The purpose of this packet supplement is to provide additional attachments for Agenda Items 2 and 3. The following changes have been made based on subcommittee direction or corrections. The pages containing each of these changes are included in Attachment A:

1. The language regarding Small Area Plans on Page 71 was revised as follows: Small Area Plans (when existing) are considered an extension of the Comprehensive Plan and may be used to further refine the community’s vision for specific locations within the city. If there are conflicts with the dashboards, the existing Small Area Plan controls due to the extensive public outreach and additional detail within these plans. The sections below describe how to use and interpret the Future Land Use Category Dashboards of the Comprehensive Plan.

2. The description for Attached SF on Pages 72 and 103 was revised as follows: Attached Single-family Types (Attached SF) includes housing products with generally one dwelling unit per lot attached by a common vertical floor to roof wall to a similar dwelling, such as:
   - duplexes
   - townhomes
   - brownstones
   - row houses

3. The criteria for Neighborhood Corners on Page 79 was revised to better describe the NC v. CC criteria as discussed by the CPRC on October 29, 2020:

   **NEIGHBORHOOD CORNERS (NC)**

   The Neighborhood Corners future land use category applies to the small-to-medium retail sites on the corners of major arterial roadways that have traditionally served the convenience retail, service, office, and institutional needs of surrounding neighborhoods. Corner retail sites should be designated Neighborhood Corner (NC) if:
   - the site is less than 10 acres in size, or
   - the site does not meet the Criteria for Community Corners on page 81.
4. The SA Housing Mix chart on page 83 was corrected to have maximums of 90% Detached and Attached SF, as the required minimums of 10% for each do not allow for the 100% shown in the original draft. This correction does not impact the SA scenarios provided for Agenda Item 2. The corrected mix is shown below:

5. The scenarios provided in Agenda Item 2 have been updated to reflect recent changes from the subcommittee, including:

- CC scenarios: A 22 DUA max for Detached Single-family and Attached Single-family types. The previous version included scenarios for Detached SF at 15 DUA and Attached SF at 22 DUA. Additionally, the CC scenarios were updated to use an assumption of 50% right-of-way and open space dedication. The previous versions assumed 30% right-of-way and open space dedication.

<table>
<thead>
<tr>
<th>Single-Family</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>15th &amp; Custer</td>
<td>Up to 212 Detached or Attached SF</td>
</tr>
<tr>
<td>Spring Creek &amp; Preston</td>
<td>Up to 248 Detached or Attached SF</td>
</tr>
<tr>
<td>Parker &amp; Custer</td>
<td>Up to 413 Detached or Attached SF</td>
</tr>
</tbody>
</table>

- SA Scenarios: A 22 DUA max for Detached Single-family and Attached Single-family types. The previous version included scenarios for Detached SF at both 15 DUA and 22 DUA (with Attached SF at 22 DUA for both). Additionally, the SA scenarios were updated to use an assumption of 50% right-of-way and open space dedication. The previous versions assumed 30% right-of-way and open space dedication. The new units for the scenarios are included below:

<table>
<thead>
<tr>
<th>Single-Family</th>
<th>Detached SF</th>
<th>Attached SF</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park &amp; Preston</td>
<td>Up to 310 Detached or Attached SF</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Preston &amp; 121</td>
<td>Up to 124 Detached or Attached SF</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>W. 15th &amp; Alma</td>
<td>73</td>
<td>217</td>
<td>105</td>
</tr>
<tr>
<td>Coit &amp; Mapleshade</td>
<td>Up to 293 Detached or Attached SF</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Gateway</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Spring Creek &amp; K</td>
<td>Up to 545 Detached or Attached SF</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Willow Bend</td>
<td>140</td>
<td>417</td>
<td>834</td>
</tr>
</tbody>
</table>
- UA Scenarios: Options for 25 or 40 DUA max for both Detached SF and Attached SF. The previous version assumed 15 DUA for Detached SF and either 22 DUA or 40 DUA for Attached SF.

