

WHAT IS A COMPREHENSIVE PLAN?

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 as listed below.



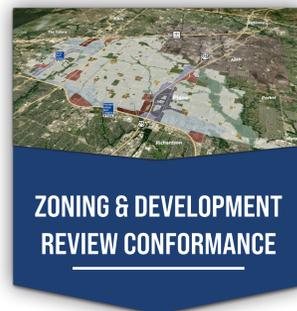
DELIVERY OF CITY SERVICES

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 (CIP), 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 the 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 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.



Scan the QR Code to review the Executive Summary!

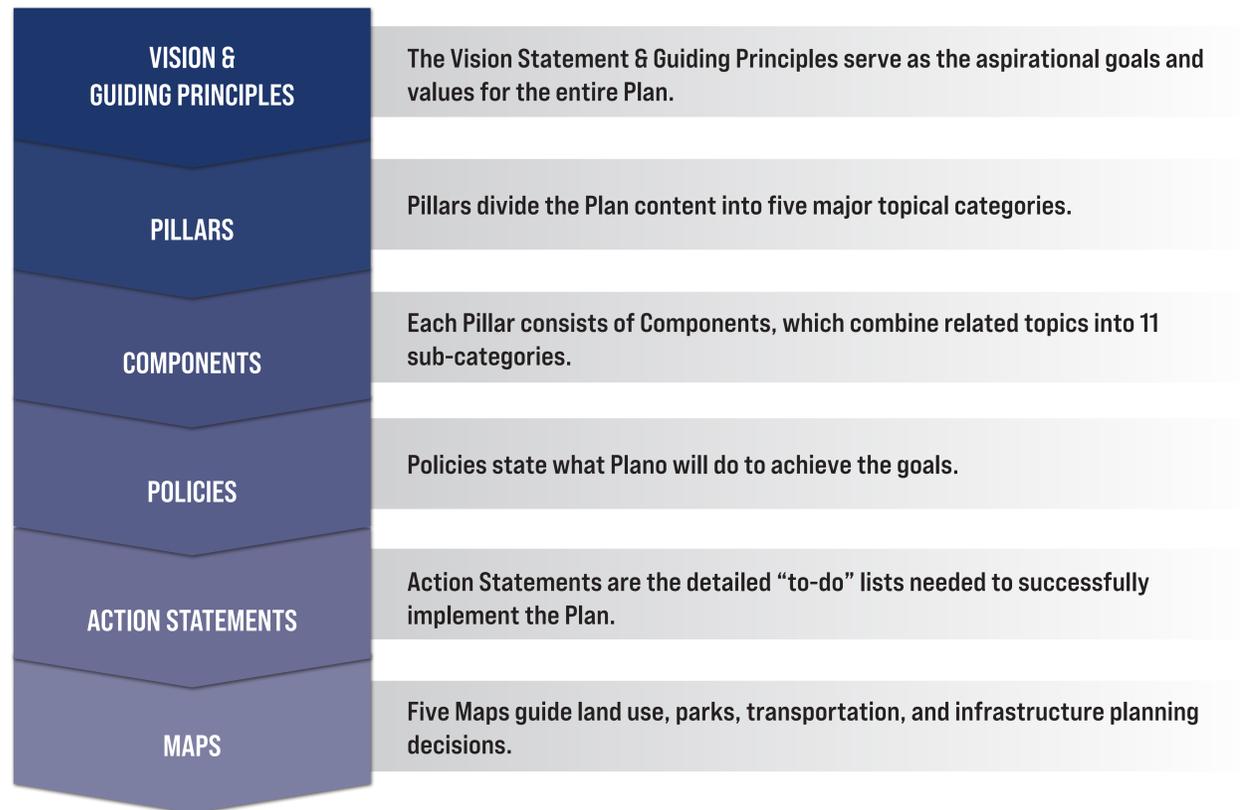


City of Plano
COMPREHENSIVE PLAN 2021

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PLAN ORGANIZATION

Plan Structure



Pillars, Components, and Policies



Vision Statement

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



Action Statements

There are over 270 action statements in the Plan. View the complete list in the Comprehensive Plan.

Maps

Maps in the Comprehensive Plan include:

- » Future Land Use Map & Dashboards
- » Expressway Corridor Environmental Health Map & Guidelines
- » Thoroughfare Plan Map & Cross-Sections
- » Bicycle Transportation Plan Map
- » Parks Master Plan Map



City of Plano
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the Plan Structure!

