CITY OF PLANO

PLANNING & ZONING COMMISSION

July 19, 2021

Agenda Item No. 7

Discussion & Consideration: Comprehensive Plan Update

Applicant: City of Plano

DESCRIPTION:

Discussion and consideration of the Plano Comprehensive Plan 2021 (Draft Plan) 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 contents of the Plan.

Draft Plan – Completed Items

As of July 7, 2021, the CPRC and P&Z are in agreement on approximately 98% of the Draft Plan contents (see Attachment A). This includes the Vision and Guiding Principles, all Plan Maps, the Future Land Use Dashboards, the Glossary, and all but one of the Plan Policies. The Draft Plan’s status can be followed at www.PlanoCompPlanReview.org.
Draft Plan – Outstanding Items

- **Redevelopment & Growth Management (RGM) Policy** – The CPRC and P&Z have reached an agreement on most of the RGM Policy, but continue to discuss associated action statements related to:
  
  - How should the Plan set a high bar for approval of zoning requests in deviation of the mix of uses, density, and buildings heights recommended by the Dashboards?
  
  - What criteria should the Plan recommend for the overall square footage of residential vs. nonresidential uses in mixed-use development, and how should those uses be phased so that nonresidential uses and amenities are provided in a timely manner throughout construction?

- **Executive Summary** – The Planning & Zoning Commission has not yet taken action on the Executive Summary. Please note, a few modifications to the Executive Summary have been included in the latest draft to reflect changes recommended by the CPRC at their July 6, 2021, meeting (see Attachment D – changes highlighted in yellow).

Recent Approvals

- **April 27, 2021** – The CPRC recommended approval of the consolidated Draft Plan for P&Z consideration. The Draft Plan has since been converted into a web-based format at [www.PlanoCompPlan.org](http://www.PlanoCompPlan.org), which is intended to be the primary way to access contents of the Plan.

- **June 21, 2021** – The P&Z recommended five changes to the Draft Plan be sent to the CPRC for further consideration. These included proposed revisions to:
  
  - Land Use Action 1 (LU1);
  - Redevelopment of Regional Transportation Corridors Policy Background;
  - Guiding Principle 2.4;
  - Redevelopment & Growth Management Action 1 (RGM1); and
  - Redevelopment & Growth Management Action 5 (RGM5).

  No action was taken on the Executive Summary.

- **July 6, 2021** – The CPRC approved, in whole, three of the five changes as recommended by the P&Z. The other two changes related to the RGM1 and RGM5 were discussed in depth by the Committee, resulting in additional revisions for P&Z consideration. These include:
  
  - Modifications to RGM1 and a new RGM2; and
  - Modifications to RGM6 (formerly RGM5).

  Refer to pages 3-4 and Attachment B for more details on these proposed changes.
## RGM1 (revised) and RGM2 (new)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>RGM1</td>
<td>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.</td>
<td>RGM1</td>
</tr>
</tbody>
</table>

**Key:** **Removed, Added**

**Explanation:** The CPRC agreed to remove the supermajority requirement due to legal concerns; however, the Committee also recommended new language intended to maintain a very high bar for approval of exceptions to the Plan. This includes a requirement that P&Z and City Council make specific findings on how approval of zoning requests in deviation from the mix of uses, density, and building heights in the Future Land Use Dashboards would be beneficial for the city. These findings would need to be documented in the public record. An example of how this might be achieved is included in Attachment C.
RGM5 | Ensure that any zoning requests for multiuse development include:

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

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

RGM5 | Ensure that any zoning requests for multiuse development include:

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

B) A minimum 2:1 ratio of residential to nonresidential square footage maintained throughout construction of the full project (e.g., every 2 square feet of residential development requires at least 1 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. (Keep language, but relocate second sentence as a definition of “Key Design Features” in the Glossary.)

Key: Deleted, Added, Relocated

Explanation: The CPRC felt that the 50% square footage requirement was a key compromise of the Committee’s discussions and that a fixed number was necessary to demonstrate the community’s expectations. Likewise, the Committee agreed that a fixed ratio of no more than 2:1 residential to nonresidential square footage was important for the same reasons. They also agreed with P&Z that the language in subitem (B), as approved on April 27, is confusing and therefore recommended changing “minimum” to “maximum.” However, they felt the second sentence was sufficiently clear to explain the purpose of the action.
P&Z REVIEW:

As part of this agenda item, after any discussion is complete, the P&Z may choose to take one of the following actions:

- **Approve as Presented** – If approved by a simple majority of the P&Z at this meeting, the Draft Plan will be presented for public feedback in August. Following the public feedback portion of this plan review process, the CPRC and P&Z will hold formal adoption hearings and make their final recommendations on the Draft Plan in September.

