CITY OF PLANO
PLANNING & ZONING COMMISSION

May 3, 2021

Agenda Item No. 8

Discussion: Comprehensive Plan Update

Applicant: City of Plano

DESCRIPTION:

Hold a discussion on the Draft Plano Comprehensive Plan 2021 as recommended by the Comprehensive Plan Review Committee.

BACKGROUND:

On November 11, 2019, the City Council appointed the Comprehensive Plan Review Committee (CPRC) to review the city’s Comprehensive Plan and work with the Planning & Zoning Commission (P&Z) on recommended updates. Per City Council’s direction in Resolution 2019-11-2, these updates should focus on addressing community concerns related to four key topics: Land Use, Transportation, Density, and Growth Management.

The resolution also included an iterative process for review of the Comprehensive Plan whereby:

- The Comprehensive Plan Review Committee “will act as a community sounding board for the Plan and provide input and feedback on policy recommendations from the Planning & Zoning Commission. The Committee will also act as advisors and ambassadors of the planning process.”

- It is the intent that “all policies are reached by broad acceptance, such that a supportive three-quarters vote of the members present for the Committee and a supportive simple majority vote of the members present for the Planning & Zoning Commission is required on each policy before it moves forward as a recommendation to City Council.” The term “policy” is used generally to represent the content of the Plan.

Through December 2020, the CPRC and P&Z have reviewed and approved a new set of Guiding Principles and updates to 17 key Comprehensive Plan policies related to the four topic areas:
Since that time, the CPRC has worked to combine the recommended changes with the remaining plan into a consolidated Draft Plan document for ease of consideration while the plan website is being created. This new, unified document eliminates the need to review sections of the Draft Plan in the “bundles” format previously reviewed by the CPRC and P&Z. On April 27, 2021, the CPRC recommended approval (15-0) of the consolidated Draft Plan for P&Z consideration. A markup version of the Draft Plan is also available that shows track changes from the Plano Tomorrow Comprehensive Plan.

Included in the Draft Plan is an Executive Summary (see Attachment 1) that reviews major changes and provides examples of how the Plan may be implemented. The purpose of this agenda item is to review the Executive Summary and familiarize the P&Z with the significant changes to the Draft Plan since last discussed on December 21, 2020. These include updated Future Land Use Map & Dashboards (see Attachment 2) and a new Redevelopment and Growth Management Policy (see Attachment 3). Also included is an educational document prepared for the CPRC that provides local examples of density for context with the Dashboards (see Attachment 4). Discussion and consideration of all changes in the full Draft Plan will be scheduled for a future meeting.

Future Land Use Map

The only significant change to the Future Land Use Map since last reviewed by the P&Z is a change to the color scheme. This was requested by the CPRC to help differentiate the Draft Plan from the previous comprehensive plan. There have also been some slight boundary adjustments in various locations to better align with existing conditions; however, no areas have completely changed designation.

Future Land Use Dashboards

Significant changes were made to the Future Land Use Dashboards (Dashboards), including:

- **Updated Format for Mix of Use Charts** – An updated format of the Dashboards replaces the compatibility bubbles and pie charts (see below) with bar charts illustrating percentage ranges. This allows for greater flexibility and more practical implementation from site to site.

  (see charts on next page)
These ranges are based on acreage for Land Use Mix and Employment Mix, and dwelling unit distribution for Housing Mix. For more information on the Mix of Uses charts, refer to pages 71, 72, and 105 of the Draft Plan.

- **Simplified Housing & Employment Types** – The Employment Types and Housing Types were simplified into the following categories:

<table>
<thead>
<tr>
<th>Category</th>
<th>Former Draft</th>
<th>New Draft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Mix</td>
<td>Nonresidential Residential Open Space</td>
<td>Employment Housing</td>
</tr>
<tr>
<td>Employment Mix</td>
<td>Office Restaurant/Retail Service Institutional Warehouse Lodging</td>
<td>Retail Types Office Types Institutional Types Industrial Types</td>
</tr>
<tr>
<td>Housing Mix</td>
<td>Traditional SF-D Traditional SF-A Midtown – Single Unit Midtown – Multi-Unit Garden-Style MF Main Street-Style MF Mid-Rise MF High-Rise MF Institutional Living</td>
<td>Detached SF Types Attached SF Types Multifamily Types</td>
</tr>
</tbody>
</table>

With these changes, Independent Living Facilities are now counted as a Multifamily Type in the Housing Mix and Assisted Living Facilities (and similar uses) are classified as an Institutional Type in the Employment Mix. Open space considerations remain in the Desirable Character Defining Elements in each Dashboard. Refer to page 72 for more information on each of the housing and employment types.

- **Existing Land Use & Housing Inventory** – By simplifying the categories above, staff was able to develop a citywide Existing Land Use & Housing Inventory.
Although not officially part of the Draft Plan, this inventory is intended to be an implementation tool that allows more effective analysis of zoning change requests for consistency with the Dashboards. The inventory will need to be routinely updated and maintained to reflect existing conditions and recent development approvals. Below is a city-wide map representing the Existing Land Use & Housing Inventory for all of Plano:

Redevelopment & Growth Management Policy

In addition to the 17 policies that were previously approved, the CPRC has recommended the addition of a new Redevelopment & Growth Management Policy with nine associated action statements (see Attachment 3). This policy provides guidance and direction on aspects important to the CPRC, such as the phasing and preferable characteristics of mixed-use developments, setting a higher bar for exceptions to the Plan, and ways to proactively engage and inform the community on land use issues. Portions of this policy were previously included in the draft Bundles 23 and 24 presented to the P&Z on December 21, 2020. The elements within Bundles 23 and 24 have been either eliminated or incorporated into the Redevelopment & Growth Management Policy.

Executive Summary

As previously mentioned, an Executive Summary has been added to the end of the Draft Plan as pages ES-1 to ES-22 (see Attachment 1). Due to the unique nature of the Comprehensive Plan review process, the Executive Summary goes beyond the traditional scope of summarizing the major topic areas of the Draft Plan. It does so by explaining reasons for the update, summarizing the major changes, providing a comparison to the previous Comprehensive Plan, listing top takeaways of the new Plan, and providing a series of Maximum Density Development Scenarios. These sections provide requested information on specifically what changes were made and how the Plan is to be implemented.
Maximum Density Development Scenarios

During the CPRC’s review of the Draft Plan, several conceptual scenarios were prepared to illustrate the effectiveness of the Existing Land Use & Housing Inventory and Future Land Use Dashboards at managing density and guiding new housing growth into strategic areas. These scenarios were designed to show how many new housing units could potentially be supported by the Draft Plan at various locations across Plano. When creating these scenarios, the following rules and assumptions were applied:

- **Rules:**
  - Housing will not exceed the maximum percentage shown in the Land Use Mix.
  - Housing must comply with the maximum percentages in the Housing Mix.
  - Housing must comply with the maximum densities listed in the Desirable Character Defining Elements.

- **Assumptions:**
  - To maximize density, an area’s housing mix will attempt to utilize the maximum percentage of Multifamily Types, followed by Attached SF Types, then Detached SF Types. Where the densities for Attached and Detached SF are the same, the units may be constructed as either Type.
  - For every acre of Detached or Attached SF development, one acre of land will be utilized for streets and open space.
  - Existing housing will remain as-is.
  - Undeveloped properties are classified by the zoning of the property.
  - Recent zoning approvals are factored as existing development and will be constructed in accordance with the most recently approved plans.

The results of the scenarios were included as reference on pages 10-22 of the Executive Summary to show how the Dashboards are to be properly applied. An important disclaimer was added to the Executive Summary, however, to note these are for illustrative purposes only and not to be used when considering individual zoning cases.

**RECOMMENDATION:**

None. For discussion only.

**ATTACHMENTS:**

Attachment 1 – Executive Summary
Attachment 2 – Future Land Use Map & Dashboards
Attachment 3 – Redevelopment & Growth Management Policy
Attachment 4 – Density Examples
DISCLAIMER: The Executive Summary, including the Maximum Development Scenarios section and associated maps, are for illustrative purposes only. The Maximum Development Scenarios’ associated maps are created to provide examples of how the Plano Comprehensive Plan 2021 functions, and they should be used to understand the methodology that will be used to analyze development applications, but they are not an analysis of any particular request for a zoning change. The language in the Executive Summary should not be used when evaluating a zoning application’s compliance with the Comprehensive Plan.
On November 11, 2019, the Plano City Council appointed a 16-member ad-hoc advisory committee called the Comprehensive Plan Review Committee (CPRC). The role of the CPRC was to review the city’s Comprehensive Plan and recommend updates to address community concerns related to four key topics: Land Use, Transportation, Density, and Growth Management. They were also to act as advisors and ambassadors of the planning process, working with the Planning & Zoning Commission, and city staff can use the Plan to make decisions about development proposals and where to best invest city resources to achieve the community’s vision for the future. More specifically, the Plan is used by local officials in three primary ways:

**Delivery of City Services**
New city services, programs, and projects, such as the Great Update Rebate program, are often started in order to implement specific actions statements of the Comprehensive Plan.

**Budget & Community Investment Program**
Projects in the Community Investment Program, such as new city facilities and infrastructure improvements, are reviewed annually for consistency with the Comprehensive Plan.

**Zoning & Development Review Conformance**
All zoning change requests, along with updates to the Zoning Ordinance and other development regulations, are reviewed for conformance with the Comprehensive Plan.

On August 5, 2020, the City Council repealed the previous Comprehensive Plan and adopted an “Interim Plan” to serve as a temporary replacement until the CPRC and P&Z could complete their work. The Interim Plan was based on the city’s comprehensive plan from 1986, including subsequent updates through 2012. Although this Plan had previously served the city well for many years, its goals and policies were rooted in the days of Plano’s rapid growth and were not well-suited for the challenges of a mature and mostly developed city as Plano is today.

After (X) months, the CPRC and P&Z completed their work, resulting in the Draft Comprehensive Plan 2021. Much of this new Plan may look familiar, as aspects of the previous Comprehensive Plan outside the four topic areas assigned by City Council, such as policies related to the environment, social services, and the economy, remain largely unchanged. However, significant changes were made to many of the most impactful parts of the Plan, and important new content was created, including a set of Guiding Principles, a Redevelopment & Growth Management Policy, and Future Land Use Dashboards.

This Executive Summary provides an overview of the Draft Comprehensive Plan 2021, highlighting its major components, significant areas of change, what remains the same, and how the new Plan impacts the quality of life for Plano residents, businesses, and institutions.
2. WHAT’S IN THE PLAN?

Plan Structure

<table>
<thead>
<tr>
<th>Vision &amp; Guiding Principles</th>
<th>The Vision Statement &amp; Guiding Principles serve as the aspirational goals and values for the entire Plan.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pillars</td>
<td>Pillars divide the Plan content into five major topical categories.</td>
</tr>
<tr>
<td>Components</td>
<td>Each Pillar consists of Components, which combine related topics into 11 sub-categories.</td>
</tr>
<tr>
<td>Policies</td>
<td>Policies state what Plano will do to achieve the goals.</td>
</tr>
<tr>
<td>Action Statements</td>
<td>Action Statements are the detailed “to-do” lists needed to successfully implement the Plan.</td>
</tr>
<tr>
<td>Maps</td>
<td>Five Maps guide land use, transportation, and infrastructure planning decisions.</td>
</tr>
</tbody>
</table>

VISION STATEMENT

Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods.