<table>
<thead>
<tr>
<th></th>
<th>Detached SF</th>
<th>Attached SF</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collin Creek, CC South, &amp; Heritage Creekside SF @ 25 DUA</td>
<td>Up to 3 Detached or Attached SF</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Collin Creek, CC South, &amp; Heritage Creekside SF @ 40 DUA</td>
<td>Up to 5 Detached or Attached SF</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Legacy Combined SF @ 25 DUA</td>
<td>Up to 654 Detached or Attached SF</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Legacy Combined SF @ 40 DUA</td>
<td>Up to 1,014 Detached or Attached SF</td>
<td>182</td>
<td></td>
</tr>
</tbody>
</table>

ATTACHMENTS:

Attachment A – Draft Plan Revision 1, changed sheets only
Attachment B – Updated Scenarios
# How to Read the Dashboards

Each Future Land Use Category includes a general description, list of priorities, and dashboard illustrating the mix of land uses and typical design characteristics that are desirable to meet the community’s vision for these areas. It is intended that these dashboards be broad enough to adequately portray similarities of large geographies of the city, while also adding the necessary specificity to establish reasonable community expectations for how these areas should develop or redevelop. As Plano is mostly developed, existing conditions are not anticipated to align perfectly with the dashboards, and individual sites under the same category will develop with their own unique mix, character, and flavor. Small Area Plans are considered an extension of the Comprehensive Plan and may be used to further refine the community’s vision for specific locations within the city. If there are conflicts with the dashboards, the existing Small Area Plan controls due to the extensive public outreach and additional detail within these plans. The sections below describe how to use and interpret the Future Land Use Category Dashboards of the Comprehensive Plan.

## 1. DESCRIPTIONS

This section provides a written description of the broad vision, form, and desired characteristics for each Future Land Use Category. These descriptions are aspirational in nature, indicating the desired future conditions. They are intended to describe the typical qualities of each category and may not reflect the full variety of uses and existing conditions of individual locations. (For example, the Neighborhoods (N) Future Land Use Category, while primarily single-family in nature, will cover neighborhoods in Plano ranging from estate lots to townhomes and apartments.)

## 2. PRIORITIES

This section provides a list of major priorities and necessary action to achieve the vision for each Future Land Use Category.

## 3. MIX OF USES

This section includes charts illustrating a preferable mix of uses that are representative of the general vision for each category. As Future Land Use Categories cover large portions of the city, these charts should not be interpreted as hard caps or minimums for the mix of uses at individual locations; however, changes in land use should improve, rather than detract, from the preferable mix of uses established for the Future Land Use Category in an area. The actual mix of uses may vary from location to location based on existing conditions, market demand, and individual site considerations that may limit the suitability of certain uses. Large deviations, however, should warrant close consideration and are generally not favorable in this plan. See more information on the next page.

## 4. DESIRABLE CHARACTER DEFINING ELEMENTS

This section describes the general characteristics that are desired for new growth, infill, and redevelopment in each category. Improvements to existing uses should also be encouraged to incorporate these desirable character defining elements. More information is described on pages 73 - 75.

### LAND USE CATEGORY PRIORITIES

1. At harchicienis volorei ciustrum sunt reniam am, volut volupta sunt rei ona am, volut volupta sunt reniam am, volut volupta sunt rei ona am, volut.
2. Olupta corsides rate pliarbor sobiero onnis as rem. Genium resenesedis pollut fugia consend

### LAND USE MIX

#### LAND USE (acres)

<table>
<thead>
<tr>
<th>Employment</th>
<th>Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

#### EMPLOYMENT (acres)

- Retail Types
- Office Types
- Institutional Types
- Industrial Types
- Single-Family Types
- Townhome Types
- Multifamily Types

### DESIRABLE CHARACTER DEFINING ELEMENTS

<table>
<thead>
<tr>
<th>Building Heights</th>
<th>Density</th>
<th>Intensity &amp; Scale</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 2 stories</td>
<td>50%</td>
<td>Low intensity</td>
<td>10% to 50%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Low rise scale</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parking Orientation</th>
<th>Block Pattern</th>
<th>Streetscape</th>
</tr>
</thead>
<tbody>
<tr>
<td>Res; garages with driveways</td>
<td>Gridded or curvilinear blocks</td>
<td>Traditional Residential streetscape</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Automobiles</th>
<th>Transit</th>
<th>Micromobility</th>
<th>Pedestrians</th>
</tr>
</thead>
<tbody>
<tr>
<td>High direct access from local streets</td>
<td>Medium</td>
<td>High connected to trails and bike routes</td>
<td>High walkable to parks and schools</td>
</tr>
</tbody>
</table>

* See how to guide on pages 1-4.
Mix of Uses
The Land Use Mix section provides the preferred balance of housing and employment uses within the category. This is calculated in total acres of land, excluding areas that are generally recognized as unsuitable for private development, such as the 100-year floodplain and electric transmission line easements. The area to be used in calculating the total acreage varies from category to category as listed to the right:

**EMPLOYMENT MIX** (acres)
The Employment Mix chart describes the preferred mix of the following employment types within each Future Land Use Category:

**RETAIL TYPES**
Retail Types generally includes businesses with commercial store frontages located in pad, strip, activity, or big box shopping centers. It also includes supporting businesses such as light office, hotels, self-storage, gas stations, light automotive servicing centers, entertainment venues, and other similar uses when located in a retail shopping center.

