

Bundle 17 – Neighborhood Conservation

Context, Policies, and Actions
Changes Tracked from Original Ordinance

The Built Environment – Neighborhood Conservation

WEBSITE CONTEXT – ~~As-By 204035 approaches, the~~ largest segment of the city’s housing inventory will be 25 to ~~70~~65 years old. If residential areas are not maintained, ~~and housing causing~~ structures ~~to~~ deteriorate, ~~and values to decline,~~ the community will become less attractive to potential ~~future~~ residents. While the city has developed innovative programs to address maturing areas, Plano must continue to pursue reinvestment in existing housing and neighborhoods to ensure long-term stability.

Many people find the city’s suburban character desirable as a place to live. Older neighborhoods typically provide the best opportunities for moderately priced homes ~~since most new housing in Plano is more than double the median home value in the Dallas-Fort Worth region.~~ To ensure a variety of safe and walkable residential options are available, Plano will conserve and enhance established neighborhoods to preserve the city’s suburban character.

POLICY – Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.

- NC1)** Establish programs and initiatives that enable ~~home owners~~homeowners to maintain and enhance their ~~property~~properties and neighborhoods.
- NC2)** ~~Implement the recommendations adopted from~~ Review and update the Housing Value and Retention Analysis study ~~to align with the Comprehensive Plan.~~
- NC3)** Conserve Plano’s established residential neighborhoods to ~~provide opportunities for work force housing~~ maintain an inventory of entry level and moderately-priced housing*.
- NC4)** Monitor and ~~analyze~~evaluate the ~~impacts of the~~ Great Update Rebate program and modify to improve effectiveness over time.

Plano Tomorrow Comprehensive Plan

Policies and Action Statements Relating to Density, Land Use, and Growth Management

Preliminary Approval by CPRC: September 9, 2020

Will be forwarded to P&Z once Comprehensive Plan maps have also received preliminary approval

Bundle 17

- NC5)** ~~Study current housing options, identify gaps in the housing inventory and formulate recommendations to address deficiencies.~~ Develop a plan to address housing gaps identified in the Consolidated Plan and review the recommended policy options outlined in the Housing Trends Analysis and Strategic Plan to align with the Comprehensive Plan.
- NC6)** Review, ~~and modify as necessary,~~ residential zoning ~~standards~~ to ensure housing standards allow residents to age in place, care for dependents, and meet special needs, while maintaining neighborhood integrity ~~for a variety of compatible housing options within the same development.~~
- NC7)** Work with neighborhoods to identify community character within residential areas and build opportunities to enhance ~~stronger~~ neighborhood identity.
- NC8)** Prioritize neighborhood services and programs to make areas with underperforming elementary schools, as defined by partnerships with local school districts, desirable for young families.

***NOTE:** Definition of moderately-priced housing to be added to glossary: “affordable to those workers earning between 80% and 120% of the area median income.”

Bundle 17 – Neighborhood Conservation

Context, Policies, and Actions

The Built Environment – Neighborhood Conservation

WEBSITE CONTEXT – By 2040, the largest segment of the city’s housing inventory will be 25 to 70 years old. If residential areas are not maintained, causing structures to deteriorate and values to decline, the community will become less attractive to potential residents. While the city has developed innovative programs to address maturing areas, Plano must continue to pursue reinvestment in existing housing and neighborhoods to ensure long-term stability.

Many people find the city’s suburban character desirable as a place to live. Older neighborhoods typically provide the best opportunities for moderately priced homes. To ensure a variety of safe and walkable residential options are available, Plano will conserve and enhance established neighborhoods to preserve the city’s suburban character.

POLICY – Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.

- NC1)** Establish programs and initiatives that enable homeowners to maintain and enhance their properties and neighborhoods.
- NC2)** Review and update the Housing Value and Retention Analysis study to align with the Comprehensive Plan.
- NC3)** Conserve Plano’s established residential neighborhoods to maintain an inventory of entry level and moderately-priced housing*.
- NC4)** Monitor and evaluate the impacts of the Great Update Rebate program and modify to improve effectiveness over time.
- NC5)** Develop a plan to address housing gaps identified in the Consolidated Plan and review the recommended policy options outlined in the Housing Trends Analysis and Strategic Plan to align with the Comprehensive Plan.

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- NC6)** Review, residential zoning to ensure housing standards allow residents to age in place, care for dependents, and meet special needs, while maintaining neighborhood integrity.
- NC7)** Work with neighborhoods to identify community character within residential areas and build opportunities to enhance neighborhood identity.
- NC8)** Prioritize neighborhood services and programs to make areas with underperforming elementary schools, as defined by partnerships with local school districts, desirable for young families.

***NOTE: Definition of moderately-priced housing to be added to glossary: “affordable to those workers earning between 80% and 120% of the area median income.”**
