



Introduction

Purpose

The Comprehensive Plan is a long-range guide for the future growth, development, and redevelopment of the city. It provides a general vision for Plano's future and plays an important role in the city's decision-making process. Although the plan focuses on the community's physical environment, it is also closely tied to socio-economic factors.

This document is designed to meet the needs of a wide range of users. It is expected that this document will be used by the city's elected and appointed officials and staff, property owners, developers and citizens alike.

The Land Use and Thoroughfare Maps are integral parts of the Comprehensive Plan. These maps prescribe the land use and transportation patterns for the city. The maps, along with the stated objectives, strategies, and policy statements, outline how Plano will continue to achieve its long-term vision. The city has adopted development regulations by

ordinance in order to implement the vision of the Comprehensive Plan, including zoning, subdivision regulations and thoroughfare standards. Proposals in the Comprehensive Plan often lead to special studies and programs, as well.

General Description of Plano

Location

Plano is a city of approximately 243,500 people located about 20 miles north of downtown Dallas, and covers approximately 72 square miles. Located in Collin and Denton counties, Plano is bounded by the cities of Dallas, Richardson, Carrollton, The Town of Hebron, The Colony, Frisco, Allen, Parker and Murphy. It is served by four major regional expressways: U. S. 75 (North Central Expressway), the Dallas North Tollway, President George Bush Turnpike (S. H. 190), and S. H. 121. It is approximately 25 miles from the Dallas/Fort Worth International Airport.

Physical Form

The city's geographic characteristics include rolling prairie bisected intermittently by major drainage basins, such as Rowlett Creek, Spring Creek and White Rock Creek. These creeks are significant physical features and have influenced both the development patterns of the city and the preservation of open space.

Throughout its growth, neighborhoods, primarily consisting of single-family houses, have been the city's basic building blocks. These neighborhoods, which integrate residential uses of various densities, are defined by a grid of arterials. Neighborhood and regional commercial uses are generally located where the major arterials intersect. The system of expressways that serve the city have generated major employment and commercial corridors, consisting of major retail, high intensity non-residential and manufacturing-related uses. The city has also implemented a well-designed, easily accessible system of parks, trails and open spaces to enhance the quality of life in Plano.

Relation to Region

The Comprehensive Plan recognizes the influence of the overall Dallas-Fort Worth region on Plano's growth, development and quality of life. It emphasizes the need for continued regional coordination on issues such as transportation, economic development, water supply/conservation, wastewater treatment, and air quality. Plano is integrally involved in regional organizations including North Central Texas Council of Governments (NCTCOG), Dallas Area Rapid Transit (DART) and the North Texas Municipal Water District (NTMWD). Plano also coordinates with adjacent communities to ensure land use compatibility, roadway connections, and alignment of hike and bike trails.

As the region continues to grow, environmental issues including air and water quality, and water conservation will have to be addressed collectively. As one of the larger, more developed cities within the region, Plano should assume a leadership role in addressing these issues.

Demographics

Plano has grown from a population of 3,695 in 1960 to more than 243,500 today. It has been one of the fastest growing cities in the United States. Recently, Plano was named by *Money Magazine* as the best city to live in with a population greater than 100,000, west of the Mississippi River. As Plano matures, the age and ethnicity characteristics of Plano's population are expected to have a significant impact on the planning process. The 2000 Census revealed that almost 11,000 of Plano's residents are 65 years of age or older. This age category is expected to exceed 49,000 by 2025. Plano's median age increased between 1990 and 2000 from 31 to 34.1 years.

The 2000 census data indicates significant growth in the minority population in Plano. The Hispanic and Asian sectors grew noticeably in numbers and proportion of the city's population. The White population now represents approximately 73% of Plano's population, compared with almost 85% in 1990.

Major Themes

The Comprehensive Plan is organized around three major themes - *Livable City*, *City of Organized Development*, and *City in Transition*. Within each element specific key factors are used to discuss the major themes in more detail. By using these major themes, the plan will continue to be a relevant, visionary document that the city has relied on during the years of growth.