**OFFICE TYPES**
Office Types generally includes businesses that provide professional, medical, or administrative services located in a neighborhood or corporate campus setting, such as:
- doctor/dentist offices
- attorney offices
- research/technology businesses
- insurance agencies
- corporate offices

**INSTITUTIONAL TYPES**
Institutional Types includes educational, medical, and government related uses, such as:
- hospitals
- emergency rooms
- schools
- post offices
- assisted living
- religious facilities
- police/fire stations

**INDUSTRIAL TYPES**
Industrial Types includes businesses that are heavy commercial or industrial related, often with outside storage, vehicle storage, and multiple bay doors, such as:
- office/warehouses
- distribution centers
- private utilities
- wholesale building supplies
- transmission/collision repair
- car dealerships

**HOUSING MIX** (dwelling units)
The Housing Mix chart describes the preferred mix of the following housing types within each Future Land Use Category:

**DETACHED SINGLE-FAMILY TYPES**
The most prolific type of housing in Plano’s suburban neighborhoods, Detached Single-family Types (Detached SF) includes detached housing products with a single dwelling unit per lot, such as:
- conventional houses
- estates
- patio homes
- small-lot single-family

**ATTACHED SINGLE-FAMILY TYPES**
Attached Single-family Types (Attached SF) includes housing products with generally one dwelling unit per lot attached by a common vertical floor to roof wall to a similar dwelling, such as:
- duplexes
- townhomes
- brownstones
- row houses

**MULTIFAMILY TYPES**
Multifamily Types (MF) includes any housing product with more than three dwelling units per lot, including:
- garden-style apartments/condominiums
- main-street style apartments/condominiums
- small-scale apartments/condominiums
- mid-rise apartments/condominiums
- high-rise apartments/condominiums
- independent living centers

---

1: See Mix of Use Measurement Areas in the Glossary for more information.
2: While retirement housing is categorized as EIPS in the Zoning Ordinance, institutional housing can be associated with both Residential and Employment uses. Housing units within independent living centers are counted towards Multifamily Types for the purposes of the Future Land Use Map and Dashboards due to their design and function. However, assisted living and long-term care facilities are considered Institutional Types due to their operations.
NEIGHBORHOOD CORNERS (NC)

The Neighborhood Corners future land use category applies to the small-to-medium retail sites on the corners of major arterial roadways that have traditionally served the convenience retail, service, office, and institutional needs of surrounding neighborhoods. Corner retail sites should be designated Neighborhood Corner (NC) when:

- the site is less than 10 acres in size, or
- the site does not meet the Criteria for Community Corners on page 81.

Maintaining Healthy & Attractive Corners - Continued maintenance, renovation, and revitalization are strongly encouraged to sustain neighborhood corner vitality and attractiveness. This may be achieved through parking lot landscaping enhancements, building renovations, and other site improvements to enhance community form and limit visual impacts of parking. Adequate transitions in building setbacks and height should be provided when development is proposed near neighborhoods. An ongoing relationship between neighborhood residents and commercial property owners and businesses in adjacent corners is encouraged to support the economic health and viability of the community.

Residential Uses - In limited situations, residential uses may be introduced as an extension of surrounding Neighborhood (N) areas, reducing excess retail zoning or replacing underperforming retail square footage. Low-rise, single-family housing types are desired for compatibility with existing adjacent neighborhoods. New housing should complement the scale, density, and character of surrounding neighborhoods. Existing multifamily developments, which function as transitions from moderate-to-high intensity commercial areas, should be well maintained to preserve neighborhood character.
The Suburban Activity Centers future land use category applies to areas with large commercial and mixed-use developments that serve the specialty shopping, dining, service, and entertainment needs at the intersections of high traffic corridors. These areas are typically 50-100 acres in size and anchored by major retailers, superstores, large grocers, or theaters. Hotels, office, and institutional uses are supportive uses in these centers. When provided, residential uses should be incorporated within cohesively planned, mixed-use developments of moderate density and intensity.

