



Plano
City of Excellence



City of Plano Comprehensive Plan Review

Meeting #28 | April 13, 2021 | CPRC No. 28



A blurred grayscale photograph of a city street scene. In the foreground, a train is moving from left to right, creating a motion blur effect. The background features multi-story buildings with windows and balconies. Power lines are visible in the upper right corner. A yellow rectangular box is overlaid in the center of the image, containing white text.

Report from Subcommittee



Plano

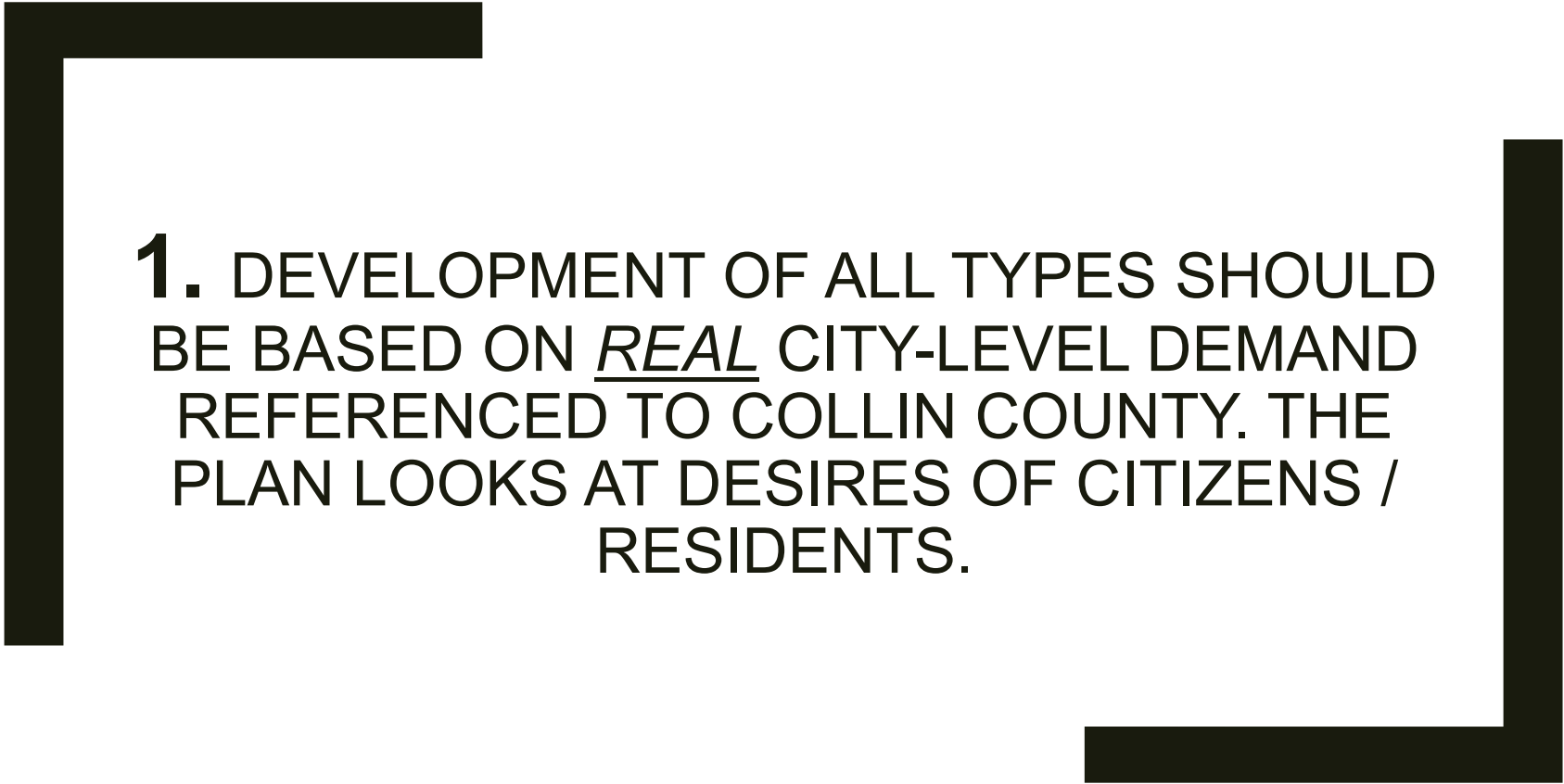
City of Excellence

The Plano United Plan

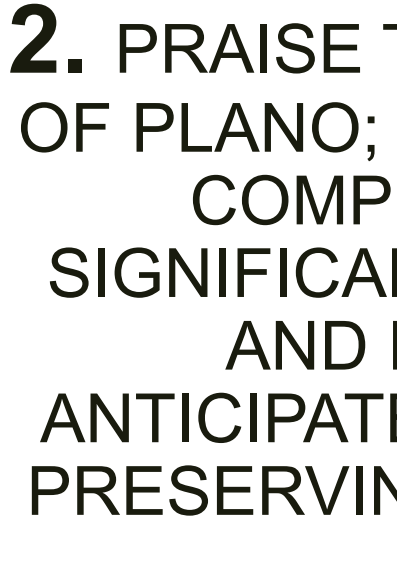


**11 CRITERIA AGREEMENT
FOR
THE PLANO UNITED PLAN**

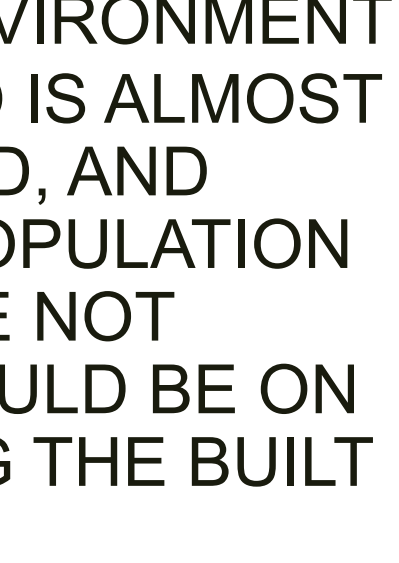




1. DEVELOPMENT OF ALL TYPES SHOULD BE BASED ON REAL CITY-LEVEL DEMAND REFERENCED TO COLLIN COUNTY. THE PLAN LOOKS AT DESIRES OF CITIZENS / RESIDENTS.