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WHAT'S CHANGED?

The following major changes are proposed from the Comprehensive Plan Review process:

The Comprehensive Plan 2021 was created after more than 18 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 include:



GUIDING PRINCIPLES



NEW/REVISED FUTURE LAND USE CATEGORIES



FUTURE LAND USE DASHBOARDS



REDEVELOPMENT & GROWTH MANAGEMENT POLICY



EXISTING LAND USE & HOUSING INVENTORY



ZONING PROCESS IMPROVEMENTS



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)



LEGEND

- Built Environment Pillar
- Social Environment Pillar
- Natural Environment Pillar
- Economic Environment Pillar
- Regionalism Pillar
- ✓ Included in CPRC/P&Z Review



Scan the QR Code to review 'What's the Same?'

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.



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GUIDING PRINCIPLES

The following set of Guiding Principles to the Comprehensive Plan establish overarching themes that apply to all policies and actions and express values for **Plano Today**, **Plano 2050**, and **Plano Together**. These principles are not intended to stand alone but to be used in concert with one another and carry across the Plan as a whole. Each principle must be judged through a lens that incorporates all of the other principles to be full and accurately understood.



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, entertainment, 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 many not yet have a voice but are impacted by 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.

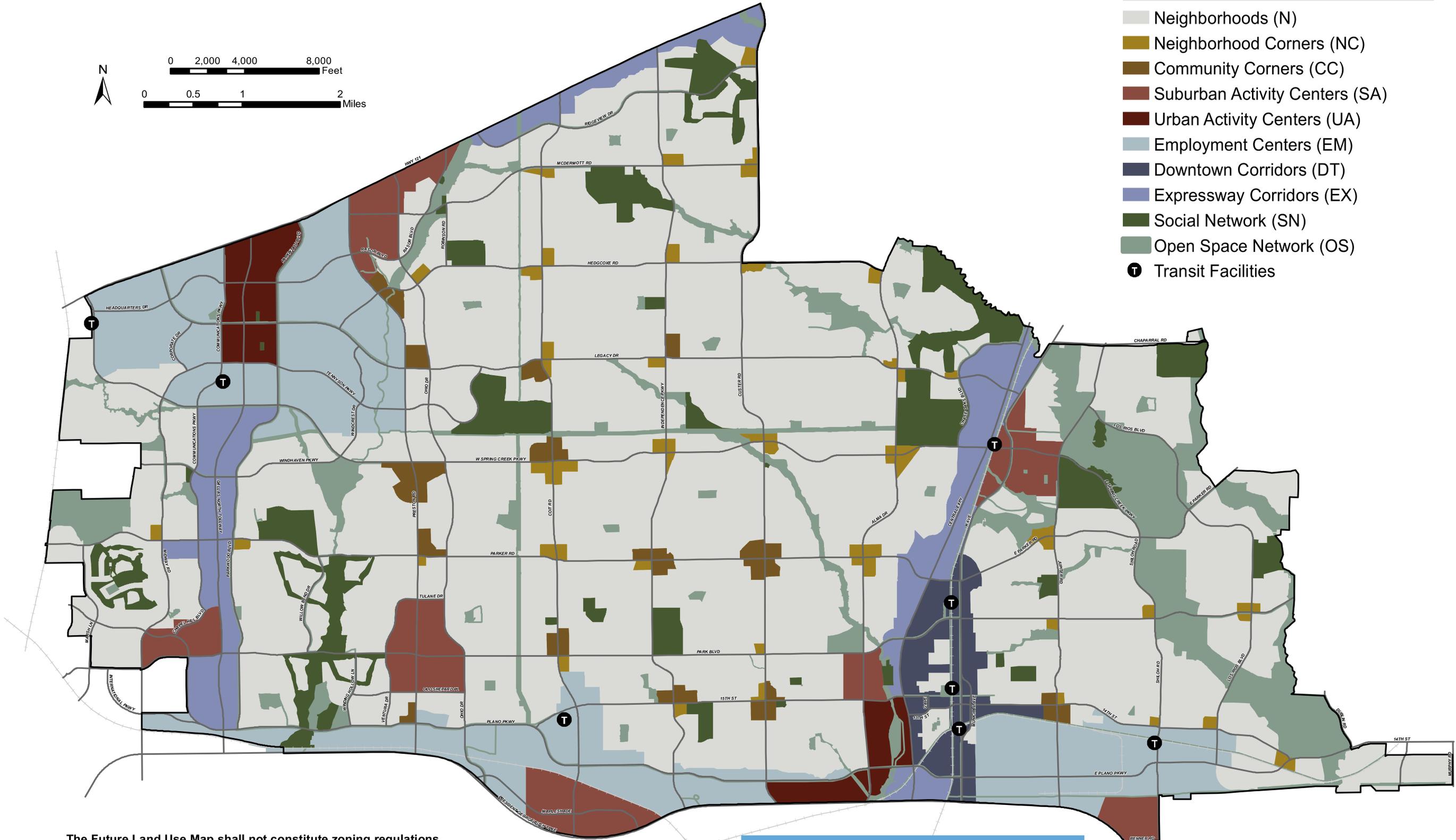
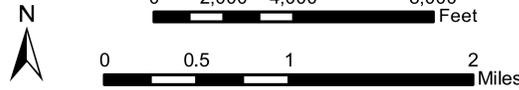




