City of Plano
Comprehensive Plan Review

May 3, 2021 | P&Z Commission
Agenda

1. Overview and Background
2. Review: Future Land Use Map
3. Review: Future Land Use Dashboards
4. Review: Redevelopment and Growth Management Policy
5. Review: Executive Summary
6. Review: Maximum Development Scenarios
7. Next Steps
8. Discussion
Overview and Background
Major Topics Identified by Council

1. Density
2. Land Use
3. Transportation
4. Growth Management
Progress To-Date

• CPRC & P&Z have approved some portions of the plan:
  – Guiding Principles
  – 17 Comprehensive Plan Policies

• Since then, CPRC has worked to consolidate Draft Plan for P&Z review
Consolidated Draft Plan

• Eliminates need to review sections of Draft Plan in the “bundles” format

• On April 27, 2021, CPRC recommended approval (15-0)
Consolidated Draft Plan

• Draft Plan includes the following:

1. Vision & Guiding Principles
2. Pillars, Components, Policies, & Actions
3. Maps & Supporting Docs
4. Glossary
5. Executive Summary
Draft Plan – Track Changes
Draft Plan – Sample of Track Changes
Consolidated Draft Plan

• Focus of today’s discussion:

1. Future Land Use Map
2. Future Land Use Dashboards
3. Redevelopment and Growth Management Policy (new)
4. Executive Summary with Development Scenarios (new)
Future Land Use Map
Future Land Use Map – Changes

- Changes made since last reviewed by P&Z:
  - Map color scheme
  - Slight boundary adjustments in various locations to better align with existing conditions
Future Land Use Dashboards
FLU Dashboards – Changes

• Changes made since last reviewed by P&Z:
  – Updated Format for Mix of Use Charts
  – Simplified Housing & Employment Types
  – Existing Land Use & Housing Inventory
Mix of Use Charts

Replaces the compatibility bubbles and pie charts:
## Housing and Employment Types

<table>
<thead>
<tr>
<th>Category</th>
<th>Old Draft</th>
<th>New Draft</th>
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<tbody>
<tr>
<td>Land Use Mix</td>
<td>Nonresidential Residential Open Space</td>
<td>Employment Housing</td>
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<tr>
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<tr>
<td>Employment Mix</td>
<td>Office Restaurant/Retail Service Institutional Warehouse Lodging</td>
<td>Retail Types Office Types Institutional Types Industrial Types</td>
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<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>
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 services/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.
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FUTURE LAND USE DASHBOARDS

LAND USE MIX (acres)

- Employment (0-10%)
- Housing (90-100%)

0-30% Employment should include the following mix of land uses:

- Employment Mix (acres)

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

- Housing Mix (dwelling units)

BUILDING HEIGHTS

- 1 to 2 stories
- SF: 0.5 to 10 DUA
- MF: 10 to 22 DUA

DENSITY

DEFINING ELEMENTS

INTENSITY B SCALE

- Open Space
- Intensity B Scale
- Low intensity
- Low rise scale
- 10% to 50%
- Passive Open Space

BLOCK PATTERN B STREETSCAPE

- Grid or curvilinear blocks
- Traditional Residential Streets

MULTIMODAL ACCESS

- Automobiles
- Transit
- Micromobility
- Pedestrians

- High direct access from local streets
- Medium served by bus or perimeter arterial streets
- High connected to trails and bike routes
- High walkable to parks and schools
Density Examples

- Educational Companion Item
- Not part of the Draft Plan
Existing Land Use & Housing Inventory

- Not officially part of the Draft Plan
- Map of City by Types
- Intended to be an implementation tool
Existing Land Use & Housing Inventory

Park & Preston Suburban Activity Center
178 acres

Future Land Use Map

Existing Land Use & Housing Inventory Map

LAND USE MIX (acres)

EMPLOYMENT (60-100%)

Housing (0-40%)

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

EMPLOYMENT MIX (acres)

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:

HOUSING MIX (dwelling units)

Detached SF Types
(10-90%)

Attached SF Types
(10-90%)

Multifamily Types
(0-60%)

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

Existing Percentage from Inventory
Redevelopment and Growth Management
New RGM Policy