GUIDING PRINCIPLES

Guiding Principle 1 | Plano Today

1.1. The Plan enhances the quality of life in the near term, continually striving to meet the needs and priorities of current residents, businesses, and institutions of Plano.

1.2. The Plan promotes the safety, viability, and vibrancy of Plano’s existing neighborhoods, managing growth, and shaping change the complements the city’s suburban character and rich history.

1.3 The Plan promotes the educational, recreational, and cultural centers of the community, providing an environment for world-class facilities, businesses, and institutions that support a vital economy.

1.4 The Plan respects the suburban character of Plano and seeks to preserve and enhance the built environment.

1.5 Implementation of the Plan will be open and transparent, with a high standard for exceptions to land use principles, proactively seeking community input, and updated when needed with opportunities for the public to continually share their needs and priorities with community leaders and inform the decision-making process.

Guiding Principle 2 | Plano 2050

2.1. The Plan enhances the quality of life in the long-term, preparing for future generations of residents, businesses, and institutions of Plano who may not yet have a voice but are impacted by the decisions of today.

2.2. The Plan successfully manages Plano’s transition to a mature city, seeking innovative approaches and best practices to accommodate emerging trends, technologies, and opportunities that improve the quality of life and allow the city to remain attractive and vibrant into the future.

2.3. The Plan builds on Plano’s strong history of thoughtful planning, guiding future development and redevelopment where it is safe, attractive, appropriate, and convenient; contributes to a variety of housing, employment, and social opportunities; and respects the natural environment.

2.4 The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or development in the future.

2.5 Implementation of the Plan will be fiscally responsible, ensuring that alternatives are considered and completion of actions provides the greatest long-term value.

Guiding Principle 3 | Plano Together

3.1. The Plan serves people of all backgrounds, striving to meet the needs of an inclusive and vibrant community that calls Plano “home.”

3.2 The Plan promotes a community that is safe, engaged, and rich in educational, cultural, and recreational opportunities that are highly desirable to residents and visitors alike.

3.3 The Plan embraces Plano’s position as a leader in the region, demonstrating the city’s standard of excellence and supporting our neighbors through linkages including health, economy, culture, transportation, and sense of community.

3.4 The Plan manages growth and redevelopment in a gradual manner, ensuring changes are beneficial to neighbors and the surrounding community based on real, city-level demand.

3.5 Implementation of the Plan will be done in partnership with the community and educational, nonprofit, civic, cultural, faith-based, and governmental organizations, promoting cooperation towards common goals that enhance the quality of life for the residents, businesses, and institutions of Plano.
PILLARS, COMPONENTS, AND POLICIES

14 POLICIES
- Land Use
- Community Design
- Redevelopment of Regional Transportation Corridors
- Undeveloped Land
- Transit-Oriented Development
- Redevelopment & Growth Management
- Roadway System
- Bicycle & Other Micromobility
- Public Transit
- Transportation Demand Management
- Pedestrian Environment
- Neighborhood Conservation
- Revitalization of Retail Shopping Centers
- Special Housing Needs

14 POLICIES
- Emergency Management
- Public Safety
- Property Standards
- Facilities & Infrastructure
- Social Services
- Parks & Recreation
- Active Living & Citizen Well-Being
- Libraries
- Educational Opportunities
- Placemaking & Public Spaces
- Arts & Culture
- Heritage Preservation
- Community Building
- Community Involvement & Participation

6 POLICIES
- Building & Development Design
- Renewable Energy
- Stormwater Management
- Water Conservation
- Waste Minimization
- Open Space & Natural Resource Preservation

6 POLICIES
- Diverse & Resilient Economy
- Jobs & Workforce Development
- Population Growth
- Regional Transportation
- Air Quality
- Regional Water Conservation
- Consistency with Neighboring Cities
- Regional Education

ACTION STATEMENTS
There are 271 action statements in the Plan. Please refer to the full Comprehensive Plan 2021 to review the complete list of action statements.

MAPS

Future Land Use Map & Dashboards
This map organizes the city into Future Land Use categories, each with an associated Dashboard that describes the preferred land use mixes, desirable character defining elements, and priorities for that area. More information on page ES-5.

Expressway Corridor Environmental Health Map & Guidelines
This map shows locations in the city that are sensitive to the effects of the city’s major expressways. A set of accompanying guidelines provides standards for health analyses for sensitive land uses in these areas.

Thoroughfare Plan Map & Cross Sections
This map shows the locations of existing and future major roadways in Plano. A set of accompanying cross-sections provide the size, number of lanes, median and parkway widths, and associated dimensions for each major type of roadway.

Parks Master Plan Map
This map shows the locations of existing and planned parks and trails in the city.

Bicycle Transportation Plan Map
This map shows the locations of existing and planned bicycle trails and facilities across the city.
3. WHAT’S CHANGED?

Major Changes in the Comprehensive Plan 2021

As discussed on Page 1, the Comprehensive Plan 2021 was created after 16 months of work by the Comprehensive Plan Review Committee (CPRC) and the Planning & Zoning Commission (P&Z). Following the directives from City Council, the CPRC and P&Z focused their changes into four topics areas: Land Use, Transportation, Density, and Growth Management. Proposed updates were forwarded back and forth between both bodies until they received at least a 75% approval by the CPRC and 50% approval by the P&Z. The most significant changes the Plan include:

1. A new set of Guiding Principles serve as a set of overarching values for the Plan. The three principles, Plano Today, Plano 2050, and Plano Together, promote a Comprehensive Plan that is inclusive of Plano’s diverse population and serves the needs of Plano residents, businesses, and institutions, both present and future. See page ES-2 to view the full Guiding Principles.

2. Revisions were made to the Future Land Use Map, including New/Revised Future Land Use Categories, re-categorizations of key locations around the city, and boundary changes that more accurately reflect the limits of each area. Although some categories share the same name or map color as the previous Comprehensive Plan, significant changes were made to descriptions and details of all categories. See page ES-5 for a brief description of all the categories.

3. A new set of Future Land Use Dashboards were created that provide an updated format and significantly more detailed guidance on the preferred mix of uses, densities, intensities, building heights, and more, in each of the Future Land Use categories. The Dashboards illustrate the range of design characteristics that should be provided by zoning change requests for new development and redevelopment (though many locations will not be suitable for the maximum allowances). See page ES-6 for a brief description of the new Dashboards.

4. A new Redevelopment & Growth Management Policy and nine associated actions statements were included which answer the need for specific guidance in this areas, including setting a higher bar for approval of zoning changes that deviate from the Future Land Use Dashboards, the phasing of mixed-use development, calling for the creation of a formalized community input forum, and recommending forming citizen committees to review any major changes to the Comprehensive Plan in the future. Refer to page 12 of the full Comprehensive Plan 2021 to review the full policy and associated action statements.

5. An Existing Land Use and Housing Inventory was created that will be used as an implementation tool to review zoning change requests for consistency with the Future Land Use Dashboard. This new tool also allows greater predictability about the potential for new employment and housing across the city. It will be routinely monitored and updated so that existing conditions provide better context for decision-makers, land owners, and residents. See page ES-6 for more information about the Existing Land Use and Housing Inventory and pages ES-6-ES-7 for conceptual examples of how they will be used.

6. Various Zoning Process Improvements were implemented that are intended to make information on zoning change requests more accessible and transparent to the public. These include improved zoning notices, website updates, posting of concept and development plan drafts, and more. Find these changes implemented at www.PlanoPlanning.org.

In addition to these major changes, there were other miscellaneous revisions to other policies and action statements throughout the Plan related to the four topic areas. See www.PlanoCompPlanReview.org to view a version of the Plan with all markups and track changes.
The Future Land Use Map does not constitute zoning regulations or establish zoning district boundaries.

**Neighborhoods (N)**
- Mostly single-family neighborhoods, however townhomes, duplexes, and apartments are also common
- May include light commercial, office, institutional, and other residential-supporting uses
- Preserve neighborhood character and quality of life

**Neighborhood Corners (NC)**
- Retail sites on the corners of major intersections that are over 25 acres in size or meets two of three of the following: 250k+ sq. ft. of retail in 1/4 mi., 2+ anchor retail stores in 1/4 mi., or does not abut single-family
- Single-family may be introduced in limited situations
- Multifamily not appropriate

**Community Corners (CC)**
- Retail sites on the corners of major intersections that are over 25 acres in size or meets two of three of the following: 250k+ sq. ft. of retail in 1/4 mi., 2+ anchor retail stores in 1/4 mi., or does not abut single-family
- Single-family may be introduced
- Multifamily not appropriate

**Suburban Activity Centers (SA)**
- Large commercial shopping centers and moderate intensity mixed-use areas
- Includes major retailers, superstores, movie theaters, and large grocers with supporting hotels, office, and institutional uses
- Mix of housing types
- Additional limitations for Park & Preston

**Urban Activity Centers (UA)**
- High intensity mixed-use areas
- Includes major public open spaces, community and neighborhood parks
- Regional recreation and leisure opportunities
- Housing is not appropriate

**Employment Centers (EM)**
- Business centers in the Legacy and the Plano Parkway/President George Bush Turnpike corridor
- Corporate office campuses and major medical, educational, technology, and research centers
- Housing is not appropriate

**Downtown Corridors (DT)**
- Located around Downtown Plano and nearby areas
- Transit-oriented development in proximity to rail transit stations
- Redevelopment and revitalization of K Avenue and 14th Street corridors
- Preserve and complement the area’s historic structures and character

**Expressway Corridors (EX)**
- Located along major expressways
- Mix of retail, office, service, restaurant, medical, hotel, and technology-based businesses
- Mitigation strategies to protect sensitive land uses, such as schools, housing, and day cares, from noise and health impacts
- Residential in very limited circumstances

**Social Network (SN)**
- Large public open spaces
- Community and neighborhood parks
- Regional recreation and leisure opportunities
- Housing is not appropriate

**Open Space Network (OS)**
- Regional recreation and leisure opportunities
- Housing is not appropriate

**Legend**
- Neighborhoods (N)
- Neighborhood Corners (NC)
- Community Corners (CC)
- Suburban Activity Centers (SA)
- Urban Activity Centers (UA)
- Employment Centers (EM)
- Downtown Corridors (DT)
- Expressway Corridors (EX)
- Social Network (SN)
- Open Space Network (OS)
- Transit Facilities
Future Land Use Dashboards

Each Future Land Use Dashboard (Dashboard) includes a general description, list of priorities, mix of uses chart, and table of design characteristics which are desirable to meet the community’s vision for these areas. The Dashboards are intended to be broad enough to adequately portray similarities between 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 new zoning change requests are considered. As Plano is mostly developed at this time, existing conditions may not align perfectly with the Dashboards. Conformance with the Dashboards will occur gradually over the long term, as properties are rezoned or develop/redevelop in accordance with updated policies and regulations.

MIX OF USES

This section describes the preferable mix of land uses that are desired for new growth, infill, and redevelopment. 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.

