



Plano
City of Excellence

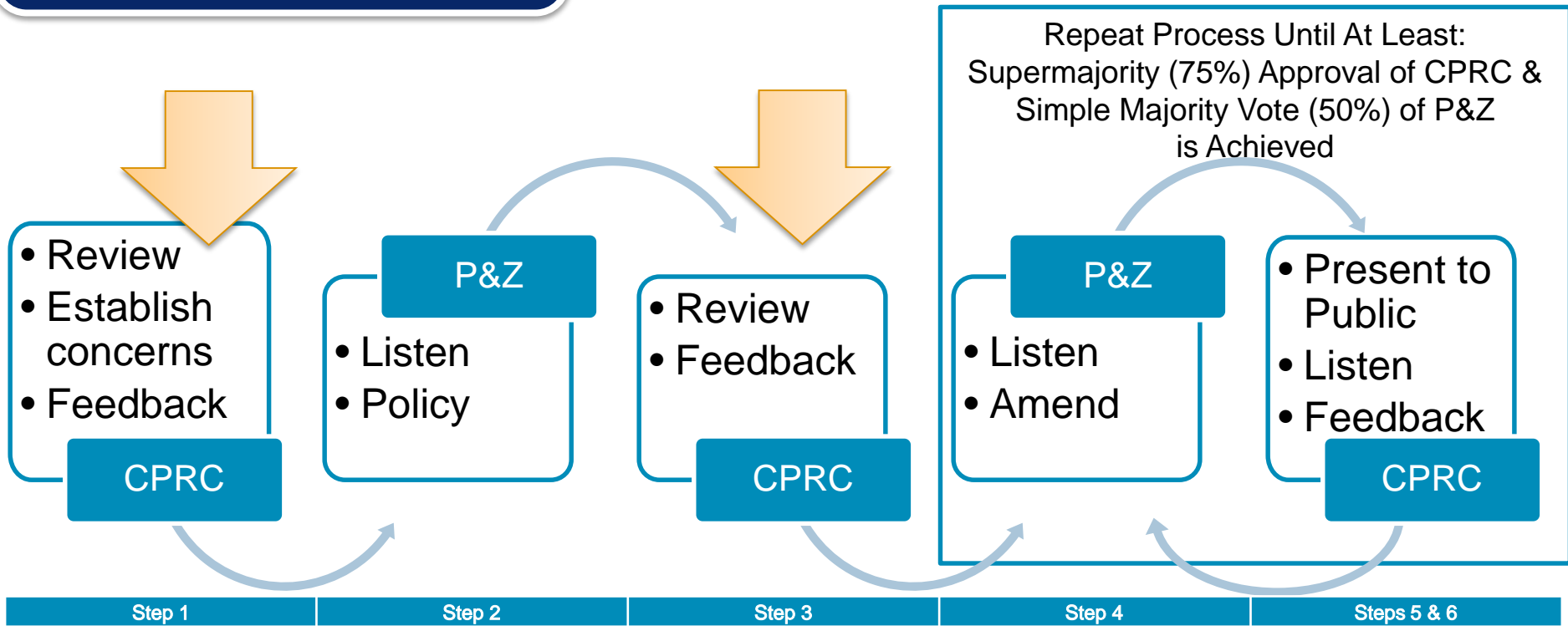


City of Plano Comprehensive Plan Review

December 7, 2020 | P&Z Commission

P&Z

Review Process



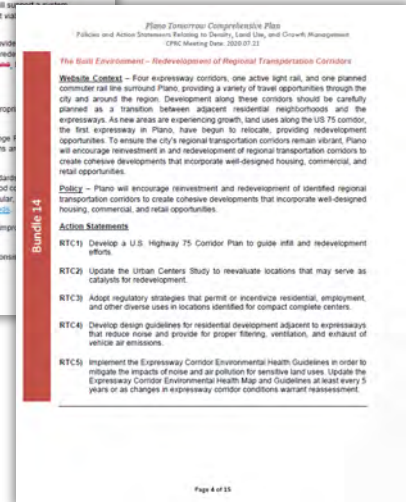
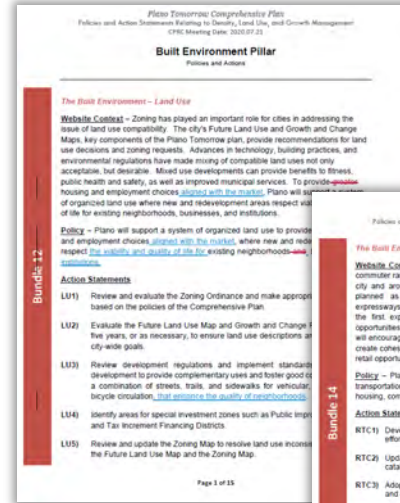
P&Z

Adoption Process



How were revisions made?

1. CPRC was emailed bundles/guiding principles and provided comments
2. Comments were reviewed by the consultant and staff
3. Staff prepared recommendations for CPRC consideration
4. CPRC voted on staff recommendations to send to P&Z



Website Information

Policy Bundle	P&Z Draft Language	CPRC Draft Language	Detailed Information	Combined Responses	Status
Guiding Principles			N/A (new to Plano Tomorrow)		Preliminary Approval by CPRC & P&Z
1 - Roadway System					Preliminary Approval by CPRC & P&Z
2 - Transportation Demand Management					Preliminary Approval by CPRC & P&Z
