City of Plano
Comprehensive Plan Review

Meeting #3 | February 4, 2020 | CPRC No. 3
Agenda

1. Approval of Minutes
2. Presentation: Zoning Change Public Notification and Participation
3. Presentation: Undeveloped Land Map
4. Executive Session
5. Presentation: Fair Housing Act, Court Cases, HUD Interpretations
6. Discussion: Housing Types
7. Discussion: CPRC Work Plan Updates
Zoning Change Notice Procedures
<table>
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<th>Notification to property owners within 200’</th>
<th>10 days before P&amp;Z</th>
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<tr>
<td>Notification to ISD</td>
<td>All residential and multifamily zoning cases</td>
<td>All zoning cases</td>
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<td>Publication in “official” newspaper</td>
<td>15 days prior to City Council</td>
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Additional Notices

- At least 20 days before P&Z, written notices are mailed to:
  - Owners located between 200’ and 500’
  - Registered homeowner groups located within 1,500 feet of the subject property
  - Contacts for the Plano Homeowners’ Council and media
- School projections requested from ISDs for cases involving housing units
Zoning Signs

• Mandatory as of 2015
• Changes result of experience
• Current Requirements:
  – One per street frontage, up to three
  – Affidavits of posting and maintenance, with photographs
Zoning Case Response Map
www.plano.gov/MapIt
# Zoning Case Response Map

[www.plano.gov/MapIt](http://www.plano.gov/MapIt)

<table>
<thead>
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<td>Zip Code (required)</td>
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![Legend Image](image)

**Zoning Case Responses**
- ![Green Circle](green-circle.png) In favor of request
- ![Blue Circle](blue-circle.png) Neutral to request
- ![Red Circle](red-circle.png) Opposed to request

PHONE: 972-941-7151  
www.plano.gov
Zoning Case Response Map

- Zoning Case 2016-033
  - Letters
  - Emails
  - Online Petitions
- 1,498 total responses inventoried and mapped by city staff
Zoning & Recent Development Activity Map
www.plano.gov/MapIt
Additional Information

- Agendas, packets, and videos online
- Plano City News (e-newsletter)
- www.plano.gov/ActiveZoning
- www.planoplanning.org – list of active zoning and all development projects
- Go old school - Call 972-941-7151; M-F; 8AM-5PM
Common Questions

• Why can’t I download the associated plan online?
  – Technical documents
  – Not always a plan
  – Speed of change/Contact the planner

• Why isn’t there more detailed information about the case online?
  – Proposed restrictions or language
  – Speed of change/Contact the planner
Undeveloped Land in Plano
Undeveloped Land Map

What is included?
- Farms, Fields, Pastures
- Commercial land that has not received a building permit

What is NOT included?
- 100 year floodplain
- “Under-developed” lots
- Redevelopment opportunities
Undeveloped Land Map

City of Plano
- 46,136 acres (72 square miles)

Undeveloped Land
- 2,323 acres are considered undeveloped
- 5% of total land area
Undeveloped Land Map

Considerations:

- What are these properties zoned for? How much is residential?
- What are these properties planned for? How much is residential?
- How many new residents will these areas attract?
Projections

Areas illustrated on the map represent gross acreages.
Projections

156 acres

Approved development or concept plans may limit areas of residential.
Projections

Approved development or concept plans may limit areas of residential.

57 acres
Projections

Approved development or concept plans may limit areas of residential.

6 acres
Projections

Some “planned” areas require zoning changes to build residential.
Some “planned” areas require zoning changes to build residential.
Some “planned” areas require zoning changes to build residential.
Projections: Single-Family Types

Undeveloped Land Map
Single-Family Housing Types
as of January 1, 2020

1 Single-Family Type Housing planned as part of a mixed-use development are included on the Mixed Use Housing Types Map.
2 Totals represent the developments with cell-out and do not include miscellaneous infill lots.

TOTALS
91 Acres (Approx.)
4% of Undeveloped Land
229 SF-D Units
312 SF-A Units
1,528 Estimated Population

This map and information is become developed unless it is in the City of Irvine. This map is intended for

1. Single-Family
2. Single Family-
3. Estimated Population

Estimated Population

26
Projections: Single-Family Types

Undeveloped Land Map
Single-Family Housing Types
as of January 1, 2020

- 91 Acres of Undeveloped Land
- 541 New Units
- 1,528 New Residents

1 Single-family Type Housing planned as part of a mixed-use development are included on the Mixed Use Housing Types Map.
2 Totals represent the developments with cell outs and does not include miscellaneous infill lots.
Projections: Multifamily Types

Undeveloped Land Map
Traditional Multifamily Housing Types
as of January 1, 2020

- Undeveloped Land Not Zoned for Multifamily Type Housing
- Undeveloped Land Zoned for Multifamily Type Housing

Multifamily Type Uses permitted as part of a mixed-use development are included on the Mixed-Use Housing Types Map.