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.

Existing Land Use & Housing Inventory

The Existing Land Use & Housing Inventory (Inventory) is a city-wide database of existing land uses and housing units, separated into the same classifications as above (Retail, Office, Institutional, Industrial, Detached Single-family, Attached Single-family, and Multifamily Types).

36,000+ ACRES
117,000+ HOUSING UNITS

This new tool allows for zoning change requests to be reviewed for consistency with the recommended Mix of Uses in the Future Land Use Dashboards. Because land uses change over time, the inventory will be routinely monitored and updated to match existing conditions.
How do the Dashboards and Inventory work together?

The Future Land Use Dashboards and Existing Land Use & Housing Inventory are used together to compare the existing mix of uses in an area to the future mix of uses recommended by the Comprehensive Plan. The example below illustrates how this works for the Suburban Activity Center (SA) located at the intersection of Preston Road and Park Boulevard in Plano.

**Park & Preston Suburban Activity Center 178 acres**

**Future Land Use Map**

**Existing Land Use & Housing Inventory Map**

**SPECIAL NOTES:**
Information above represents preferred mixes per adjoining SA centers
Consistent with the Redevelopment & Growth Management Policy

**Is this area currently within the recommended mix of land use types?**

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Yes/No</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Types</td>
<td>Yes</td>
<td>YES, the Dashboard supports new Retail Types in this area.</td>
</tr>
<tr>
<td>Office Types</td>
<td>Yes</td>
<td>YES, the Dashboard supports new Office Types in this area.</td>
</tr>
<tr>
<td>Institutional Types</td>
<td>Yes</td>
<td>YES, the Dashboard supports new Institutional Types in this area.</td>
</tr>
<tr>
<td>Industrial Types</td>
<td>Yes</td>
<td>YES, the Dashboard supports new Industrial Types in this area.</td>
</tr>
<tr>
<td>Detached Single-Family Types</td>
<td>No</td>
<td>NO, the Dashboard supports new Detached SF units in this area.</td>
</tr>
<tr>
<td>Attached Single-Family Types</td>
<td>No</td>
<td>NO, the Dashboard supports new Attached SF units in this area.</td>
</tr>
<tr>
<td>Multifamily Types</td>
<td>No</td>
<td>NO, the Dashboard does not support more Multifamily types in this area. Existing multifamily may be redeveloped.</td>
</tr>
</tbody>
</table>

**Would the area support more of these land use types?**

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>Yes/No</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment (60-100%)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing (0-40%)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**EXISTING MIX**

**LAND USE MIX (acres)**

<table>
<thead>
<tr>
<th>Employment (60-100%)</th>
<th>Housing (0-40%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(68% Employment)</td>
<td>(32% Housing)</td>
</tr>
</tbody>
</table>

**HOUSING MIX (dwelling units)**

<table>
<thead>
<tr>
<th>Detached SF Types (10-90%)</th>
<th>Attached SF Types (10-90%)</th>
<th>Multifamily Types (0-60%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>

**Existing Percentage from Inventory**

**DESIRED CHARACTER DEFINING ELEMENTS**

- **LAND USE MIX**
  - Employment: 60-100%
  - Housing: 0-40%
- **HOUSING MIX**
  - Detached SF: 10-90%
  - Attached SF: 10-90%
  - Multifamily: 0-60%
- **PARKING ORIENTATION BLOCK PATTERN & STREETSCAPE**
  - Types: Urban and Traditional
- **MULTIMODAL ACCESS**
  - types: Automobile, Transit, Micromobility, Pedestrian
- **DESIRABLE CHARACTER DEFINING ELEMENTS**
  - Types: Active Open Space
- **EMPLOYMENT MIX**
  - Types: 4 to 22 DUA
- **HOUSING MIX**
  - Types: 10 to 50 DUA
- **HOUSING MIX**
  - Types: 50-100 DUA
- **EXISTING MIX**
  - Types: 0-10 DUA
- **DRAFT | Comprehensive Plan 2021 Executive Summary - May 3, 2021 ES-7**
Much of the Comprehensive Plan 2021 is similar to aspects of the previous Comprehensive Plan. In addition to maintaining the same organizational hierarchy, much of the previous Comprehensive Plan fell outside the four topic areas assigned to the CPRC and P&Z by the City Council. As such, policies under the Social Environment, Natural Environment, and Economic Environment Pillars remain mostly the same, with a few updates to correct background information or remove actions previously completed.

**4. WHAT’S THE SAME?**

## MODIFIED MAPS (1)

- [Map 1](#)

## MODIFIED POLICIES (18)

- [Policy 1](#)
- [Policy 2](#)
- [Policy 3](#)
- [Policy 4](#)
- [Policy 5](#)
- [Policy 6](#)
- [Policy 7](#)
- [Policy 8](#)
- [Policy 9](#)
- [Policy 10](#)
- [Policy 11](#)
- [Policy 12](#)
- [Policy 13](#)
- [Policy 14](#)
- [Policy 15](#)
- [Policy 16](#)
- [Policy 17](#)
- [Policy 18](#)

## REMOVED FROM PLAN (1)

- [Removed Map](#)

## MAPS WITH NO MAJOR CHANGES (4)

- [Map 1](#)
- [Map 2](#)
- [Map 3](#)
- [Map 4](#)

## POLICIES WITH NO MAJOR CHANGES (24)

- [Policy 1](#)
- [Policy 2](#)
- [Policy 3](#)
- [Policy 4](#)
- [Policy 5](#)
- [Policy 6](#)
- [Policy 7](#)
- [Policy 8](#)
- [Policy 9](#)
- [Policy 10](#)
- [Policy 11](#)
- [Policy 12](#)
- [Policy 13](#)
- [Policy 14](#)
- [Policy 15](#)
- [Policy 16](#)
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- [Policy 19](#)
- [Policy 20](#)
- [Policy 21](#)
- [Policy 22](#)
- [Policy 23](#)
- [Policy 24](#)

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**NOTE:** 17 actions were removed. Actions CNC2-4 were not included in CPRC/P&Z Review as they were outside the four topic areas. Action DRE6 was previously under the Land Use Policy.
5. WHAT DOES THIS ALL MEAN FOR ME?

Top Takeaways of the Comprehensive Plan 2021

<table>
<thead>
<tr>
<th>MORE DETAIL ABOUT DEVELOPMENT EXPECTATIONS</th>
<th>GUIDING PRINCIPLES ESTABLISH CLEAR PRIORITIES</th>
<th>HIGHER BAR SET FOR EXCEPTIONS TO THE PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>The new Future Land Use Dashboards provide greater detail about the density, mix of uses, and design characteristics expected across the city.</td>
<td>The is led by simple principles that unite and provide a vision for Plano now and into the future.</td>
<td>Zoning requests that request to exceed the maximum densities, building heights, or mix of uses in the Dashboards will require Council supermajority approval.</td>
</tr>
</tbody>
</table>

Population Projections

In many cities, the comprehensive plan includes projections for new growth and population. However, with less than 5% undeveloped land remaining and approximately 500 acres currently zoned for residential uses, the potential for new housing growth in Plano will depend largely upon redevelopment of existing commercial sites. This makes accurately projecting Plano’s future population a challenge, as redevelopment is largely driven by factors such as market demand, property owner interest, and individual site constraints. And it also often occurs closer to established neighborhoods, adding another layer of complexity to whether a redevelopment project is successful or not.

The Future Land Use Map and Dashboards of the Comprehensive Plan 2021 are beneficial tools to inform decision-makers. They show locations where redevelopment may be desired and housing appropriate, but are not always an accurate indicator of market demand. For example, the Dashboards support a greater supply of single-family homes in many areas of the city, but it is unknown if the market will support redevelopment at the densities provided. For these reasons, population and housing projections for Plano in 2050 have been provided in Low and High Scenarios:

- **2050 Low Scenario:** In this scenario, it is assumed redevelopment of commercial sites into single-family homes is limited, especially in the Neighborhood Corners and Community Corners. Projected housing is 10% of the maximum units supported in these areas due to the differences between commercial and single-family property values. Multifamily demand remains high, projecting 100% of the maximum units supported by the Dashboards.

- **2050 High Scenario:** In this scenario, it assumes an increasing demand for residential development and decreasing demand for commercial, resulting in 100% of the single-family housing supported by the Dashboards. Multifamily demand remains high, projecting 100% of the maximum units supported by the Dashboards.

Both scenarios factor in the amount of housing already approved by existing zoning and the projections from the Envision Oak Point Small Area Plan. These factors alone are projected to increase the city’s population to approximately **308,000** people if all are built to their full potential.

<table>
<thead>
<tr>
<th></th>
<th>2021</th>
<th>2050 (Low)</th>
<th>2050 (High)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>287,600</td>
<td>322,600</td>
<td>331,000</td>
</tr>
<tr>
<td>Single-Family</td>
<td>74,700 (64%)</td>
<td>81,800 (58%)</td>
<td>86,200 (60%)</td>
</tr>
<tr>
<td>(including townhomes &amp; duplexes)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td>42,000 (36%)</td>
<td>57,300 (41%)</td>
<td>57,300 (40%)</td>
</tr>
<tr>
<td>(including independent living facilities)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>900 (&lt;1%)</td>
<td>900 (&lt;1%)</td>
<td>900 (&lt;1%)</td>
</tr>
<tr>
<td>(mobile homes, RVs, assisted living, etc.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Housing</td>
<td>117,600</td>
<td>140,000</td>
<td>144,400</td>
</tr>
</tbody>
</table>
Maximum Development Scenarios

During the CPRC’s review of the Comprehensive Plan, several conceptual scenarios were prepared to illustrate the effectiveness of the Existing Land Use & Housing Inventory and Future Land Use Dashboards at managing density and guiding new housing growth into strategic areas. The areas in the map below represent areas where rezonings that include new multifamily units could be considered appropriate based on these scenarios. Because Plano has limited undeveloped land remaining and there is presently a significant inventory of multifamily units in the city, many areas of the city are already above the recommended mix of uses in the Future Land Use Dashboards. When creating the maximum development scenarios, the following rules and assumptions were applied:

**RULES:**
- Housing will not exceed the maximum percentage shown in the Land Use Mix.
- Housing must comply with the maximum percentages in the Housing Mix.
- Housing must comply with the maximum densities listed in the Desirable Character Defining Elements.

**ASSUMPTIONS:**
- To maximize density, an area’s housing mix will attempt to utilize the maximum percentage of Multifamily Types, followed by Attached SF Types, then Detached SF Types. Where the densities for Attached and Detached SF Types are the same, the units may be constructed as either Type.
- For every acre of Detached SF or Attached SF development, one acre of land will be utilized for streets and open space.
- Existing housing will remain as-is.
- Undeveloped properties are classified by the zoning of the property.
- Recent zoning approvals are factored as existing development and will be constructed in accordance with the most recently approved plans.

**DISCLAIMER:** The Executive Summary, including the Maximum Development Scenarios section and associated maps, are for illustrative purposes only. The Maximum Development Scenarios’ associated maps are created to provide examples of how the Plano Comprehensive Plan 2021 functions, and they should be used to understand the methodology that will be used to analyze development applications, but they are not an analysis of any particular request for a zoning change. The language in the Executive Summary should not be used when evaluating a zoning application’s compliance with the Comprehensive Plan.

