Agenda Item No. 12

Discussion and Direction: Plano Tomorrow Comprehensive Plan Workshop Results

Applicant: City of Plano

DESCRIPTION:

Summary of the Plano Tomorrow Comprehensive Plan public workshop held on May 21, 2015.

REMARKS:

Meeting Format

The meeting began with welcoming comments, a general description of the workshop activities, and instructions for participants by the Chairman of the Commission. The Planning Director followed with a presentation on the definition and general purpose of the Comprehensive Plan.

For greater efficiency, the City of Plano was divided into four geographic sectors: east, north, south and west. The Planning Director dismissed the meeting participants after the general meeting in the Council Chambers to the sector workshops. Commission members and staff facilitated the sector meetings and asked the public to come up with strengths, weaknesses, opportunities and challenges (SWOC) for each area. Next, the public was asked to review the proposed land use and housing policies along with the Future Land Use Plan Map and the Growth and Change Map to determine if the information was consistent with the SWOC analysis results. If there were inconsistencies, the public was asked to provide ideas to resolve the issues. An attachment, Plano Tomorrow Public Workshop Comments, has been provided containing public comments gathered from regarding the Land Use and Urban Design policies, Housing and Neighborhoods policies, Land Use Map, and Growth and Change Map.

After the workshops, the participants returned to the Senator Florence Shapiro Council Chambers where the Commission members provided a brief presentation of the results from each breakout session. At the conclusion of the sector presentations, participants were dismissed to attend the open house and engage in further discussion regarding the Plano Tomorrow Plan with Commission and staff members.
Resulting Themes

Public comments gathered at the workshop regarding the Land Use and Urban Design policies, Housing and Neighborhoods policies, Land Use Map, and Growth and Change Map resulted in five themes. Staff used these major themes of public comment to suggest revisions to policy statements and maps that were part of the workshop. Resulting changes have been provided for the Commission’s review and comment. Green and red line edits displaying both the original text and proposed changes to the policies and the land use map categories are attached in the document titled Proposed Changes to the Plano Tomorrow Policies, Action Statements, and Land Use Descriptions.

1. **Plano Tomorrow’s Land Use and Urban Design policies are vague and need further clarification to understand the purpose.**

Results: The policy statements for Land Use, Urban (Community) Design, Redevelopment of (Regional Transportation) Expressway Corridors, and Redevelopment of Neighborhood Centers have been revised to clarify the purpose, since these four statements garnered concern from the public. Though the policy statements are intended to serve as general guidelines, the accompanying action statements are specific and serve as the implementation direction of the Plano Tomorrow Plan. The following language is proposed in an effort to provide clearer and more meaningful policy statements.

- **Built Environment – Land Use Policy Statement** – Plano will support a system of organized land use to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.

- **Built Environment – Community Design** – Plano will promote and incorporate unique and functional community design components within new developments, public spaces, and streetscapes to enrich areas throughout the city, create distinctive visual character, and ensure a citywide pedestrian-friendly environment.

- **Built Environment – Redevelopment of Regional Transportation Corridors** – Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.

- **Built Environment – Redevelopment of Neighborhood Centers** – Plano will encourage investment in and redevelopment of underperforming development within neighborhood centers to accommodate local commercial, retail and entertainment uses within walking distance of surrounding residents.
2. **Residential development should be limited, especially in expressway corridors.**

Results: The Expressway Corridor future land use category has been revised regarding the appropriateness of residential development. This change precipitated the need to modify the Future Land Use Map at the intersection of Coit Road and the President George Bush Turnpike. The Expressway Corridor land use category has been removed and replaced with Regional Center for the area south of the Kansas City Southern Railroad tracks from Ohio Drive on the west to the President George Bush Turnpike on the east to be more consistent with development and zoning in this area. The Employment Center category has been placed in the area west of the electrical transmission line easement to preserve land for future employment opportunities. The Expressway Corridor category text changes are presented as follows.

- **Expressway Corridors** – 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. Due to noise and health impacts of expressways, residential development is generally not appropriate in these corridors. Adequate building setbacks must be considered when development is proposed near neighborhoods. Here is an example that displays the relationship of housing and businesses within the Dallas North Tollway corridor.

3. **Single-family uses are the most desired residential use for future developments.**

Result: Both the Neighborhood Centers and Neighborhood future land use categories as well as the Built Environment land use policy statement have been changed to state that single-family is the most desired residential use for future residential development. When residential uses are introduced in neighborhood centers, single-family should be the preference due to compatibility with existing single family neighborhoods. Single-family should be the predominant use within Neighborhoods throughout the city. Here are the changes to the policy statement and the two Future Land Use Map categories.
• **Neighborhood Centers** – The Neighborhood Center future land use category applies to corner retail sites along major arterials. Redevelopment of existing retail centers is strongly encouraged and should reduce retail square footage, focus on quality design and pedestrian access, and increase the mix of uses. Neighborhood Center uses are typically located in low-rise buildings with retail, service and office uses that serve the adjacent neighborhoods. The introduction of residential uses within Neighborhood Centers is recommended where it can be accomplished in a context-sensitive manner and integrated into the center. When residential is introduced, single-family uses are desired for compatibility with existing adjacent neighborhoods. Neighborhood centers will be based on the concepts of mixed-use, urban design and transit-oriented design, where possible. Adequate building setbacks must be considered when development is proposed near neighborhoods. Useable open space will be included within the centers to create active and interesting public spaces.

Photos of Neighborhood Center-Style Development

• **Neighborhoods** – The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through clear, well-maintained infrastructure, housing, open space, schools and limited service/institutional uses. 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. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial
streets and intersections. Adequate building setbacks must be considered when development is proposed near neighborhoods.

4. **Concern of density and impact on schools and traffic.**

Result: Land use and housing policies have been modified since the November Plano Tomorrow open house meetings (see attachment) to exclude the following terms: high density, medium density, and urbanization. The two neighborhood land use categories and the land use policy statements (listed under Theme 3) have been revised to state the preference of single-family in terms of desired future residential development in Plano. Planning staff is currently studying the effects of traffic related to land use assumptions and will present this data on June 29, 2015 at the Planning & Zoning Commission work session. Staff will continue to notify local independent school districts of residential development proposals. All school district comments will be given to elected and appointed officials, and the city will conduct regular meetings with school district officials to exchange information.

5. **Desire for transparency and public engagement.**

Result: The Planning & Zoning Commission staff will continue to provide the public opportunities to speak on the Plano Tomorrow Comprehensive Plan at public meetings. All Plano Tomorrow documents including open house meeting results, frequently asked questions, Plano Tomorrow Executive Summary, draft policies and actions, draft maps, public responses, and public outreach results are posted on the Plano Tomorrow website at [www.planning.gov/planotomorrow](http://www.planning.gov/planotomorrow). Electronic
newsletters are sent to the public prior to meetings and for project updates. The public can provide feedback on the plan using the feedback polls on the Plano Tomorrow website. In addition, staff is available to take phone calls and answer emails regarding the plan during the workday.

RECOMMENDATION:

Recommended the Planning & Zoning Commission provide direction regarding revised policy statements and map categories.