Totals are only for approved developments and do not include the lots not called out.

TOTALS:
- 23 Acres (Approx.)
- 1% of Undeveloped Land
- 541 Multifamily Units
- 591 Estimated Population

Note: This map and information is to be developed exclusively for use by the City of [City]. Use of this map for outside purposes shall require the written permission of the City of [City].
Projections: Multifamily Types

Undeveloped Land Map
Traditional Multifamily Housing Types
as of January 1, 2020

- Undeveloped Land Not Zoned for Multifamily Type Housing
- Undeveloped Land Zoned for Multifamily Type Housing

1Multifamily Type Uses permitted as part of a mixed-use development are included on the Mixed-Use Housing Types Map.
1Totals are only for approved developments and do not include the lots not sold out.

TOTALS:
23 Acres (Approx.)
1% of Undeveloped Land
341 Multifamily Units
591 Estimated Population

23 Acres
1%
of Undeveloped Land
341 New Units
591 New Residents
Projections: Mixed-Use Types

Undeveloped Land Map
Mixed-Use Housing Types
as of January 1, 2020

- Undeveloped Land Not Planned for Mixed-Use Type Housing
- Undeveloped Planned for Mixed-Use Type Housing

*Mixed-Use Type Housing may include multifamily uses, single-family uses, or retirement housing.

The Oak Point Area is currently zoned Agricultural. The number of units shown are from the revision Oak Point Plan and are expected to include undeveloped of nearby properties not illustrated on this map. Zoning changes would be required to construct these residential units, but are included for the purpose of projecting future housing and population as they relate to the Undeveloped Land Map.

Mixed-use developments are subject to approved development plans, which may limit residential uses to specific tracts within the overall development. Undeveloped acreage shown on this map represents the overall development.

TOTALS:
- 433 Acres (Approx.)
- 16% of Undeveloped Land
- 950 SF-D Units
- 692 SF-A Units
- 179 Retirement Housing Units
- 3,572 Multifamily Units
- 9,110 Estimated Population

This map and information is being developed and web-based in the City of Plano. Area or attribute size of the property not back or maintained by the City of Plano. All data is subject to change and development is not necessarily of the project which may exist.
Projections: Mixed-Use Types

**Undeveloped Land Map**

Mixed-Use Housing Types
as of January 1, 2020

- Undeveloped Land Not Planned for Mixed-Use Type Housing
- Undeveloped Planned for Mixed-Use Type Housing

\*Mixed-Use Type Housing may include multifamily uses, single-family uses, or retirement housing.

\*The Oak Point Area is currently zoned Agricultural. The number of units shown are from the Elsinore Oak Point Plan and are expected to include undevelopment of nearby properties not illustrated on this map. Zoning changes would be required to construct these residential units, but are included for the purpose of projecting future housing and population as they relate to the Undeveloped Land Map.

Mixed-use developments are subject to approved development plans, which may limit residential uses to specific tracts within the overall development. Undeveloped acreage shown on this map represents the overall development.

**TOTALS\*:**
- 431 Acres (Approx.)
- 19% of Undeveloped Land
- 950 SF-D Units
- 692 SF-A Units
- 179 Retirement Housing Units
- 3,572 Multifamily Units
- 9,110 Estimated Population

**431** Acres

19%* of Undeveloped Land

**5,393** New Units

**9,110** New Residents
Projections: Combined

Undeveloped Land Not Planned for Residential Housing Types
Undeveloped Land Planned for Single-family Housing Types
Undeveloped Land Zoned for Multifamily Housing Types
Undeveloped Land Zoned for Mixed-Use Housing Types

545 Acres

23% of Undeveloped Land

6,275 New Units

11,229 New Residents
Projections: Retirement Housing Types

Undeveloped Land Map
Retirement Housing Types
as of January 1, 2020

Although the existing zoning of these properties permits retirement housing types, they also permit many other non-residential and commercial uses and are not planned specifically for retirement housing. Therefore, these areas are not included in the Planning Department Annual Report housing unit and population projections. These properties are illustrated only for the purposes of Comprehensive Plan Review Committee discussion on housing types.

