



City of Plano
COMPREHENSIVE PLAN 2021

Annual Report

Plano Today.
Plano 2050.
Plano Together.

**FISCAL YEAR
2023-24**





Introduction

This report serves as an annual snapshot of the progress the City of Plano has made towards the implementation of the Plano Comprehensive Plan 2021. The intent of this annual report is to provide an opportunity for city leadership to:

- Communicate implementation progress;
- Promote plan implementation accountability; and
- Anticipate future opportunities and challenges in the plan implementation process.

This Annual Report covers Fiscal Year 2023-24 (October 1 - September 30), focusing primarily on the tangible outcomes of plan implementation. Outcomes from this include:

- Policy and action updates;
- The Community Investment Program (CIP) & Operating Budget shaped by the Plan; and
- Zoning Ordinance updates initiated to align with the Plan.



Annual Report Contents

4

**Implementation
Themes**

5-8

Service Delivery

9-12

**CIP and Operating
Budget Process**

13-16

**Land Use and
Development**

17-20

**Plan Updates and
Amendments**

21

A Look Ahead

22

Get Involved

23-24

**Foundation and Plan
Structure**

Implementation Themes

The Comprehensive Plan is implemented in three primary ways: Service Delivery, Community Investment Program (CIP) & Operating Budget, and Land Use & Development. The following sections highlight major accomplishments in these areas.



Service Delivery

Following the adoption of the plan, city staff re-established a strategic planning process to execute the plan’s 280 unique actions. This includes an implementation cycle of organization, prioritization, task execution and reporting, and performance monitoring. It provides a cyclical framework from which departments can develop and execute strategies addressing the implementation of their assigned actions.

CIP & Operating Budget

The Operating Budget is a financial planning tool used to allocate city services for the next fiscal year. Parallel to the Operating Budget, Plano also prepares a CIP, which serves as a five-year guide to planning, building, operating, and maintaining public infrastructure and facilities. Each year, the first year of the five-year CIP is adopted as part of the Operating Budget. A strong connection should exist between the plan and the city’s budget process.

Land Use & Development

The Comprehensive Plan is the primary policy framework used by city leadership to evaluate zoning requests and associated facility and infrastructure needs. The primary planning elements used to guide this review are the maps and associated policies addressing Plano’s built environment. These tools are also used to communicate city aspirations and expectations to residents, land owners, and the development community.

Service Delivery

An implementation cycle of organization, prioritization, task execution and reporting, and performance monitoring serve as a strategic management system for the implementation of the Comprehensive Plan 2021. Departments can use this framework to develop and execute strategies addressing the implementation of their assigned actions.

Each fiscal year, city leadership reviews the Comprehensive Plan actions to measure and communicate plan implementation progress. This review process follows the timeline below and concludes each winter with the publication of this report, highlighting major plan implementation achievements from the previous fiscal year. Major implementation themes of the Comprehensive Plan are service delivery, strategically implementing improvements through the Community Investment Program (CIP) and operating budget process, and supporting organized and efficient land use and development.

Annual Review Process



CIP & Operating Budget Process

The Planning & Zoning Commission is tasked with reviewing the CIP each year to ensure proposed projects align with the city's Comprehensive Plan.

End of Year Status Updates

The Comprehensive Plan 2021 will be annually reviewed for routine updates based on feedback from city departments on the status of action implementation.

Annual Report

The outcomes of plan implementation are summarized each year in the Comprehensive Plan Annual Report.

Service Delivery

Team Plano Approach

City departments have each taken ownership of various actions while identifying entities, such as other departments and private or non-profit agencies, needed for implementation support.

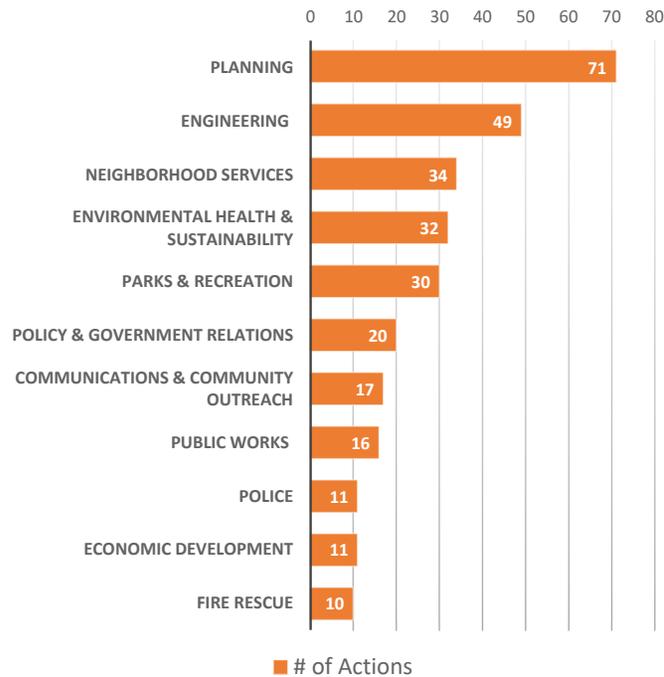
Task Execution & Reporting

Departments provide annual updates on the implementation status of their assigned actions to the Planning Department. The progress made towards action execution during FY23-24 of plan implementation is reflected below.

