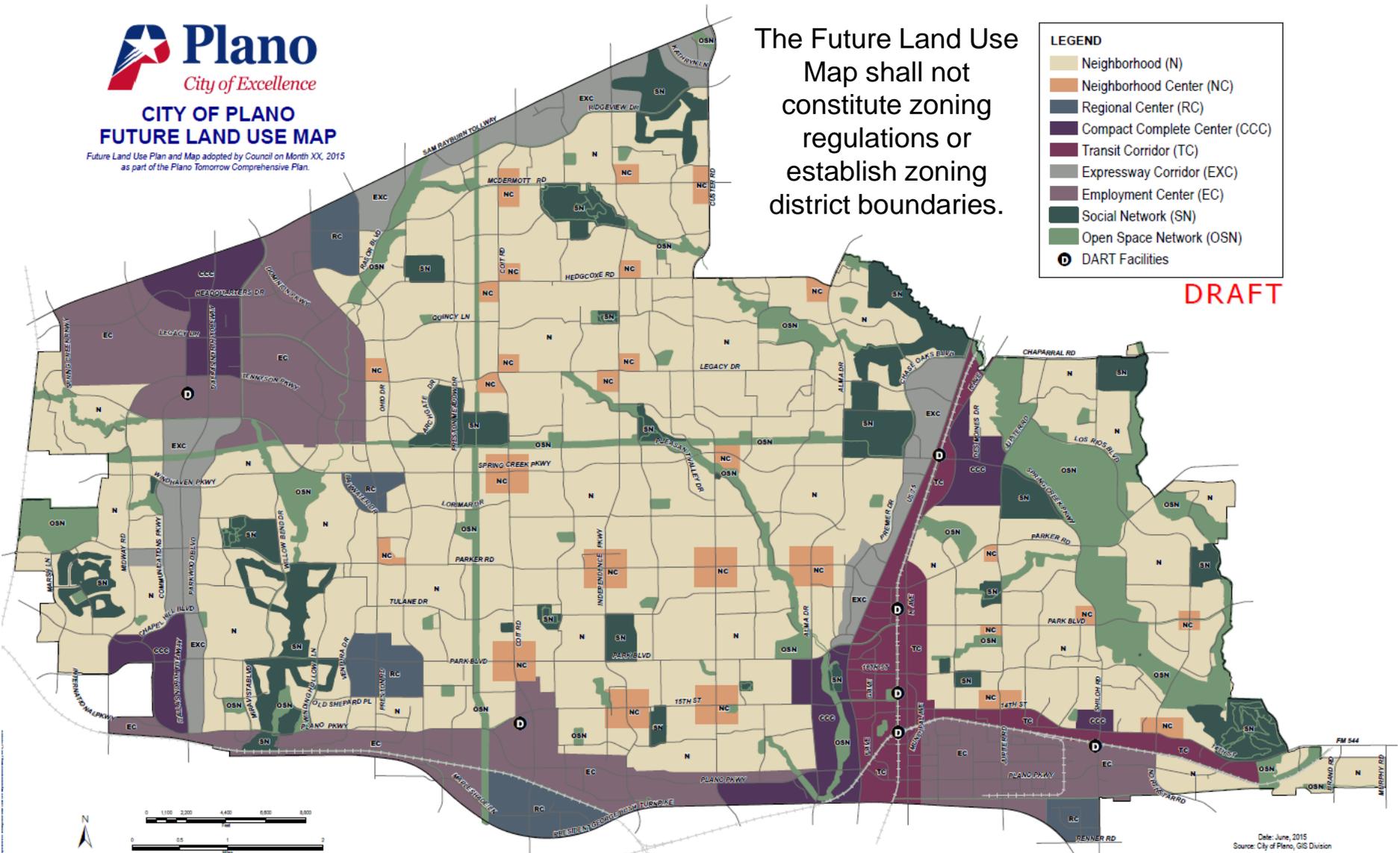
Future Land Use Plan and Map adopted by Council on Month XX, 2015
as part of the Plano Tomorrow Comprehensive Plan.

The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.