**Development Pattern** - Suburban Activity Centers transition traditional commercial centers to destination shopping and entertainment areas with an integrated mix of uses and a highly walkable form and design. Pad or strip retail sites line major streets while large retailers, hotels, or offices anchor the interior. Low-to-mid rise residential uses located on minor street frontages support the shopping center. These centers are based on concepts of urban design with pedestrian-friendly amenities such as street trees, on-street parking, and active open-spaces.

**Residential Adjacency** - As Suburban Activity Centers are often adjacent to established neighborhoods, development in these areas will provide a compatible transition in building height, scale, and intensity.

**Park & Preston** - The Suburban Activity Center at Park Boulevard and Preston Road is unique from other SA in that it is not in the vicinity of an expressway and is surrounded by Neighborhoods. For this reason, the maximum density for this Center should be limited to 22 DUA within 400 feet of single-family zoning districts and 35 DUA elsewhere.
Americans with Disability Act (ADA)
The Americans with Disabilities Act (ADA) prohibits discrimination against people with disabilities in several areas, including employment, transportation, public accommodations, communications, and access to state and local government programs and services. (United States Department of Labor)

Apartment
See Multifamily Types

Area Plan
A plan...that covers specific subareas of the...county. These plans provide basic information on the natural features, resources, and physical constraints that affect development of the planning area. They also specify detailed land-use designation used to review specific development proposals and to plan services and facilities. (American Planning Association: A Planners Dictionary)

Arterial
A six-lane divided roadway, represented on the Thoroughfare Plan Map as Type C or greater (A, B, B+, and C).

Attached Single-Family Types
Attached single-family (Attached SF) Types includes housing products with generally one dwelling unit per lot attached by a common vertical floor to roof wall to a similar dwelling, such as:
- duplexes
- townhomes
- brownstones
- row houses

Attached Single-Family Types, Brownstones
A term commonly used in reference to attached single-family dwellings. See Attached Single-Family Types, Townhomes.

Attached Single-Family Types, Duplexes
See Dwelling (Two-Family) in the Zoning Ordinance

Attached Single-Family Types, Row Houses
A term commonly used in reference to attached single-family dwellings. See Attached Single-Family Types, Townhomes.

Attached Single-Family Types, Townhomes
A term commonly used in reference to attached single-family dwellings. See Single-Family Residence (Attached) in the Zoning Ordinance.

Building Intensity
For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For non-residential uses, the actual or the maximum permitted floor area ratio (FAR). (Institute for Local Government: Glossary of Land Use and Planning Terms)

Bus Rapid Transit (BRT)
Frequent, faster and higher-capacity bus service designed as an integrated system of service, facilities and strategies that distinguish it from regular bus service. The elements of bus rapid transit can vary depending on the operating environment and may include priority through separate right-of-way, preferential treatments at intersections, intelligent transportation systems, as well as other actions that improve bus speed and reliability, including limited stops, vehicle design, fare collection systems and high-quality bus stations. Bus rapid transit is often branded to promote the service as unique from regular bus transit service. (American Public Transit Association)

City Property
Property owned by the City of Plano.

Community Crime Prevention Through Environmental Design (CPTED)
A multidisciplinary and collaborative design approach (between planners, law enforcement, engineers, designers, code enforcement, and community stakeholders) intended to foster positive social interactions and deter criminal behavior within communities. Proponents of CPTED argue that proper design, use, and management of the built environment leads to a reduction in the incidence and fear of crime, while improving community vitality and overall quality of life. (American Planning Association)

Commuter Rail
An electric or diesel propelled railway for urban passenger train service consisting of local travel which operates between a central city and outlying areas....Commuter rail is generally characterized by multi-trip tickets, specific station-to-station fares, railroad employment practices, relatively long distance between stops, and only 1-2 stations in the central business district. (National Transit Database Glossary)

Compatibility
The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in a zoning district is intended to achieve compatibility. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and environmental effects like noise, vibration, glare, air pollution, or radiation. (Institute for Local Government: Glossary of Land Use and Planning Terms)

Condominiums
A form of property ownership providing for individual ownership of space in a structure together with an individual interest in the land or other parts of the structure in common with other owners. (American Planning Association: A Planners Dictionary) See Multifamily Types