Prioritization

Each lead department categorizes their Comprehensive Plan actions based on anticipated implementation time frames and progress. An action may be designated as a recurring activity or a one-time need.

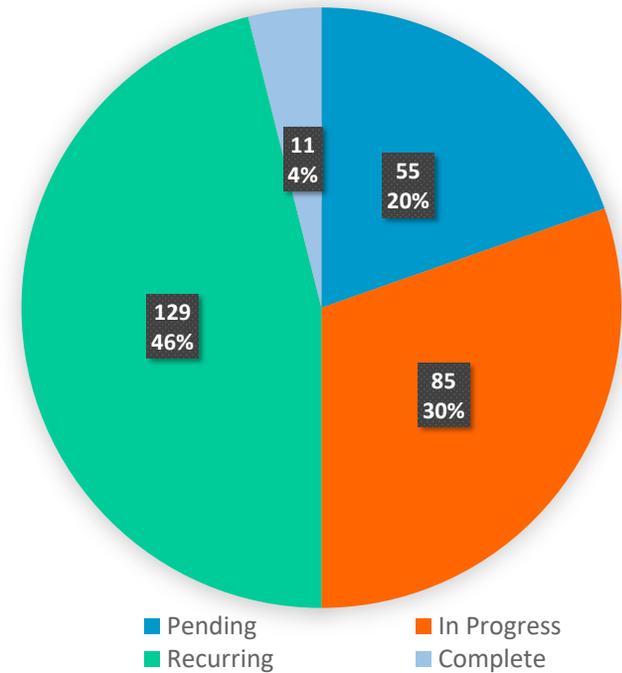
Action Leadership by Department



Other departments that lead at least one action:

- Libraries
- Emergency Management
- Special Projects
- Building Inspections
- City Management
- Technology Solutions
- Animal Services
- City Secretary
- Human Resources

Action Implementation Progress



Service Delivery – FY23-24 Action Implementation Highlights

Community Building Action CBI

Strengthen and expand existing community outreach and participation programs such as Love Where You Live and Citizens Assisting Plano Police.



” Neighborhood Services & Police

The number of volunteers engaged in Love Where You Live and Plano CARES increased by 43% since 2023. We partnered with Environmental Waste Services and Police to expand the Love Where You Live program to include a Community Cleanup Day. The Crime Prevention Unit added a drug take back location to coincide with the Best Neighborhood Celebration. Citizens Assisting Plano Police volunteered 16,584 hours in fiscal year 2023-2024, over 3,000 more hours than in fiscal year 2022-2023.

Renewable Energy Action REN8

Establish a cost-effective program for replacing city vehicles operating on fossil fuels with those that operate on alternative fuels or electricity.



” Public Works

The City took possession of an Electric Trash Truck in July 2024 and began its route operations in November 2024. Environmental Waste Services and Fleet have been diligently collecting data to evaluate the truck's operational efficiency and performance. This ongoing analysis will help optimize its use, ensuring that the truck meets sustainability goals while improving overall waste management operations.

Service Delivery – FY23-24 Action Implementation Highlights

Pedestrian Environment Action PE5

Improve pedestrian safety and convenience by completing sidewalk gaps along the city’s roadway system. Include prioritization strategies when developing and updating the city’s transportation plan.



” Public Works

Public Works projects have replaced 891,807 square feet of sidewalk and 1,397 barrier-free ramps to improve pedestrian safety. The horizontal saw-cutting contractor has continued to work quickly to eliminate trip hazards of less than 2” throughout the city. The contractor has eliminated approximately 8,792 trip hazards throughout 2024.

Diverse and Resilient Economy Action DRE4

Formally engage with business leaders, realtors, and brokers on a regular basis to address specific needs to assist with the expansion and retention of existing businesses as well as the development and growth of new companies.



” Economic Development

Staff supported 61 companies to identify challenges and opportunities for partnerships and engagement. The department engaged 330 Plano companies in efforts to retain employers, assist in expansion plans, address challenges, and take advantage of opportunities.

CIP and Operating Budget Process

The Community Investment Program (CIP) is a five-year guide to planning, building, operating, and maintaining capital projects. The first fiscal year of the program is adopted annually as part of the city’s annual budget. The Planning & Zoning Commission (P&Z) reviews the CIP each year to ensure that proposed 1-year CIP projects align with the city’s Comprehensive Plan. Strong linkage between the Comprehensive Plan and the CIP is critical to ensure city resources are effectively allocated to achieve the long-term vision and goals of the city.

