



PLANO TOMORROW

A Comprehensive Plan for Excellence



Mayor's Welcome

Joint Meeting with the Plano City Council
and Planning & Zoning Commission

September 30, 2015



PLANO TOMORROW

A Comprehensive Plan for Excellence



Plano Tomorrow Comprehensive Plan Presentation

Joint Meeting with the Plano City Council
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September 30, 2015





Comprehensive Planning
Purpose & History

Christina Day
Director of Planning

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



Purpose of a Comprehensive Plan as defined by **Chapter 213** of the **Texas Local Government Code**:

- Promote Sound Development of Municipalities
- Promote Public Health, Safety, and Welfare



Conformance with State law as defined **by Chapter 211 of the Texas Local Government Code** for zoning and subdivision decisions



Basis for Capital and Annual Budget Decisions



Basis for Economic Development Decisions



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 polices

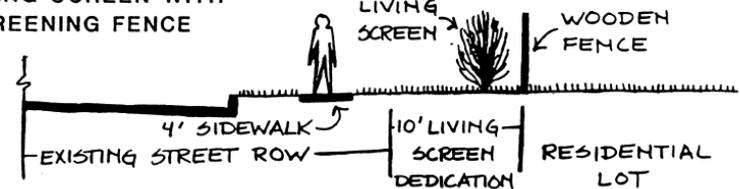
Zoning Ordinance Subdivision Ordinance Thoroughfare Standards Retail Corner Design Guidelines