Context-Sensitive
Considering surrounding context when making planning or infrastructure decisions. This represents a shift over traditional approaches which were all about “function” to an approach that balances the focused project purpose with community values and assets. Successful context sensitive processes both facilitate citizen participation throughout the process and allow greater design flexibility in the final product. (Chicago Metropolitan Agency for Planning)

Corridor
A broad geographical band that follows a general directional flow connecting major sources of trips that may contain a number of streets, highways, and transit route alignments. (American Planning Association: A Planners Dictionary)

Dallas Area Rapid Transit (DART)
A regional transit agency authorized under Chapter 452 of the Texas Transportation Code and was created by voters and funded with a one-cent local sales tax on August 13, 1983. The service area consists of 13 cities: Addison, Carrollton, Cockrell Hill, Dallas, Farmers Branch, Garland, Glenn Heights, Highland Park, Irving, Plano, Richardson, Rowlett, and University Park. As of March 2020, DART serves its 13 Service Area cities bus and shuttle routes, On-Demand GoLink zones, light rail transit (DART Rail), and paratransit service for persons who are mobility impaired. (DART)
15th & Custer
Community Corners (CC)
~39 total acres

LAND USE MIX (acres)
Housing: 0 ac. (0%)
Employment: 39 ac. (100%)
Undeveloped: 0 ac. (0%)

HOUSING MIX (units)
Detached SF: 0 units (0%)
Attached SF: 0 units (0%)
Multifamily: 0 units (0%)

EMPLOYMENT MIX (acres)
Retail Types: 39 ac. (100%)

NEW HOUSING POTENTIAL
Acres: 19.5
SF @ 22 DUA - ROW & Open Space @ 50%
100% Detached of Attached SF units: +212
+0 Multifamily units
Up to 212 Total additional units

TOTAL HOUSING POTENTIAL
(EXISTING + NEW)
Detached or Attached SF: 0-212 units (0-100%)
Multifamily: 0 units (0%)
Total: 0-212 units

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.
Spring Creek & Preston Community Corners (CC)
~91 total acres

**LAND USE MIX (acres)**
- Housing: 23 ac. (24.9%)
- Employment: 45 ac. (49.2%)
- Undeveloped: 24 ac. (26.0%)

**HOUSING MIX (units)**
- Detached SF: 0 units (0%)
- Attached SF: 0 units (0%)
- Multifamily: 264 units (100%)*

**EMPLOYMENT MIX (acres)**
- Retail Types: 42 ac. (93.6%)
- Office Types: 3 ac (6.4%)

**NEW HOUSING POTENTIAL**
Acres: 22.8
SF @ 22 DUA - ROW & Open Space @ 50%
100% Detached or Attached SF units: +248
+0 Multifamily units
Up to 248 Total additional units

**TOTAL HOUSING POTENTIAL**
(EXISTING + NEW)
Detached or Attached SF: 0-248 units (0-48%)
Multifamily: 264 units (52-100%)
Total: 264-512 units

*Includes units pending at Promontory at Preston development approved in July 2020.*

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.
Parker & Custer Community Corners (CC)
~76 total acres

LAND USE MIX (acres)
Housing: 0 ac. (0%)  
Employment: 76 ac. (99.5%)  
Undeveloped: 0.4 ac. (0.5%)

HOUSING MIX (units)
Detached SF: 0 units (0%)  
Attached SF: 0 units (0%)  
Multifamily: 0 units (0%)

EMPLOYMENT MIX (acres)
Retail Types: 61 ac. (80.6%)  
Office Types: 12 ac (15.6%)  
Institutional Types: 3 ac (3.8%)

NEW HOUSING POTENTIAL
Acres: 38.0  
SF @ 22 DUA - ROW & Open Space @ 50%  
100% Detached or Attached SF units: +413  
Up to 413 Total additional units

TOTAL HOUSING POTENTIAL (EXISTING + NEW)
Detached or Attached SF: 0-413 units (0-100%)  
Multifamily: 0 units (0%)  
Total: 0-413 units

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.
Draft Future Land Use Dashboard
Conceptual Scenario

Park & Preston
Suburban Activity Centers (SA)
~345 total acres

LAND USE MIX (acres)
Housing: 109.5 ac. (31.7%)
Employment: 234.7 ac. (68.0%)
Undeveloped: 0.9 ac. (0.3%)

HOUSING MIX (units)
Detached SF: 0 units
Attached SF: 0 units
Multifamily: 2,028 units (100%)

EMPLOYMENT MIX (acres)
Retail Types: 178 ac. (75.9%)
Office Type: 50 ac. (21.3%)
Institutional Types: 6 ac. (2.7%)

NEW HOUSING POTENTIAL
Acres: 28.6
28.6 acres is not enough land to reach the recommended 10% Detached SF and 10% Attached SF.