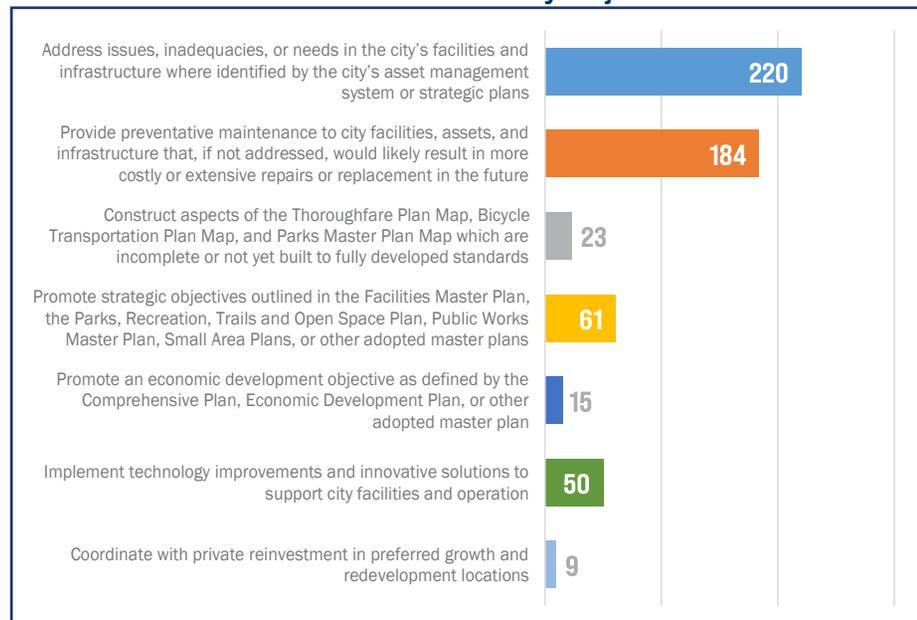
2024-2025 CIP Analysis

Each project was analyzed according to the recently amended Comprehensive Plan. These amendments were intended to update the outdated standards. The 2024-2025 CIP includes 343 projects that align with one or more priorities listed in the Facilities & Infrastructure Policy.

The majority of the CIP is dedicated to routine maintenance and replacement of existing infrastructure, whether pre-planned or due to poor conditions. Other projects are of strategic importance, promoting objectives of the adopted master plans, economic development objectives, innovative solutions, and other reinvestment or redevelopment priorities of the city.



Comprehensive Plan Alignment Facilities & Infrastructure Policy Project Priorities

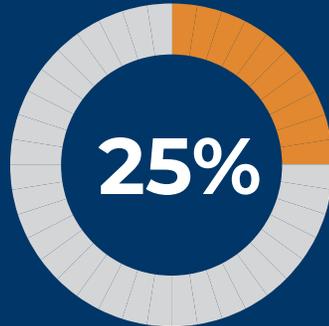


CIP and Operating Budget Process – FY24-25 Highlights



Parks & Recreation

Funding Total
(% of CIP)



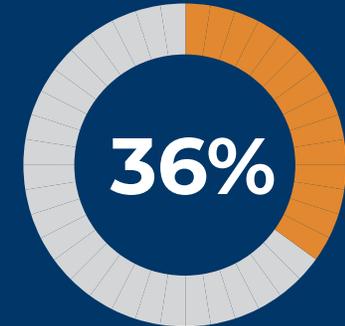
Project Types

- Recreation Centers
- Park Improvements
- Park Capital Maintenance
- Park Fees
- Municipal Drainage



Engineering

Funding Total
(% of CIP)



Project Types

- Street Improvements
- Municipal Drainage
- Water
- Sewer



Tom Muehlenbeck Recreation Center



Kingston Drive Paving Improvements



Glen Meadows Park Renovation



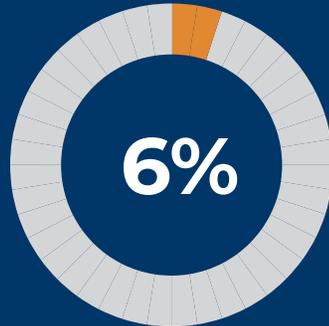
Screening Walls (Pittman Creek Estates)

CIP and Operating Budget Process – FY24-25 Highlights



Facilities

Funding Total
(% of CIP)



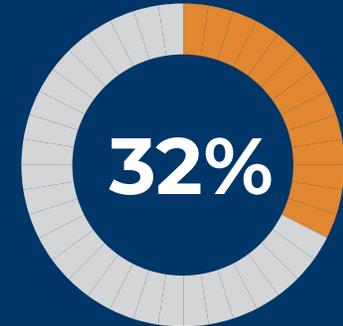
Project Types

- Facilities CIP
- Municipal Facilities (CMF)



Public Works

Funding Total
(% of CIP)