LEGEND

- Neighborhood (N)
- Neighborhood Center (NC)
- Regional Center (RC)
- Compact Complete Center (CCC)
- Transit Corridor (TC)
- Expressway Corridor (EXC)
- Employment Center (EC)
- Social Network (SN)
- Open Space Network (OSN)
- DART Facilities

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The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.

Growth and Change Map



CITY OF PLANO GROWTH AND CHANGE MAP

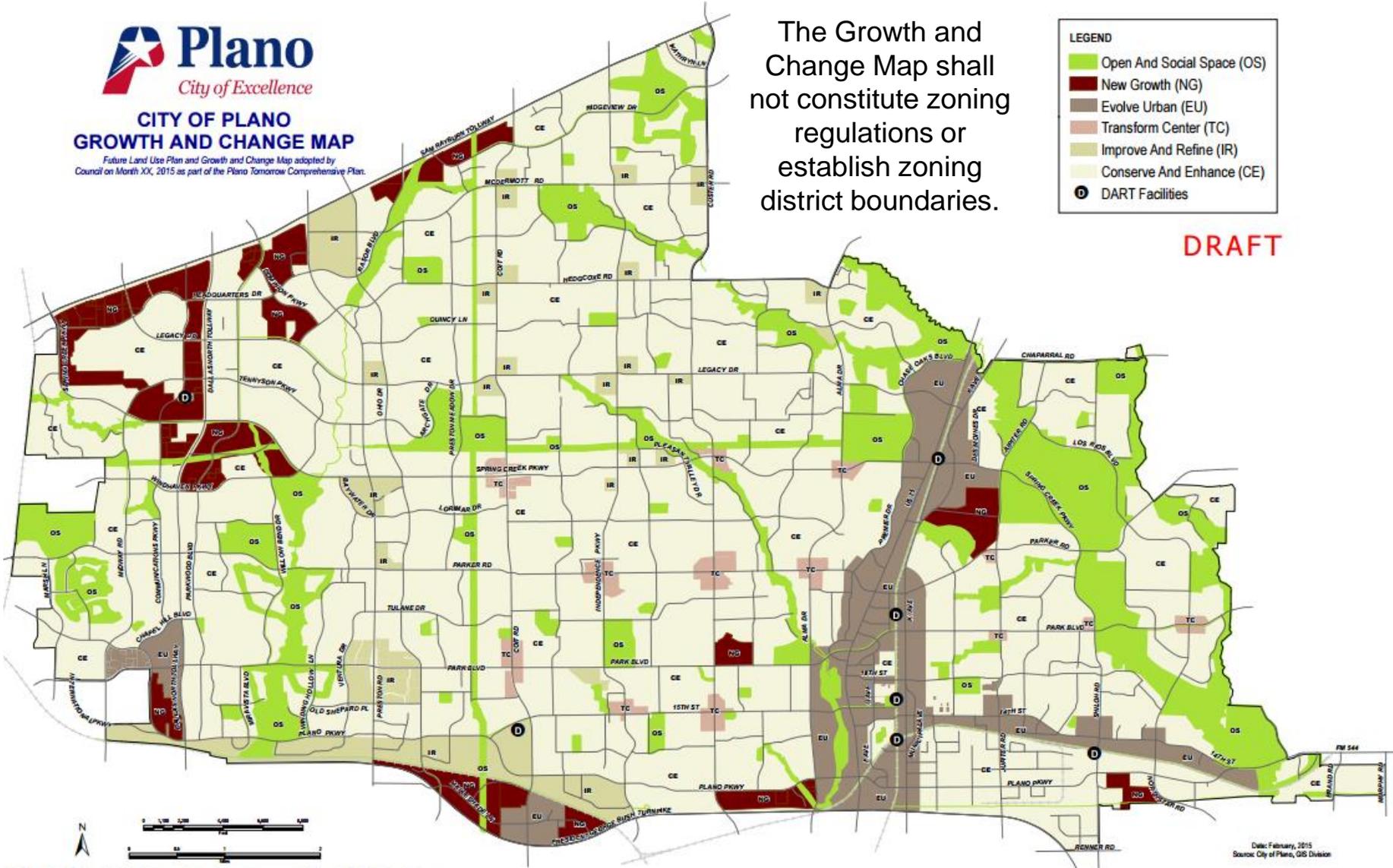
Future Land Use Plan and Growth and Change Map adopted by Council on March XX, 2015 as part of the Plano Tomorrow Comprehensive Plan.