Livable City

A livable city effectively combines the activities of residence, work, education, culture and leisure in a high quality environment. The Comprehensive Plan describes the desired interrelationship of these activities to create a strong sense of community and promote interaction among its residents. Plano is a neighborhood-oriented community. The Comprehensive Plan recommends cohesive and



Shawnee Park

inclusive neighborhoods with good internal circulation for both automobiles and pedestrians. Activity centers and gathering places are also important factors in the creation of a livable city. They provide opportunities for people to interact and participate in special events and activities. The Comprehensive Plan promotes the continued development of activity centers and gathering places to reinforce Plano's image and identity, while fostering social interaction.

During its years of growth, Plano has carefully cultivated a reputation as a city that provides an excellent quality of life for its residents. Given Plano's proximity and access to Dallas and other employment centers, it is expected that the city will continue to be a highly desirable place to live and

work. Plano residents have access to a wide range of employment, recreational, cultural and other opportunities within the Metroplex. Additionally, Plano has the benefit of mass transit and an established system of thoroughfares, which make it a desirable location for residences and businesses.

City of Organized Development

The Comprehensive Plan's ten functional elements reflect the diversity of factors and interests involved in Plano's planning and development. Ongoing coordination between the departments/divisions responsible for these functional areas is essential to the overall success of the Comprehensive Plan. The plan provides a program to monitor the development of public facilities and infrastructure. This program significantly strengthens the coordination and timing of various public improvements.

Beyond the necessary internal coordination is the growing need for Plano to work closely with other cities within the region. Plano's emergence as a major

employment center, regionally and nationally, may be directly attributed to several regional factors. Plano has benefited from its proximity to the Dallas/Fort Worth International Airport, a system of regional expressways, post-secondary educational opportunities, and a variety of choices for residential and recreational activities.

Moreover, the Comprehensive Plan outlines land use, transportation and other strategies which guide the city's decision making process. The land use and transportation elements are updated every two years. The other elements are generally updated on five-year intervals. This process allows for the introduction of new ideas as conditions and trends change over time.

Typical Plano neighborhoods consist primarily of single family homes with schools and parks on the interior and offices, stores, and apartments on the exterior where they have direct access to major thoroughfares. Plano's residential development was planned to create strong neighborhoods. However, as development trends emerge, other forms of development may provide viable options, particularly for infill and redevelopment. The city should be open to these concepts while recognizing that the typical residential neighborhood is the mainstay of the community.

The Comprehensive Plan is coordinated with the Capital Improvement Program (CIP) to provide for the city's infrastructure needs. The plan includes ongoing review and assessment of the CIP to ensure that its priorities are consistent with the Comprehensive Plan and current development trends.

City in Transition

Plano has been a city in transition for several decades. Over the last 40 years, it has evolved from a small farming community to a residential suburb to a major economic center. The city's evolution continues as it transitions from a growing to a maturing city. As Plano has grown in physical terms, so too has its prominence within the region. Plano is now a major regional employment center for the northern metropolitan area, with over 115,000 jobs. Business parks and corridors such as Legacy and the Research/Technology Crossroads provide ample opportunity for continued employment growth, a major asset in maintaining Plano's desirability as a place to live and work. It is estimated that the city will gain an additional 52,000 jobs in the next decade.

The growth and evolution of Plano also presents numerous challenges and opportunities. Development of large properties now gives way to

infill and redevelopment. Although generally on smaller tracts, these types of development are usually more challenging because of the wide array of issues that must be addressed.

As the city continues to mature, there are other issues that must be addressed to ensure Plano's long-term sustainability. Infrastructure needs, city services, changing development trends, and demographic changes must all be closely monitored to preserve and enhance the quality of life that Plano residents have enjoyed over the years. Most - over 90 percent - of the property zoned for residential use in the city has been developed. However, only about 60 percent of the city's commercial property has been developed. Given the city's level of development, infill and redevelopment will gradually become the primary means of continued growth and regeneration for the city. The economics and resulting built environment of infill and redevelopment are likely to differ from traditional suburban development. This type of development is usually more compact, with higher densities and mixed uses. These types of clusters will not be appropriate throughout the city but, they may be viable alternatives when adjacent to mass transit facilities or in other locations where mixed use development is viable.