Project Types

- Street Improvements
- Water/Wastewater



Fire Station 5 Remodel



Signalized Intersection Repairs



Tom Muehlenbeck Center Renovation



Residential Street & Alley Rehab

CIP and Operating Budget – 3-Year Summary

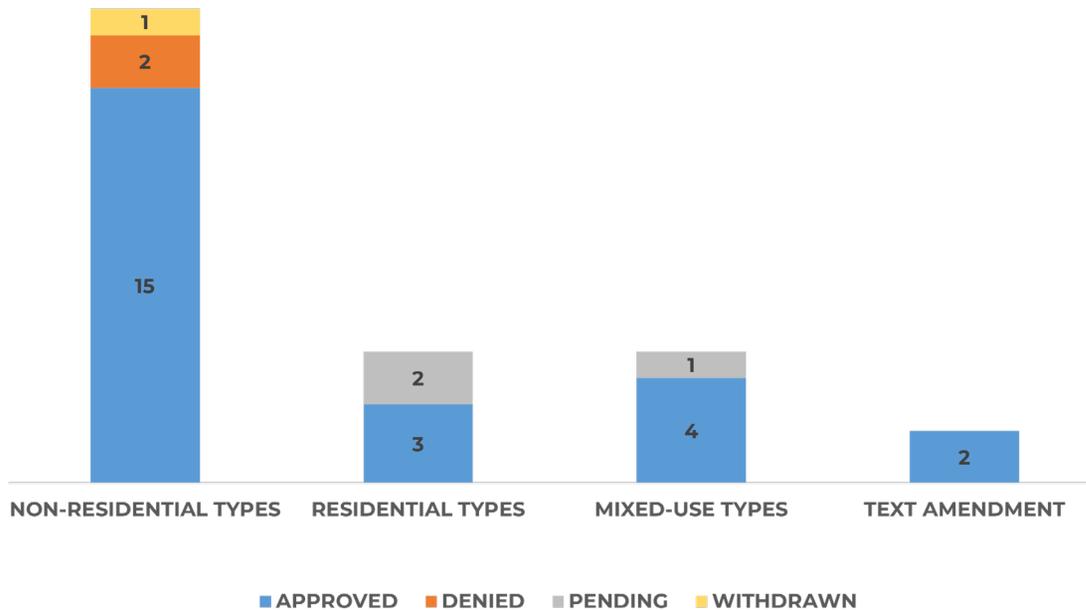
The Planning Department implemented the CIP Evaluation Criteria beginning in 2021. As years progress, this system will allow additional analysis of how priorities and funding strategies change over time to reflect community priorities. The table below highlights the CIP project criteria over the past three budget years.

CIP Evaluation Criteria	2022-23 CIP	2023-24 CIP	2024-25 CIP
Total Funding	\$321M	\$340M	\$317M
Number of Projects	314	420	343
Project Type (by Funding)			
Maintenance, Repair, or Replacement	50%	40%	40%
Major Replacement or Reconstruction	30%	46%	38%
New Improvement or Addition	18%	11%	17%
Policy or Study	2%	3%	5%
Project Location (by Funding)			
Citywide	37%	28%	31%
Specific Location	63%	72%	69%
Lead Department (by Funding)			
Parks & Recreation	18%	25%	25%
Engineering & Public Works	70%	60%	67%
Facilities	12%	12%	6%
Other	0%	3%	1%
Expenditure Category (by Funding)			
General Obligation	62%	54%	61%
Short Term Debt	0%	2%	1%
Revenue Bond	8%	7%	6%
Park Fee Program	1%	2%	1%
Capital Maintenance Fund	16%	22%	14%
Water & Sewer Fund	13%	13%	17%
Plan Alignment (may meet more than one)			
Address needs identified by asset management system	<i>2022-23 CIP was analyzed using different Plan Alignment Criteria</i>	64%	64%
Provide preventative maintenance		69%	54%
Construct incomplete aspects of master plan maps		5%	7%
Promote strategic objectives of adopted master plans		22%	18%
Promote economic development objectives		4%	4%
Implement technology improvements/innovative solutions		9%	15%
Coordinate with private reinvestment		1%	3%

Land Use and Development

The Comprehensive Plan is used by city leadership to evaluate zoning requests and associated facility and infrastructure needs. The status of the 30 zoning applications submitted during fiscal year 2023-24 (10/01/23-09/30/24) are shown below.

Zoning Applications
Submitted during FY23-24



ZC2024-003 Mixed-Use Planned Development
The Park at Legacy

Land Use and Development – FY23-24 Highlights

Findings Policy

Adopted to implement the Redevelopment & Growth Management Policy, the City Council adopted a “Findings Policy” to be used when zoning requests do not conform to four aspects of the Future Land Use Plan (mix of uses, building height, density, or ratio of residential to non-residential square footage in a mixed-use development).

RGM1 states that these types of requests are disfavored, but may be occasionally allowed when found consistent with the Guiding Principles of the Comprehensive Plan and substantially beneficial to the immediate neighbors, surrounding community, and general public interest.

The tables on this page summarize the number of pre-application meetings and zoning cases that were determined to require findings.