- **Approve with Amendments** – If approved by a simple majority of the P&Z, the Draft Plan, with specific amendments, will be forwarded to the CPRC for its review.

- **Table the Item** – The P&Z may table consideration of the Draft Plan to a future meeting to allow for additional discussion or modifications.

RECOMMENDATION:

Recommended to approve and prepare the Draft Plan for public feedback, or approve with changes and return the Draft Plan to the CPRC for further consideration.

1. If revisions are necessary, a concise statement of explanation to the CPRC from the P&Z Commission would be very helpful in their further deliberation of the issue.

2. If there is a split vote on P&Z regarding changes, a similarly concise dissenting opinion would be appropriate to enter into the record.
Draft Comprehensive Plan Status

Vision and Guiding Principles
- Vision Statement
- Guiding Principle 1
- Guiding Principle 2
- Guiding Principle 3

Plan Policies
- LU
- CD
- RTC
- UL
- TOD
- RGM
- RS
- BDM
- PT
- TDM
- PE
- NC
- RRSC
- SHN
- PG
- RT
- CNC
- RE

Plan Maps
- Future Land Use Map
- Thoroughfare Plan Map
- Bicycle Transportation Plan Map
- Growth & Change Map

Future Land Use Map Dashboards
- N
- NC
- CC
- SA
- UA
- EM
- DT
- EX
- SN
- OS

Executive Summary
Still Under Review

Glossary

Attachment A

1. minor text edit to RTC Website Context
2. Growth & Change Map recommended for removal

As of: July 6, 2021
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. Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input.

RGM2) Recommend that City Council adopt an ordinance to require that P&Z and City Council make specific findings when approving zoning petitions that do not conform to the mix of uses, density, and building heights as described in the Dashboards, to create a record of accountability for elected and appointed officials and provide greater transparency for the public.

RGM32) 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.
RGM43) Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.

RGM54) Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space, green space, and pedestrian connectivity.

RGM65) Ensure that any rezoning requests for multiuse development include:

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

B) A minimum-maximum 2:1 ratio of residential to nonresidential square footage maintained throughout construction of the full project (e.g., every 2 square feet of residential development requires at least 1 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 any new residents, including, but not limited to, open/green space, amenities, street enhancements, and trails.

RGM76) 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.

RGM87) 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.

RGM98) 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.

RGM109) 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.
CITY OF PLANO

PLANNING & ZONING COMMISSION

DATE, YEAR

Agenda Item No. X

Findings Regarding Zoning Case 20XX-0YY

I, Commissioner_________________, voted in SUPPORT of this case finding the following consistency with the petition:

☐ Full findings of staff report, or

☐ Suburban Activity Center Future Land Use category and dashboard

☐ Land Use Policy

☐ Action 2 in Redevelopment and Growth Management

☐ Action 3 in Transit Oriented Development

☐ Other

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
Findings Regarding Zoning Case 20XX-0YY

I, Commissioner _____________________, voted in **OPPOSITION** to this case finding the following inconsistencies with the petition:

- √ Adequate Public Facilities
- √ Guiding Principle 2.3
- √ Traffic Impact Analysis
- √ Community input – Guiding Principle 1.6
- √ Growth Management – Guiding Principle 3.4
- √ Other

__________________________________________

__________________________________________

__________________________________________

__________________________________________

__________________________________________

__________________________________________

__________________________________________

__________________________________________

__________________________________________

__________________________________________

Signed ___________________ Date ____________
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.
1. INTRODUCTION

What is the Comprehensive Plan 2021?

The Comprehensive Plan 2021 is a 20 to 30-year framework to guide the city’s future, providing policy and direction related to future growth and redevelopment, transportation, housing, city services, and other important aspects of the community. The Plan will inform current and future decision-makers about where we’ve been, where we are today, where we want to go, and how we intend to get there.

How will the Plan be used?