- Regulatory documents with numeric regulations
- Establishes development rights



Subdivision Ordinance

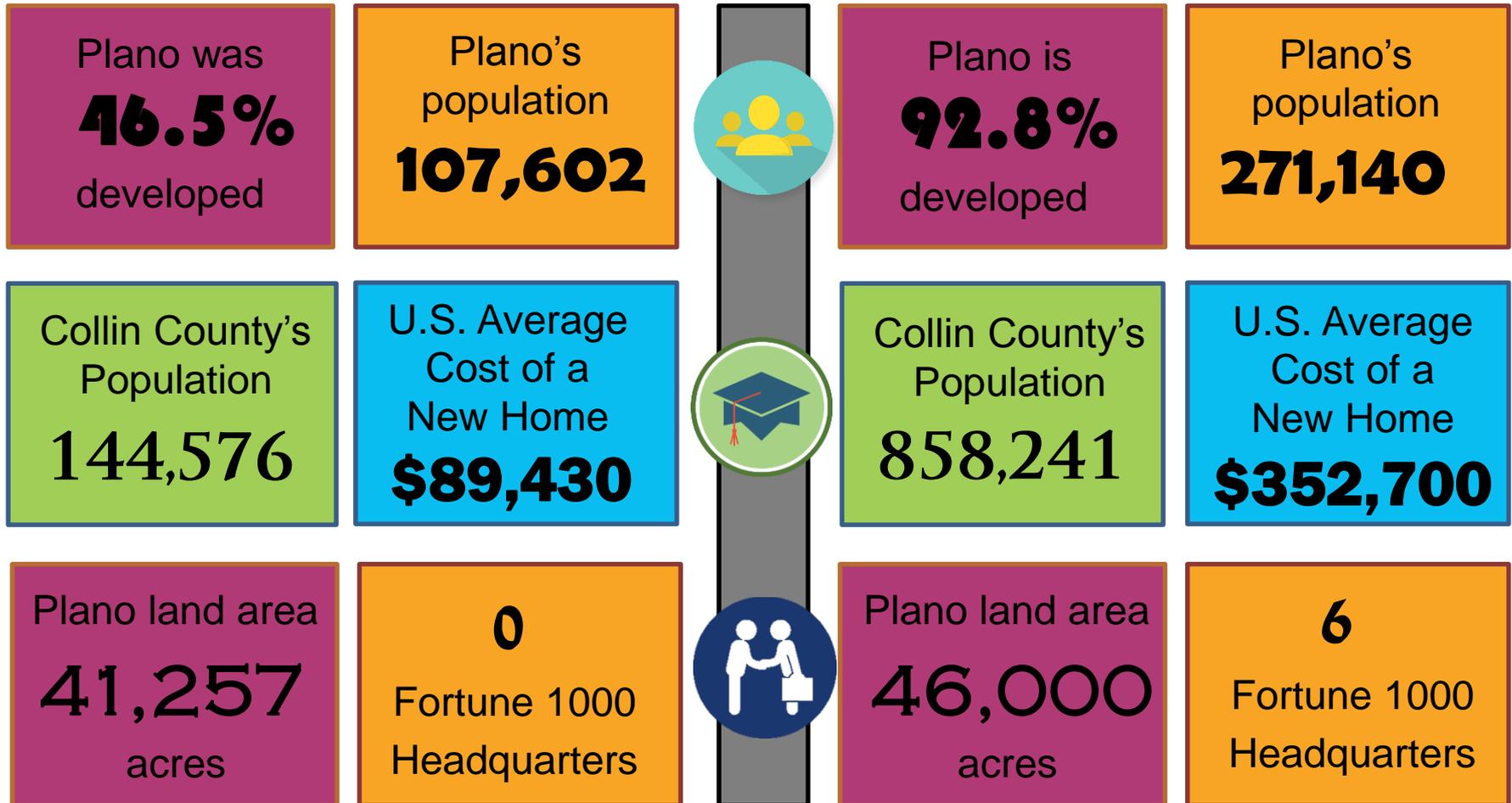
2. LIVING SCREEN WITH SCREENING FENCE



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

Flashback to 1986...



1986

2015

Flashback to 1986...



Plano ISD has 27,800 students and 34 schools



Town of Renner Annexed 1983;
Town of Buckingham exists



Dallas North Tollway ends at Trinity Mills Road



DART is created (1983); begins express bus service from Plano to Dallas (1984)



Frito-Lay Headquarters Under Construction



Collin Creek Mall Celebrates 5 Years



1986 Comprehensive Plan Focus



Become a major economic center in the Dallas-Fort Worth Region



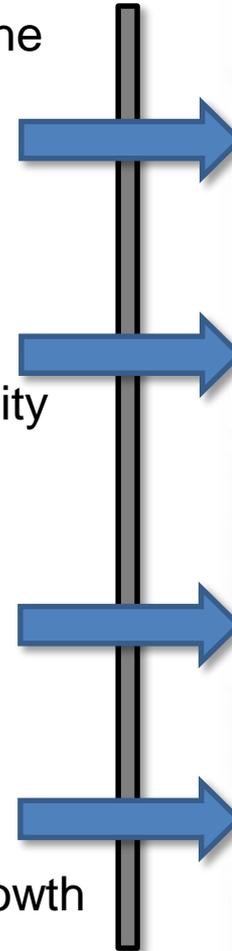
Continued residential growth with a variety of housing opportunities for residents and workers in the community



Develop an effective, coordinated local and regional transportation system



Accommodate and manage future growth



Result of
1986 Plan
is Plano
Today



Our Evolving City

Data sources: U.S. Census Bureau, City of Plano

Attribute	1986	2015	2045 Estimates
Population	107,602	271,140	300,000
Asian	1.2%	18.1%	22.0%
Black	3.2%	6.9%	8.8%
Hispanic	3.5%	14.6%	19.9%
Other	0.6%	2.9%	3.6%
White	91.5%	57.6%	45.6%
Median Age	27.4 years	37.5 years	47.4 years



Our Emerging Challenges



FOCUS ON REDEVELOPMENT



DFW EXPECTED POPULATION AND JOB GROWTH



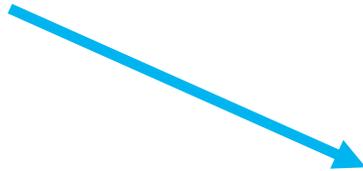
INTERNAL MOBILITY CHALLENGES



FOCUS ON REGIONAL ISSUES



ADDRESSING NEW CHALLENGES



PLANO TOMORROW

A Comprehensive Plan for Excellence



Creating the Draft Plan
Public Involvement Process

Kayci Prince
2nd Vice Chair
Planning & Zoning Commission

Public Involvement Process

STEP 1

SURVEY THE
PUBLIC TO
IDENTIFY ISSUES

STEP 2

WORK WITH P&Z
TO IDENTIFY
POLICIES AND
ACTIONS BASED
ON PUBLIC
COMMENTS

STEP 3

CONFIRM ACTIONS
AND POLICIES
WITH PUBLIC AND
MAKE NECESSARY
REVISIONS

STEP 4

FINAL RECOMMENDATIONS PRESENTED TO P&Z AND CITY COUNCIL FOR
CONSIDERATION



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.

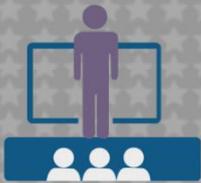
Online and Paper Surveys - July to November 2013

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.