### Scenario Results

See pages ES-11-ES-22 for more information for each of the areas below.

**New Multifamily Zoning Not Supported Outside Areas A-G**

<table>
<thead>
<tr>
<th>Label</th>
<th>Area</th>
<th>New/Additional MF Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>UA at Legacy</td>
<td>182</td>
</tr>
<tr>
<td>B</td>
<td>EX on DNT</td>
<td>322</td>
</tr>
<tr>
<td>C</td>
<td>SA at Willow Bend</td>
<td>834</td>
</tr>
<tr>
<td>D</td>
<td>EX on US 75</td>
<td>829</td>
</tr>
<tr>
<td>E</td>
<td>Envision Oak Point</td>
<td>Per EOP Plan</td>
</tr>
<tr>
<td>F</td>
<td>SA at 15th &amp; Alma</td>
<td>105</td>
</tr>
<tr>
<td>G</td>
<td>Downtown Corridors (DT)</td>
<td>1,647</td>
</tr>
</tbody>
</table>

**Rezoning for New Multifamily Might be Supported**

<table>
<thead>
<tr>
<th>Label</th>
<th>Area</th>
<th>New/Additional MF Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>H</td>
<td>SA at Preston &amp; 121</td>
<td>0</td>
</tr>
<tr>
<td>I</td>
<td>SA at Park &amp; Preston</td>
<td>0</td>
</tr>
<tr>
<td>J</td>
<td>SA at Mapleshade &amp; Coit</td>
<td>0</td>
</tr>
<tr>
<td>K</td>
<td>UA at Collin Creek &amp; Heritage Creekside</td>
<td>0</td>
</tr>
<tr>
<td>L</td>
<td>SA at Gateway</td>
<td>0</td>
</tr>
</tbody>
</table>
**PART 1 - LAND USE MIX**

1. **Determine Max Housing Acreage Recommended by Dashboard**
   - The UA Dashboard recommends up to 40% of total acreage be used for Housing. At a total of 351 acres, 40% is equal to:
     - **140 acres** (40% of 351 ac.)

2. **Compare to Existing Housing Acreage**
   - The Legacy UA area currently has **88 acres** (25%) of housing.

3. **Calculate Potential New Housing Acreage**
   - With redevelopment of Employment areas, the Legacy UA area may accommodate up to 52 acres of new housing.

4. **DASHBOARD INVENTORY**
   - **MAX NEW HOUSING ACRES**
     - **52 acres** (140 - 88)

**PART 2 - HOUSING MIX**

4. **Determine Housing Mix Recommended by Dashboard**
   - The UA Dashboard recommends the following mix of housing units:
     - **0-100%** DETACHED SF TYPES
     - **0-100%** ATTACHED SF TYPES
     - **0-80%** MULTIFAMILY TYPES

5. **Compare to Existing Housing Units**
   - The Legacy UA area currently has the following mix of housing units:
     - **0%** (0 units) DETACHED SF UNITS
     - **5%** (289 units) ATTACHED SF UNITS
     - **95%** (5,029 units) MULTIFAMILY UNITS

6. **Calculate Potential New Housing Units**
   - At a maximum density development scenario, on 52 acres, the Legacy UA area may support up to:
     - **+1,014** (on 51 ac.) DETACHED OR ATTACHED SF UNITS
     - **+182** (on 1.5 ac.) NEW MULTIFAMILY UNITS

**MAXIMUM HOUSING SCENARIOS | AREA A - LEGACY**

- **Future Land Use Category:** Urban Activity Centers (UA)
- **Single-Family (SF) Density:** 10 to 40 dwelling units per acre
- **Multifamily Density:** 30 to 120 dwelling units per acre
PART 1 - LAND USE MIX

1. Determine Max Housing Acreage Recommended by Dashboard

The EX Dashboard recommends up to 2% of total acreage be used for Housing. At a total of 748 acres, 2% is equal to:

15 acres (2% of 748 ac.)

2. Compare to Existing Housing Acreage

The DNT area currently has 6 acres (1%) of housing.

6 acres (1% of 748 ac.)

3. Calculate Potential New Housing Acreage

With redevelopment of Employment areas, the DNT EX area may accommodate up to 9 acres of new housing.

9 acres (15 - 6)

PART 2 - HOUSING MIX

4. Determine Housing Mix Recommended by Dashboard

The EX Dashboard recommends the following mix of housing units:

0-15% 0-15% 70-85%

DETACHED SF ATTACHED SF MULTIFAMILY TYPES TYPES TYPES

5. Compare to Existing Housing Units

The DNT EX area currently has the following mix of housing units:

0% (0 units) 0% (0 units) 100% (263 units)

EXISTING DETACHED SF UNITS EXISTING ATTACHED SF UNITS EXISTING MULTIFAMILY UNITS

6. Calculate Potential New Housing Units

At a MAXIMUM density development scenario1, on 9 acres, the DNT EX area may support up to:

+103 (on 5 ac.) +322 (on 4 ac.)

NEW DETACHED OR ATTACHED SF UNITS1 NEW MULTIFAMILY UNITS1

1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:

Detached Single-Family Density: 40 dwelling units per acre
Attached Single-Family Density: 40 dwelling units per acre
Multifamily Density: 75 dwelling units per acre
Streets + Open Space: 50% for SF Types

STOP INCORRECT METHOD:

15 acres x 75 dwelling units per acre = 1,125 dwelling units

DRAFT | Comprehensive Plan 2021 Executive Summary - May 3, 2021

ES-12
PART 1 - LAND USE MIX (acres)

1. Determine Max Housing Acreage Recommended by Dashboard

The SA Dashboard recommends up to 40% of total acreage be used for Housing. At a total of 170 acres, 40% is equal to:

68 acres (40% of 170 ac.)

2. Compare to Existing Housing Acreage

The Willow Bend SA area currently has 0 acres (0%) of housing.

3. Calculate Potential New Housing Acreage

With redevelopment of Employment areas, the Willow Bend SA area may accommodate up to 68 acres of new housing.

PART 2 - HOUSING MIX (dwelling units)

4. Determine Housing Mix Recommended by Dashboard

The SA Dashboard recommends the following mix of housing units:

- 10-90% Detached SF Types
- 10-90% Attached SF Types
- 0-60% Multifamily Types

5. Compare to Existing Housing Units

The Willow Bend SA area currently has the following mix of housing units:

- 0% Detached SF Units
- 0% Attached SF Units
- 0% Multifamily Units

6. Calculate Potential New Housing Units*

At a MAXIMUM density development scenario, on 68 acres, the Willow Bend SA area may support up to:

- 140 Detached SF Units
- 417 Attached SF Units
- 834 Multifamily Units

1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
Detached Single-Family Density: 22 dwelling units per acre
Attached Single-Family Density: 22 dwelling units per acre
Multifamily Density: 50 dwelling units per acre
Streets + Open Space: 50% for SF Types

**STOP** INCORRECT METHOD:
68 acres x 50 dwelling units per acre = 3,400 dwelling units
### Maximum Housing Scenarios | Area D - US 75 Expressway Corridor

#### Future Land Use Category:
Expressway Corridors

#### Single-Family (SF) Density:
10 to 40 dwelling units per acre

#### Multifamily Density:
20 to 75 dwelling units per acre

---

#### PART 1 - LAND USE MIX

**1. Determine Max Housing Acreage**
Recommended by Dashboard

The EX Dashboard recommends up to 12% of total acreage be used for Housing along US 75. At a total of 709 acres, 12% is equal to:

- **85 acres**
  - (12% of 709 ac.)

**2. Compare to Existing Housing Acreage**

The US 75 EX area currently has 70 acres (10%) of housing.

- **70 acres**
  - (10% of 709 ac.)

**3. Calculate Potential New Housing Acreage**

With redevelopment of Employment areas, the US 75 EX area may accommodate up to 15 acres of new housing.

- **15 acres**
  - (85 - 70)

---

#### PART 2 - HOUSING MIX

**4. Determine Housing Mix**
Recommended by Dashboard

The EX Dashboard recommends the following mix of housing units:

- **0-15%**
  - (326 units)
  - DETACHED SF TYPES

- **0-15%**
  - (0 units)
  - ATTACHED SF TYPES

- **70-85%**
  - (1,508 units)
  - MULTIFAMILY TYPES

**5. Compare to Existing Housing Units**

The US 75 EX area currently has the following mix of housing units:

- **18%**
  - (326 units)
  - EXISTING DETACHED SF UNITS

- **0%**
  - (0 units)
  - EXISTING ATTACHED SF UNITS

- **82%**
  - (1,508 units)
  - EXISTING MULTIFAMILY UNITS

**6. Calculate Potential New Housing Units**

At a MAXIMUM density development scenario, on 15 acres, the US 75 EX area may support up to:

- **+87**
  - (on 4 ac.)
  - NEW DETACHED OR ATTACHED SF UNITS

- **+829**
  - (on 11 ac.)
  - NEW MULTIFAMILY UNITS

---

1. **MAXIMUM DENSITY SCENARIO ASSUMPTIONS:**
   - Detached Single-Family Density: 40 dwelling units per acre
   - Attached Single-Family Density: 40 dwelling units per acre
   - Multifamily Density: 75 dwelling units per acre
   - Streets + Open Space: 50%

---

**STOP**

**INCORRECT METHOD:**
85 acres x 75 dwelling units per acre = 6,375 dwelling units

---

**DRAFT Comprehensive Plan 2021 Executive Summary - May 3, 2021**
The Oak Point SA area should follow Envision Oak Point. As a Small Area Plan, Envision Oak Point is 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.
**PART 1 - LAND USE MIX (acres)**

1. **DASHBOARD**
   - **1. Determine Max Housing Acreage Recommended by Dashboard**
     - The SA Dashboard recommends up to 40% of total acreage be used for Housing.
     - At a total of 113 acres, 40% is equal to:
       - **45 acres** (40% of 113 ac.)

2. **INVENTORY**
   - **2. Compare to Existing Housing Acreage**
     - The 15th & Alma SA area currently has **16 acres** (15%) of housing.