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Specific Use Permit Required for MF/RH

SUP required for Multifamily Housing Types
SUP required for Retirement Housing Types
Specific Use Permit Required for MF/RH

Action LU1
Review and evaluate the Zoning Ordinance and make appropriate amendments based on the policies of the Comprehensive Plan.
Specific Use Permit Required for MF/RH

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Review and evaluate the Zoning Ordinance and make appropriate amendments based on the policies of the Comprehensive Plan.

Employment Center
*Residential development is not appropriate within these centers in order to ensure the city’s ability to attract and maintain employment generating uses.*
Specific Use Permit Required for MF/RH

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Employment Center
"Residential development is not appropriate within these centers in order to ensure the city’s ability to attract and maintain employment generating uses.

<table>
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<th>Zoning Ordinance</th>
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<td>Generally Inappropriate</td>
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<td>Not Appropriate</td>
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SUP required for Multifamily Housing Types
SUP required for Retirement Housing Types
Undeveloped Land Map

Current Population:
284,070 (as of 01/01/2019)

New Residents from Undeveloped Land:
11,229

Total:
295,299

Projected 2040 Population:
305,000-310,000

- Active Developments
- Redevelopment
FAIR HOUSING ACT

- “It shall be unlawful...to refuse...or otherwise make unavailable or deny a dwelling to a person because of race, color, religion, sex, familial status or national origin or handicap.”
  - 42 USC §3604 et seq.
Sunnyvale’s comprehensive plan (1965) designated 93.67 acres for apartment development, 3,535.22 acres for single-family residential on estate lots.

The 93.67 acres allotted for apartments constituted one-half of one percent of the total acreage of Sunnyvale.

The “Proposed Zoning District Map” did not identify a single parcel for “duplex or apartments.”

The City also passed a resolution banning development of apartments and town houses in Sunnyvale.

- Some testimony from the P&Z included the statement that apartments “would be a cancer spreading in the community”
- A citizen testified that apartment complexes were difficult to police and would encourage crime
In 1986 Sunnyvale was working on a new comprehensive plan and was told by its consultant that they should include multifamily housing.

Sunnyvale did not agree with the consultant and placed multifamily on less than 2% of land near the outskirts of town where there was no infrastructure.

Some citizen testimony quoted by the court included: “This literally scares me to death. When I started looking for a home—we lived in Dallas for 17 years. Our area was blotted with apartments. If you left a screwdriver, believe you me, in two hours it was gone. Out here we at least have piece [sic] of mind. We don't have a nomadic lifestyle that apartments, town houses and condominiums bring. They're here today and gone tomorrow, no type of community affiliation at all; and that's one reason I am against it.”
CASE STUDIES: Dews v. Sunnyvale

- In 1992 Sunnyvale hired new consultants and amended their comprehensive plan in 1993
- Once again, Sunnyvale did not listen to its consultants and did not plan for multifamily
- A developer applied for a zone change for multifamily low income housing
- The city asked for 22K worth of additional impact studies
- Court found Sunnyvale discriminated in violation of the Fair Housing Act
- They found Sunnyvale’s arguments that it needed large lots due to septic issues and that it was providing regional benefits environmentally were pretext
- The Court required Sunnyvale to adopt a new plan and zoning ordinances that encourage development of multifamily
CASE STUDIES: Inclusive Comm v. Texas Dept of Housing and Community Affairs

- The Texas Dept of Housing and Community Affairs allocates federal low-income housing tax credits to developers
- Inclusive Communities is a non-profit seeking fair housing
- IC said too many credits in low-income inner city areas and not enough in the mostly white suburbs
- from 1999–2008, tax credits for 49.7% of proposed non-elderly units were in areas with 0% to 9.9% whites, but only approved 37.4% of proposed non-elderly units in 90% to 100% white areas. And 92.29% of low income units in the city of Dallas were located in census tracts with less than 50% whites
Court said that disparate impact theory is viable under the FHA in order to counteract unconscious prejudices and disguised animus

- But there must be a policy or policy that causes the disparate impact, can’t just prove disparate impact with statistics
- If a plaintiff can show a policy that causes a disparate impact, then the burden shifts to show the policy was necessary to achieve substantial, legitimate, nondiscriminatory purposes
- If defendant shows sufficient nondiscriminatory purpose, then burden shifts to plaintiff to show another method to achieve the purpose with a less discriminatory affect