The Comprehensive Plan will be used every day by a variety of stakeholders to make important decisions about how to invest in the community and enhance the quality of life in Plano. For example, residents can use the Plan to see how the city intends to guide growth and redevelopment in ways that meet their needs and aspirations; land owners can use the Plan when considering improvements to their property; businesses can use the Plan when deciding to reinvest or relocate to Plano; and the Plano City Council, 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 action statements from 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.

Why is a new Comprehensive Plan needed?

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 (P&Z) to find consensus among the diverse viewpoints of city residents.

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 more than 18 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 that 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. The Plan acknowledges that Plano is mostly developed and does not anticipate significant changes in population or residential development in the future.

1.6. 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. 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 Conservation

2 POLICIES
- Diverse & Resilient Economy
- Jobs & Workforce Development

6 POLICIES
- Population Growth
- Regional Transportation
- Air Quality
- Regional Water Conservation
- Consistency with Neighboring Cities
- Regional Education

ACTION STATEMENTS
There are 272 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 provides the size, number of lanes, median and parkway widths, and associated dimensions for each major type of roadway.

Bicycle Transportation Plan Map
This map shows the locations of existing and planned bicycle trails and facilities across the city.

Parks Master Plan Map
This map shows the locations of existing and planned parks and trails in the city.
3. WHAT’S CHANGED?

Major Changes in the Comprehensive Plan 2021

As discussed on page ES-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 topic 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 to 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 more information about the new Dashboards.

4. A new Redevelopment & Growth Management Policy and ten associated action statements were included which answer the need for specific guidance in these 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 pages 12-13 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 pages ES-6 and ES-7 for more information about the Existing Land Use and Housing Inventory and pages ES-10 through ES-22 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 shall not constitute zoning regulations or establish zoning district boundaries.

NEW CATEGORY!
- retail sites on the corners of major intersections that are over 25 acres in size or meet 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

NEW CATEGORY!
- retail sites on the corners of major intersections that are over 25 acres in size or meet 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

NEW CATEGORY!
- 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

NEW CATEGORY!
- 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

NEW CATEGORY!
- range of public and private uses such as colleges, universities, and major public schools
- athletic complexes, recreational facilities, golf courses, country clubs, and large private open spaces
- cultural facilities and libraries
- housing is not appropriate

NEW CATEGORY!
- major public open spaces
- community and neighborhood parks
- linear parks and trails
- regional recreation and leisure opportunities
- housing is not appropriate
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 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.

<table>
<thead>
<tr>
<th>LAND USE MIX (ACRES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment (60-100%)</td>
</tr>
<tr>
<td>Retail Types (40-80%)</td>
</tr>
<tr>
<td>Office Types (20-40%)</td>
</tr>
<tr>
<td>Institutional Types (0-40%)</td>
</tr>
<tr>
<td>Industrial Types (0-10%)</td>
</tr>
<tr>
<td>Detached SF Types (10-90%)</td>
</tr>
<tr>
<td>Attached SF Types (10-90%)</td>
</tr>
<tr>
<td>Multifamily Types (0-60%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSING MIX (DWELLING UNITS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density (0-40%)</td>
</tr>
<tr>
<td>Employment Mix (ACRES)</td>
</tr>
<tr>
<td>Retail Types</td>
</tr>
<tr>
<td>Office Types</td>
</tr>
<tr>
<td>Institutional Types</td>
</tr>
<tr>
<td>Industrial Types</td>
</tr>
<tr>
<td>Detached SF Types</td>
</tr>
<tr>
<td>Attached SF Types</td>
</tr>
<tr>
<td>Multifamily Types</td>
</tr>
</tbody>
</table>

Existing Land Use & Housing Inventory

The Existing Land Use & Housing Inventory (Inventory) is a citywide 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.