3. **MAX NEW HOUSING ACRES**
   - **3. Calculate Potential New Housing Acreage**
     - With redevelopment of Employment areas, the 15th & Alma SA area may accommodate up to 29 acres of new housing.
     - **29 acres** (45 - 16)

**PART 2 - HOUSING MIX (dwelling units)**

4. **DASHBOARD**
   - **4. Determine Housing Mix Recommended by Dashboard**
     - The SA Dashboard recommends the following mix of housing units:
       - **10-90%** Detached SF Types
       - **10-90%** Attached SF Types
       - **0-60%** Multifamily Types

5. **INVENTORY**
   - **5. Compare to Existing Housing Units**
     - The 15th & Alma SA area currently has the following mix of housing units:
       - **0%** (0 units) Existing Detached SF Units
       - **0%** (0 units) Existing Attached SF Units
       - **100%** (327 units) Existing Multifamily Units

6. **MAX NEW HOUSING UNITS**
   - **6. Calculate Potential New Housing Units**
     - At a MAXIMUM density development scenario, on 29 acres, the 15th & Alma SA area may support up to:
       - **+73** (7 acres) New Detached SF Units
       - **+217** (20 acres) New Attached SF Units
       - **+105** (2 acres) New Multifamily Units

---

**1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:**
- Detached Single-Family Density: 22 dwelling units per acre
- Attached Single-Family Density: 22 dwelling units per acre
- Multifamily Density: 50 dwelling units per acre
- Streets + Open Space: 50% for SF Types

**INCORRECT METHOD:**
45 acres x 50 dwelling units per acre = 2,250 dwelling units
### Maximum Housing Scenarios | Area G - Downtown Corridor

**Future Land Use Category:** Downtown Corridors (DT)<br>**Single-Family (SF) Density:** 4 to 22 dwelling units per acre (or up to 40 in Transit-Oriented Development (TOD) Areas)<br>**Multifamily Density:** 10 to 50 dwelling units per acre (or up to 100 in Transit-Oriented Development (TOD) Areas)

### PART 1 - LAND USE MIX

<table>
<thead>
<tr>
<th>Dashboard</th>
<th>Inventory</th>
<th>Max New Housing Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Determine Max Housing Acreage Recommended by Dashboard</strong></td>
<td>The DT Dashboard recommends up to 15% of total acreage be used for Housing. At a total of 665 acres, 15% is equal to:</td>
<td></td>
</tr>
<tr>
<td>100 acres</td>
<td>(15% of 665 ac.)</td>
<td></td>
</tr>
<tr>
<td><strong>2. Compare to Existing Housing Acreage</strong></td>
<td>The DT area currently has 70 acres (11%) of housing.</td>
<td></td>
</tr>
<tr>
<td>70 acres</td>
<td>(11% of 665 ac.)</td>
<td>30 acres (100 - 70)</td>
</tr>
</tbody>
</table>

### PART 2 - HOUSING MIX

<table>
<thead>
<tr>
<th>Dashboard</th>
<th>Inventory</th>
<th>Max New Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>4. Determine Housing Mix Recommended by Dashboard</strong></td>
<td>The DT Dashboard recommends the following mix of housing units:</td>
<td></td>
</tr>
<tr>
<td>0-90%</td>
<td>0-90%</td>
<td>0-90%</td>
</tr>
<tr>
<td>DETACHED SF TYPES</td>
<td>ATTACHED SF TYPES</td>
<td>MULTIFAMILY TYPES</td>
</tr>
<tr>
<td><strong>5. Compare to Existing Housing Units</strong></td>
<td>The DT area currently has the following mix of housing units:</td>
<td></td>
</tr>
<tr>
<td>3%</td>
<td>5%</td>
<td>92%</td>
</tr>
<tr>
<td>(91 units)</td>
<td>(144 units)</td>
<td>(2,853 units)</td>
</tr>
<tr>
<td><strong>6. Calculate Potential New Housing Units</strong></td>
<td>At a maximum density development scenario, on 30 acres, the DT area may support up to:</td>
<td></td>
</tr>
<tr>
<td>+268</td>
<td>(on 13 ac.)</td>
<td>+1,647</td>
</tr>
</tbody>
</table>

#### 1. Maximum Density Scenario Assumptions:
- Detached Single-Family Density: 40 dwelling units per acre
- Attached Single-Family Density: 40 dwelling units per acre
- Streets + Open Space: 100 dwelling units per acre
- Multifamily Density: 50% for all new housing will occur within Transit-Oriented Development (TOD) Areas

**INCORRECT METHOD:**
100 acres x 100 dwelling units per acre = 10,000 dwelling units
Maximum Housing Scenarios | Area H - Preston & 121

Future Land Use Category: Suburban Activity Centers (SA)
Single-Family (SF) Density: 4 to 22 dwelling units per acre
Multifamily Density: 10 to 50 dwelling units per acre

PART 1 - LAND USE MIX (acres)

1. Determine Max Housing Acreage
   Recommended by Dashboard
   The SA Dashboard recommends up to 40% of total acreage be used for Housing.
   At a total of 293 acres, 40% equals to:
   117 acres
   (40% of 293 ac.)

2. Compare to Existing Housing Acreage
   The Preston & 121 SA area currently has 106 acres (36%) of housing.
   106 acres
   (36% of 293 ac.)

3. Calculate Potential New Housing Acreage
   With redevelopment of Employment areas, the Preston & 121 SA area may accommodate up to 11 acres of new housing.
   11 acres
   (117 - 106)

PART 2 - HOUSING MIX (dwelling units)

4. Determine Housing Mix
   Recommended by Dashboard
   The SA Dashboard recommends the following mix of housing units:
   10-90%
   10-90%
   0-60%
   DETACHED SF TYPES
   ATTACHED SF TYPES
   MULTIFAMILY TYPES

5. Compare to Existing Housing Units
   The Preston & 121 SA area currently has the following mix of housing units:
   6%
   1%
   93%
   (161 units)
   (35 units)
   (2,496 units)
   EXISTING DETACHED SF UNITS
   EXISTING ATTACHED SF UNITS
   EXISTING MULTIFAMILY UNITS

6. Calculate Potential New Housing Units
   At a MAXIMUM density development scenario, on 68 acres, the Preston & 121 SA area may support up to:
   +124
   (11 acres)
   NEW DETACHED OR ATTACHED SF UNITS
   +0
   (0 acres)
   NEW MULTIFAMILY UNITS

1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
   Detached Single-Family Density: 22 dwelling units per acre
   Attached Single-Family Density: 22 dwelling units per acre
   Multifamily Density: 50 dwelling units per acre
   Streets + Open Space: 50% for SF Types

INCORRECT METHOD:
117 acres x 50 dwelling units per acre = 5,850 dwelling units
PART 1 - LAND USE MIX

1. Determine Max Housing Acreage
   Recommended by Dashboard
   The SA Dashboard recommends up to 40% of total acreage be used for Housing.
   At a total of 345 acres, 40% is equal to:
   
   **138 acres**
   (40% of 345 ac.)

2. Compare to Existing Housing Acreage
   The Park & Preston SA area currently has **110 acres (32%)** of housing.

3. Calculate Potential New Housing Acreage
   With redevelopment of Employment areas, the Park & Preston SA area may accommodate up to **28 acres** of new housing.

   **28 acres**
   (138 - 110)

PART 2 - HOUSING MIX

4. Determine Housing Mix
   Recommended by Dashboard
   The SA Dashboard recommends the following mix of housing units:
   
   **10-90% Detached SF Types**
   **10-90% Attached SF Types**
   **0-60% Multifamily Types**

5. Compare to Existing Housing Units
   The Park & Preston SA area currently has the following mix of housing units:
   
   **0% Existing Detached SF Units**
   **0% Existing Attached SF Units**
   **100% Existing Multifamily Units**

6. Calculate Potential New Housing Units
   At a **MAXIMUM density development scenario**, on 28 acres, the Park & Preston SA area may support up to:
   
   **310 New Detached or Attached SF Units**
   **+0 New Multifamily Units**

1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:
   - Detached Single-Family Density: 22 dwelling units per acre
   - Attached Single-Family Density: 22 dwelling units per acre
   - Multifamily Density: 35 dwelling units per acre
   - Streets + Open Space: 50% for SF Types

STOP
INCORRECT METHOD:
138 acres x 35 dwelling units per acre = 4,830 dwelling units
### Maximum Housing Scenarios | Area J - Coit & Mapleshade

**Future Land Use Category:** Suburban Activity Centers (SA)

**Single-Family (SF) Density:**
- 4 to 22 dwelling units per acre
- 10 to 50 dwelling units per acre

**Multifamily Density:**
- 10 to 50 dwelling units per acre

#### PART 1 - LAND USE MIX

**DASHBOARD**

1. **Determine Max Housing Acreage Recommended by Dashboard**
   
   The SA Dashboard recommends up to 40% of total acreage be used for Housing. At a total of 326 acres, 40% is equal to:
   
   **130 acres**
   
   (40% of 326 ac.)

**INVENTORY**

2. **Compare to Existing Housing Acreage**
   
   The Coit & Mapleshade SA area currently has **103 acres** (32%) of housing.

**MAX NEW HOUSING ACRES**

3. **Calculate Potential New Housing Acreage**
   
   With redevelopment of Employment areas, the Coit & Mapleshade SA area may accommodate up to 27 acres of new housing.

   **27 acres**
   
   (130 - 103 = 27)

#### PART 2 - HOUSING MIX

**DASHBOARD**

4. **Determine Housing Mix Recommended by Dashboard**
   
   The SA Dashboard recommends the following mix of housing units:
   
   - 10-90% Detached SF Types
   - 10-90% Attached SF Types
   - 0-60% Multifamily Types

**INVENTORY**

5. **Compare to Existing Housing Units**
   
   The Coit & Mapleshade SA area currently has the following mix of housing units:
   
   - 0% Existing Detached SF Units
   - 0% Existing Attached SF Units
   - 100% Existing Multifamily Units

   **0%**
   
   (0 units)

   **0%**
   
   (0 units)

   **100%**
   
   (2,565 units)

**MAX HOUSING POTENTIAL**

6. **Calculate Potential New Housing Units**
   
   At a maximum density development scenario, on 27 acres, the Coit & Mapleshade SA area may support up to:
   
   **293**
   
   (10%) 27 ac

   **0**
   
   (90%)

**NEW**

- NEW Detached or Attached SF Units
- NEW Multifamily Units

### 1. MAXIMUM DENSITY SCENARIO ASSUMPTIONS:

- Detached Single-Family Density: 22 dwelling units per acre
- Attached Single-Family Density: 22 dwelling units per acre
- Multifamily Density: 50 dwelling units per acre
- Streets + Open Space: 50% for SF Types

**Important Note:**

INCORRECT METHOD:

130 acres x 50 dwelling units per acre = 6,500 dwelling units
PART 1 - LAND USE MIX

1. Determine Max Housing Acreage Recommended by Dashboard

   The UA Dashboard recommends up to 40% of total acreage be used for Housing. At a total of 253 acres, 40% is equal to:

   **101 acres**
   
   (40% of 253 ac.)

2. Compare to Existing Housing Acreage

   The Collin Creek & Heritage Creekside UA area currently has **101 acres** (40%) of housing.

3. Calculate Potential New Housing Acreage

   With redevelopment of Employment areas, the Collin Creek & Heritage Creekside UA area may accommodate less than 1 acre of new housing, so

   **0 acres**
   
   (101 - 101)

PART 2 - HOUSING MIX

There are 0 acres available for new housing in the Collin Creek & Heritage Creekside UA area.
### Maximum Housing Scenarios | Area L - Gateway Plano

**Future Land Use Category:** Suburban Activity Centers (SA)
- **Single-Family (SF) Density:** 4 to 22 dwelling units per acre
- **Multifamily Density:** 0 to 50 dwelling units per acre

#### PART 1 - LAND USE MIX

<table>
<thead>
<tr>
<th>DASHBOARD</th>
<th>INVENTORY</th>
<th>MAX NEW HOUSING ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Determine Max Housing Acreage Recommended by Dashboard</strong></td>
<td><strong>2. Compare to Existing Housing Acreage</strong></td>
<td><strong>3. Calculate Potential New Housing Acreage</strong></td>
</tr>
<tr>
<td>The SA Dashboard recommends up to 40% of total acreage be used for Housing. At a total of 119 acres, 40% is equal to: 48 acres (40% of 119 ac.)</td>
<td>The Gateway SA area currently has 50 acres (43%) of housing.</td>
<td>The Gateway SA area does not have the acreage to support additional housing at this time.</td>
</tr>
<tr>
<td><strong>50 acres</strong> (43% of 119 ac.)</td>
<td><strong>0 acres</strong> (48 - 50 = -2)</td>
<td></td>
</tr>
</tbody>
</table>

#### PART 2 - HOUSING MIX

There are 0 acres available for new housing in the Gateway SA area.