FY23-24 Pre-Applications Findings Summary	# of Pre-Applications	% of Total
Findings Required	12	34%
Findings Not Required	21	60%
Findings Not Applicable	2	6%
TOTAL PRE-APPLICATIONS	35	100%

FY23-24 Zoning Cases Findings Summary	# of Cases	% of Total
Findings Required	4	13%
<i>Mixed-Use Types</i>	1	3%
<i>Residential Types</i>	2	7%
<i>Non-Residential Types</i>	1	3%
Findings Not Required	21	70%
<i>Mixed-Use Types</i>	4	13%
<i>Non-Residential Types</i>	16	53%
<i>Residential Types</i>	1	3%
Findings Not Applicable	5	17%
TOTAL CASES	30	100%

Summary of Zoning Cases Requiring Findings

Considered during FY23-24

ZONING CASE	LOCATION	ZONING CASE STATUS	ISSUES REQUIRING FINDINGS
ZC2024-003	Legacy Drive and Headquarters Drive	APPROVED	<ul style="list-style-type: none"> Mix of Uses - Housing Mix, residential uses are not supported in EM Future Land Use category
ZC2024-007	Legacy Drive; Chase Oak Apartments	APPROVED	<ul style="list-style-type: none"> Mix of Uses - Housing Mix, exceeds maximum % of units Exceeds Maximum Building Height
ZC2024-012	Spring Creek Parkway	APPROVED	<ul style="list-style-type: none"> Mix of Uses - Housing Mix, residential uses are not supported in OS Future Land Use category
ZC2024-015	Mapleshade Lane	APPROVED	<ul style="list-style-type: none"> Mix of Uses - Employment Mix, exceeds maximum % of Industrial Types acreage

Land Use and Development – FY23-24 Highlights

Transit-Oriented Development Action TOD2

Prioritize and prepare area plans within ½ mile of identified light rail stations and future commuter rail corridors, to guide development patterns, address redevelopment of retail and residential sites, and encourage new development. Plans should include an evaluation of market potential resulting from existing and projected transit ridership.

Land Use Action LU4

Create regulations that incentivize the redevelopment and revitalization of underperforming retail and multifamily development.

Silver Line Station Areas Plan

12th Street Station Area Land Use Vision
 The 12th Street Land Use Vision Map (Figure 3) guides future development within the station area. The vision is represented through various Development Types, each with a different land use mix, scale, and development character. Its primary objective is to provide direction for the physical transformation of the area, defining the land use patterns that will support an active, transit-oriented environment, and promoting economic growth and private investments in line with the community's goals. The Land Use Vision does not establish zoning district boundaries or regulations, nor does it guarantee that all individual properties may develop precisely as presented in the Development Types. It is intended to serve as a versatile tool to guide future land use decisions, providing criteria for evaluating zoning change requests, while encouraging innovation and consideration of evolving community needs.

Figure 3: 12th Street Land Use Vision Map

Development Types

- 12th Street Station
- Transit Residential Village
- Evolutionary Industry
- Douglas Neighborhood
- 3-Story Max Height Transition
- Required First Floor Non-Residential Use
- Open Space Network
- Future DART Station
- DART Rail

City of Plano
 City Council Approved:
 January 27, 2025

SILVER LINE STATION AREAS PLAN

” Planning

The Silver Line Station Areas Plan represents the most recent effort to develop a small area plan. This Plan focuses on refining the community's vision for the 12th Street and Shiloh Road station areas, providing detailed guidance for development, redevelopment, and infrastructure improvements to support transit-oriented growth and enhance the character of these key areas.

Parking Reduction and Parking Waiver Options

Zoning Ordinance



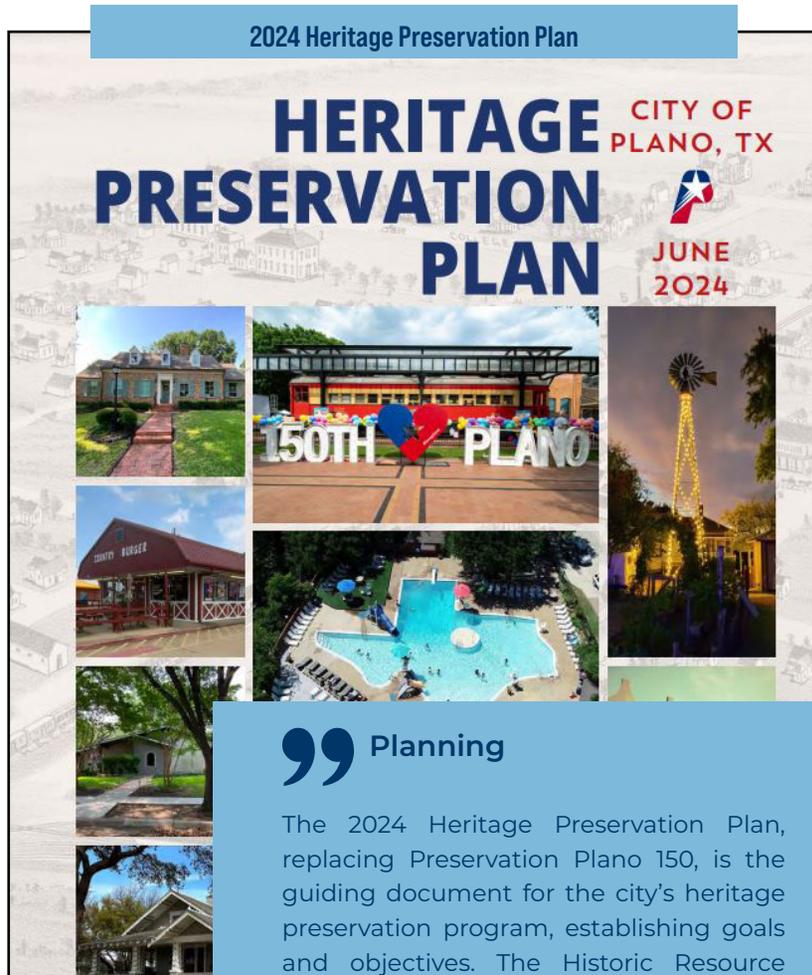
” Planning

In January of 2024, parking reduction and parking waiver options were added to the Zoning Ordinance to provide needed flexibility in parking requirements.