<table>
<thead>
<tr>
<th>Is this area currently within the recommended mix of land use types?</th>
<th>Would the area support more of these land use types?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RETAIL TYPES</strong></td>
<td><strong>YES</strong>, the Dashboard supports new Retail Types in this area.</td>
</tr>
<tr>
<td><strong>OFFICE TYPES</strong></td>
<td><strong>YES</strong>, the Dashboard supports new Office Types in this area.</td>
</tr>
<tr>
<td><strong>INSTITUTIONAL TYPES</strong></td>
<td><strong>YES</strong>, the Dashboard supports new Institutional Types in this area.</td>
</tr>
<tr>
<td><strong>INDUSTRIAL TYPES</strong></td>
<td><strong>YES</strong>, the Dashboard supports new Industrial Types in this area.</td>
</tr>
<tr>
<td><strong>DETACHED SINGLE-FAMILY TYPES</strong></td>
<td><strong>YES</strong>, the Dashboard supports new Detached SF units in this area.</td>
</tr>
<tr>
<td><strong>ATTACHED SINGLE-FAMILY TYPES</strong></td>
<td><strong>YES</strong>, the Dashboard supports new Attached SF units in this area.</td>
</tr>
<tr>
<td><strong>MULTIFAMILY TYPES</strong></td>
<td><strong>NO</strong>, the Dashboard does not support more Multifamily types in this area. Existing multifamily may be redeveloped.</td>
</tr>
</tbody>
</table>
4. WHAT’S THE SAME?

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.

MODIFIED MAPS (1)

MODIFIED POLICIES (18)

REMOVED FROM PLAN (1)

MAPS WITH NO MAJOR CHANGES (4)

POLICIES WITH NO MAJOR CHANGES (24)

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.

LEGEND

- Built Environment Pillar
- Social Environment Pillar
- Economic Environment Pillar
- Natural Environment Pillar
- Included in CPRC/P&Z Review
- Regionalism Pillar
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>A 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 Plan is led by simple principles that unite and provide a vision for Plano now and into the future.</td>
<td>Zoning requests that do not conform to the maximum densities, building heights, or mix of uses in the Dashboards are disfavored. Occasional exceptions should be justified by the Guiding Principles and provide substantial benefit to the community.</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:** This scenario assumes 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:** This scenario 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.

**SCENARIO RESULTS**

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

**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>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 Is Not 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>

*Not including Neighborhoods within DT
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

351 acres

PART 1 - LAND USE MIX (acres)

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 351 ac.)

3. Calculate Potential New Housing Acreage
   
   With redevelopment of Employment areas, the Legacy UA area may accommodate up to
   
   52 acres
   (140 - 88)

PART 2 - HOUSING MIX (dwelling units)

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)
   5% (289 units)
   95% (5,029 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.)
   +182
   (on 1.5 ac.)

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: 120 dwelling units per acre
   Streets + Open Space: 50% for SF Types

INCORRECT METHOD:
140 acres x 120 dwelling units per acre = 16,800 dwelling units
### PART 1 - LAND USE MIX (acres)

<table>
<thead>
<tr>
<th>DASHBOARD</th>
<th>INVENTORY</th>
<th>MAX NEW HOUSING ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Determine Max Housing Acreage Recommended by Dashboard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The EX Dashboard recommends up to 2% of total acreage be used for Housing. At a total of 748 acres, 2% is equal to:</td>
<td>15 acres (2% of 748 ac.)</td>
<td></td>
</tr>
<tr>
<td>2. Compare to Existing Housing Acreage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The DNT EX area currently has 6 acres (1%) of housing.</td>
<td>6 acres (1% of 748 ac.)</td>
<td>9 acres (15 - 6)</td>
</tr>
<tr>
<td>3. Calculate Potential New Housing Acreage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>With redevelopment of Employment areas, the DNT EX area may accommodate up to 9 acres of new housing.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>DASHBOARD</th>
<th>INVENTORY</th>
<th>MAX NEW HOUSING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Determine Housing Mix Recommended by Dashboard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The EX Dashboard recommends the following mix of housing units:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-15%</td>
<td>0-15%</td>
<td>70-85%</td>
</tr>
<tr>
<td>DETACHED SF TYPES</td>
<td>ATTACHED SF TYPES</td>
<td>MULTIFAMILY TYPES</td>
</tr>
<tr>
<td>0% (0 units)</td>
<td>0% (0 units)</td>
<td>100% (263 units)</td>
</tr>
<tr>
<td>EXISTING DETACHED SF UNITS</td>
<td>EXISTING ATTACHED SF UNITS</td>
<td>EXISTING MULTIFAMILY UNITS</td>
</tr>
<tr>
<td>5. Compare to Existing Housing Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The DNT EX area currently has the following mix of housing units:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0%</td>
<td>0%</td>
<td>100%</td>
</tr>
<tr>
<td>(0 units)</td>
<td>(0 units)</td>
<td>(263 units)</td>
</tr>
<tr>
<td>6. Calculate Potential New Housing Units(^2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>At a MAXIMUM density development scenario, on 9 acres, the DNT EX area may support up to:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>+103</td>
<td>+322</td>
<td></td>
</tr>
<tr>
<td>(on 5 ac.)</td>
<td>(on 4 ac.)</td>
<td></td>
</tr>
<tr>
<td>NEW DETACHED OR ATTACHED SF UNITS(^1)</td>
<td>NEW MULTIFAMILY UNITS(^1)</td>
<td></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
- 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
Maximum Housing Scenarios | Area C - Willow Bend Mall Area