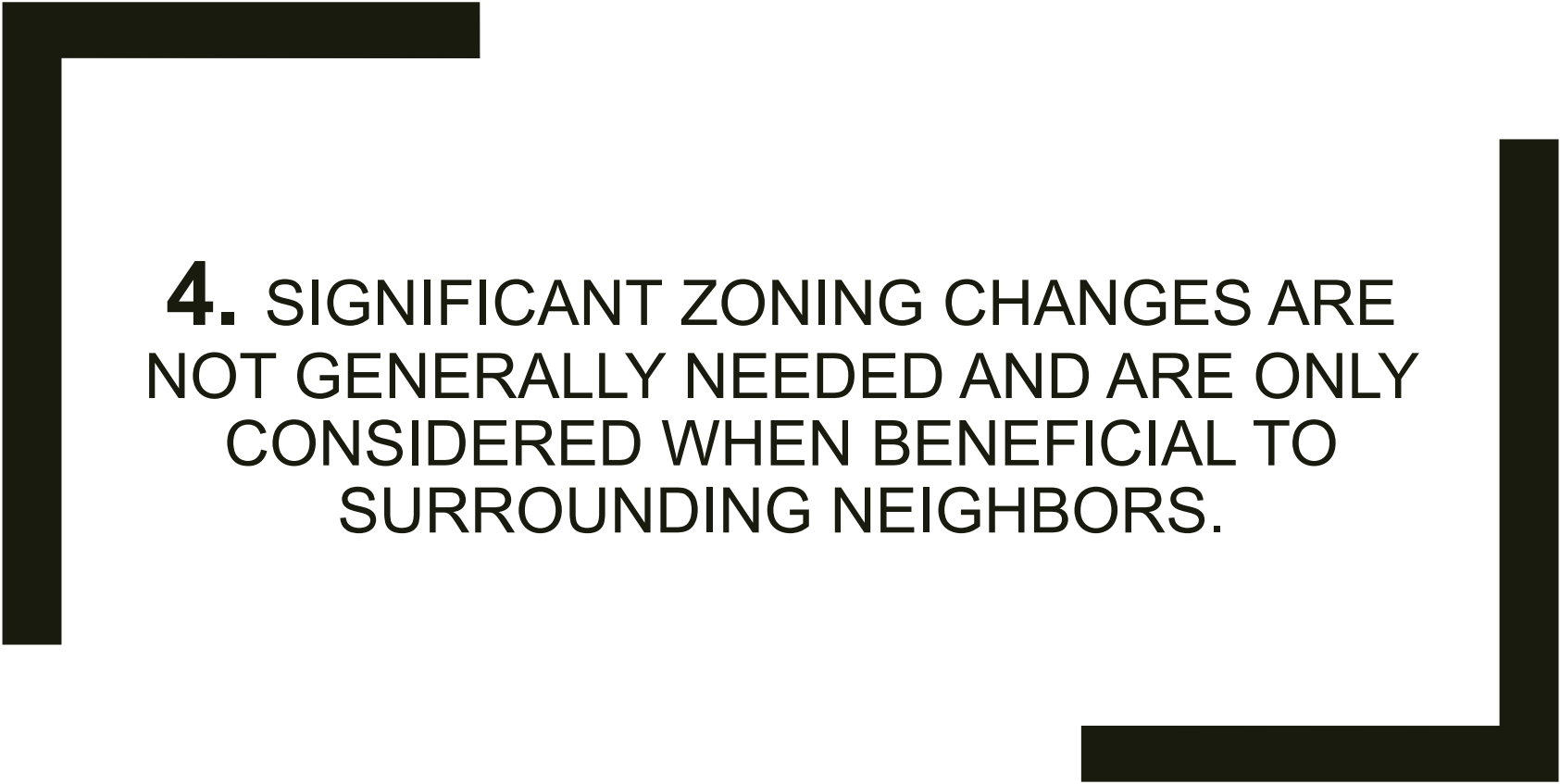


2. PRAISE THE SUBURBAN ENVIRONMENT OF PLANO; STATE THAT PLANO IS ALMOST COMPLETELY DEVELOPED, AND SIGNIFICANT CHANGES TO POPULATION AND DEVELOPMENT ARE NOT ANTICIPATED. EMPHASIS SHOULD BE ON PRESERVING AND ENHANCING THE BUILT ENVIRONMENT.