Land Use and Development – FY23-24 Highlights

Heritage Preservation Action HP2

Conduct a survey to evaluate structures built between 1945 and 1975 to determine potential eligible historic areas.

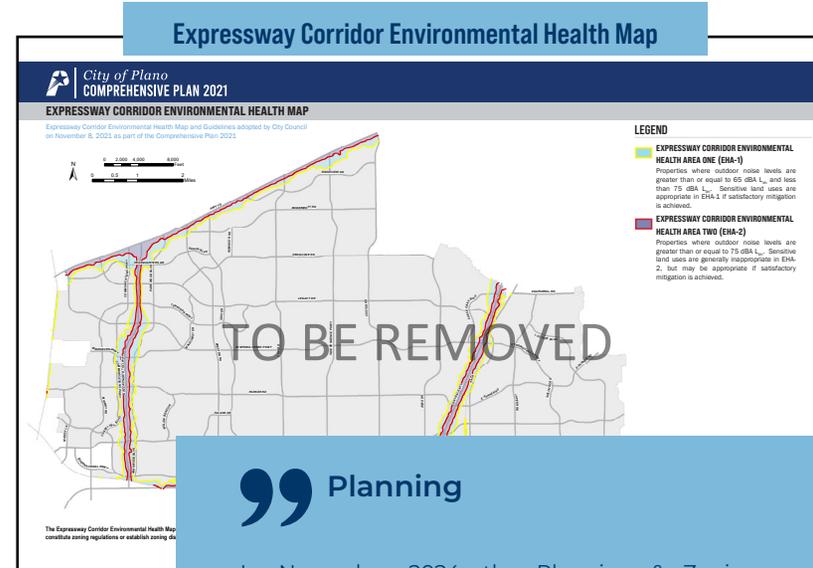


” Planning

The 2024 Heritage Preservation Plan, replacing Preservation Plano 150, is the guiding document for the city’s heritage preservation program, establishing goals and objectives. The Historic Resource survey for structures constructed prior to 1975 has been completed as part of the updated plan.

Redevelopment of Regional Transportation Corridors Action RTC3

Implement the results of the Expressway Corridor Environmental Health Study in order to preserve land for economic development and maintain quality of life for residents. Update the Expressway Corridor Environmental Health Study at least once every 5 years or as changes in expressway corridor conditions warrant reassessment.



” Planning

In November 2024, the Planning & Zoning Commission called a public hearing to update the Expressway Corridor Environmental Health regulations to remove standards from the Comprehensive Plan and relocate all regulations to the Zoning Ordinance, as well as modify the regulations to better address preserving land for economic development and preserving quality of life for residents. The changes were approved in January 2025.