---

DRAFT | Comprehensive Plan 2021 Executive Summary - May 3, 2021

ES-22
The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.
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.
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

- government facilities
- 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:

- 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.
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 character defining elements. Each Future Land Use Category lists the range of heights, densities, and private open space that may be acceptable in a given area, although not all properties will be suitable for the minimum or maximum range. These should be decided on a case by case basis for context-sensitivity through zoning districts and regulations.

**INTENSITY & SCALE**

Intensity and Scale are terms used to measure how large a building can be built relative to the size of an individual property or district. For the purpose of the Future Land Use Map, intensity and scale are defined as follows:

- **Low Intensity**: 0-50% lot coverage
- **Medium Intensity**: 50-75% lot coverage
- **High Intensity**: 75-100% lot coverage

- **Low-Rise Scale**: 1 to 2 stories
- **Low/Mid-Rise Scale**: 3 to 4 stories
- **Mid-Rise Scale**: 5 to 9 stories
- **High-Rise Scale**: 10+ stories

**DENSITY**

For the purposes of the Future Land Use Map, density is measured by the number of dwelling units per acre (DUA) on an individual lot or within a residential subdivision (reasonably excluding public or private streets, park land, and public open space). Where both residential and non-residential uses share a lot and/or common facilities (parking, open space, etc.), the acreage attributed to non-residential uses will be removed from the density calculation. Refer to the Glossary for more information.

**BUILDING HEIGHTS**

For the purposes of the Future Land Use Map, building heights are defined by the range of stories that are appropriate to be constructed for a building. Note: not all properties will be suitable for the maximum height.

**PARKING ORIENTATION**

Parking Orientation is the means in which parking is provided in each category. This can include personal garages, surface parking lots, structured parking garages, on-street parking, and valet. All parking should be provided in a context-sensitive manner.

**BLOCK PATTERN**

Block Pattern describes how wide or compact the street network is in an area. Some areas may have internal streets or public ways.

**MULTIMODAL ACCESS**

Multimodal Access is measured in HIGH, MEDIUM, and LOW to rate the ability to get to a site using a variety of transportation options and, once there, how easy it is to move from business to business without getting back in a personal automobile. HIGH typically have direct access using that mode. MEDIUM typically have direct access using that mode, but may require a short walk. LOW typically means access is limited in the area.
Streetscapes describe the uniformity of setbacks or presence of pedestrian amenities. The streetscape contributes to a location’s aesthetics, the form of public and open space, and orientation of buildings. Streetscapes will range in style and intensity across land uses, but will share common design elements, including trees and landscaping, street lighting, sidewalks, and seating.

<table>
<thead>
<tr>
<th>URBAN COMMERCIAL STREE</th>
<th>URBAN RESIDENTIAL STREET</th>
<th>TRADITIONAL COMMERCIAL STREET</th>
<th>TRADITIONAL RESIDENTIAL STREET</th>
<th>CORPORATE CORRIDOR STREET</th>
<th>OPEN SPACE CORRIDOR STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>small setbacks</td>
<td>small to medium setbacks</td>
<td>medium to large setbacks</td>
<td>medium setbacks</td>
<td>extra-large setbacks</td>
<td>extra-large setbacks</td>
</tr>
<tr>
<td>wide sidewalks, street</td>
<td>medium-width sidewalks</td>
<td>medium sidewalks</td>
<td>lawns &amp; xeriscapes</td>
<td>ample greenspace buffers</td>
<td>natural open areas</td>
</tr>
<tr>
<td>trees, &amp; pedestrian</td>
<td>stoops &amp; porches</td>
<td>street trees &amp; landscape</td>
<td>medium sidewalks</td>
<td>medium sidewalks</td>
<td>sidewalks connecting</td>
</tr>
<tr>
<td>amenities</td>
<td>tree-lined streets</td>
<td>edges</td>
<td>on-street parking</td>
<td>street trees &amp; landscape</td>
<td>to trails, open space, &amp;</td>
</tr>
<tr>
<td>storefronts &amp; patio</td>
<td>medium sidewalks</td>
<td>surface parking lots</td>
<td>bike routes &amp; trails</td>
<td>edges</td>
<td>recreational areas</td>
</tr>
<tr>
<td>dining</td>
<td>street trees &amp; landscape</td>
<td>multimodal infrastructure</td>
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<td>edges</td>
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<td></td>
<td>multimodal infrastructure</td>
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</tbody>
</table>
Open Space as a character defining element means the portion of a development that should not be used for buildings. These areas can be passive open spaces, like the grass and landscaping that surround a building, or active open spaces with plazas, playgrounds, public art, water features, benches, and other pedestrian amenities. Note: not all properties will be suitable for the maximum open space. Conversely, not all properties are appropriate for open space requirements, such as very small single-family housing developments where the associated governance association needed to maintain open space would be an undue burden on a small number of owners.

**PASSIVE OPEN SPACE**
- Natural areas and community parks
- Outdoor learning areas
- Walking & bicycling paths
- Unstructured green space surrounding private development

85-95% Green space  5-15% Hardscape

**ACTIVE OPEN SPACE**
- Social gathering places
- Seating and interactive amenities
- Public art, branding, & wayfinding
- Plazas, courtyards, and dog parks

30-70% Green space  30-70% Hardscape

**RECREATIONAL OPEN SPACE**
- Programmed recreational activities
- Walking & bicycling paths
- Playgrounds & splash pads
- Athletic fields and skate parks

60-85% Green space  15-40% Hardscape
Future Land Use Categories

The Future Land Use Map determines appropriate locations for future uses, establishing the community’s vision for the placement of housing, employment, social activities, and protection of natural areas. Ten categories provide guidance for new development and redevelopment, describing the typical mix of land uses and design characteristics that are desirable to create distinct areas of the city. The map does not establish zoning district boundaries or regulations, nor guarantee that individual properties are suitable for the full range of design characteristics described within each category. Land use decisions on individual properties should consider not only the Future Land Use Map, but also other Comprehensive Plan policies, the context of the surrounding area, and other individual site considerations that cannot be evaluated as part of the high-level policy guidance of the Comprehensive Plan.

NEIGHBORHOODS

Neighborhoods are predominantly residential, and also include light commercial, office, institutional, and other residential-supporting uses. Low-density single-family is the most prevalent housing type in Neighborhoods, but townhouses, duplexes, and garden-style apartments are also common.

CORNERS

Corners are primarily commercial areas located at the intersections of major arterials that serve as shopping, dining, and social hubs for nearby neighborhoods. These areas will vary in size and scale across the city, with the introduction of residential uses at some locations to support the health and viability of non-residential uses.

CENTERS

Centers include major employment-only districts, as well as activity hubs for destination shopping, office, and entertainment, that serve large parts of the city and the region. These areas will vary in the level of intensity, walkability, and mix of uses from center to center.

NETWORKS

Networks include the systems of social, educational, and recreational needs distributed across the city. Serving all residents of the city, these areas will be highly accessible by automobiles, public transit, bicycle routes and trails, and enhanced pedestrian connections.

TRANSPORTATION

TRANSPORTATION

existing and planned light rail stations or bus terminals
expressways and major streets throughout the city
active freight and commuter rail lines or right-of-way of former railroads

DOWNTOWN CORRIDORS

EXPRESSWAY CORRIDORS

SOCIAL NETWORK

OPEN SPACE NETWORK

TRANSIT FACILITIES

THOROUGHFARES

RAILROADS
NEIGHBORHOODS (N)

The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.

Residential Areas - 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. Existing multifamily developments, which function as transitions from moderate and high intensity commercial areas, should be well maintained to preserve neighborhood character. With few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

Non-Residential Areas - Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

Residential Adjacency Standards - Adequate transitions in building setbacks and height must be provided when development is proposed near established neighborhoods.

SPECIAL NOTES:
Information above represents preferred mixes citywide.

0-10% Employment should include the following mix of land uses:

- Retail Types (0-10%)
- Office Types (0-10%)
- Institutional Types (80-100%)
- Industrial Types (0-5%)

90-100% Housing should include the following mix of land uses:

- Detached SF Types (70-95%)
- Attached SF Types (5-25%)
- Multifamily Types (0-20%)

SPECIAL NOTES:
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SPECIAL NOTES:
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FUTURE LAND USE DASHBOARDS
DRAFT | May 3, 2021

NEIGHBORHOODS PRIORITIES

1. Preserving neighborhood character and quality of life
2. Upkeep of existing housing stock
3. Requiring adjacent commercial land uses to provide adequate transitions
4. Variety of housing heights, sizes, and types
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 if:

- 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.
NEIGHBORHOOD CORNERS PRIORITIES

1. Maintaining viability and attractiveness
2. Creative design solutions
3. Reducing excess retail square footage
4. Increase and improve walkability
The Community Corners future land use category applies to retail sites on the corners of major arterial roadways that traditionally serve the general retail, service, office, and institutional needs of surrounding neighborhoods. These areas are often anchored by uses such as a large grocery store, hardware store, department store, fitness center, or other big box retailer.

**Criteria for Community Corners** - A Community Corner is typically 25 acres or more, but may be as small as 10 acres if it meets two of the three following criteria:
- does not directly abut single-family neighborhoods
- at least 250,000 sq. ft. of commercial floor area is located within 1/4 mile
- at least two 50,000 sq. ft. or larger anchor stores are located within 1/4 mile

**Redevelopment & Innovative Concepts** - Due to the abundance of retail zoning in Plano’s development history and changes in retail consumer trends, these areas are increasingly susceptible to decline. Redevelopment is encouraged where appropriate to reduce excess retail square footage, increase green space, integrate new uses, improve walkability, limit visual impacts of parking, and enhance community form. Furthermore, innovative solutions that introduce useable open space and repurpose existing structures are desired to create unique community gathering spaces in these corners. Adequate transitions in building setback and height must be considered when development is proposed near surrounding neighborhoods.

**Residential Uses** - The introduction of residential uses are encouraged where buffered from adjacent neighborhoods, or when necessary to further the goals of the Redevelopment and Innovative Concepts section above and are provided in a context-sensitive manner. New housing should be thoughtfully integrated into the street network of the corner and, where feasible, safe and convenient connections from existing neighborhoods should be provided. In many cases, the layout of existing neighborhoods may preclude direct walking connections to these corners. Low-rise, single-family housing types are desired for compatibility with existing adjacent neighborhoods. Existing multifamily developments, which function as transitions from moderate-to-high intensity commercial areas, should be well maintained to preserve neighborhood character.
COMMUNITY CORNERS PRIORITIES

1. Reducing excess retail zoning and square footage
2. Innovative redevelopment concepts
3. Green space & amenities
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.

