

Bundle 20 – Population Growth

Policies and Actions with Detailed Information

The Plano Tomorrow Policies and Actions were developed through meetings with the Planning & Zoning Commission, City Council, and extensive public outreach. Information on this process can be found here:

- [Public Outreach Process](#)
- [Advisory Committee Workshops](#)
- [Adoption Process](#)

Regionalism – Population Growth

POLICY - Plano will accommodate 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.

Status:

- Pending

Background:

The following is also provided as background for LU2:

The purpose of the [Growth and Change Map](#) is to describe the level of change that is expected to occur on sites around the city. The city anticipates continued development demand, and this map provides an additional planning tool to guide the preferred location, type, and scale of new development and redevelopment, as well as establish areas that are expected to retain the current form of development.

The Growth and Change Map consists of six categories that designate the amount of growth or consistency expected in each area.

	Open And Social Space (OS)
	New Growth (NG)
	Evolve Urban (EU)
	Transform Center (TC)
	Improve And Refine (IR)
	Conserve And Enhance (CE)

As city-wide land use goals and priorities are reevaluated over time, and as new development occurs, these maps and land use descriptions should be updated accordingly.

PG2) Review the Growth and Change map and Future Land Use Map every two years and amend growth recommendations as development trends and conditions change.










Status:

- Recurring and on track
- These maps were last updated in 2018 in accordance with the Parks Master Plan and to account for development that had already occurred. Additional background information related to the [2018 Map Amendments](#) is posted on the Plano Tomorrow website.

Background:

The following is also provided as background for LU2:

The purpose of the [Future Land Use Map](#) is to determine appropriate locations for future uses and activities while establishing a set of design characteristics for distinct areas within the city. The map shall not constitute zoning regulations or establish zoning district boundaries, but should provide general direction for new development and redevelopment projects. The Future Land Use Map is not a zoning map, and it does not, by itself, directly affect the regulation of land within Plano, but does provide a graphic depiction of Plano's preferred land use pattern as it evolves over time. It should be used by the city, along with the full Comprehensive Plan, to guide future decisions on proposed zoning and development applications, development standards, and planning for schools, parks, capital improvements, and other infrastructure needs. The Future Land Use Map consists of nine classifications that represent the general direction of design characteristics, mix of activities, and development pattern within distinct areas.

-  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)

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As city-wide land use goals and priorities are reevaluated over time, and as new development occurs, these maps and land use descriptions should be updated accordingly.

PG3) If required, rezone land at preferred growth and redevelopment locations to accommodate future growth recommendations.

Status:

- Recurring and on track
- Recent examples of rezoning requests to accommodate future growth in preferred locations include the rezoning of the Plano Event Center and Collin Creek Mall.

Background:

When appropriate, it may benefit the city to proactively rezone land in areas where preferred growth and redevelopment are identified to accommodate land uses and activities that meet the goals of the community. Without proactive rezoning, the area could potentially redevelop under existing zoning that is not in line with the community's vision and expectations for the area.

Only three entities may initiate a rezoning: the property owner, the Planning & Zoning Commission (P&Z), and the City Council. All requests are reviewed for conformance with the Comprehensive Plan, as well as the Zoning Ordinance and other adopted city standards. City staff reviews for any land use inconsistencies and prepares a report which includes a recommendation with associated maps and plans. [Notice and public hearing requirements](#) are followed as the request is reviewed by P&Z and City Council.

PG4) Collaborate with neighboring cities to determine compatibility with residential development policies.

Status:

- Pending

Background:

Each city in the region develops their own development policies, however communication between the cities can be beneficial to allow for compatibility, especially in locations where boundaries are shared. This coordination can occur through the regional planning efforts of the North Central Texas Council of Governments, or through direct coordination of the communities. A historical example of this effort is the previous policy regarding residential development along Sam Rayburn Tollway, done in coordination with the cities of Allen, The Colony, Frisco, and McKinney. This policy, adopted by Plano in 1997, stated that "single-family and duplex residential uses should be a minimum of 1,200 feet away from the centerline of S.H. 121," and that multifamily may be appropriate based on noise mitigation efforts (see Action RTC4). This is an example of successful inter-jurisdictional coordination regarding development policies, and the Expressway Corridor Environmental Health map is the current implementation of this policy. These days, staff informally works with neighboring cities to address residential development compatibility, and anticipates more formal discussions to take place in the future.

PG5) Advocate with the North Central Texas Council of Governments to include increased residential development within developed cities in traffic modeling.

Action PG5 was part of Bundle #6. The below background information was first provided in the June 2, 2020 packet.

Status:

- Recurring and on track
- Staff recently provided feedback on NCTCOG modeling for the 2045 regional mobility plan.

Background:

The NCTCOG conducts traffic modeling for the DFW region and accounts for land use patterns to project future traffic volumes. The agency relied on feedback from local jurisdictions regarding accuracy of future land development plans in conjunction with model assumptions. This action is necessary to ensure the infill development that is anticipated throughout the region is considered in the [regional transportation model](#), thus providing more realistic data to predict future traffic congestion issues. The model helps prioritize transportation projects and funding, so ensuring adequate projections is critical to accurate resource allocation.

PG6) Participate in regional discussions regarding population change and migration into the Dallas-Fort Worth area and its impact on cities and the region.

Status:

- Recurring and on track
- Staff takes part in regional growth discussions - particularly those events organized by the NCTCOG, and professional development organizations such as APA and ULI.
- The results of the 2020 Census will inform future discussions on regional population change and migration.

Background:

As one of the largest cities in one of the fastest growing regions in the United States, Plano should consider the impacts of development, demographics, mobility, and environmental trends inside and outside of the city's boundary to accurately plan. Per the [United States Census 2010 Census Briefs](#), the Dallas-Fort Worth region accounted for almost one-half of Texas's population (49.0%) and "between 2000 and 2010, the state of Texas experienced the highest numeric increase, up by 4.3 million people." Furthermore, in 2018, [the United States Census Bureau](#) reported that two of Plano's neighboring cities, Dallas and Frisco, are two of the top ten cities with the largest numeric population increases between July 1, 2016, and July 1, 2017:

(continued on next page)

Plano Tomorrow Comprehensive Plan
Policies and Action Statements Relating to Density, Land Use & Growth Management
CPRC Meeting Date: September 15, 2020

Ranking	Fast Growing Large Cities
1	San Antonio, Texas
2	Phoenix, Arizona
3	Dallas, Texas
4	Fort Worth, Texas
5	Los Angeles, California
6	Seattle, Washington
7	Charlotte, North Carolina
8	Columbus, Ohio
9	Frisco, Texas
10	Atlanta, Georgia
11	San Diego, California
12	Austin, Texas
13	Jacksonville, Florida
14	Irvine, California
15	Henderson, Nevada

Chart: [Census Bureau Reveals Fastest-Growing Large Cities.](#)

As regional growth continues and creates pressure on area infrastructure and housing, it is important for Plano to stay engaged with regional discussions regarding population trends that could have impacts to the city. In a 2017 article by the Texas Comptroller, [Gone To Texas: Migration](#), it is noted that businesses and their employees continue coming to the Lone Star State, “attracted by its high quality of life and business-friendly tax and regulatory structure.” This growth, however, will bring its own challenges, notably increased housing costs and transportation impacts. Preparing for these impacts and discussing them at a regional level, will help Plano to coordinate city policies in a way that best benefits Plano’s current and future residents.