The Growth and Change Map shall not constitute zoning regulations or establish zoning district boundaries.

LEGEND

- Open And Social Space (OS)
- New Growth (NG)
- Evolve Urban (EU)
- Transform Center (TC)
- Improve And Refine (IR)
- Conserve And Enhance (CE)
- DART Facilities

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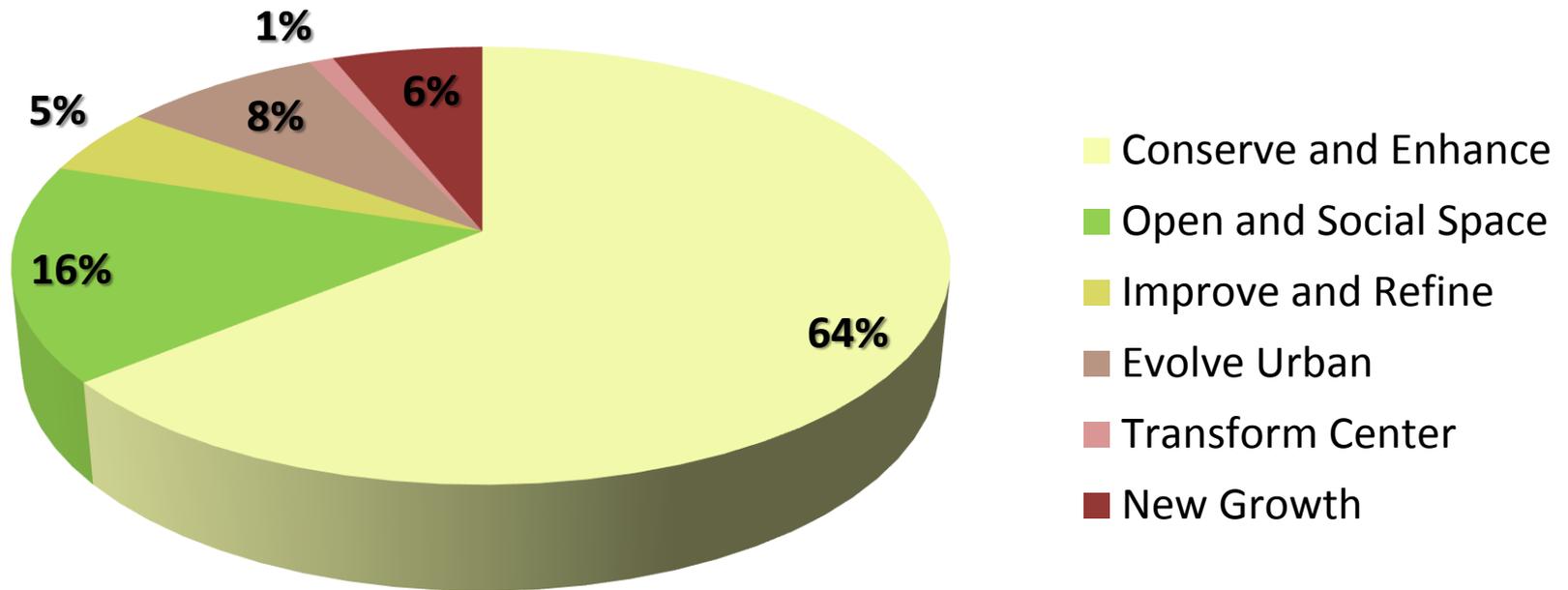


The Growth and Change Map shall not constitute zoning regulations or establish zoning district boundaries.

Date: February, 2015
Source: City of Plano, GIS Division

Growth and Change Map Distribution

Map Description Distribution



Thoroughfare Plan Map



CITY OF PLANO THOROUGHFARE PLAN MAP

Thoroughfare Plan and Map adopted by Council on March XX, 2015
as part of the Plano Tomorrow Comprehensive Plan.

