

## **Bundle 15 – Undeveloped Land**

Policies and Actions with Detailed Information

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The Plano Tomorrow Policies and Actions were developed through meetings with the Planning & Zoning Commission, City Council, and extensive public outreach. Information on this process can be found here:

- [Public Outreach Process](#)
  - [Advisory Committee Workshops](#)
  - [Adoption Process](#)
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### ***The Built Environment – Undeveloped Land***

**POLICY** - Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth.

#### **UL1) Develop Criteria for Review of Undeveloped Land and update as necessary.**

**Status:**

- Pending

**Background:**

Once established, these criteria will create clear guidelines for new and infill development that take into consideration of appropriate location, environmental conditions, and impacts on public services, infrastructure, and adjacent land uses. The criteria should be continuously evaluated and updated as the city reaches build-out to determine the best standards and development needs.

**UL2) Create an interactive Undeveloped Land Map updated on a quarterly basis and post to the city's website for public use.**

**Status:**

- Recurring and on track
- In addition to the static PDF map of the Undeveloped Properties included in the [Planning Department Annual Report](#), an [interactive map](#) has also been developed. The online map shows the change in the undeveloped land over time, starting with 2010.

**Background:**

The purpose of the [Undeveloped Land Map](#) is to track the existing land available for development within the city limits, excluding property within the floodplain. The map provides information on the total acres and percent of the remaining land, the acreage of developable parcels, and a year-to-year historical record of the locations and amount of developable land.

**UL3) Situate new housing growth adjacent to existing residential neighborhoods.**

**Status:**

- In Progress
- Currently, there are a number of zoning cases going through thorough examination, including:
  - Collin Creek Mall, which will situate single-family detached adjacent to the existing neighborhood.
  - Mustang Square, which will situate a combination of single-family detached and single-family attached adjacent to the existing neighborhood.
  - Zoning case for the J.C. Penney Corporate Campus, which was denied due to the proposed multifamily as it related to its surroundings.

**Background:**

Situating new residential development adjacent to existing neighborhoods is important to ensure that new housing has the necessary infrastructure investments and access to amenities for residential living (such as safe access to neighborhood parks and schools). Development of residential projects in isolation from these basic needs is discouraged by this action.