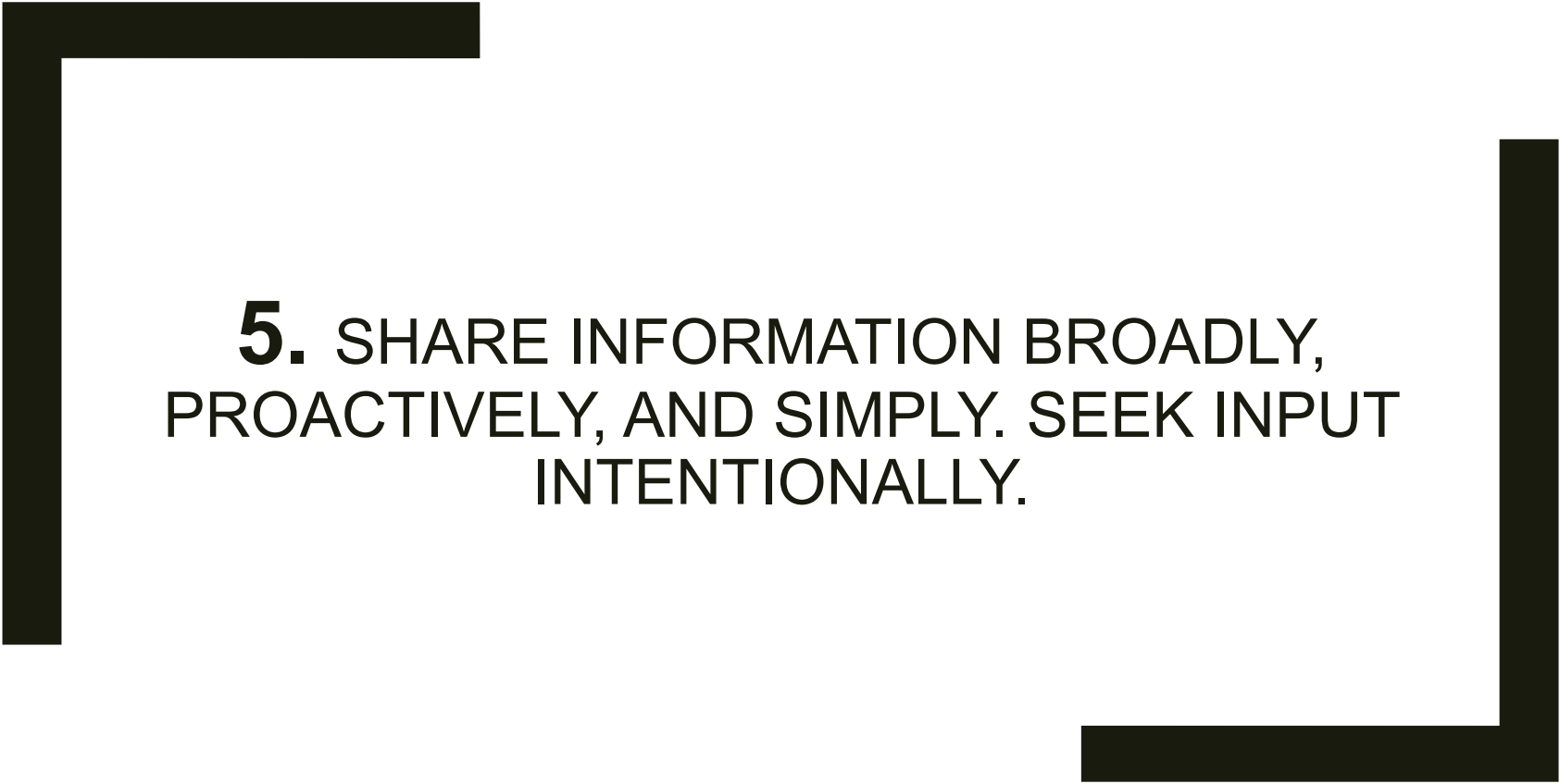


The image features two thick black L-shaped corner brackets. One is positioned in the top-left corner, and the other is in the bottom-right corner, framing the central text.

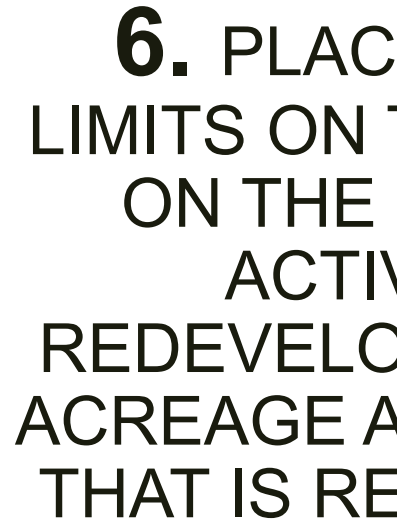
3. THE BAR FOR EXCEPTIONS TO THE
PRINCIPLES OF THE PLAN WILL BE VERY
HIGH.