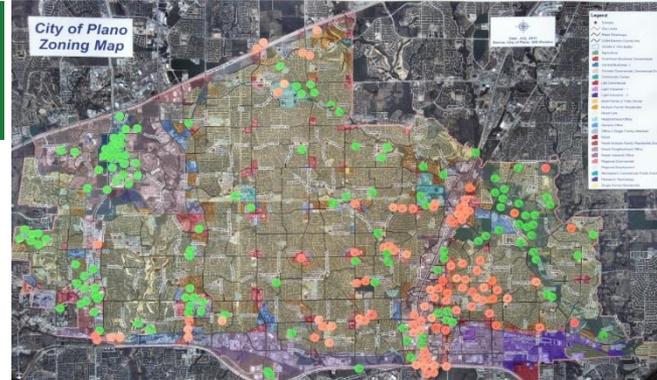


Libraries and Recreation Centers - September 2013 to January 2014

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



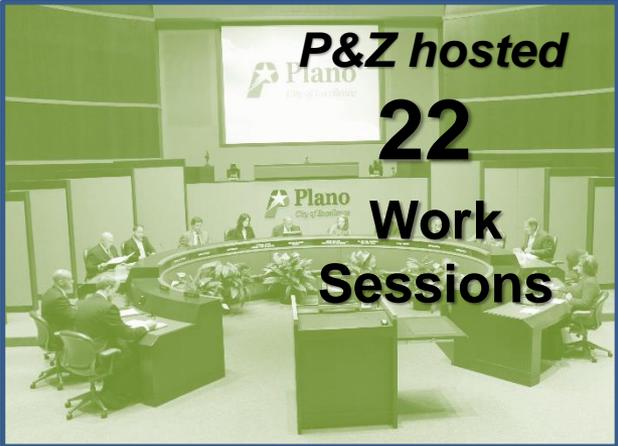
9
Open
Houses &
Public
Hearings



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 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

The Plan

Visions – Pillars - Components

Doug Bender
Chair

Planning & Zoning Commission

Nathan Barbera
1st Vice Chair

Planning & Zoning Commission

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 &
Community
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

Environmental
Quality

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



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

Future Land Use Map



CITY OF PLANO FUTURE LAND USE MAP

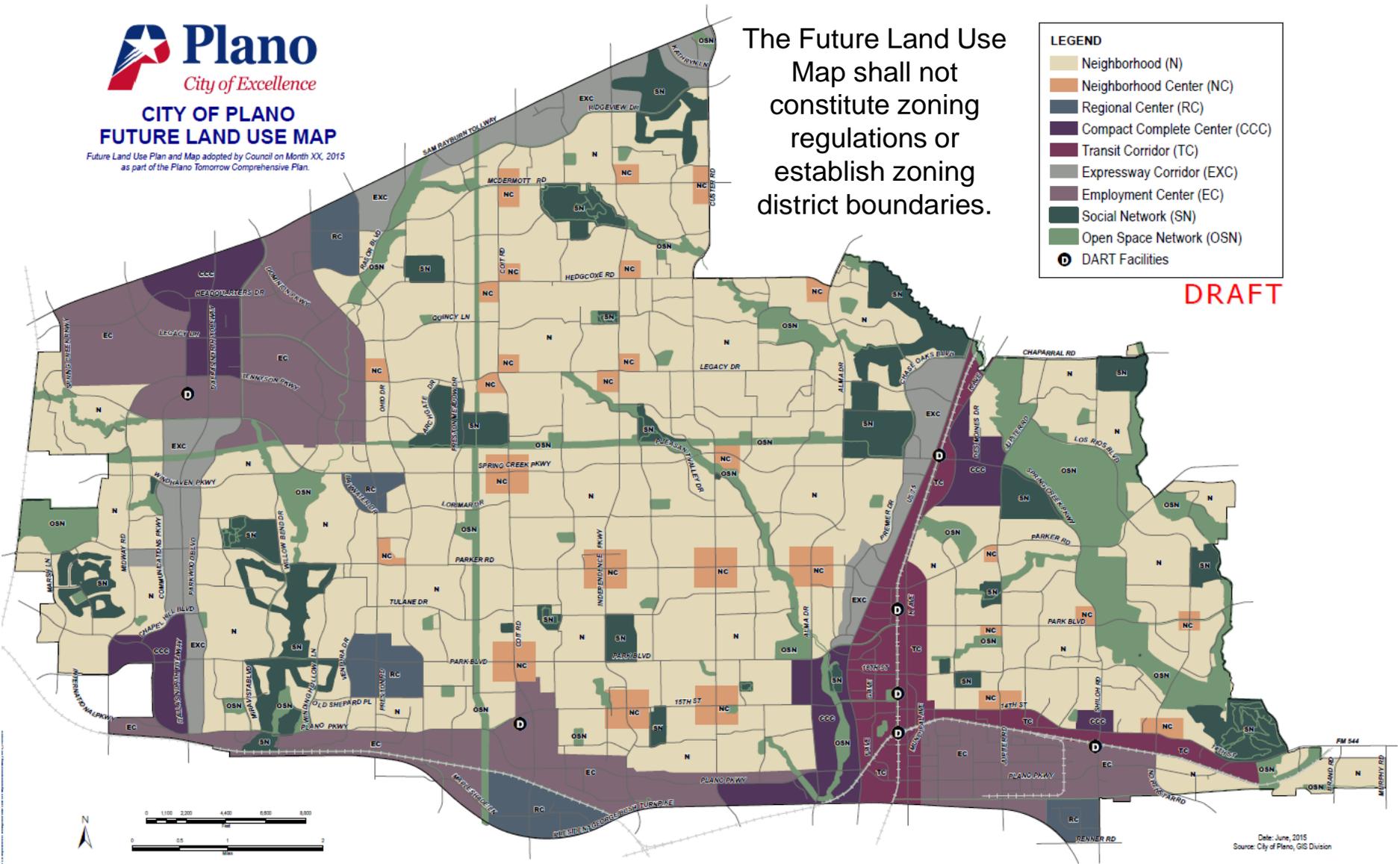
Future Land Use Plan and Map adopted by Council on Month XX, 2015
as part of the Plano Tomorrow Comprehensive Plan.