SF @ 22 DUA - ROW & Open Space @ 50%
100% Detached or Attached SF units: +310
+0 Multifamily Units (capped by Housing Mix)
Up to 310 total units

TOTAL HOUSING POTENTIAL
(EXISTING + NEW)
Detached or Attached SF: 0-310 units (0-13%)
Multifamily: 2,028 units (87-100%)
Total: 2,028-2,338 units

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.
By Subcategory
- Detached SF
- Attached SF
- Multifamily
- Residential Open Space
- Retail Types
- Office Types
- Industrial Types
- Institutional Types
- Undeveloped
- Open Space

---

**Preston & 121 Suburban Activity Centers (SA)**

- **LAND USE MIX (acres)**
  - Housing: 106 ac. (36.1%)
  - Employment: 164 ac. (55.9%)
  - Undeveloped/Other: 24 ac. (8.0%)

- **HOUSING MIX (units)**
  - Detached SF: 161 units (6%)
  - Attached SF: 35 units (1%)
  - Multifamily: 2,496 units (93%)

- **EMPLOYMENT MIX (acres)**
  - Retail Types: 155.5 ac. (95.0%)
  - Office Type: 3.8 ac. (2.3%)
  - Institutional Types: 4.4 ac. (2.7%)

- **NEW HOUSING POTENTIAL**
  - Acres: 11.4
  - 11.4 acres is not enough land to reach the recommended 10% Detached SF and 10% Attached SF.
  - SF @ 22 DUA - ROW & Open Space @ 50%
    - 100% Detached or Attached SF units: +124
    - +0 Multifamily (capped by Housing Mix)
    - +Up to 124 total additional units

- **TOTAL HOUSING POTENTIAL (EXISTING + NEW)**
  - Detached SF: 161-285 units (6-10%)
  - Attached SF: 35-159 units (1-6%)
  - Multifamily: 2,496 units (89%)
  - Total: 2,816 units

---

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.

Includes units pending/under construction at Mustang Square and Commodore at Preston developments.
By Subcategory
- Detached SF
- Attached SF
- Multifamily
- Residential Open Space
- Retail Types
- Office Types
- Industrial Types
- Institutional Types
- Undeveloped
- Open Space

W 15th St & Alma
Suburban Activity Centers (SA)
~112.5 total acres

LAND USE MIX (acres)
- Housing: 16 ac. (14.6%)
- Employment: 73 ac. (65.2%)
- Undeveloped: 23 ac. (20.2%)

HOUSING MIX (units)
- Detached SF: 0 units (0%)
- Attached SF: 0 units (0%)
- Multifamily: 327 units (100%)

EMPLOYMENT MIX (acres)
- Retail Types: 24 ac. (33.3%)
- Office Type: 19 ac. (26.4%)
- Institutional Types: 25 ac. (34.1%)
- Industrial Types: 5 ac. (6.2%)

NEW HOUSING POTENTIAL
- Acres: 28.6
- SF @ 22 DUA - ROW & Open Space @ 50%
  +73 Detached SF units
  +217 Attached SF units
  +105 Multifamily units
  +394 Total additional units

TOTAL HOUSING POTENTIAL (EXISTING + NEW)
- Detached SF: 73 units (10%)
- Attached SF: 217 units (30%)
- Multifamily: 432 units (60%)
- Total: 721 units

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.

Includes Independent Living Facility with site plan currently under review on west side of Alma.
Coit & Mapleshade
Suburban Activity Centers (SA)
~325.9 total acres

LAND USE MIX (acres)
Housing: 103.4 ac. (31.7%)
Employment: 192.1 ac. (62.1%)
Undeveloped: 30.4 ac. (6.1%)

HOUSING MIX (units)
Detached SF: 0 units (0%)
Attached SF: 0 units (0%)
Multifamily: 2,565 units (100%)

EMPLOYMENT MIX (acres)
Retail Types: 95 ac. (47.1%)
Office Types: 45 ac. (22.4%)
Institutional Types: 48 ac. (23.6%)
Industrial Types: 14 ac (6.8%)

NEW HOUSING POTENTIAL
Acres: 27
27 acres is not enough land to reach the recommended 10% Detached SF and 10% Attached SF.