On remand, Inclusive Communities failed to show a policy that caused the disparate impact
Racially charged opposition to the developer who had a reputation for building moderately priced housing purchased predominantly by Hispanics in Yuma AZ

Proposed development was adjacent to an area that was 75% white

Rezoning request was consistent with the comprehensive plan and approved by P&Z

Council denied request for rezoning
● Court finds community racial animus can support a finding of discrimination by the government body even if they don’t display the same animus

● Code words will be considered even if racial animus is not explicit
  ▪ For example: complaints about fear of increased crime, more people living in single-family homes, less maintenance of property, unattended children

● Court rejected the City’s argument that since there was similar housing already available in that quadrant of the city there was no disparate impact

CASE STUDIES: Avenue 6E Investments v. Yuma
City adopted ban on multifamily dwellings based on:

▪ Road and traffic control
▪ Prevention of overcrowding in schools
▪ Prevention of devaluation of adjacent single family homes

Court found city’s concerns about road and traffic conditions invalid because the city’s alternative plan to allow a mall and single-family homes would yield the same or greater traffic.

Court found city’s concerns about overcrowding of schools to be illegitimate because there was no evidence showing single-family homes yield less school children than apartments and there was no evidence of school overcrowding.

The court also found that the city’s study did not support that property value for single family homes was affected by apartment complexes.

Can’t make a decision or take an action that reinforces segregation.
LEGAL REMEDIES

- Damages include punitive damages
- Attorneys’ fees
- Possible resolution through consent decrees
  - May result in changes to comprehensive plan and zoning ordinance
  - May result in ongoing monitoring
Homework Review
Homework Results

Why did you choose the pictures you sent in?

**Consider:** Architectural features, density, lot coverage, landscaping, etc.

*Please describe why you chose the pictures you sent in*
Larry Howe
Sara Wilson
Jim Dillavou
What did we learn?

Consider

• Is there a common theme?
• What do the pictures imply about design, architectural features, landscaping, lot coverage, etc.?
• Is density the sole equation in good/bad development?
Plano Housing Menu Options (Existing)

Consider

• Do these options accurately represent what we have today?

• Are they adequate for future housing needs? Are other terms/types needed?
Housing Types in Plano

Single-Family Detached
- Individual garages
- 1 to 2 stories in height
- 1 to 10 units per acre
- 2.91 Persons Per Household
- Daily trip rate (Weekday): 9.44
- Existing Units: 68,973
- Future Units: 70,331 (~54%)
### Housing Types in Plano

#### Single-Family Attached (Townhouse)
- Individual garages
- 2 to 3 stories in height
- 7 to 12 units per acre
- 2.91 Persons Per Household
- Daily trip rate (Weekday): 9.44
- Existing Units: 4,249
- Future Units: 5,114 (~4%)
Housing Types in Plano

Duplex

- Individual garages
- 1 to 2 stories in height
- 4 to 10 units per acre
- 2.56 Persons Per Household
- Daily trip rate (Weekday): 9.44
- Existing Units: 493
- Future Units: 493 (~0%)
Housing Types in Plano

Traditional Multifamily
- Surface parking lots
- 1 to 3 stories in height
- 12 to 22 units per acre
- 2.05 Persons Per Household
- Daily trip rate (Weekday): 7.32
- Existing Units: 26,422
- Future Units: 26,880 (~21%)
Housing Types in Plano

Mixed-Use Single-Family
• Individual garages
• 2 to 3 stories in height
• 7 to 15 units per acre
• 1.75 Persons Per Household
• Daily trip rate (Weekday): 9.44
• Existing Units: 497
• Future Units: 1,587 (~1%)
Housing Types in Plano

**Mixed-Use Multifamily**
- Structured parking
- Less than 5 stories in height
- 30 to 100 units per acre
- 1.53 Persons Per Household
- Daily trip rate (Weekday): 4.22
- Existing Units: 8,207
- Future Units: 12,735 (~10%)
Housing Types in Plano

Mid-Rise Residential
- Structured parking
- 5 stories or greater in height
- 40 to 175 units per acre
- 1.53 Persons Per Household
- Daily trip rate (Weekday): 4.22
- Existing Units: 1,973
- Future Units: 2,771 (~2%)
Housing Types in Plano

Retirement Housing
- Surface parking lots
- 2 to 4 stories in height
- 21.5 to 100 units per acre
- 1.35 Persons Per Household
- Daily trip rate (Weekday): 2.5
- Existing Units: 4,223
- Future Units: 4,791 (~4%)
Housing Types in Plano (Existing)
Missing Middle

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<td>Bungalow Court</td>
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<td>Courtyard Apartment</td>
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“Missing Middle”
# Missing Middle

## Housing Type

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What is a Transit-Oriented Development?