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

DRAFT



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%

Undeveloped Land in Plano

Plano Tomorrow 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.

Plano has **7%** of land remaining undeveloped.

0.9% of undeveloped land in Plano is within the Compact Complete Centers designation.

Growth and Change Map



CITY OF PLANO GROWTH AND CHANGE MAP

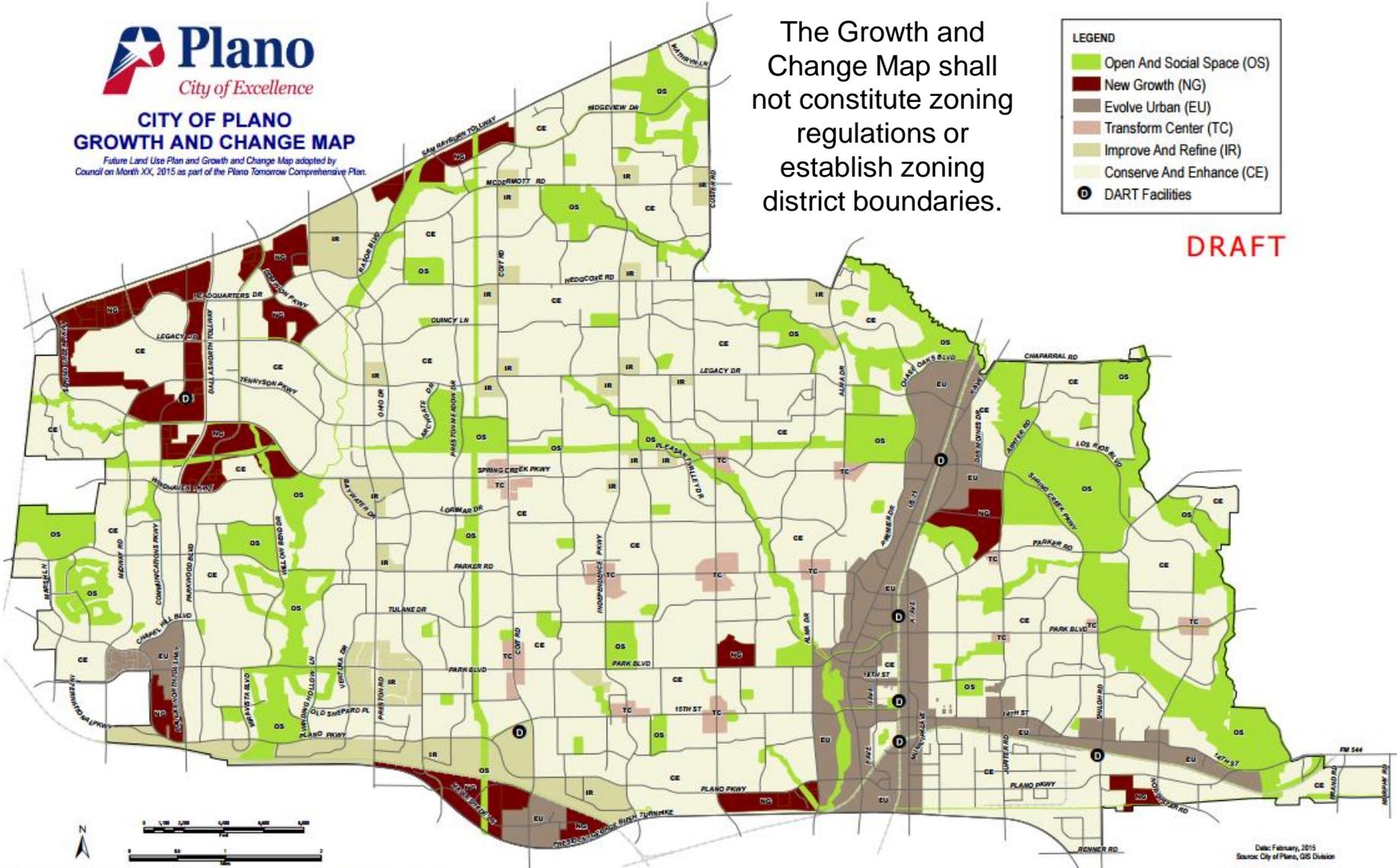
Future Land Use Plan and Growth and Change Map adopted by Council on March XX, 2015 as part of the Plano Tomorrow Comprehensive Plan.