SF @ 22 DUA - ROW & Open Space @ 50%
100% Detached or Attached SF units: +293
+0 Multifamily units (capped by Housing Mix)
Up to 293 total units

TOTAL HOUSING POTENTIAL
(EXISTING + NEW)
Detached or Attached SF: 0-293 units (0-10%)
Multifamily: 2,565 units (90%)
Total: 2,565-2,858 units

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.

Includes pending units at Beacon Square development.
Gateway Suburban Activity Centers (SA)
~118.5 total acres

LAND USE MIX (acres)
Housing: 50.4 ac. (42.6%)
Employment: 24.3 ac. (20.5%)
Undeveloped: 43.8 ac. (36.9%)

HOUSING MIX (units)
- Detached SF: 0 units (0%)
- Attached SF: 178 units (11%)
- Multifamily: 1,492 units (89%)

EMPLOYMENT MIX (acres)
- Retail Types: 9.1 ac. (37.4%)
- Office Types: 5.6 ac. (23.0%)
- Industrial Types: 9.6 ac (39.6%)

NEW HOUSING POTENTIAL
Acres: 0
Not feasible
SA area is already over the 40% maximum housing.

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.
By Subcategory
- Detached SF
- Attached SF
- Multifamily
- Residential Open Space
- Retail Types
- Office Types
- Industrial Types
- Institutional Types
- Undeveloped
- Open Space

Spring Creek & K Suburban Activity Centers (SA)
~285.9 total acres

LAND USE MIX (acres)
- Housing: 64.3 ac. (22.5%)
- Employment: 147.4 ac. (51.6%)
- Undeveloped: 74.1 ac. (25.9%)

HOUSING MIX (units)
- Detached SF: 0 units (0%)
- Attached SF: 0 units (0%)
- Multifamily: 1,375 units (100%)

EMPLOYMENT MIX (acres)
- Retail Types: 54.2 ac. (36.8%)
- Office Types: 11.6 ac. (7.9%)
- Institutional Types: 59.0 ac. (40.1%)
- Industrial Types: 22.5 ac (15.3%)

NEW HOUSING POTENTIAL
Acres: 50.0
50.0 acres is not enough land to reach the recommended 10% Detached SF and 10% Attached SF

SF @ 22 DUA - ROW & Open Space @ 50%
100% Detached or Attached SF units: +545
+0 Multifamily units (capped by Housing Mix)
Up to 545 Total additional units

TOTAL HOUSING POTENTIAL
(EXISTING + NEW)
- Detached or Attached SF: 0-545 units (0-28%)
- Multifamily: 1,375 units (72-100%)
Total: 1,375-1,920 units

Note: This does not include potential future housing units as part of the Envision Oak Point small area plan, the boundaries of which are larger than this SA area. Small Area Plans are considered an extension of the Comprehensive Plan and may be used to further refine the community’s vision for specific locations within the city. If there are conflicts with the dashboards, Envision Oak Point controls due to the extensive public outreach and additional detail within the plan.

Includes recently approved units at Plano Market Square Mall redevelopment. Preliminary unit count at the Plano Event Center site is unknown and not included on this map.

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.

Note: This does not include potential future housing units as part of the Envision Oak Point small area plan, the boundaries of which are larger than this SA area. Small Area Plans are considered an extension of the Comprehensive Plan and may be used to further refine the community’s vision for specific locations within the city. If there are conflicts with the dashboards, Envision Oak Point controls due to the extensive public outreach and additional detail within the plan.

Includes recently approved units at Plano Market Square Mall redevelopment. Preliminary unit count at the Plano Event Center site is unknown and not included on this map.
Willow Bend
Suburban Activity Centers (SA)
~169.5 total acres

LAND USE MIX (acres)
- Housing: 0 ac. (0%)
- Employment: 169.5 ac. (100%)
- Undeveloped: 0 ac. (0%)

HOUSING MIX (units)
- Detached SF: 0 units (0%)
- Attached SF: 0 units (0%)
- Multifamily: 0 units (0%)

EMPLOYMENT MIX (acres)
- Retail Types: 135 ac. (79.9%)
- Office Types: 5 ac. (3.0%)
- Institutional Types: 11 ac. (6.6%)
- Industrial Types: 18 ac (10.5%)