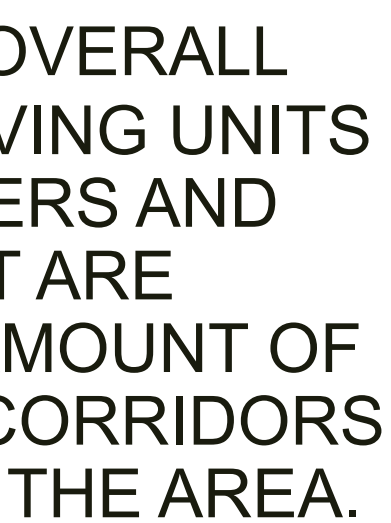
4. SIGNIFICANT ZONING CHANGES ARE NOT GENERALLY NEEDED AND ARE ONLY CONSIDERED WHEN BENEFICIAL TO SURROUNDING NEIGHBORS.

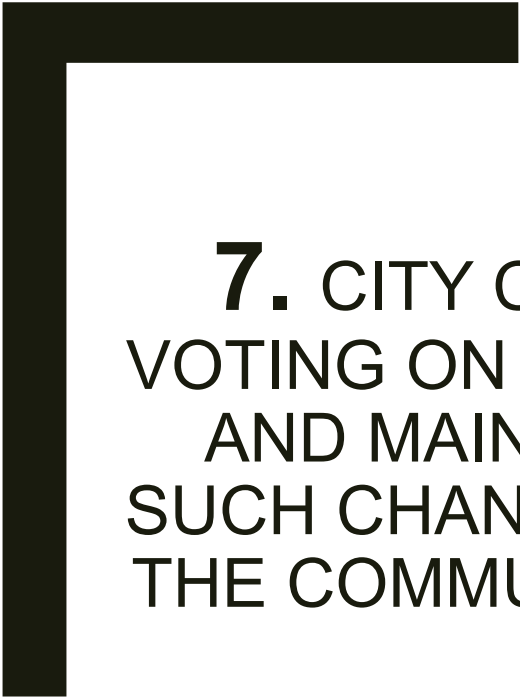


**5. SHARE INFORMATION BROADLY,
PROACTIVELY, AND SIMPLY. SEEK INPUT
INTENTIONALLY.**

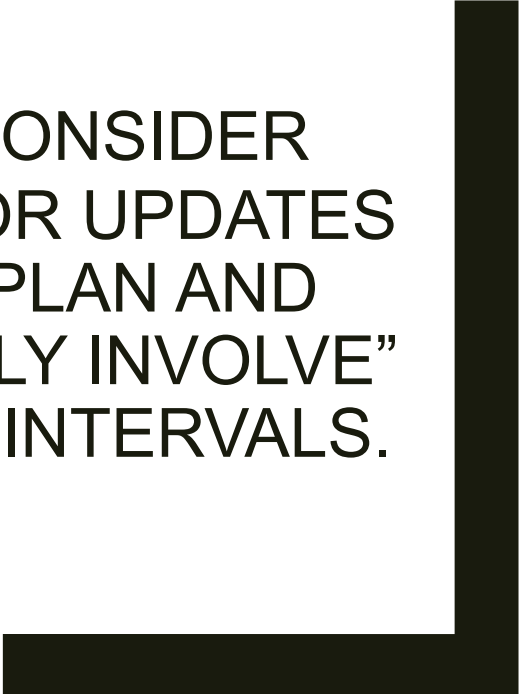



6. PLACE INDIVIDUAL AND OVERALL LIMITS ON THE NUMBER OF LIVING UNITS ON THE NUMBER OF CORNERS AND ACTIVITY CENTERS THAT ARE REDEVELOPED AND ON THE AMOUNT OF ACREAGE AND EXPRESSWAY CORRIDORS THAT IS RELATIVE TO SIZE OF THE AREA.



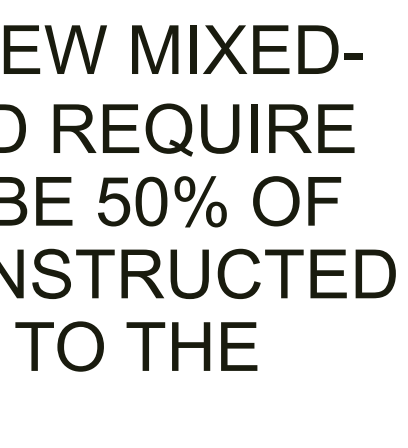


7. CITY COUNCIL SHOULD CONSIDER VOTING ON THE NECESSITY FOR UPDATES AND MAINTENANCE OF THE PLAN AND SUCH CHANGES SHOULD “TRULY INVOLVE” THE COMMUNITY AT REGULAR INTERVALS.