3 - Regional Transportation (Traffic/Roadway Related Actions)					Preliminary Approval by CPRC & P&Z
4 - Land Use					* P&Z 1st Review
5 - Transit Oriented Development (Transportation Actions)					Preliminary Approval by CPRC & P&Z
6 - Population Growth (Transportation Actions)					Preliminary Approval by CPRC & P&Z
7 - Bicycle					Preliminary Approval by CPRC & P&Z

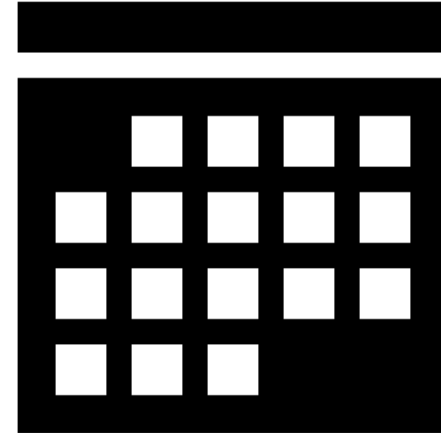
- P&Z and CPRC Draft Language
- Detailed Information
- Combined Responses
- Status



Please visit PlanoComp PlanReview.org to review all documents

Proposed Project Schedule

- **Draft Plan Preparation:**
 - Tuesday, January 5, 2021
 - Tuesday, January 12, 2021
 - Tuesday, January 19, 2021 (if needed)
- **Telephone Town Hall:**
 - Thursday, February 11, 2021
- **Final (Joint) Plan Preparation:**
 - Tuesday, February 23, 2021
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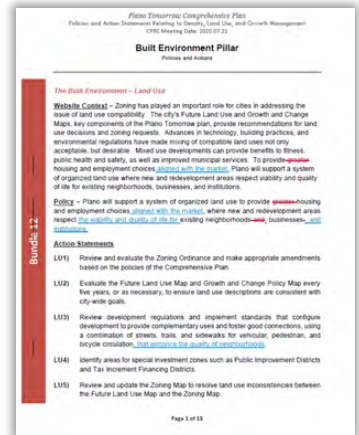
Dates are subject to change