FUTURE LAND USE MAP

LEGEND

- Neighborhoods (N)
- Neighborhood Corners (NC)
- Community Corners (CC)
- Suburban Activity Centers (SA)
- Urban Activity Centers (UA)
- Employment Centers (EM)
- Downtown Corridors (DT)
- Expressway Corridors (EX)
- Social Network (SN)
- Open Space Network (OS)
- T Transit Facilities



The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.

Scan the QR Code to review
the Future Land Use Map!

FUTURE LAND USE CATEGORIES

New/Revised Future Land Use Categories

The Future Land Use Map determines appropriate locations for future uses, establishing the community's vision for the placement of housing, employment, social activities, and protection of natural areas. Ten categories provide guidance for new development and redevelopment, describing the typical mix of land uses and design characteristics that are desirable to create distinct areas of the city. The map does not establish zoning district boundaries or regulations, nor guarantee that individual properties are suitable for the full range of design characteristics described within each category. Land use decisions on individual properties should consider not only the Future Land Use Map, but also other Comprehensive Plan policies, the context of the surrounding area, and other individual site considerations that cannot be evaluated as part of the high-level policy guidance of the Comprehensive Plan.

NEIGHBORHOODS (N)



- Mostly single-family neighborhoods, however townhomes, duplexes, and apartments are also common
- May include light commercial, office, institutional, and other residential-supporting uses
- Preserves neighborhood character and quality of life

NEIGHBORHOOD CORNERS (NC)



NEW CATEGORY!

- Retail sites on the corners of major intersections that are up to 10 acres in size, or up to 25 acres if do not meet Community Corners criteria (see below)
- Single-family may be introduced in limited situations
- Multifamily not appropriate

COMMUNITY CORNERS (CC)



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
- Multifamily not appropriate

SUBURBAN ACTIVITY CENTERS (SA)



NEW CATEGORY!

- Large commercial shopping centers and moderate intensity mixed-use areas
- Includes major retailers, superstores, movie theaters, and large grocers with supporting hotels, office, and institutional uses
- Mix of housing types
- Additional limitations for Park & Preston

URBAN ACTIVITY CENTERS (UA)



NEW CATEGORY!

- High intensity mixed-use areas
- Large corporate offices, hotels, shopping, dining, and entertainment
- Limited to areas near Legacy, Collin Creek Mall, and Heritage Creekside
- Walkable design with open space, green space, and amenities for residents and visitors

EMPLOYMENT CENTERS (EM)



- 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

DOWNTOWN CORRIDORS (DT)



NEW CATEGORY!

- Located around Downtown Plano and nearby areas
- Transit-oriented development in proximity to rail transit stations
- Redevelopment and revitalization of K Avenue and 14th Street corridors
- Preserve and complement the area's historic structures and character

EXPRESSWAY CORRIDORS (EX)



- 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

SOCIAL NETWORK (SN)



- 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

OPEN SPACE NETWORK (OS)



- Major public open spaces
- Community and neighborhood parks
- Linear parks and trails
- Regional recreation and leisure opportunities
- Housing is not appropriate



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Scan the QR Code to review
the Categories!