---

**SUBURBAN ACTIVITY CENTERS (SA)**

**LAND USE MIX (acres)**

**Employment (60-100%)**

**Housing (0-40%)**

60-100% Employment should include the following mix of land uses:

- Retail Types (40-80%)
- Office Types (20-40%)
- Institutional Types (0-40%)
- Industrial Types (0-5%)

0-40% Housing should include the following mix of land uses:

- Detached SF Types (10-90%)
- Attached SF Types (10-90%)
- Multifamily Types (0-60%)

**DESIRABLE CHARACTER DEFINING ELEMENTS**

**Building Heights**

- 1 to 5 stories

**Density**

- SF: 4 to 22 DUA
- MF: 10 to 50 DUA*

**Intensity & Scale**

- Moderate Intensity
- Low to mid-rise scale

**Open Space**

- 15% to 20%
- Active Open Space

**Parking Orientation**

- Res: structured, on-street
- Non-res: mix of structured, on-street, surface lots, valet

**Block Pattern & Streetscape**

- Short to medium block grid
- Urban and Traditional Streets

**Multimodal Access**

- **Automobiles**
  - Medium
  - May require short walk to destination

- **Transit**
  - Medium
  - Served by bus

- **Micromobility**
  - Medium
  - Connected to trails and bike routes

- **Pedestrians**
  - Medium
  - High walkability internal to the site

* Exception: SA located at Park Blvd. and Preston Rd. is limited to 22 DUA within 400 ft. of single-family zoning districts and 35 DUA elsewhere.
SUBURBAN ACTIVITY CENTERS PRIORITIES

1. Creating destination shopping and entertainment centers
2. Activated open space, quality building materials, and walkable streetscapes internal to the development
3. Thoughtfully and cohesively planned mix of uses
**URBAN ACTIVITY CENTERS (UA)**

The Urban Activity Centers future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, and entertainment, and high density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

**Complete Neighborhoods** - Uses should be highly integrated, creating self-contained neighborhoods with a variety of housing types, convenient access to jobs, active open spaces, bicycle and pedestrian connections, cultural activities, and supporting services. Parking structures should be provided to reduce surface parking and encourage efficient use of land. Where possible, these areas should incorporate principles of Transit-Oriented Development to accommodate future transit connections.

**Design Standards** - These areas will be developed on the principles of mixed-use and urban form, creating active and engaging social hubs for residents and visitors. Structured parking and high-rise buildings will allow maximum efficiency of the land, while also providing active, usable open space with plazas, fountains, public art, and linear greenspaces.

---

**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 20 stories</td>
<td>SF: 10 to 40 DUA</td>
<td>High intensity Low to high-rise scale</td>
<td>10% to 15% Active Open Space</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PARKING ORIENTATION</th>
<th>BLOCK PATTERN &amp; STREETSCAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structured, on-street, and valet; surface lots limited to single aisles</td>
<td>Short block grid Urban Streets</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MULTIMODAL ACCESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUTOMOBILES</td>
</tr>
<tr>
<td>MEDIUM</td>
</tr>
<tr>
<td>May require short walk to destination</td>
</tr>
</tbody>
</table>

---

60-80% Employment should include the following mix of land uses:

**EMPLOYMENT MIX (acres)**

- Retail Types (25-75%)
- Office Types (25-75%)
- Institutional Types (0-25%)
- Industrial Types (0%)

**HOUSING MIX (dwelling units)**

- Detached SF Types (0-100%)
- Attached SF Types (0-100%)
- Multifamily Types (0-80%)

20-40% Housing should include the following mix of land uses:

**HOUSING MIX (dwelling units)**

- Retail Types (25-75%)
- Office Types (25-75%)
- Institutional Types (0-25%)
- Industrial Types (0%)
- Detached SF Types (0-100%)
- Attached SF Types (0-100%)
- Multifamily Types (0-80%)
URBAN ACTIVITY CENTERS PRIORITIES

1. Attracting corporate headquarters and promoting economic development

2. High standards for mixed-use form, amenities, and open space

3. Providing amenities in early phases of development
The Employment Centers future land use category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses for Employment Centers are 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.

Evolving Trends in Office - Much of the Legacy area Employment Center was developed with large corporate campuses. Although these provide desirable open space and urban tree canopy, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large businesses are seeking in today’s office environment. With improved access to the Dallas/Fort Worth International Airport through the DART Silver Line Rail and recent widening of the PGBT and Sam Rayburn Tollways, the city should evaluate what is needed to sustain the attractiveness of these areas to large corporations.

Residential Development - Residential uses are not appropriate within these centers in order to ensure the city’s ability to attract and maintain employment generating uses.
EMPLOYMENT CENTERS PRIORITIES

1. Maintaining land for employment generating uses
2. Evaluating policies to sustain long-term viability of corporate campuses
3. Updating the Legacy Area Master Plan
The Downtown Corridors future land use category applies to historic Downtown Plano and the K Avenue and 14th Street corridors. Located along former State Highway 5, FM 544, and the Houston & Texas Central and Cotton Belt Railroads (now the DART Red/Orange and Silver Line), these areas have long served as major gateways to Downtown for both car and rail. The Downtown Corridors category is intended to create attractive gateways and support the continued transformation of historic Downtown Plano into the civic and cultural heart of the city.

Transit-Oriented Development (TOD) Areas – The principles of transit-oriented development will be used at planned stations along both rail lines, with residential, employment, retail, and civic uses located within one-quarter mile of a rail transit stop. Development elsewhere in the corridors should be oriented towards the rail as secondary frontage, especially where elevated, to improve aesthetics and create welcoming gateways into the community.

Corridor Revitalization & Redevelopment – As some of the oldest parts of the city, development along the K Avenue and 14th Street corridors reflects many decades of growth, infill, and transition, resulting in an eclectic mix of warehouses, commercial centers, and neighborhoods. These corridors will redevelop to serve as gateways to Downtown Plano and transit nodes with street, bike, trail, and sidewalk improvements emphasized to create a more accessible, walkable, and unified corridor. Parking structures should be provided to reduce surface parking and encourage efficient use of land.

Historic Preservation – Development projects should respect the historic character of Downtown and surrounding neighborhoods. Creative opportunities should be supported which both allow Plano’s heritage resources to remain in active and productive use and protect them from the pressures of growth and redevelopment.

**DESIRED 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 5 stories</td>
<td>SF: 4 to 22 DUA</td>
<td>Moderate intensity Low to mid-rise scale</td>
<td>TOD Areas: 5% to 10% Other: 10% to 20% Active Open Space</td>
</tr>
</tbody>
</table>

**PARKING ORIENTATION**

- Mix of garages, structured, on-street, surface lots, valet
- Short block grid Urban Streets

**MULTIMODAL ACCESS**

- **AUTOMOBILES**: MEDIUM
  - May require short walk to destination

- **TRANSIT**: HIGH
  - Served by rail and bus stations

- **MICROMOBILITY**: HIGH
  - Connected to trails and bike routes

- **PEDESTRIANS**: HIGH
  - Highly walkable

*Exception: Within Transit-Oriented Development (TOD) Areas maximum density is increased to 40 DUA for SF Types and to 100 DUA for MF Types.
DOWNTOWN CORRIDORS PRIORITIES

1. Enhancing bicycle and pedestrian connections
2. Improving mobility connections between Downtown and Collin Creek area
3. Focusing density in Downtown core and within 1/4 mile walking distance of rail stations
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.

**Residential Uses & Environmental Health** - Due to noise and health impacts of expressways, residential development should be considered in limited circumstances where needed to revitalize declining commercial centers. Use of the Expressway Corridor Environmental Health Map is critical to ensure that buildings are adequately designed to protect sensitive land uses, such as schools, housing, and day cares.

**US 75 Corridor Redevelopment** - As the oldest of the expressways in Plano, the US 75 (Central Expressway) was developed with auto-centric and service-oriented uses geared towards highway commuters. Revitalization and redevelopment is desired to provide additional employment opportunities and improve general aesthetics along the corridor.

---

<table>
<thead>
<tr>
<th>EXPRESSWAY CORRIDORS (EX)</th>
<th>LAND USE MIX (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EMPLOYMENT (98-100%)</strong></td>
<td>98-100% Employment should include the following mix of land uses:</td>
</tr>
<tr>
<td><strong>HOUSING (0-2%)</strong></td>
<td>0-2% Housing should include the following mix of land uses:</td>
</tr>
</tbody>
</table>

**SPECIAL NOTES:**
Information above represents preferred mixes per each expressway (US 75, Dallas North Tollway, Sam Rayburn Tollway)

1. Up to 12% Housing along US 75 due to age and existing conditions in the corridor
2. Consistent with the Redevelopment & Growth Management Policy

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**DESIABLE 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 20 stories</td>
<td>SF: 10 to 40 DUA MF: 20 to 75 DUA</td>
<td>Moderate to high intensity Low to high-rise scale</td>
<td>10% to 20% Passive Open Space</td>
</tr>
</tbody>
</table>

**PARKING ORIENTATION**
Structured parking preferable to surface lots

**BLOCK PATTERN & STREETSCAPE**
Wide blocks Corporate Commercial Streets

**MULTIMODAL ACCESS**

<table>
<thead>
<tr>
<th>AUTOMOBILES</th>
<th>TRANSIT</th>
<th>MICROMOBILITY</th>
<th>PEDESTRIANS</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH</td>
<td>LOW</td>
<td>MEDIUM</td>
<td>LOW</td>
</tr>
<tr>
<td>Direct access from frontage roads/major streets</td>
<td>Served by bus at major intersections</td>
<td>Connected to trails and bike routes</td>
<td>Mostly served by perimeter sidewalks</td>
</tr>
</tbody>
</table>
EXPRESSWAY CORRIDORS PRIORITIES

1. Redevelopment of US 75 Corridor

2. Protecting sensitive land uses in Environmental Health Areas

3. Limiting residential uses to redevelopment of underperforming commercial areas
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.

1. Maintain and upgrade City facilities as needed to serve the educational, social, cultural, and recreational needs of the diverse community.
2. Improve access to these areas through transit and micromobility options.

SPECIAL NOTES:
Information above represents preferred mixes citywide.

100% Employment should include the following mix of land uses:
- Retail Types (0%)
- Office Types (0%)
- Institutional Types (100%)
- Industrial Types (0%)
- Detached SF Types (0%)
- Attached SF Types (0%)
- Multifamily Types (0%)

This FLU category should not contain any Housing.

100% Employment should include:
- Low intensity
- Low to low-rise scale

Desirable Character Defining Elements:

**Building Heights**
- 1 to 4 stories: N/A
- Low intensity
- Low to low-rise scale

**Parking Orientation**
- Surface lots

**Block Pattern & Streetscape**
- Wide blocks
- Open Space Corridor or Traditional Commercial Streets

**Multimodal Access**
- Automobiles: Medium
  - Direct access from major streets
- Transit: High
  - Served by bus
- Micromobility: High
  - Integrated trails and bike routes
- Pedestrians: Medium
  - High walkability internal to the site
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.