Voting

For Today – P&Z 1st Review

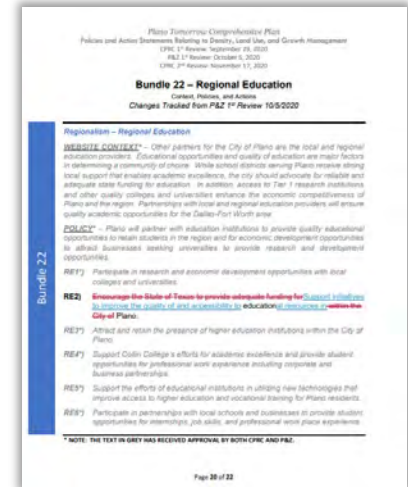
- On **November 17 and 18, 2020**, CPRC approved sending six bundles to the P&Z for their consideration.
 - **Bundle 4/12*** – Land Use (except Action LU2)
 - **Bundle 14** – Redevelopment of Regional Transportation Corridors
 - **Bundle 15** – Undeveloped Land
 - **Bundle 5/16** – Transit-Oriented Development
 - **Bundle 18** – Redevelopment of Neighborhood Centers
 - **Bundle 6/20*** – Population Growth (except Action PG2)



*Bundles 4/12 and 6/20 have individual action items that have been tabled to a future CPRC meeting

For Today – P&Z 2nd Review

- On November 17, 2020, the CPRC recommended the P&Z reconsider:
 - Action RE2 in Bundle 22 – Regional Education



1st Consideration: Bundles 4/12, 14, 15, 5/16, 18, and 6/20

Plano Tomorrow Comprehensive Plan
Policies and Action Statements
CPRC 1st Review: November 17, 2020

Bundle 4/12 – Land Use

Context, Policies, and Actions
Changes Tracked from Original Ordinance

The Built Environment – Land Use

WEBSITE CONTEXT – Zoning has played an important role for cities in the issue of land use compatibility. The maps and dashboards in the city's 2015 and Growth and Change Maps, key components of the Plano Tomorrow 2045 plans, provide recommendations for land use decisions and zoning requirements. In technology, building practices, and environmental regulations have a compatible land uses at various stages in some cases not only use-compatible. Mixed use developments can provide benefits to fitness, public health and improved municipal services. To provide greater housing and employment aligned with the market, Plano will support a system of organized land use and redevelopment areas respect visibility and quality of life for existing and businesses, and residents.

POLICY – Plano will support a system of organized land use to provide and employment choices aligned with the market, where new and redevelopment respect the visibility and quality of life for existing and businesses, and residents.

- LU1) Review and evaluate the Zoning Ordinance and make appropriate based on direction from the policies of the Comprehensive Plan.
- LU2) << Tabled to a future meeting >>
- LU3) Review development regulations and implement standards that development to provide complementary uses and foster good order using a combination of streets, trails, and sidewalks for vehicular and bicycle circulation, that enhance the quality of neighborhoods.
- LU4) Identify areas for special investment zones such as Public Improvement Districts and Tax Increment Financing Districts. [Recommendation action to the Diversify & Reinvest Economy Policy.]
- LU5) Review and update the Zoning Map to resolve land use inconsistencies in the Future Land Use Map and the Zoning Map.
- LU6) Create regulations that incentivize the redevelopment and underperforming retail and multifamily development.

Bundle 18 – Redevelopment/Revitalization of Retail Shopping Neighborhood Centers

Context, Policies, and Actions
Changes Tracked from Original Ordinance

The Built Environment – Redevelopment Neighborhood Centers

WEBSITE CONTEXT – Redevelopment of opportunity to conserve and enhance Plano areas are clustered at major thoroughfare in capita, three times the national average, unit of unused vehicle parking are becoming more housing opportunities and improve centers within walking distance of residents.

Plano has many retail centers that typically to serve surrounding neighborhoods. The particularly from the 1970s to 1990s, was dramatic shifts in the national retail environment types of businesses originally planned local successfully re-purposed and fulfill a need generate the traffic originally envisioned, ra parking.

Although some sites are successful, others to justify improvements to meet current older centers may not be able to compete with communities. Adding to the complexity is multiple ownership, which can make it difficult cohesive plan.