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EXAMPLE DASHBOARD

NEIGHBORHOODS (N)

The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.

Residential Areas - 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. Existing multifamily developments, which function as transitions from moderate and high intensity commercial areas, should be well maintained to preserve neighborhood character. With few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

Non-Residential Areas - Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

Residential Adjacency Standards - Adequate transitions in building setbacks and height must be provided when development is proposed near established neighborhoods.



LAND USE MIX (acres)

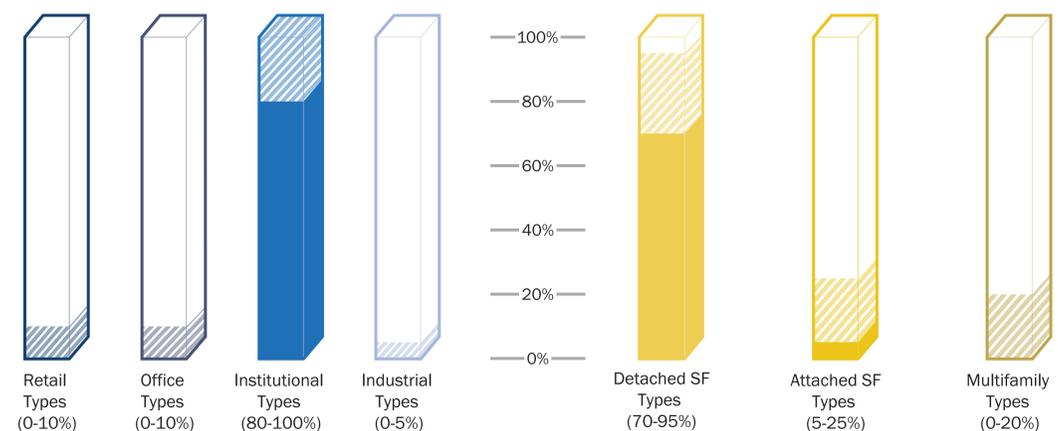


0-10% Employment should include the following mix of land uses:

90-100% Housing should include the following mix of land uses:

EMPLOYMENT MIX (acres)

HOUSING MIX (dwelling units)



SPECIAL NOTES:

Information above represents preferred mixes citywide

DESIRABLE CHARACTER DEFINING ELEMENTS

BUILDING HEIGHTS	DENSITY	INTENSITY & SCALE	OPEN SPACE
1 to 2 stories	SF: 0.5 to 10 DUA MF: 10 to 22 DUA	Low intensity Low-rise scale	10% to 50% Passive Open Space
PARKING ORIENTATION		BLOCK PATTERN & STREETScape	
 Res: garages with driveways Non-res: surface lots		 Gridded or curvilinear blocks Traditional Residential Streets	
MULTIMODAL ACCESS			
AUTOMOBILES	TRANSIT	MICROMOBILITY	PEDESTRIANS
 HIGH Direct access from local streets	 MEDIUM Served by bus on perimeter arterial streets	 HIGH Connected to trails and bike routes	 HIGH Walkable to parks and schools



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Scan the QR Code to review the Dashboards!

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REDEVELOPMENT & GROWTH MANAGEMENT POLICY

RGM 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. Occasionally allow 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 vote by City Council. Such approval would be carefully deliberated and justified by findings, after gathering and considering substantial community input.
- RGM2** 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.
- RGM3** Develop zoning and design guidelines incentivizing single-family housing options compatible with current market conditions and community needs.
- RGM4** Revise regulations and administrative procedures to ensure new residential and mixed-use development provides sufficient public open space, green space, and pedestrian connectivity.
- RGM5** Ensure that any rezoning requests for multiuse development include:
- A) No more than 50% square footage for residential uses. Requests should also conform with other identifying elements (density, building height, etc.) in the applicable Dashboard descriptions. Requests that do not conform with these requirements must be justified by findings; and
 - B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development. Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (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 construction of any residential uses. These include elements of the development supporting the long-term value to the overall community and specifically any new residents, such as open/green space, amenities, street enhancements, and trails.
- RGM6** 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.
- RGM7** 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.
- RGM8** 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.
- RGM9** 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.

Findings Policy

On September 27, 2021, the City Council adopted a 'Findings Policy' requiring justification for approval of zoning cases that exceed the recommended mix of uses, maximum densities, or building heights, as recommended in the Future Land Use Dashboards. This policy is intended to provide greater transparency for the public as to why approval is thought to be beneficial to immediate neighbors, the surrounding community, and the general public interest.