• CPRC recommended new Redevelopment & Growth Management Policy

• Provides guidance and direction on aspects important to the CPRC:
  – Higher bar for exceptions to the Plan
  – Phasing and preferable characteristics of mixed-use developments
  – Ways to proactively engage and inform the community on land use issues

Note: Portions of this policy were previously included in the draft Bundles 23 and 24 presented to the P&Z on December 21, 2020
New RGM Policy

Redevelopment & Growth Management

As Paso 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 walkable business center means significant pressure for new growth and redevelopment will continue in many parts of the city. Although this is positive for sustaining the commercial and continuing vitality of the community, zoning requests tend to also often create a significant component of high-density residential and/or high-intensity commercial use in close proximity to established, lower-density neighborhoods. This creates tension between these two major priorities for the city: creating a business-friendly environment that promotes a healthy economy and maintaining the existing suburban character of established neighborhoods within the city.

To address these priorities effectively, a process for zoning changes that RGM needs to manage change in a way that encourages collaboration and cooperation between landowners 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, Paso 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 Quoting Principles.

Policy

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

Actions

**RGM1.** Review zoning change requests for consistency with the Future Land Use Map and Districts. Requests that do not conform to the mix of uses, density, and building heights as described in the Districts are disallowed. Develop zoning regulations that allow occasional exceptions when they do not strictly conform to those criteria. Yet, they are found consistent with the Quoting 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 receiving petitions from established neighborhoods engage with interested citizens as part of the rezoning process.

**RGM3.** Develop and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.
Review zoning changes 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.**
Executive Summary
Executive Summary

• Added to the end of the Draft Plan as pages ES-1 to ES-22
• Executive Summary does the following:
  – Explains reasons for the update
  – Illustrates major sections of the Plan
  – Summarizes the major changes and similarities to the previous Comprehensive Plan
  – Lists top takeaways of the new Plan
  – Provides a series of Maximum Density Development Scenarios
Executive Summary
Executive Summary
Maximum Development Scenarios

- Part of the Executive Summary
- Designed to show how many new housing units **could potentially be supported** by the Dashboards at various locations
- Demonstrate how the dashboards will be applied

Note: An important disclaimer was added to the Executive Summary to note these are for illustrative purposes only and not to be used when considering individual zoning cases.
Maximum Development Scenarios

- Must not exceed residential acreage in the Land Use Mix
- Must comply with ratios in the Housing Mix (SF Detached, SF Attached, and Multifamily Types)
- Must not exceed Density
Maximum Development Scenarios
Maximum Development Scenarios

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

Rezoning for New Multifamily Might be Supported

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<th>Label</th>
<th>Area</th>
<th>New/Additional MF Units</th>
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<tr>
<td>A</td>
<td>UA at Legacy</td>
<td>182</td>
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<tr>
<td>B</td>
<td>EX on DNT</td>
<td>322</td>
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<tr>
<td>C</td>
<td>SA at Willow Bend</td>
<td>834</td>
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<tr>
<td>D</td>
<td>EX on US 75</td>
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<tr>
<td>E</td>
<td>Envision Oak Point</td>
<td>Per EDP Plan</td>
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<tr>
<td>F</td>
<td>SA at 15th &amp; Alma</td>
<td>105</td>
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<tr>
<td>G</td>
<td>Downtown Corridors (DT)</td>
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Rezoning for New Multifamily Is Not Supported

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<th>Label</th>
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<th>New/Additional MF Units</th>
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<tr>
<td>H</td>
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<td>UA at Collin Creek &amp; Heritage Creekside</td>
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<tr>
<td>L</td>
<td>SA at Gateway</td>
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Next Steps
Remaining Project Schedule

1. P&Z Review of CPRC Draft Plan Recommendations: 2 to 6 weeks (May-June)
2. “Draft Joint Plan” Finalization: 2 to 6 weeks (late May-July)
3. Public Outreach: 4 to 6 weeks (June-August)
   - Preparation: 1 to 2 weeks
   - Public Outreach Live: 2 weeks
   - Public Outreach Results: 1 to 2 weeks
4. “Final Joint Plan” Finalization: 4 to 6 weeks (July-September)
5. City Council Public Hearing: 2 to 4 weeks (August-October)

Dates are subject to change
Discussion

• Does the P&Z have any comments?
• Email questions to staff in advance of May 17 meeting
Thank you
For more information, please visit
www.PlanoCompPlanReview.org