LEGEND

Thoroughfare Plan Types

- Type A: Expressway (variable lanes)
- Type B and B+: Regional Arterial (6 lanes divided)
- Type C: Major Thoroughfare (6 lanes divided)
- Type C1: Major Thoroughfare (6 lanes divided with on street parking)
- Type D: Secondary Thoroughfare (4 lanes divided)
- Type E: Secondary Thoroughfare (4 lanes undivided)
- Type F: Collector Street (2 lanes undivided)
- D (Future)
- F (Future)
- Interchange Grade Separation
- City Limit

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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



Compact Complete
Center-Type Development
4% of land



Regional Center-Type
Development
3% of land



Transit Corridor-Type
Development
4% of land

Potential Locations for Residential Development

Most Appropriate Locations for Residential

Neighborhood focused with single family residential preferred



Land Use Category	Percentage Total Land Area
Neighborhood (Single-Family Uses Preferred)	52%
Neighborhood Center (Single-Family Uses Preferred)	3%
Total	55%

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



Land Use Category	Percentage of Total Land Area
Transit Corridor ($\frac{1}{4}$ - $\frac{1}{2}$ mile walking distance from station)	2%
Compact Complete Center	4%
Regional Center	3%
Total	9%

Potential Locations for Residential Development

Locations where Residential is Inappropriate

Reserved for parks, trails, commercial, and employment uses



Land Use Category	Percentage of Total Land Area
Transit Corridor (over ½ mile walking distance from station)	2%
Expressway Corridor	5%
Employment Center	13%
Social Network/Open Space Network	16%
Total	36%

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

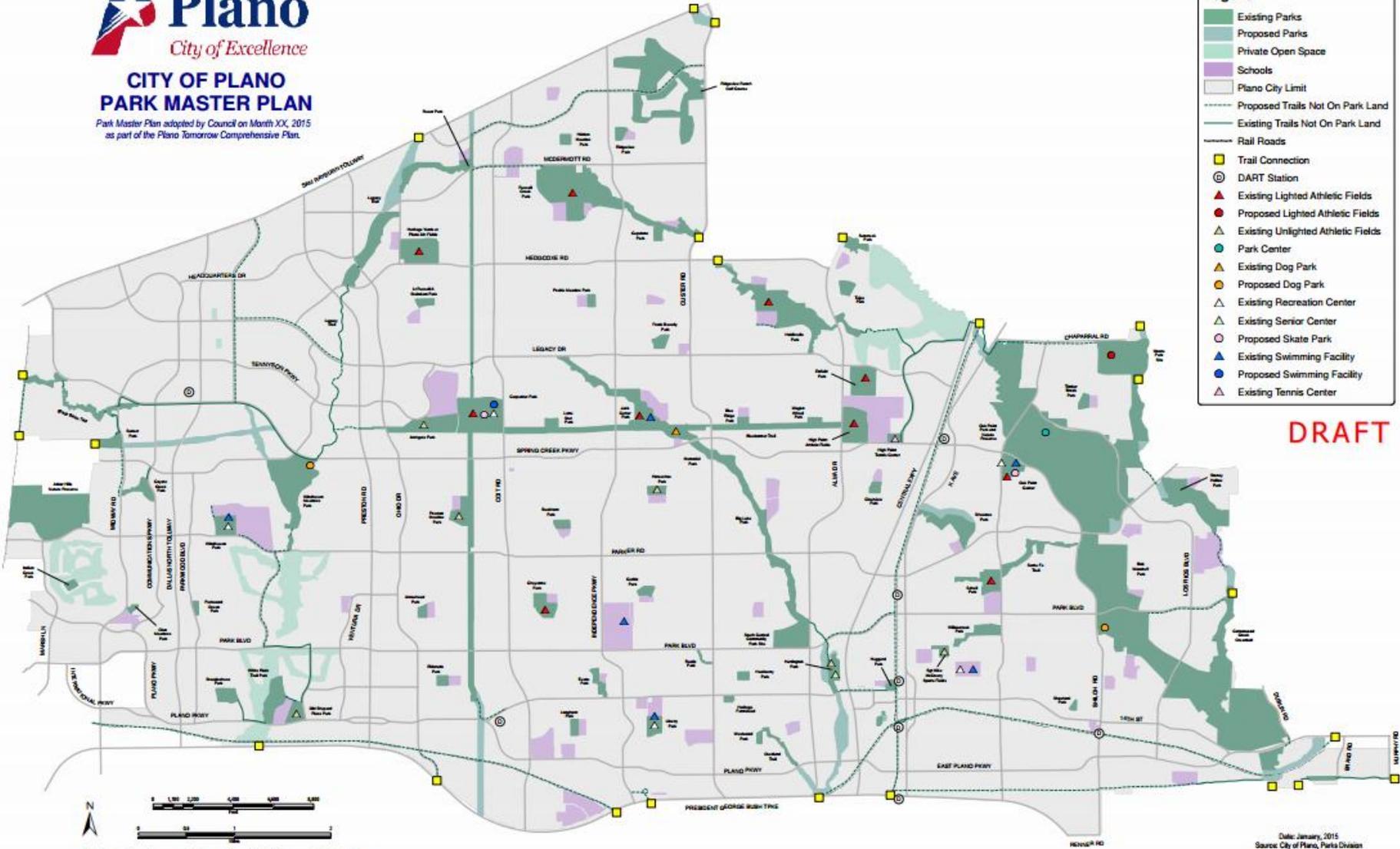
- Establish a strong sense of belonging through
- local partnerships,
 - community building efforts,
 - civic participation, and
 - enhancement of public spaces and community character