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

DRAFT



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 Descriptions

Conserve and Enhance

64% of land

These areas are expected to retain the current form of development, but will experience some minor infill and ongoing rehabilitation consistent with the present form and character.



Open and Social Space

16% of land

These areas are expected to remain open and social space uses, such as nature preserves, parks, country clubs, and institutional uses, but will improve to meet the changing leisure, recreation, and social desires of the community.



Growth and Change Map Descriptions

Improve and Refine

5% of land

These areas are expected to experience moderate changes through infill, reuse, and redevelopment.



New Growth

6% of land

These existing undeveloped areas (>50 acres) are expected to experience new development through master-planned projects.



Growth and Change Map Descriptions

Evolve Urban

8% of land

These existing areas are expected to experience extensive large-scale change through major redevelopment projects that evolve into distinct walkable districts.



Transform Center

1% of land

These existing areas are expected to experience significant redevelopment and transformation of the existing form into small-scale pedestrian-friendly centers.



Thoroughfare Plan Map



CITY OF PLANO THOROUGHFARE PLAN MAP

Thoroughfare Plan and Map adopted by Council on Month 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

DRAFT



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



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



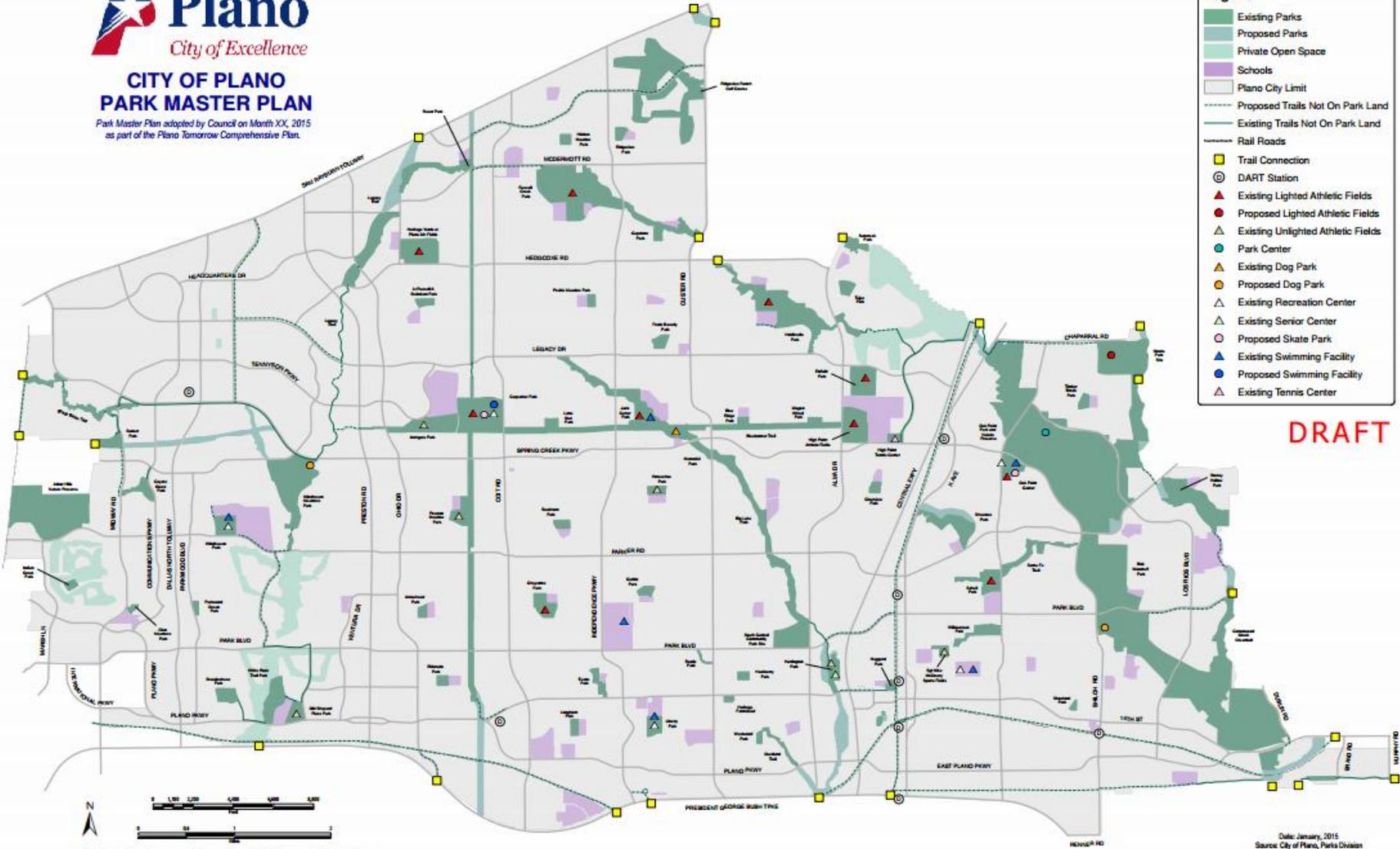
- Establish a strong sense of belonging through
- local partnerships,
 - community building efforts,
 - civic participation, and
 - enhancement of public spaces and community character