“Transit-Oriented Development (TOD) is a style of planning and development that encourages pedestrian activity with a mix of higher density employment, housing, and commercial land uses within a half-mile walking distance of a passenger rail station.”

- North Central Texas Council of Governments (NCTCOG)
Density Example 1

Approximately 5,000 persons/square mile
Density Example 2

Approximately 8,000 persons/square mile
Market Considerations

• Because of increasing employment opportunities, housing pressures will also increase

• Look at these studies relating to market, attainability, and housing values: [http://www.planotomorrow.org/231/Past-Plans-and-Studies](http://www.planotomorrow.org/231/Past-Plans-and-Studies)
  
  – Housing Value Retention Analysis
  – Shopping Center Review
  – Urban Centers Study
Consider

• What do the current categories say about housing types?
• Reminder, FLU is not zoning.
  – No one specific land use per land use category
• FLU categories are broad guidance, 30,000’ level view detail.
Neighborhoods (N)

- Primarily single-family residential
- Does allow other context-sensitive low-mid density residential
- Churches, schools, etc.
- Percent of FLU map: ~52%
The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses. Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections. Adequate building setbacks must be considered when development is proposed near neighborhoods.
Neighborhood Centers (NC)

• Low-rise buildings, including retail, office, and service uses adjacent to neighborhoods.
• Encourages redevelopment to reduce retail sq. ft, add uses, improve design, and increase walkability.
• Any new residential uses must be compatible with adjacent neighborhood and respectfully set back (low rise; typically single-family)
• Where possible, concepts of mixed-use, community design, and transit-oriented development utilized. (eg. street trees for shade, wider sidewalks, patio dining next to green spaces)
• Usable open space included in redevelopment should create active and interesting public spaces.
• Percent of FLU map: ~3%
Neighborhood Centers (NC)

The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center uses are typically located in low-rise buildings with retail, service, and office uses that serve the adjacent neighborhoods. The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and integrated into the center. When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods. Neighborhood centers will be based on the concepts of mixed-use, community design, and transit-oriented design, where possible. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.
Regional Centers (RC)

- Low to mid-rise buildings that include retail, service, and office uses
- Residential development is context sensitive, supported in the form of mixed-use and transit-oriented development
- Adequate setbacks near neighborhoods is required
- Open space incorporated into development efforts
- Percent of FLU map: ~3%
Regional Centers (RC)

The Regional Center future land use category applies to large commercial developments within high traffic corridors. Regional Center uses are typically located in low to mid-rise buildings and include retail, service, and office uses that serve a regional population. Regional centers are intended to have a mixture of large shopping centers, restaurants, theaters, offices, and other supporting uses. Residential development is supported in these centers and should be incorporated within mixed-use or transit-oriented developments. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.
Compact Complete Centers (CCC)

- Promotes mid-rise office, retail, service, entertainment, and residential uses
- Development should act as self-contained neighborhoods
- Parking structures should be required
- Open space must be incorporated into development efforts
- Focuses on new growth or significant redevelopment areas (ex. Malls, TOD)
- Percent of FLU map: ~4%
Compact Complete Centers (CCC)

The Compact Complete Centers future land use category applies to areas that may see new growth or experience significant redevelopment. Compact Complete Centers should include mid-rise buildings with office, retail, service, entertainment, and residential uses, which are based on the concepts of mixed-use, community design, and where possible, transit-oriented design. Uses should be integrated within the development and should create self-contained neighborhoods that are navigable by walking or using bicycles. Uses should also be serviced by parking structures to reduce surface parking and encourage efficient use of land. Useable open space will be included within the centers to create active and interesting public spaces.
Transit Corridor (TC)

- Expands the vision for transit-oriented development in Plano (see page 8 of the print version of the Plano Tomorrow Plan)
- Promotes housing, retail, cultural facilities, hotels and government offices
- Transit-oriented development will be located between one-quarter to on-half mile of a transit stop
- Parking structures will be required
- Street, bike trail, and sidewalk improvements will be priorities
- Open space will be included
- Allows TOD development in the Transit Corridor (TC)
- Percent of FLU map: ~4%
Transit Corridor (TC)