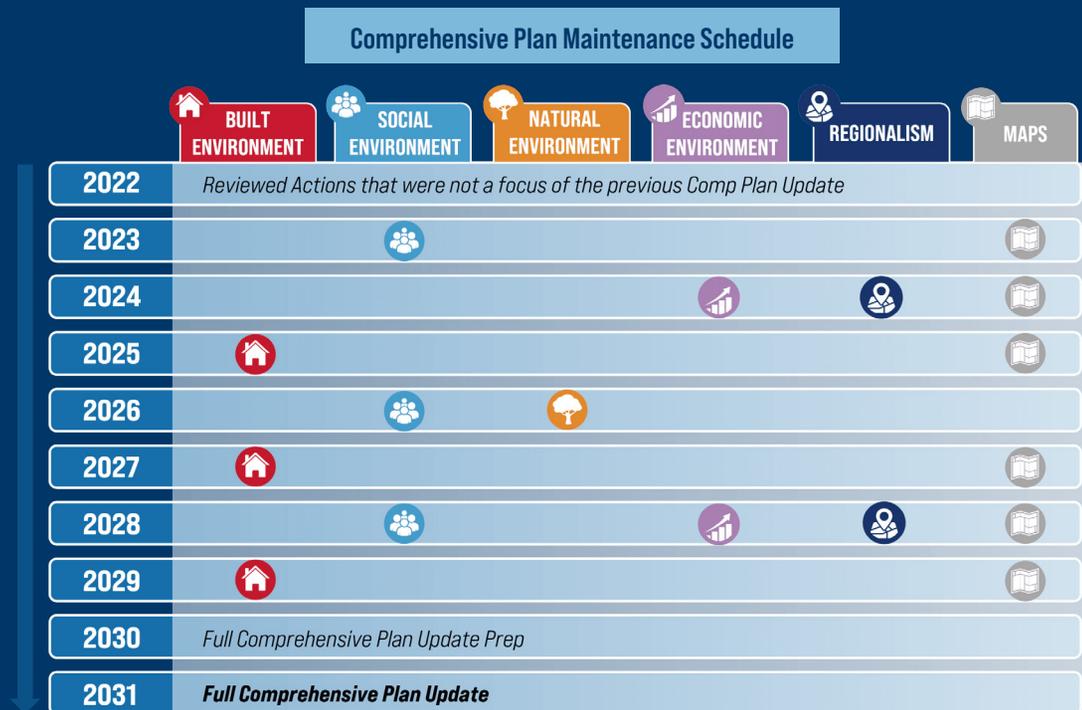
Plan Updates and Amendments

Comprehensive Plan Maintenance Updates

The Comprehensive Plan Maintenance Review is an annual process to consider routine updates to the plan ensuring maps, policies, and actions remain aligned with the city’s goals, procedures, and policies. The review is conducted annually in manageable sections over a 10-year period, a full plan review is anticipated at the end of the 10-year period, as shown in the schedule.

Throughout 2024, the Planning Department collaborated with various departments responsible for implementing actions in this year’s review. A set of amendments were identified to reflect current department-specific strategies or to align with updated plans and policies. Updates to the Comprehensive Plan approved by City Council on January 13, 2025, included:

- Economic Environment Pillar
- Regionalism Pillar
- Other Comprehensive Plan Actions
- Expressway Corridor Environmental Health Map & Associated Guidelines



Plan Updates and Amendments

Economic Environment Pillar

The Economic Environment Pillar of the Comprehensive Plan establishes policies and actions to implement the city’s vision of a diverse and resilient economic base with a variety of businesses and employment opportunities for a well-educated and highly-skilled resident population. The Pillar includes the Economy and Workforce Development components and two policies: Diverse & Resilient Economy and Jobs & Workforce Development.

The Economic Environment Pillar is primarily implemented by the Economic Development Department. With most of the city fully developed and fewer undeveloped areas remaining, the Economic Development Department’s efforts and focus have expanded to acknowledge employment and market trends in order to maintain Plano’s competitive position. The recently adopted amendments reflect the city’s current economic development policies and strategies to ensure Plano maintains its competitive position.

ECONOMIC ENVIRONMENT PILLAR UPDATES

- Diverse & Resilient Economy Policy
 - » Updated Actions: DRE2, DRE3, & DRE4
 - » New Action: DRE7
- Jobs & Workforce Development Policy
 - » Updated Actions: JWD2 & JWD3



Plan Updates and Amendments

Regionalism Pillar

The Regionalism Pillar of the Comprehensive Plan establishes policies and actions to ensure that Plano is an innovative leader in the Dallas-Fort Worth region and works with surrounding communities to address challenges that are beyond the ability of a single city to address such as air quality and population growth. The Regionalism Pillar and its associated policies and actions are implemented by multiple departments, including Environmental Health & Sustainability, Engineering, Public Works, and Planning. The adopted amendments reflect the implementation of these policies and the associated actions, as well as the city's recently adopted Water Management Plan and amended Drought and Emergency Response Plan.

REGIONALISM PILLAR UPDATES

- Regional Transportation Policy
 - » Updated Actions: RT1, RT2, & RT4
- Air Quality Policy
 - » Updated Actions: AQ1, AQ2, AQ5, & AQ6
- Regional Water Conservation Policy
 - » Updated Actions: RWC1, RWC3, RWC4, RWC5, & RWC6
- Consistency with Neighboring Cities Policy
 - » Updated Actions: CNC1, CNC2, CNC3, & CNC4



Other Comprehensive Plan Updates

Additional approved updates to other Comprehensive Plan Actions are a result of end-of-year feedback from city departments and the incorporation of actions retained from the now-retired 2003 Plano at Maturity report. The plan assigns implementation responsibility for various actions to specific city departments while also identifying other departments and private or nonprofit agencies needed for implementation support. City departments provide annual updates on the implementation status of their assigned actions to the Planning Department. Four actions were identified as either complete or obsolete based on this feedback; as a result, three actions were amended, and one was removed.

Plan Updates and Amendments

Other Comprehensive Plan Updates

Additional approved updates to other Comprehensive Plan Actions are a result of the incorporation of actions from the now-retired 2003 Plano at Maturity report. This report addressed issues for Plano as it transitioned from the days of fast growth toward a mature city. The Planning & Zoning Commission recommended the retirement of the Plano at Maturity report at its meeting on October 3, 2022; while retaining seven actions and recommending they be incorporated into the Comprehensive Plan. City Council approved the retirement of this document on November 14, 2022. The amendments include five new and one revised Comprehensive Plan action to incorporate the retained Plano at Maturity actions; two of the Plano at Maturity actions have been combined into a single Comprehensive Plan action.

The Expressway Corridor Environmental Health (EHA) Map identified locations in the city that are sensitive to the effects of the city’s major expressways, and accompanying guidelines provided analysis and mitigation standards for impacted uses in these areas. Coupled with the Comprehensive Plan map and policy guidance, the Zoning Ordinance includes mitigation requirements for uses that are already allowed under existing zoning classifications and do not require rezoning.

