Agenda

1. Discussion and Consideration: Future Land Use Map and Category Descriptions

2. Discussion and Consideration: Growth and Change Map and Category Descriptions
“Continuous improvement is better than delayed perfection.”

- Mark Twain
FLU Map and Categories
Original (Adopted 2015)

- 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

Revision

- Neighborhoods (N)
- Neighborhood Corners (NC)
- Community Corners (CC)
- Suburban Activity Centers (SA)
- Urban Activity Centers (UA)
- Employment Centers (EM)
- Downtown Corridors (DT)
- Expressway Corridors (EX)
- Social Network (SN)
- Open Space Network (OS)
- Transit Facilities
Major FLU Map Changes

1. All apartments around the perimeter of Neighborhood Corners and Community Corners were moved to Neighborhoods (N) for consistency.
Major FLU Map Changes

2. Corner was designated as NC if:
   - Less than 10 acres
   - Does not fit CC criteria
Major FLU Map Changes

3. Corner was designated as CC if:
   - More than 25 acres
   - Is 10 to 25 acres, and where it meets 2 of the 3 of the following conditions:
     ‣ Single-family neighborhoods do not directly abut
     ‣ There is more than 250,000 square feet of commercial square footage within a quarter mile
     ‣ There are more than two anchor spaces (50,000 SF+ single tenant structure) within a quarter mile.
5. **Park and Preston** | The boundaries of the Suburban Activity Center (SA) were revised to match existing conditions on the ground. Community Corner (CC) and Employment Center (EM) was added to the south of the center as it approaches Plano Parkway.

**Original (Adopted 2015)**

**Revisions**
6. Alma Rd b/n Park and 15th | Changed to Suburban Activity Center (SA) and Expressway Corridor (EX) to better reflect existing conditions and approved zoning for the area. This area was formerly Compact Complete Center (CCC).

Original (Adopted 2015)  

Revisions
7. **Communications Pkwy** | Shifted the line dividing Employment Center (EM) and Urban Activity Center (UA) to follow Communications Pkwy.

**Original (Adopted 2015)**

**Revisions**
8. **PGBT at US 75** | The area along either side of US 75 from President George Bush Turnpike to Plano Parkway was changed to Expressway Corridors (EX).

Original (Adopted 2015)  Revisions
9. **New Neighborhood Corners** | The intersections of Spring Creek Dr. and Alma Dr. was changed from Neighborhoods (N) to Neighborhood Corners (NC) and Community Corners (CC) to match existing conditions. The north side of the Shiloh Rd and 14th St was changed to Neighborhood Corners to more accurately reflect anticipated scale of redevelopment.

Original (Adopted 2015)  |  Revisions
10. **Other Minor Misc. Changes** | Other minor miscellaneous changes were match existing conditions on the ground that are not anticipated to change within the planning horizon of this comprehensive plan. This includes narrowing of Expressway Corridors (EX) along 121, expansion of Suburban Activity Center (SA) to cover Mustang Square development east of Ohio Dr., and other misc. changes.

**Original (Adopted 2015)**

**Revisions**
FLU Category Descriptions – Intro
FLU Category Descriptions – Dashboards
### PLANO COMPREHENSIVE PLAN

**FUTURE LAND USE CATEGORY DASHBOARDS**

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>BUILDING HEIGHTS</th>
<th>DENSITY</th>
<th>INTENSITY &amp; SCALE</th>
<th>OPEN SPACE</th>
<th>PARKING ORIENTATION</th>
<th>BLOCK PATTERN &amp; LAYOUT</th>
<th>AUTOMOBILES</th>
<th>TRANSIT</th>
<th>MICROMOBILITY</th>
<th>PEDESTRIANS</th>
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</thead>
<tbody>
<tr>
<td>Neighborhoods (NC)</td>
<td>1-2 Stories</td>
<td>Low</td>
<td>Moderate</td>
<td>Open Space</td>
<td>Parallel</td>
<td>Low</td>
<td>High</td>
<td>Medium</td>
<td>High</td>
<td>Low</td>
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<tr>
<td>Mixed-Use Districts (MUD)</td>
<td>1-2 Stories</td>
<td>Low</td>
<td>Moderate</td>
<td>Open Space</td>
<td>Parallel</td>
<td>Low</td>
<td>High</td>
<td>Medium</td>
<td>High</td>
<td>Low</td>
</tr>
<tr>
<td>Community Centers (CC)</td>
<td>1-2 Stories</td>
<td>Low</td>
<td>Moderate</td>
<td>Open Space</td>
<td>Parallel</td>
<td>Low</td>
<td>High</td>
<td>Medium</td>
<td>High</td>
<td>Low</td>
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<tr>
<td>Subdistrict Activity Centers (SAC)</td>
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<td>Open Space</td>
<td>Parallel</td>
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<td>Medium</td>
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<td>Low</td>
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<tr>
<td>Urban Activity Centers (UAC)</td>
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<td>Moderate</td>
<td>Open Space</td>
<td>Parallel</td>
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<td>Medium</td>
<td>High</td>
<td>Low</td>
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<tr>
<td>Expressway Corridors (ECC)</td>
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<td>Open Space</td>
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<td>Low</td>
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<td>Freeway Corridors (FC)</td>
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<td>Open Space</td>
<td>Parallel</td>
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<tr>
<td>Employment Centers (EC)</td>
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<td>High</td>
<td>Medium</td>
<td>High</td>
<td>Low</td>
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<tr>
<td>Social Network (SN)</td>
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<td>Moderate</td>
<td>Open Space</td>
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<tr>
<td>Open Space Network (OSN)</td>
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<td>Moderate</td>
<td>Open Space</td>
<td>Parallel</td>
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<td>Medium</td>
<td>High</td>
<td>Low</td>
</tr>
</tbody>
</table>
Do you agree with the Open Space Network (OS) FLU Category?
FLU Category Descriptions

Do you agree with the Social Network (SN) FLU Category?
Do you agree with the changes made to the Employment Centers (EM) FLU Category?

Please see packet for specific changes
FLU Category Descriptions

Do you agree with the changes made to the Neighborhoods (N) FLU Category?

Please see packet for specific changes
Do you agree with the changes made to the Neighborhood Corners (NC) FLU Category?

Please see packet for specific changes
Do you agree with the changes made to the Community Corners (CC) FLU Category?

Please see packet for specific changes.
FLU Category Descriptions

Do you agree with the changes made to the Suburban Activity Centers (SA) FLU Category?

Please see packet for specific changes
Do you agree with the changes made to the Urban Activity Centers (UA) FLU Category?

Please see packet for specific changes
FLU Category Descriptions

Do you agree with the changes made to the Downtown Corridors (DT) FLU Category?

Please see packet for specific changes
Do you agree with the Expressway Corridors (EX) FLU Category?
Next Meeting

- Prepare for the next meeting
  - Date: Thursday, November 10, 2020
  - Time: 6:00 p.m.
  - Location: Plano Council Chambers
  - Topics:
    - Bundle Revisions
    - Glossary
Thank you
For more information, please visit
www.PlanoCompPlanReview.org