Future Land Use Category:
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. **DASHBOARD**
   - 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. **INVENTORY**
   - Compare to Existing Housing Acreage
   - The Willow Bend SA area currently has 0 acres (0%) of housing.
   - 0 acres (0% of 170 ac.)

3. **MAX NEW HOUSING ACRES**
   - Calculate Potential New Housing Acreage
   - With redevelopment of Employment areas, the Willow Bend SA area may accommodate up to 68 acres of new housing.
   - 68 acres (68 - 0)

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

4. **DASHBOARD**
   - 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**
   - Compare to Existing Housing Units
   - The Willow Bend SA area currently has the following mix of housing units:
   - 0% Existing Detached SF Units (0 units)
   - 0% Existing Attached SF Units (0 units)
   - 0% Existing Multifamily Units (0 units)

6. **MAX NEW HOUSING UNITS**
   - Calculate Potential New Housing Units
   - At a MAXIMUM density development scenario², on 68 acres, the Willow Bend SA area may support up to:
   - +140 Detached SF Units¹ (13 acres)
   - +417 Attached SF Units¹ (38 acres)
   - +834 Multifamily Units¹ (17 acres)

**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:**
68 acres x 50 dwelling units per acre = 3,400 dwelling units

**SPECIAL NOTE:** Information above represents preferred mix per adjoining SA centers
²Consistent with the Redevelopment & Growth Management Policy

---

**DRAFT | Comprehensive Plan 2021 Executive Summary - July 9, 2021 | Revision 1**

ES-13
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 (acres)**

1. **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. **INVENTORY**

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

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

3. **MAX NEW HOUSING ACRES**

   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 (dwelling units)**

4. **DASHBOARD**

   The EX Dashboard recommends the following mix of housing units:

   - **0-15%**
     - DETACHED SF TYPES
   - **0-15%**
     - ATTACHED SF TYPES
   - **70-85%**
     - MULTIFAMILY TYPES

5. **INVENTORY**

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

   - **18%**
     - (326 units)
   - **0%**
     - (0 units)
   - **82%**
     - (1,508 units)

6. **MAX 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.)
   - **+829**
     - (on 11 ac.)

---

**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

**INCORRECT METHOD:**

85 acres x 75 dwelling units per acre = 6,375 dwelling units
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. 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. Compare to Existing Housing Acreage

   The 15th & Alma SA area currently has 16 acres (15%) of housing.
   
   16 acres (15% of 113 ac.)

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. 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 15th & Alma 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 29 acres, the 15th & Alma SA area may support up to:

   +73 New Detached SF Units
   +217 New Attached SF Units
   +105 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)
Single-Family (SF) Density: 4 to 22 dwelling units per acre (or up to 40 in Transit-Oriented Development (TOD) Areas)
Multifamily Density: 10 to 50 dwelling units per acre (or up to 100 in Transit-Oriented Development (TOD) Areas)

PART 1 - LAND USE MIX (acres)

1. Determine Max Housing Acreage Recommended by Dashboard
   The DT Dashboard recommends up to 15% of total acreage be used for Housing.
   At a total of 665 acres, 15% is equal to:
   **100 acres**
   (15% of 665 ac.)