Park Master Plan Map



CITY OF PLANO PARK MASTER PLAN

Park Master Plan adopted by Council on Month XX, 2015
as part of the Plano Tomorrow Comprehensive Plan.



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

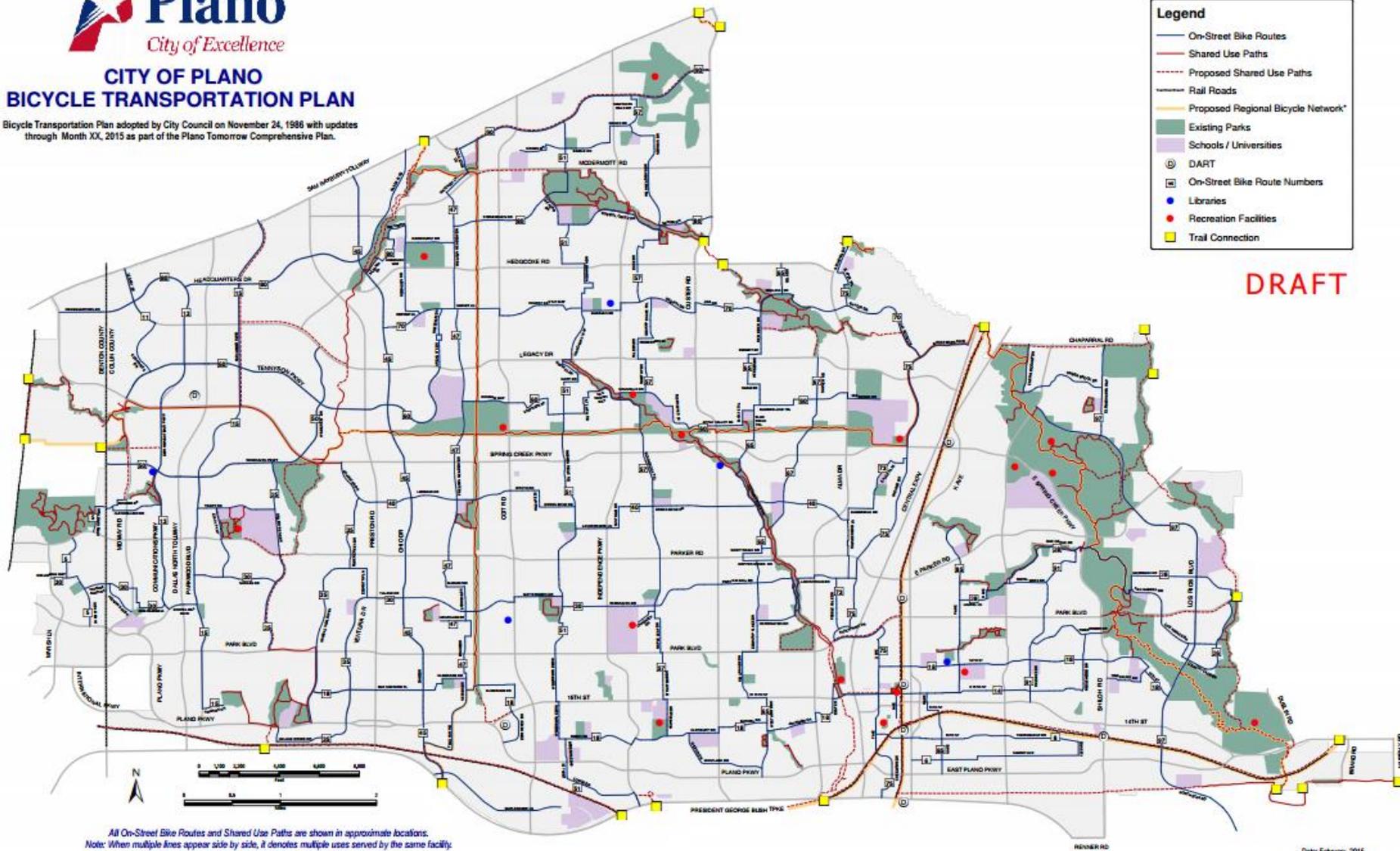
Date: January, 2015
Source: City of Plano, Parks Division