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.



Legend

- Existing Parks
- Proposed Parks
- Private Open Space
- Schools
- Plano City Limit
- 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

DRAFT



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

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

Bicycle Transportation Plan Map



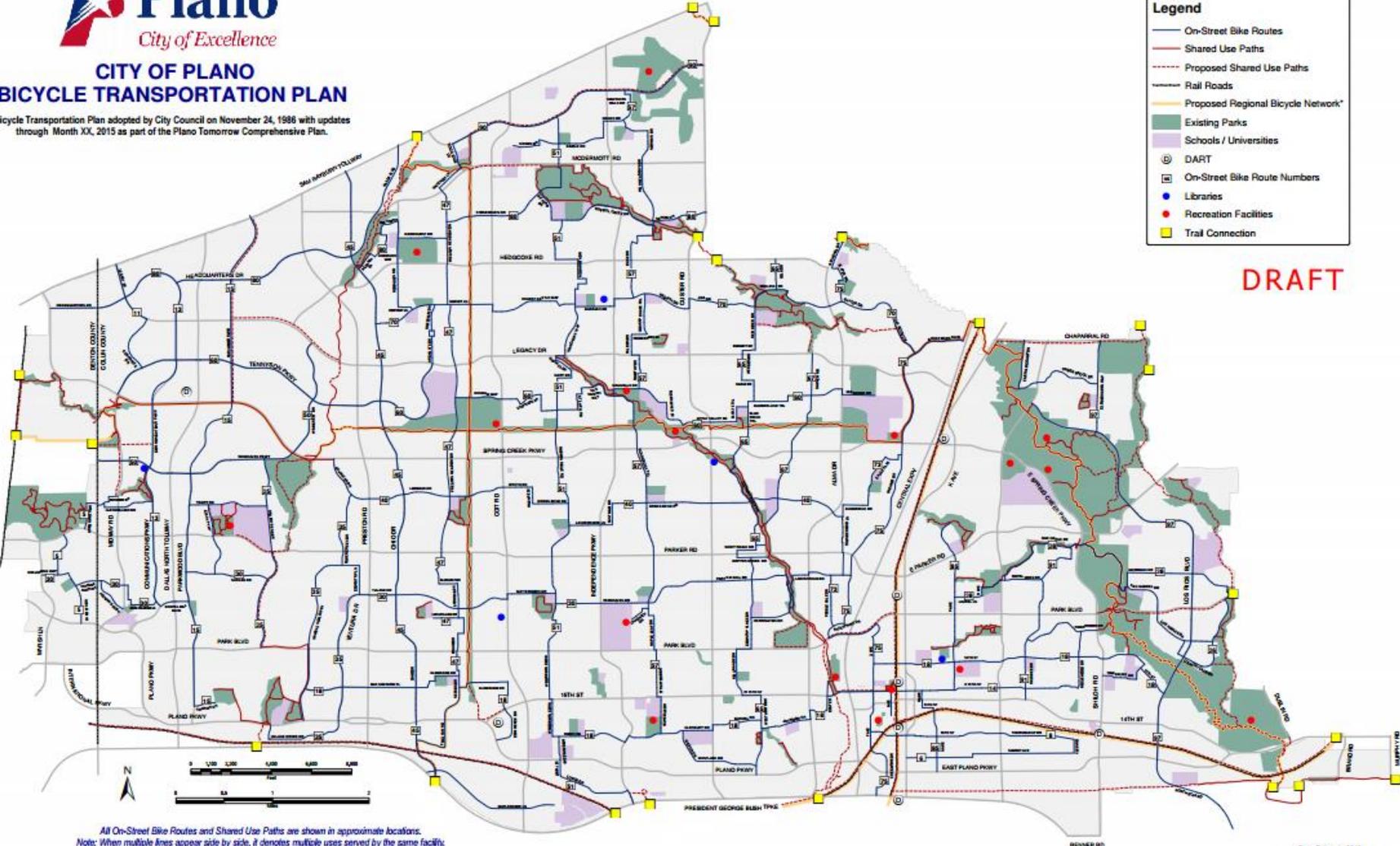
CITY OF PLANO BICYCLE TRANSPORTATION PLAN