2. Compare to Existing Housing Acreage
   The DT area currently has **70 acres** (11%) of housing.

3. Calculate Potential New Housing Acreage
   With redevelopment of Employment areas, the DT area may accommodate up to 30 acres of new housing.
   **30 acres**
   (100 - 70)

PART 2 - HOUSING MIX (dwelling units)

4. Determine Housing Mix Recommended by Dashboard
   The DT Dashboard recommends the following mix of housing units:
   **0-90%**
   40 dwelling units per acre
   **0-90%**
   40 dwelling units per acre
   **0-90%**
   100 dwelling units per acre
   
5. Compare to Existing Housing Units
   The DT area currently has the following mix of housing units:
   **3%** (91 units)
   **5%** (144 units)
   **92%** (2,853 units)

6. Calculate Potential New Housing Units
   At a MAXIMUM density development scenario, on 30 acres, the DT area may support up to:
   **+268**
   (on 13 ac.)
   **+1,647**
   (on 17 ac.)

**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: 100 dwelling units per acre
- Streets + Open Space: 50% for SF Types
- All new housing will be built within Transit-Oriented Development (TOD) Areas

**INCORRECT METHOD:**
100 acres x 100 dwelling units per acre = 10,000 dwelling units
PART 1 - LAND USE MIX (acres)

<table>
<thead>
<tr>
<th>DASHBOARD</th>
<th>INVENTORY</th>
<th>MAX NEW HOUSING ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Determine Max Housing Acreage Recommended by Dashboard</td>
<td>The SA Dashboard recommends up to 40% of total acreage be used for Housing. At a total of 293 acres, 40% is equal to:</td>
<td>117 acres (40% of 293 ac.)</td>
</tr>
<tr>
<td>2. Compare to Existing Housing Acreage</td>
<td>The Preston &amp; 121 SA area currently has 106 acres (36%) of housing.</td>
<td>106 acres (36% of 293 ac.)</td>
</tr>
<tr>
<td>3. Calculate Potential New Housing Acreage</td>
<td>With redevelopment of Employment areas, the Preston &amp; 121 SA area may accommodate up to 11 acres of new housing,</td>
<td>11 acres (117 - 106)</td>
</tr>
</tbody>
</table>

PART 2 - HOUSING MIX (dwelling units)

<table>
<thead>
<tr>
<th>DASHBOARD</th>
<th>INVENTORY</th>
<th>MAX NEW HOUSING UNITS</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Determine Housing Mix Recommended by Dashboard</td>
<td>The SA Dashboard recommends the following mix of housing units:</td>
<td></td>
</tr>
<tr>
<td>5. Compare to Existing Housing Units</td>
<td>The Preston &amp; 121 SA area currently has the following mix of housing units:</td>
<td></td>
</tr>
<tr>
<td>6. Calculate Potential New Housing Units</td>
<td>At a MAXIMUM density development scenario, on 68 acres, the Preston &amp; 121 SA area may support up to:</td>
<td></td>
</tr>
</tbody>
</table>

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
- 50% for SF Types

STOP INCORRECT METHOD:
117 acres x 50 dwelling units per acre = 5,850 dwelling units
Maximum Housing Scenarios | Area I - Park & Preston

Future Land Use Category: Suburban Activity Centers (SA)
Single-Family (SF) Density: 4 to 22 dwelling units per acre
Multifamily Density: 10 to 35 dwelling units per acre (or 10 to 22 within 200 feet of existing neighborhoods)

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 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 (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
ATTACHED SF
MULTIFAMILY
TYPES
TYPES
TYPES

5. Compare to Existing Housing Units

The Park & Preston SA area currently has the following mix of housing units:

0%
0%
100%

(0 units)
(0 units)
(2,028 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
28 ac
13%
(87%)

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

INCORRECT METHOD:

STOP

138 acres x 35 dwelling units per acre = 4,830 dwelling units

RECOMMENDED

STOP

345 acres x 35 dwelling units per acre = 12,075 dwelling units
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 326 acres, 40% is equal to:
   
   130 acres
   (40% of 326 ac.)

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

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 (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 Coit & Mapleshade SA area currently has the following mix of housing units:
   
   0% (0 units)
   0% (0 units)
   100% (2,565 units)

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%)

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

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.

0 acres (101 - 101)

PART 2 - HOUSING MIX (dwelling units)

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: 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 119 acres, 40% is equal to:

48 acres (40% of 119 ac.)

2. Compare to Existing Housing Acreage
The Gateway SA area currently has 50 acres (43%) of housing.

3. Calculate Potential New Housing Acreage
The Gateway SA area does not have the acreage to support additional housing at this time.

0 acres (48 - 50 = -2)

PART 2 - HOUSING MIX (dwelling units)

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