Bike Transportation Plan Map



CITY OF PLANO BICYCLE TRANSPORTATION PLAN

Bicycle Transportation Plan adopted by City Council on November 24, 1986 with updates through Month XX, 2015 as part of the Plano Tomorrow Comprehensive Plan.



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All On-Street Bike Routes and Shared Use Paths are shown in approximate locations.
 Note: When multiple lines appear side by side, it denotes multiple uses served by the same facility.
 *North Central Texas Council of Governments Regional Velweb.

Plano Tomorrow Pillars

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



Assist the education and business communities in developing a competitive workforce



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



Improve the relationship of buildings and their natural settings



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



REGIONALISM

Strengthen partnerships with neighboring communities, educational providers, and other government institutions to address regional challenges that affect DFW.

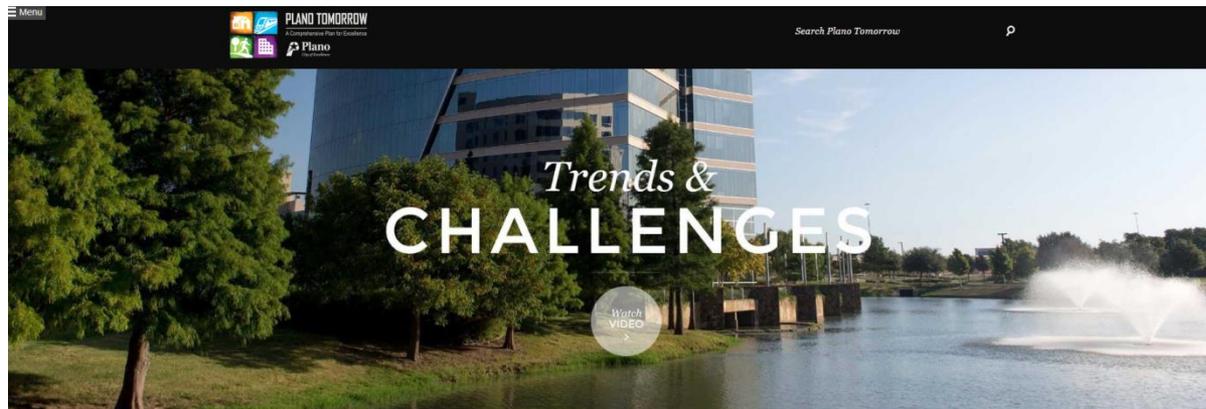
How is the Plan Implemented?



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



THIS WEB-BASED PLAN IS CURRENTLY IN DRAFT FORM

PLANO TOMORROW VISION

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

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?



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