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.

Legend

- On-Street Bike Routes
- Shared Use Paths
- Proposed Shared Use Paths
- Rail Roads
- Proposed Regional Bicycle Network*
- Existing Parks
- Schools / Universities
- D DART
- 1 On-Street Bike Route Numbers
- Libraries
- Recreation Facilities
- Trail Connection

DRAFT



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

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

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

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.



Compatibility with Existing Plan and Implementation

Doug McDonald
Comprehensive Planning Manager

Key Similarities with Existing Plan



Single-family residential uses will continue to be the primary land use in Plano



Builds on the importance of reserving land for employment generating uses



Further expands the city's transportation system to include alternative modes of transit



Both the current plan and the Plano Tomorrow plan have a planning time frame of 20- to 30-years and identify the location of recommended land use activities around the city

Key Differences from Existing Plan



Focus on Retail
Corners



Regionalism
Component



Neighborhood
Stabilization



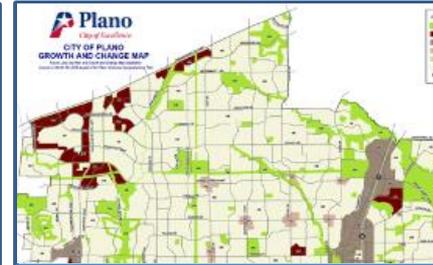
Opportunities for
housing reduced



Social and
Environmental



Refines urban
center locations



Growth and
Change map



Preferred single-family
uses in neighborhood
centers

How is the Plan Implemented?



Web-Based Characteristics

INNOVATIVE

INTERACTIVE

SUSTAINABLE

COMPREHENSIVE

ACTION-BASED

VISUAL

ACCESSIBLE

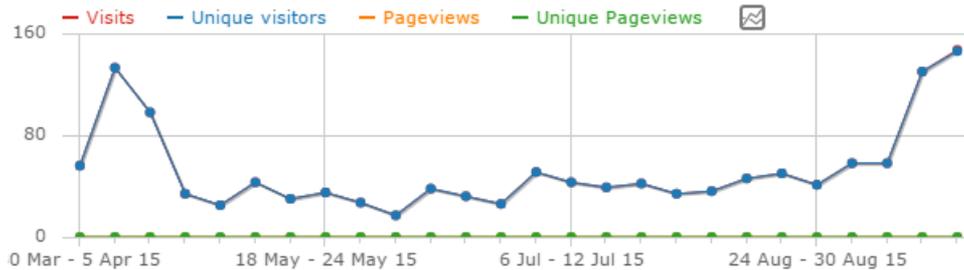
LIVING



FIRST WEB-BASED PLAN TO BE INTRODUCED BY A TEXAS COMMUNITY

Web-Based Characteristics

Visits Over Time



1,420 VISITS
3,220 DOWNLOADS

134 SMART PHONE VISITS
126 TABLET VISITS
1,061 DESKTOP VISITS



ANNOTATIONS 26

Give Your Feedback

How important is the Water Conservation policy to you?