The amendments removed the EHA map and guidelines from the Comprehensive Plan and created a new Expressway Corridor Overlay District in the Zoning Ordinance. This change, and associated amendments to the Zoning Ordinance in Zoning Case 2024-025, were designed to simplify the application of Environmental Health standards and associated land use policies.

A summary of plan amendments approved and adopted by City Council can be found on the Comprehensive Plan website: www.PlanoCompPlan.org/345/Plan-Amendments.

OTHER COMPREHENSIVE PLAN UPDATES

- **New Actions**
 - » Public Transit Policy (PT7)
 - » Facilities & Infrastructure Policy (FI10)
 - » Libraries Policy (L9)
 - » Community Involvement & Participation Policy (CI10)
- **Updated Actions**
 - » Roadway System Policy (RS8)
 - » Placemaking and Public Spaces Policy (PPS7)
 - » Arts & Culture Policy (AC1)
- **Action Removed**
 - » Placemaking and Public Spaces Policy (PPS4)
- **Expressway Corridor Environmental Health Map & Associated Guidelines Removed**

A Look Ahead...

Implementation of the Comprehensive Plan is a continuous process. Several major projects are on the horizon that will help make the plan a reality. Ongoing and upcoming projects and their related Comprehensive Plan Actions include:

Community Design Plan | CD2, TOD1, RGM3, LU7

Design standards for various land use contexts in Plano, such as Downtown, Neighborhoods, Retail Corners, and Mixed-Use.

Annual Market Study | RGM6

Studies to determine demand-based housing and employment needs for Plano that inform zoning and land use related decisions.

Zoning & Subdivision Ordinance Rewrite | LU1

Comprehensive updates to the regulations for zoning, site design, and subdivision of land.

Facilities Master Plan Update | FI1

Strategic planning document guiding city facility siting and improvements.

Cultural Arts Plan | AC1

A Cultural Arts plan is an important tool for evaluating the state of the arts, culture, and creative activities in Plano.

Get Involved



View the Plan Online

Visit PlanoCompPlan.org to browse plan content, check the status of all 276 actions, and stay connected on plan implementation.



Sign Up for Zoning Alerts

Visit www.planoplanning.org to view active zoning cases and sign-up to receive email alerts when a new zoning petition is submitted in your area.



Watch/Attend a P&Z Meeting

Briefings on zoning and other planning projects are routinely provided to the Commission. View agendas and watch online at plano.gov or attend in person.



Follow Plano Social

Stay connected with the latest city news by signing up for city newsletters or subscribing to social media channels.



Contact Us

Call 972-941-7151 or email a planner at PlanoCompPlan@Plano.gov to get more information about the plan.

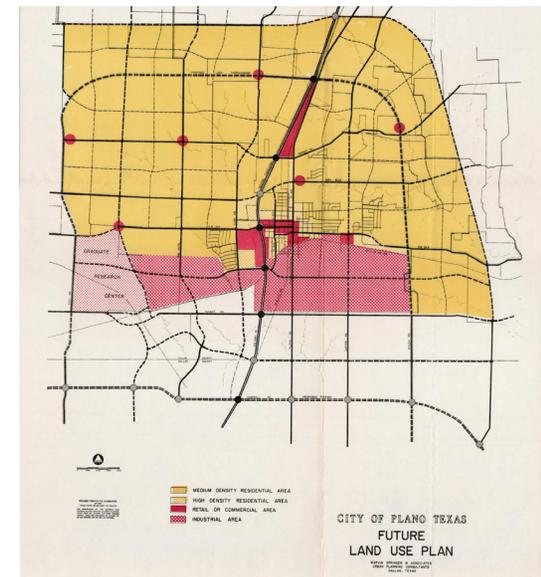
Foundation



Planning History

Plano’s legacy of thoughtful city planning began with its first comprehensive plan in 1963. Plans were updated over the decades as the city rapidly grew from a small farming town to a bedroom community to a mature city and major economic center in the region. Adopted on November 8, 2021, the current Comprehensive Plan establishes the vision for Plano’s next phase of growth, development, and redevelopment. The Comprehensive Plan can 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.

Comprehensive Plans	
Adoption Years	Population
1963	3,695
1981	72,331
1986	107,602
2015	271,140
2021	287,600



1963 Future Land Use Plan

Plan Structure

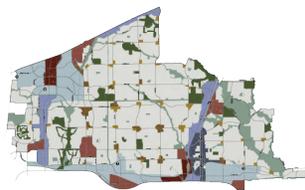
Vision Statement & Guiding Principles

“Plano is a global leader, excelling in exceptional education, abounding with world class businesses and vibrant neighborhoods.”

5 Pillars | 11 Components | 42 Policies | 280 Actions



4 Maps



Future Land Use Map & Dashboards



Thoroughfare Plan Map & Cross Sections



Parks Master Plan Map



Bicycle Transportation Plan Map



City of Plano
COMPREHENSIVE PLAN 2021

Follow our progress at

www.PlanoCompPlan.org

City of Plano Planning Department

972-941-7151 PlanoCompPlan@Plano.gov