Revitalization of Plano's underperforming positive for the businesses and the surrounding development of all or part of a retail center reduction of marginal or overbuilt retail space.

Bundle 14 – Redevelopment of Regional Transportation Corridors

Context, Policies, and Actions
Changes Tracked from Original Ordinance

The Built Environment – Redevelopment of Regional Transportation Corridors

WEBSITE CONTEXT – Four expressway corridors, one active light rail, and a commuter rail line surround Plano, providing a variety of travel opportunities city and around the region. Development along these corridors should be planned as a transition between adjacent residential neighborhood expressways. As new areas are experiencing growth, land uses along the US the first expressway in Plano, have begun to relocate, providing red opportunities.—To ensure the city's regional transportation corridors remain attractive, Plano will encourage reinvestment in and redevelopment transportation corridors to create cohesive developments that incorporate housing, commercial, and retail opportunities. When housing is considered air quality standards will be maintained to protect the quality of life for residents.

POLICY – Plano will encourage reinvestment and redevelopment of identified transportation corridors to create cohesive developments that incorporate housing, commercial, and retail and housing opportunities, where those appropriate according to the Future Land Use Map and other related Comprehensive standards.

- RTC1) Update a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts. Develop other Expressway Corridor Plans as needed.
- RTC2) Update the Urban Centers Study to reevaluate locations that may be catalysts for redevelopment.
- RTC3) Adopt regulatory strategies that permit and encourage a viable mix incentivize residential, employment, and other diverse land uses in locations identified for compact complete as Urban Activity Centers.
- RTC4) Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.

Bundle 6/20 – Population Growth

Context, Policies, and Actions
Changes Tracked from Original Ordinance

Regionalism – Population Growth

WEBSITE CONTEXT – By 2045, the DFW area is expected to increase by 4 million people and the City of Plano is likely to accommodate a portion of this population growth. With established city boundaries and limited undeveloped land, Plano will need to identify areas appropriate for new housing and redevelopment. This increased regional population will also have an impact on the area's transportation network although infill and urban development are more efficient than continued regional expansion.

POLICY – Plano will plan for regional population growth in identified areas while preserving the suburban character of the community.

- PG1) Develop a policy on new growth based on the Growth and Change map, which identifies appropriate locations for growth and redevelopment opportunities.
- PG2) << Tabled to a future meeting >>
- PG3) If required, rezone land at Evaluate the potential of preferred growth and redevelopment locations to accommodate anticipated future growth recommendations in a way that compliments and respects existing neighborhoods. Where potential is found to align with community priorities, initiate action to support desired outcomes.
- PG4) Collaborate with neighboring cities to determine compatibility with residential development policies. Whenever possible, seek solutions that are mutually beneficial.
- PG5) Coordinate with the North Central Texas Council of Governments to ensure Plano's projected residential development is included within regional traffic modeling.
- PG6) Participate in regional discussions regarding population change and migration into the Dallas-Fort Worth area and its impact on cities and the region.

* NOTE: THIS LANGUAGE WAS APPROVED BY THE CPRC AND P&Z AS PART OF BUNDLE 6.
+ NOTE: IF PG1 IS MOVED, THIS ACTION WILL NEED TO BE RENUMBERED.



2nd Consideration: Bundle 22 – Action RE2

CPRC – 1st Consideration: recommended deleting RE2.

P&Z – 1st Consideration: Encourage the State of Texas to provide adequate funding for education within the City of Plano.

P&Z Explanation: “It was seen as important to keep this action in the Plan because having an educated population is important to the success of the city. The revised language was intended to respect CPRC concerns about the original language.”

CPRC – 2nd Consideration: ~~Encourage the State of Texas to provide adequate funding for~~ Support initiatives to improve the quality of and accessibility to educational resources in within the City of Plano.