Plan Format

The Comprehensive Plan consists of an introductory chapter and ten elements each addressing a specific function of the city. The elements include maps, charts and illustrations where necessary to describe various issues. Each element is discussed in terms of the three major themes outlined above. The discussion includes description of key factors that affect each issue. Objectives and strategies are outlined within each element. These are intended to suggest a plan of action for addressing the key factors that contribute to, or affect the city's comprehensive planning issues.

Land Use

The Land Use Element of the Comprehensive Plan is intended to be a general guide for the development and use of all land within Plano. This element also provides a vision for the city's land use patterns. The Land Use Plan, included in this element, is a graphical representation of the city's vision regarding land use.

Transportation

The Transportation Element of the Comprehensive Plan guides the development of an integrated transportation system. It defines the existing and proposed transportation system and addresses long range local and regional requirements. The transportation network in Plano is a critical component of the city's development pattern. The Chapter's Thoroughfare Plan influences the placement of land use activities such as housing, employment, commercial, industrial and educational facilities. Plano's transportation system impacts quality of life issues such as the air quality, accessibility, place of work, place of residence and choice of transportation modes.

Urban Design

The Urban Design element of the Comprehensive Plan provides a foundation for urban design principles and practices in Plano. It integrates urban design considerations into Plano's development processes to create an attractive and meaningful physical environment that complements the functional organization of the city and reinforces a sense of "community." The urban design element also provides recommendations for strengthening Plano's image and identity as a major economic center in the northern Metroplex, and as a community of excellence in business, residence, education and leisure.

Housing

The Housing Element provides a guide for the development and redevelopment of housing resources in Plano. This element addresses Plano as a community of viable neighborhoods that emphasizes housing variety and opportunity. It also addresses housing in relation to employment opportunities and affordability.

Economic Development

The Economic Development Element of the Comprehensive Plan provides a general framework of policies and recommendations to guide the community's future economic growth. It is intended to define the role of economic development in the comprehensive planning process and its relationship to other elements of the Plan.

Public Services and Facilities

This element of the Comprehensive Plan addresses a wide range of services and facilities provided by the City of Plano. These services include police and fire protection, emergency medical services, library services, solid waste collection, and public buildings. The element not only identifies the existing services and facilities offered by the city, but also makes recommendations to ensure that services and facilities keep pace with the growth in population, employment, and visitors to the city.

Education

The Education Element of the Comprehensive Plan addresses the need for the city to provide a wide range of educational opportunities. Discussion includes programs and services, and facility siting and planning. Additionally, this element outlines a general format for maintaining a relationship between the city, Plano Independent School District (PISD) and other education providers particularly

as it relates to information sharing.

Parks and Recreation

The Parks and Recreation Element of the Comprehensive Plan identifies the major trends and issues affecting parks and recreation. This element includes a Master Plan for parks, which identifies existing properties and establishes general locations for future acquisitions. The Master Plan also identifies the location of existing and proposed recreation facilities including pools, tennis centers, recreation centers, senior centers, and golf courses.

Utilities

The Utilities Element of the Comprehensive Plan addresses these major areas 1) Water, 2) Sanitary Sewer (Wastewater), and 3) Storm Water Management. It also includes a brief discussion of private utilities such as telephone, electricity, gas and cable television. The element identifies strategies to address the provision of utilities.

Technology

The Technology Element addresses Plano's status, as a "City of Choice" for residence, employment, and business location. It outlines the process of enabling the community to utilize the opportunities afforded by technological advances. This includes applications of advances in technology for the enhancement of 1) quality of life, 2) competitive business advantages/economic development, and 3) efficient communications.

Policy Statements

Throughout the various elements of the Comprehensive Plan, references will be made to policy statements. These policy statements are intended to offer more detailed discussion on selected topics, as well as to provide specific guidance for decision makers when considering matters relating to Plano's growth, development, and redevelopment.