**8. ANY CONSIDERATION OF NEW MIXED-
USE DEVELOPMENT T SHOULD REQUIRE
COMMERCIAL ELEMENTS TO BE 50% OF
SQUARE FOOTAGE AND BE CONSTRUCTED
BEFORE OR CONCURRENT TO THE
RESIDENTIAL.**





**9. ELIMINATE MIDTOWN HOUSING OR
REDUCE DENSITY TO 12 DUA.**



10. REMOVE BUNDLE 23; GET BUY-IN
ACROSS ALL CITIZENS.

11. IN ORDER TO PRESERVE THE CURRENT SUBURBAN HOUSING DENSITY AND PREVENT OVERCROWDING, THE CITY STRONGLY PREFERS NEW HOUSING IS BUILT AS SINGLE-FAMILY UNITS BASED ON LIMITED AVAILABILITY OF RESIDENTIAL LAND. HOWEVER, NEW MULTIFAMILY HOUSING MAY BE ACCEPTABLE IN UA, SA, DT, AND EX FUTURE LAND USE CATEGORIES UNDER CERTAIN CIRCUMSTANCES.



**ERIC HILL,
SENIOR PLANNING MANAGER**

**CHANGES TO THE ZONING
PROCESS, NOTIFICATION AND
INFORMATION UPDATES.**



ZONING NOTICE

CASE #2021-001

PLANNING & ZONING COMMISSION HEARING DATE:

FEBRUARY 15, 2021 AT 7PM

HEARING LOCATION:

Plano Municipal Center located at 1520 K Avenue in the Senator Florence Shapiro Council Chambers or via videoconference. The location and technological means for holding the hearing will be determined and posted on the agenda for this meeting based upon the health restrictions at the time of posting.

If held via video conference, all public participation is via video conference. All persons wishing to enter testimony during a video conference are invited to participate remotely via broadcast by webinar to voice their opinion (registration is required). A URL address for the webinar will be listed on the agenda which will be available on _____, 2021 after 5:00 p.m. at the following link: _____.

CASE DETAILS:

Existing Zoning: Retail (R)

Proposed Zoning: Light Industrial-1 (LI-1)

Acreage: 0.6 acre

Purpose: Expand LI-1 zoning to allow for additional open storage of goods and materials.

Associated Plan: No plan has been submitted by the applicant.

Proposed Residential Uses: None

Proposed Nonresidential Uses: Open storage of goods and materials.

Note: These details may change prior to the public hearing.

ZONING NOTICE – Public Response Form

CASE #2021-001

PLANNING & ZONING COMMISSION HEARING DATE:

FEBRUARY 15, 2021 AT 7PM

HEARING LOCATION:

Plano Municipal Center located at 1520 K Avenue in the Senator Florence Shapiro Council Chambers or via videoconference. The location and technological means for holding the hearing will be determined and posted on the agenda for this meeting based upon the health restrictions at the time of posting.

PROVIDE YOUR RESPONSE:

If you would like to provide a response, please fill out the information below and return it in the envelope provided.

Response (Circle One): Support Neutral Oppose

Comments: _____



1. Revamped Zoning Notices

Zoning Case #	Description	Zoning Case Summary Table	Draft Plans	Draft Standards
2021-001	This is a request to rezone 0.6 acre from Retail to Light Industrial-1, located 119 feet south of 14th Street, and 320 feet west of P Avenue.	Summary Table	Locator Map (Note: No plan has been provided)	n/a
2021-002 (Heritage Creekside)	This is a request to amend Urban Mixed-Use-1 on 156.3 acres located at the southwest corner of Plano Parkway and Alma Drive to modify development standards which may include but are not limited to: the location and size of multifamily uses; the location, size, and height of office and hotel uses; increasing the number and adjusting the location of single-family residence attached uses.	Summary Table	Locator Map Draft Plan Version 1	Draft #1