CPRC Explanation: “It was not seen as the city’s role to affect state legislation regarding school funding, however, the city does have a role to support access to quality education.”

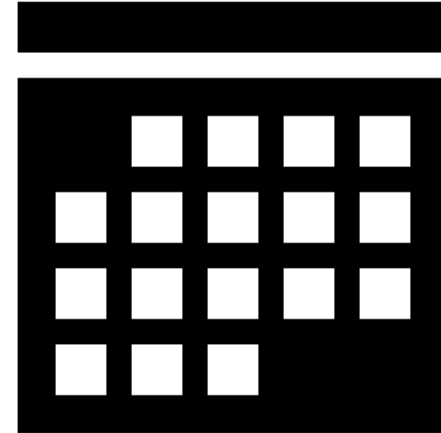




Moving Forward

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Remaining Schedule

Items	CPRC	P&Z
Guiding Principles	Preliminary Approval by CPRC & P&Z	
Bundle 1 – Roadway System	Preliminary Approval by CPRC & P&Z	
Bundle 2 – Transportation Demand Management	Preliminary Approval by CPRC & P&Z	
Bundle 3 – Regional Transportation	Preliminary Approval by CPRC & P&Z	
Bundle 4 – Land Use*	Sent to P&Z on 11/17	1 st Consideration on 12/7
Bundle 5 – Transit-Oriented Development	Preliminary Approval by CPRC & P&Z	
Bundle 6 – Population Growth	Preliminary Approval by CPRC & P&Z	
Bundle 7 – Bicycle and Other Micromobility	Preliminary Approval by CPRC & P&Z	
Bundle 8 – Public Transit	Preliminary Approval by CPRC & P&Z	
Bundle 9 – Regional Transportation	Preliminary Approval by CPRC & P&Z	
Bundle 10 – Community Design	Preliminary Approval by CPRC & P&Z	
Bundle 11 – Pedestrian Environment	Preliminary Approval by CPRC & P&Z	
Bundle 12 – Land Use*	Sent to P&Z on 11/17	1 st Consideration on 12/7
Bundle 13 – Community Design	Preliminary Approval by CPRC & P&Z	
Bundle 14 – Redevelopment of Regional Transportation Corridors	Sent to P&Z on 11/17	1 st Consideration on 12/7

Items	CPRC	P&Z
Bundle 15 – Undeveloped Land	Sent to P&Z on 11/17	1 st Consideration on 12/7
Bundle 16 – Transit-Oriented Development	Sent to P&Z on 11/17	1 st Consideration on 12/7
Bundle 17 – Neighborhood Conservation	Preliminary Approval by CPRC & P&Z	
Bundle 18 – Redevelopment of Neighborhood Centers	Sent to P&Z on 11/17	1 st Consideration on 12/7
Bundle 19 – Special Housing Needs	Preliminary Approval by CPRC & P&Z	
Bundle 20 – Population Growth*	Sent to P&Z on 11/17	1 st Consideration on 12/7
Bundle 21 – Consistency with Neighboring Cities	Preliminary Approval by CPRC & P&Z	
Bundle 22 – Regional Education	Sent back to P&Z on 11/17	2 nd Consideration on 12/7
Optional Bundle 23 – Plan Map Amendments	1 st Consideration on 12/1 and 12/9	1 st Consideration on 12/21 and 1/4
Optional Bundle 24 – Growth Management & Redevelopment	1 st Consideration on 12/1 and 12/9	1 st Consideration on 12/21 and 1/4
Glossary	1 st Consideration on 12/9	1 st Consideration 1/4
Future Land Use Map & Categories	1 st Consideration on 12/1 and 12/9	1 st Consideration on 12/21 and 1/4
Deletion of the Growth & Change Map & Categories and Replacement with the Density Guidance Map	1 st Consideration on 12/1 and 12/9	1 st Consideration on 12/21 and 1/4

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Please visit PlanoComp PlanReview.org to review the schedule in more detail



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Thank you

For more information, please visit
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