The Transit Corridor future land use category applies to the Downtown Plano core and the adjoining rail corridor linking the Dallas Area Rapid Transit (DART) red/orange line and the future Cotton Belt line. It is the intention to continue the transformation of the Downtown Plano core into a distinct and authentic urban center and expand the vision for transit-oriented development within the entire corridor. Major uses within Transit Corridor include housing, retail, cultural facilities, hotels, and government offices. Infill and redevelopment projects should be compatible with the historical character of the area and transit-oriented residential, employment, retail, and civic uses should be located between one-quarter to one-half mile walking distance of a transit stop. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Street, bike trail, and sidewalk improvements will be emphasized to create a more accessible, walkable, and unified corridor. Useable open space will be included to create active and interesting public spaces. Commercial and residential uses within the corridor shall be designed to acknowledge visibility from rail, especially where elevated, as a gateway to the community.
Expressway Corridors (EXC)

- Includes a mix of retail, service, office, restaurant, medical, hotel, and technology-based uses
- Parking structures should be used
- Residential development is generally not allowed (exception example: Legacy Central/ TI Redevelopment)
- Percent of FLU map: ~5%
Expressway Corridors (EXC)

The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of retail, service, office, restaurant, medical, hotel, and technology based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Due to noise and health impacts of expressways, residential development is generally not appropriate in these corridors. Adequate building setbacks must be considered when development is proposed near neighborhoods.
Employment Centers (EC)

- Intended for commercial uses to provide for corporate office campuses, medical centers, educational facilities, technology centers and research facilities
- Limited manufacturing and warehouses are allowed
- Residential development is not appropriate (no exception examples)
- Percent of FLU map: ~13%
The Employment Center future land use category applies to business centers. The primary uses for employment centers are commercial uses which provide corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers. Adequate building setbacks must be considered when development is proposed near neighborhoods. Residential development is not appropriate within these centers in order to ensure the city’s ability to attract and maintain employment generating uses.
Social Network (SN)

- Public, semi-public, or private
- Uses such as colleges, universities, major public schools, athletic complexes, recreational facilities, libraries, golf courses, etc. are allowed
- Percent of FLU map: ~7%
Social Network (SN)  

The Social Network future land use category includes a wide range of public and private uses such as colleges, universities, major public schools (high school/senior high schools), athletic complexes, recreational facilities, libraries, golf courses, country clubs, and large private open spaces. These areas are intended to retain their character to provide regional recreation and social opportunities.
Open Space Network (OSN)

- 100% public
- Major public open space preserves, community parks, neighborhood parks, linear parks and trails
- Percent of FLU map: ~9%
Open Space Network (OSN)

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.
Consensus?

- What do we have consensus on:
  - Housing types / menu (10 types)?
  - Density specificity?
- Have we begun to address Work Plan topics? (See Work Plan)

<table>
<thead>
<tr>
<th>Housing Types</th>
<th>DUA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. SF-Detached</td>
<td>1-10</td>
</tr>
<tr>
<td>2. SF-Attached</td>
<td>7-12</td>
</tr>
<tr>
<td>3. Duplex</td>
<td>4-10</td>
</tr>
<tr>
<td>4. Traditional MF</td>
<td>12-22</td>
</tr>
<tr>
<td>5. Mixed Use SF</td>
<td>7-15</td>
</tr>
<tr>
<td>6. Mixed Use MF</td>
<td>30-100</td>
</tr>
<tr>
<td>7. Mid-Rise</td>
<td>40-175</td>
</tr>
<tr>
<td>8. Retirement</td>
<td>21.5-100</td>
</tr>
<tr>
<td>9. Missing Middle</td>
<td>10-20</td>
</tr>
<tr>
<td>10. TOD</td>
<td>40-150</td>
</tr>
</tbody>
</table>
Next Meeting

- Additional discussion on density needed?
- Bring back density and housing types text edits for the FLU categories?
- Move to a new topic such as housing mix and adjacency?
Next Steps

- Prepare for the next meeting
  - Date: Thursday, February 20, 2020
  - Time: 6:00 p.m.
  - Location: Plano City Hall, Training Room A
- Topic: Housing Mix
  - Discuss Proposed Changes to the Plan
  - Land Use Discussion / Housing Mix Discussion
Thank you
For more information, please visit www.PlanoCompPlanReview.org