2. Enhanced Active Zoning Case Webpage

<i>Item</i>	<i>Current</i>	<i>Proposed</i>	<i>Net Change</i>
General Site Data			
Total Land Area (square feet & acres)			
Flood Plain (square feet)			
Zoning			
Land Use (from Zoning Ordinance; include all applicable uses)			
Lot Area (square feet & acres)			
Building Height (# stories)			
Building Height (feet – distance to tallest building element)			
Lot Coverage (percent – x.xx%)			
Existing Open Storage (square feet)			
Proposed Open Storage (square feet)			
Nonresidential Buildings			
Building Footprint Area (square feet)			
Floor Area Ratio (ratio x.xx:1)			
Single Family Units Detached			
Total Unit Count / Minimum Square Feet			
Density (Units/Net Acreage*)			
*Net Acreage = Total acreage minus streets and open space			
Single Family Units Attached			
Total Unit Count / Minimum square feet			
Density (Units/Net Acreage*)			
*Net Acreage = Total acreage minus streets and open space			
Multifamily Units			



3. Zoning Case Summary Table (top)

Multifamily Units			
Total Unit Count			
# of efficiencies / Minimum unit size			
# of 1 bedrooms / Minimum unit size			
# of 2 bedrooms / Minimum unit size			
# of 3 bedrooms / Minimum unit size			
Density (Units/Net Acreage*)			
*Net Acreage = Total acreage minus streets and open space			
Transportation & Parking			
Estimated Trips Per Day (Per ITE Trip Generation Rates)			
Traffic Impact Analysis Provided? (Yes, required/ Yes, voluntary/ No)			
Parking Ratio (from Zoning Ordinance)			
Required Parking (# spaces)			
Provided Parking (# spaces)			
Height (levels) and Spaces for Each Parking Structure			
Landscape Areas			
Landscape Edge Area Provided (square feet)			
Required Interior Parking Lot Landscape Area (square feet)			
Additional Interior Landscape Area Provided (square feet)			
<i>Total Landscape Area (square feet)</i>			
Usable Open Space			
Total Required Open Space for Residential (square feet)			
Total Required Usable Open Space for Residential (square feet)			
Total Open Space Provided (square feet)			
Private Usable Open Space Provided (square feet)			
% and square feet of green space			
% and square feet of hardscape			
Public Usable Open Space Provided (square feet)			
% and square feet of green space			
% and square feet of hardscape			



3. Zoning Case Summary Table (bottom)

- Review of “planner speak”
- Distribution strategy
 - Public education on zoning, development
 - Clarify zoning sign information
 - Use plain language on website, letters, other documents
- Feedback strategy
 - Increase participation
 - Project communication via hyperlocal (nearby) advertisements
- Assessment Measures
 - Increased participation via feedback
 - Increased participation via views of meetings



4. Communications Review



Plano

City of Excellence

Questions?



MR. SALVATOR LA MASTRA



MR. HILTON KONG

The image features two thick black L-shaped brackets. One is positioned in the top-left corner, with its vertical bar extending downwards and its horizontal bar extending to the right. The other is in the bottom-right corner, with its horizontal bar extending to the left and its vertical bar extending upwards. These brackets frame the central text.

MR. JIM DILLAVOU

The image features two thick black L-shaped brackets. One is positioned in the top-left corner, and the other is in the bottom-right corner. They are oriented towards each other, framing the central text.

DR. YORAM SOLOMON



Plano

City of Excellence

The Plano United Plan



THANK YOU!



A black and white photograph of a park scene. In the foreground, a fountain with multiple jets of water is visible on the right side. A bridge with a decorative railing spans across a body of water in the middle ground. The background is filled with trees and a street lamp. A prominent red banner with rounded corners is overlaid in the center, containing the text "Draft Plan" in white, bold, sans-serif font.

Draft Plan