- Very Important
- Important
- Somewhat Important
- Not Important

Submit

Poll Maker

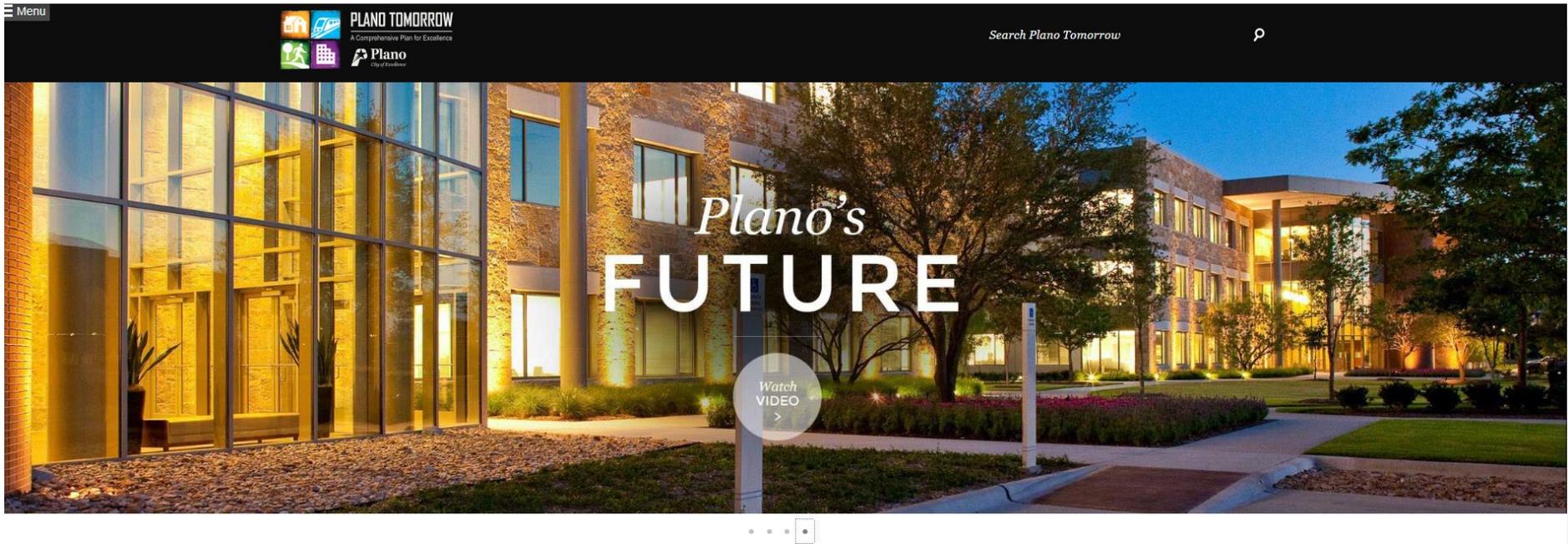
700+
Feedback
Votes

Water Conservation Action Statements

Status

Apply adopted water conservation measures even during periods of adequate supply, not just during drought.	IN PROGRESS
Create incentives for water conservation techniques such as drip irrigation systems, rainwater collection and harvesting and drought tolerant landscaping, and create demonstration projects on city facilities to increase awareness.	PENDING
Utilize traditional and emerging marketing methods such as large-scale media, social marketing campaigns, and presence at public events to improve awareness and participation for the city's water conservation programs.	IN PROGRESS
Study potential of air conditioning condensation harvesting and grey water use as a water conservation measure.	IN PROGRESS
Provide educational materials, seminars, and workshops on conservation and sustainability practices for water resources.	IN PROGRESS
Evaluate environmental impacts of artificial turf or synthetic grass as an alternative for residential and commercial developments.	IN PROGRESS

Plano's Vision Video & Website Demonstration



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.

A black and white photograph of a fire truck at night. The truck is the central focus, with its emergency lights flashing. An American flag is mounted on top of the truck. The truck has various markings, including "Plano Fire-Rescue" on the side and "SEAT BELTS & SMOKE ALARMS" and "SAFE LIVES" on the side panels. The truck is parked on a street, and a "FIRE LANE NO PARKING" sign is visible in the foreground. The background shows a dark street with some distant lights.

Plano Fire-Rescue

**Sam Greif
Fire Chief**

What I actually said that was published in the Community Impact

[Fire and EMS calls average a 5:47-minute response time in this area, which is nearly one minute longer than the department's 2014 overall average, Fire Chief Sam Greif said.

Greif said that average is still a favorable response time given Plano's land area and population density.

“If that's the area we say we're having the hardest time getting to ... I would say that's a stellar response comparatively speaking,” he said.]



Fire-Rescue Calls

Ohio Dr & W Spring Creek Pkwy

Response Type	Last Year		5 Years ago	
	Average	90%	Average	90%
FD Response	5:47	7:22	5:57	7:40
Travel Time	4:58	6:17	5:03	6:20

Response Goals	NFPA 1710	CFAI (Best Practice)
		90%
FD Response	5:20	6:43
Travel Time	4:00	5:12



Questions



PLANO TOMORROW

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