**OPEN SPACE NETWORK PRIORITIES**

1. Maintain and upgrade parks and open spaces as needed to serve the health and recreational needs of the diverse community.
2. Improve access to these areas through transit and micromobility options.

**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>N/A</td>
<td>Low intensity</td>
<td>100% Active &amp; Recreational Open Space</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Low-rise scale</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PARKING ORIENTATION</th>
<th>BLOCK PATTERN &amp; STREETSCAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface lots</td>
<td>Wide blocks Open Space Corridor Streets</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MULTIMODAL ACCESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>AUTOMOBILES</td>
</tr>
<tr>
<td>MEDIUM</td>
</tr>
<tr>
<td>Limited access to major and local streets</td>
</tr>
</tbody>
</table>

| TRANSIT           |
| MEDIUM            |
| Served by bus     |

| MICROMOBILITY     |
| HIGH              |
| Integrated trails and bike routes |

| PEDESTRIANS       |
| HIGH              |
| Short walk from neighborhoods |
Redevelopment & Growth Management

As Plano is now mostly developed with a well-established built environment, significant changes to population and development patterns, as in previous decades, are no longer anticipated. However, the city’s reputation as a highly desirable suburban community and world-class business center means significant pressure for new growth and redevelopment will continue in many parts of the city. Although this is positive for sustaining reinvestment and continuing vitality of the community, zoning requests also often include some component of high density residential and/or high intensity commercial uses in close proximity to established, lower-density neighborhoods. This creates tension between two major priorities for the city: creating a business-friendly environment that promotes a healthy economy and conserving the existing suburban character of established neighborhoods within the city.

To address these priorities effectively, the process for zoning changes in Plano needs to manage change in a way that encourages collaboration and communication between land owners making significant investments in the community and nearby residents and property owners who are the most impacted by zoning decisions. Engaging the community early in the process often leads to more successful outcomes for all parties. To that end, Plano will create innovative tools and update processes that encourage proactive engagement in zoning decisions. These processes will promote redevelopment and growth management consistent with the Guiding Principles.

Policy

Plano will protect and preserve the well-established built environment of Plano and prevent overcrowding by requiring new growth and redevelopment to respect the unique development patterns, suburban character, housing needs, infrastructure capacity considerations, and fiscal constraints of our community.

Actions

RGM1) Review zoning change requests for consistency with the Future Land Use Map and Dashboards. Requests that do not conform to the mix of uses, density, and building heights as described in the Dashboards are disfavored. Develop zoning regulations that allow occasional proposals that do not strictly conform to these criteria, yet are found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest, to be approved with a supermajority vote by City Council.

RGM2) Develop and implement a formalized community forum process during which rezoning petitioners adjacent to established neighborhoods engage with interested citizens as part of the rezoning process.

RGM3) Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.
RGM4) Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space, green space, and pedestrian connectivity.

RGM5) Ensure that any rezoning requests for multiuse development include:

A) At least 50% of total square footage for nonresidential uses, and

B) A maximum 2:1 ratio of residential to nonresidential square footage maintained throughout construction of the full project (e.g., every two square feet of residential development requires at least one square foot of nonresidential development), and

C) Key design features provided prior to or concurrent with the development of any residential uses. Key design features are those elements of a development supporting the long-term value to the overall community, and specifically new residents, including, but not limited to, open/green space, amenities, street enhancements, and trails.

RGM6) Consider conducting an annual market study to determine demand-based housing and employment needs for Plano, referenced to Collin County, that may be used to inform zoning and land use related decisions. The study should include residents’ preferences for development as part of the results.

RGM7) Review the Comprehensive Plan every two years to determine if routine updates are warranted to ensure consistency with citywide goals and respond to development trends and changing conditions. When major changes are deemed necessary, consider creating a citizen committee, working collaboratively with the Planning & Zoning Commission, to ensure the community has opportunities to actively participate in the recommended updates.

RGM8) Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city’s Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.

RGM9) Limit small-scale multifamily to developments that are at least 10 acres in size, have a unit mix of no more than 25% multifamily units, and are controlled by a governance association.
What is Density?

While reviewing the Future Land Use Map and Dashboards of the 2021 Comprehensive Plan, you may notice that each future land use category includes a recommended density range (for example, 0.5 to 10 DUA in the Neighborhoods category). And you may ask, what is DUA? And what does that mean?

DUA is short for Dwelling Units Per Acre, which is a common way to measure the residential density in an area: the more dwelling units located on an acre of land, the higher the density. Many zoning districts in Plano, especially those that allow apartments or townhomes, use DUA to set limits on the maximum residential density allowed in the district.

However, density alone does not guarantee the size, form, or use of a building. Other components factor into the appearance and compatibility of developments, including building heights, setbacks, intensity, ownership type, unit size, and parking - all are important to understand the form of the development.

SAME BUILDING FORM - DIFFERENT DENSITY

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>DENSITY</th>
<th>INTENSITY &amp; SCALE</th>
<th>PARKING ORIENTATION</th>
<th>BLOCK PATTERN &amp; STREETSCAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>156 DUA</td>
<td>High Intensity</td>
<td>Structured Parking</td>
<td>Short Block Grid</td>
</tr>
<tr>
<td>Multifamily</td>
<td>45 DUA</td>
<td>High-rise Scale</td>
<td></td>
<td>Urban Streets</td>
</tr>
</tbody>
</table>

Address: 6000 Columbus Ave (Legacy West)  
Address: 7901 Windrose Ave (Legacy West)

SAME DENSITY - DIFFERENT BUILDING FORM/USE

The following Plano examples show developments with a similar density.

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>DENSITY</th>
<th>INTENSITY &amp; SCALE</th>
<th>PARKING ORIENTATION</th>
<th>BLOCK PATTERN &amp; STREETSCAPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily</td>
<td>15 DUA</td>
<td>Low Intensity</td>
<td>Surface Lots &amp; Garages</td>
<td>Gridded Blocks</td>
</tr>
<tr>
<td>Single-Family</td>
<td>16 DUA</td>
<td>High Intensity</td>
<td>Garages &amp; On-Street Parking</td>
<td>Traditional Residential Streets</td>
</tr>
</tbody>
</table>

Address: 6301 Windhaven Pkwy  
Location: Southwest corner of 18th St. & G Ave.
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

**Densities are not representative of the entire subdivisions and will vary from lot to lot.**

### Heritage Creekside West Homes

9 DUA

**Southwest of W Plano Rd. & Alma Dr.**

- Detached Single-Family (DSF)
- 2 Stories
- Garages & On-Street Parking

### Madison Estates

10 DUA

**Southeast of 14th St. & Jupiter Rd.**

- Duplexes
- 2 Stories
- Garages & On-Street Parking

### Village at Legacy

11 DUA

**Northeast of Legacy Dr. & Custer Rd.**

- Patio Homes
- 2 Stories
- Garages & On-Street Parking

Density Examples
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

**Horizon at Premier**

11 DUA

North of Premier Dr. & Ruisseau Dr.

- Multifamily
- 1 Story
- Surface Lots & Garages

**Pheasant Landing**

12 DUA

Northeast of 14th St. & Shiloh Rd.

- Multifamily
- 1-2 Stories
- Surface Parking Lots

**Livingston Apartments**

15 DUA

6301 Windhaven Pkwy.

- Multifamily
- 2-3 Stories
- Surface Lots & Garages

**Rice Field**

16 DUA

SW Corner of 18th St. & G Ave.

- Detached Single-Family
- 2-3 Stories
- Garages & On-Street Parking
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public." Densities are not representative of the entire subdivisions and will vary from lot to lot.

**The Icon at Legacy West**

18 DUA

*SW Corner of Headquarters Dr. & Communications Pkwy.*

- Detached Single-Family
- 2-3 Stories
- Garages & On-Street Parking

**15th Street Village 1**

21 DUA

*SW Corner of 15th St. & G Ave.*

- Townhomes
- 2 Stories
- Garages & On-Street Parking

**Preserve at Preston**

21 DUA

*2523 Ohio Dr.*

- Multifamily
- 2 Stories
- Surface Lots

**Heritage Creekside West Townhomes**

25 DUA

*Southwest of W Plano Rd. & Alma Dr.*

- Townhomes
- 2 Stories
- Garages & On-Street Parking
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public." Densities are not representative of the entire subdivisions and will vary from lot to lot.
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which defines residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

**Densities are not representative of the entire subdivisions and will vary from lot to lot.**

**Legacy Town Center Town Homes**
- DUA: 42
- **Southwest of Legacy Dr. & Parkwood Blvd.**
  - Townhomes
  - 3 Stories
  - Garages & On-Street Parking

**Windrose Tower**
- DUA: 45
- **7901 Windrose Ave.**
  - High Rise Multifamily
  - 27 Stories
  - Structured & On-Street Parking

**Huntington Apartments**
- DUA: 58
- **4925 Rasor Blvd.**
  - Midrise Multifamily
  - 5 Stories
  - Structured Parking

**Legacy Town Center North**
- DUA: 65
- **5765 Bozeman Dr.**
  - Midrise Multifamily
  - 4 Stories
  - Structured & On-Street Parking
Densities for the following subdivisions were calculated using the density definition from the City of Plano Zoning Ordinance, which residential density as "the number of individual residential living units per acre of the site or lot on which they are located. Calculation of residential density shall be based on the net size of the property, exclusive of public and private street right-of-way, street easements, and park and open space accessible to the public."

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>DUA</th>
<th>Address</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jada Legacy Central</td>
<td>65</td>
<td>6501 Excellence Way</td>
<td>- Midrise Multifamily&lt;br&gt;- 5 Stories&lt;br&gt;- Structured &amp; On-Street Parking</td>
</tr>
<tr>
<td>Junction 15</td>
<td>95</td>
<td>930 E 15th St.</td>
<td>- Midrise Multifamily&lt;br&gt;- 5 Stories&lt;br&gt;- Structured &amp; On-Street Parking</td>
</tr>
<tr>
<td>Kincaid at Legacy</td>
<td>118</td>
<td>7200 Dallas Pkwy.</td>
<td>- High Rise Multifamily&lt;br&gt;- 25 Stories&lt;br&gt;- Structured &amp; On-Street Parking</td>
</tr>
<tr>
<td>LVL 29</td>
<td>156</td>
<td>6000 Columbus Ave.</td>
<td>- High Rise Multifamily&lt;br&gt;- 29 Stories&lt;br&gt;- Structured &amp; On-Street Parking</td>
</tr>
</tbody>
</table>
Density Comparisons by Housing Type

The aerial images below show a range of densities for each of the Housing Types in the 2021 Comprehensive Plan. All images are the same scale.

**Single-Family Types**
- Oak Creek Estates: DUA 4
- Legacy Village: DUA 11
- Icon at Legacy West: DUA 18

**Townhome Types**
- Madison Estates: DUA 10
- Heritage Creekside: DUA 25
- Legacy Town Center: DUA 42

**Multifamily Types**
- Preserve at Preston: DUA 21
- Aura190: DUA 33
- Bel Air K Station: DUA 95