NEW HOUSING POTENTIAL (units)
- Acres: 67.8
- SF @ 22 DUA - ROW & Open Space @ 50%
  +140 Detached SF units
  +417 Attached SF units
  +834 Multifamily units
  +1,391 Total additional units

TOTAL HOUSING POTENTIAL (EXISTING + NEW)
- Detached SF: 140 units (10%)
- Attached SF: 417 units (30%)
- Multifamily: 834 units (60%)
- Total: 1,391 units

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.
Collin Creek, CC South, & Heritage Creekside
Urban Activity Centers (UA)
~253 total acres

LAND USE MIX (acres)
- Housing: 101 ac. (39.9%)
- Employment: 125 ac. (49.4%)
- Undeveloped/Other: 27 ac. (10.8%)

HOUSING MIX (units)
- Detached SF: 65 units (1.3%)
- Attached SF: 694 units (13.6%)
- Multifamily: 4,339 units (85.1%)

EMPLOYMENT MIX (acres)
- Retail Types: 92 ac. (73.8%)
- Office Types: 33 ac. (26.2%)

NEW HOUSING POTENTIAL
- Acres: 0.3

SF @ 25 DUA - ROW & Open Space @ 50%
0.3 acres is not enough land to lower the MF to the recommended 80%.

100% Detached or Attached SF units: +3
+0 Multifamily units (capped by Housing Mix)
Up to 3 Total additional units

TOTAL HOUSING POTENTIAL
(EXISTING + NEW)
- Detached SF: 65-68 units (1%)
- Attached SF: 694-697 units (14%)
- Multifamily: 4,339 units (85%)

Total: 5,101 units

SF @ 40 DUA - ROW & Open Space @ 50%
0.3 acres is not enough land to lower the MF to the recommended 80%.

100% Detached or Attached SF units: +5
+0 Multifamily units (capped by Housing Mix)
Up to 5 Total additional units

TOTAL HOUSING POTENTIAL
(EXISTING + NEW)
- Detached SF: 65-70 units (1%)
- Attached SF: 694-699 units (14%)
- Multifamily: 4,339 units (85%)

Total: 5,103 units

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent (map has not yet been updated to include approval of ZC2021-002). This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.

Includes units pending/under construction at Collin Creek Mall and Heritage Creekside developments prior to approval of ZC2021-002.
By Subcategory
- Detached SF
- Attached SF
- Multifamily
- Residential Open Space
- Retail Types
- Office Types
- Industrial Types
- Institutional Types
- Undeveloped
- Open Space

Legacy Combined
Urban Activity Centers (UA)
~351 total acres

LAND USE MIX (acres)
- Housing: 88 ac. (25.1%)
- Employment: 226 ac. (64.2%)
- Undeveloped/Other: 37 ac. (10.6%)

HOUSING MIX (units)
- Detached SF: 0 units (0%)
- Attached SF: 289 units (5.4%)
- Multifamily: 5,029 units (94.6%)

EMPLOYMENT MIX (acres)
- Retail Types: 79 ac (34.8%)
- Office Types: 147 ac (65.0%)
- Industrial Types: 1 ac (0.2%)

NEW HOUSING POTENTIAL
- Acres: 52.3
- SF @ 25 DUA - ROW & Open Space @ 50%
- 52.3 acres is not enough land to lower the MF to the recommended 80%.
- 100% Detached or Attached SF units: +654
- 0 Multifamily units (capped by Housing Mix)
- Up to 654 Total additional units

TOTAL HOUSING POTENTIAL
-EXISTING + NEW
- Detached SF: 0-654 units (0-16%)
- Attached SF: 289-1,303 units (4-20%)
- Multifamily: 5,029 units (84%)
- Total: 5,972 units

SF @ 40 DUA - ROW & Open Space @ 50%
- +1,014 Detached or Attached SF units
- +182 Multifamily units
- +1,196 Total additional units

TOTAL HOUSING POTENTIAL
-EXISTING + NEW
- Detached SF: 0-1,014 units (0-16%)
- Attached SF: 289-1,303 units (4-20%)
- Multifamily: 5,211 units (80%)
- Total: 6,514 units

Disclaimer: This map represents the existing Land Use & Housing Inventory for this area as of 4/13/2021, including properties that have approved zoning where development is considered imminent. This conceptual scenario illustrates a possible maximum density based on draft Comprehensive Plan Review Committee recommendations and should not be used for zoning or land use decisions.

Includes units pending/under construction at Legacy West development.