- A) When recommending approval of a zoning petition that does not conform to the mix of uses, density, or building heights as described in the Future Land Use Dashboards of the comprehensive plan, the Planning & Zoning Commission must propose specific findings to the City Council that will explain why they recommend approval under these circumstances; and
- B) When approving a zoning petition that does not conform to the mix of uses, density, or building heights as described in the Future Land Use Dashboards of the Comprehensive Plan, the City Council must make specific findings that will explain why they approve under these circumstances; and
- C) Such findings will be based on adopted city policy, such as the comprehensive plan, or other land-use-related considerations connected to the zoning petition.



REDEVELOPMENT & GROWTH MANAGEMENT POLICY

RGM 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.”

Background: 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.

Higher Bar for Inconsistencies (Findings Policy)

Formalized Community Forum Process

Zoning Incentives for Single-Family

Green Space, Open Space, Amenities

1:1 Residential to Non-Residential in Mixed Use

Monitoring Real Market Demand

Proactive Citizen Involvement

Housing Diversification & Economic Development

Well-Planned, Small-Scale Housing Options



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the RGM Policy!

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HOUSING INVENTORY

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 seven land use classifications (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.

EMPLOYMENT MIX (acres)

The Employment Mix chart describes the preferred mix of the following employment types within each Future Land Use Category:



RETAIL TYPES

Retail Types generally includes businesses with commercial store frontages located in pad, strip, activity, or big box shopping centers. It also includes supporting businesses such as light office, hotels, self-storage, gas stations, light automotive servicing centers, entertainment venues, and other similar uses when located in a retail shopping center.



OFFICE TYPES

Office Types generally includes businesses that provide professional, medical, or administrative services located in a neighborhood or corporate campus setting, such as:

- doctor/dentist offices
- attorney offices
- research/technology businesses
- insurance agencies
- corporate offices



INSTITUTIONAL TYPES

Institutional Types includes educational, medical, and government related uses, such as:

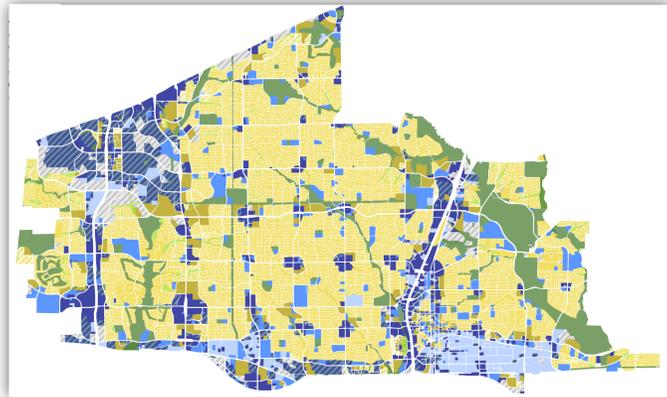
- hospitals
- emergency rooms
- schools
- post offices
- government facilities
- assisted living¹
- religious facilities
- police/fire stations



INDUSTRIAL TYPES

Industrial Types includes businesses that are heavy commercial or industrial related, often with outside storage, vehicle storage, and multiple bay doors, such as:

- office/warehouses
- distribution centers
- private utilities
- wholesale building supplies
- transmission/collision repair
- car dealerships



Existing Land Use & Housing Inventory Map

HOUSING MIX (dwelling units)

The Housing Mix chart describes the preferred mix of the following housing types within each Future Land Use Category:



DETACHED SINGLE-FAMILY TYPES

The most prolific type of housing in Plano's suburban neighborhoods, Detached Single-family Types (Detached SF) includes detached housing products with a single dwelling unit per lot, such as:

- conventional houses
- estates
- patio homes
- small-lot single-family



ATTACHED SINGLE-FAMILY TYPES

Attached Single-family Types (Attached SF) includes housing products with generally one dwelling unit per lot attached by a common vertical floor to roof wall to a similar dwelling, such as:

- duplexes
- townhomes
- brownstones
- row houses



MULTIFAMILY TYPES

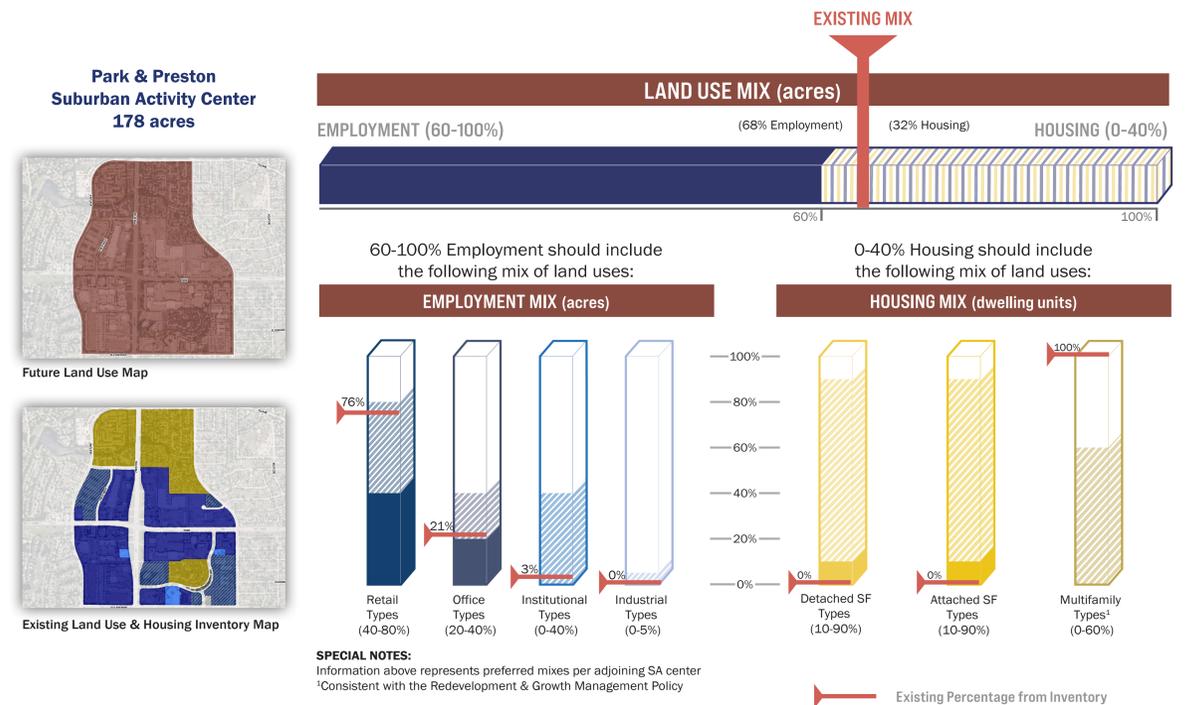
Multifamily Types (MF) includes any housing product with more than three dwelling units per lot, including:

- garden-style apartments/condominiums
- main-street style apartments/condominiums
- small-scale apartments/condominiums
- mid-rise apartments/condominiums
- high-rise apartments/condominiums
- independent living centers¹

¹ While retirement housing is categorized as EIPS in the Zoning Ordinance, institutional housing can be associated with both Residential and Employment uses. Housing units within independent living centers are counted towards Multifamily Types for the purposes of the Future Land Use Map and Dashboards due to their design and function. However, assisted living and long-term care facilities are considered Institutional Types due to their operations.

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.



	Is this area currently within the recommended mix of land use types?	Would the area support more of these land use types?
RETAIL TYPES	<input checked="" type="checkbox"/> YES, currently 76% (178 ac.) of the employment uses in the area are Retail Types. This is within the 40-80% range recommended by the Dashboard.	<input checked="" type="checkbox"/> YES, the Dashboard supports new Retail Types in this area.
OFFICE TYPES	<input checked="" type="checkbox"/> YES, currently 21% (50 ac.) of the employment uses in the area are Office Types. This is within the 20-40% range recommended by the Dashboard.	<input checked="" type="checkbox"/> YES, the Dashboard supports new Office Types in this area.
INSTITUTIONAL TYPES	<input checked="" type="checkbox"/> YES, currently 3% (6 ac.) of the employment uses in the area are Institutional Types. This is within the 0-40% range recommended by the Dashboard.	<input checked="" type="checkbox"/> YES, the Dashboard supports new Institutional Types in this area.
INDUSTRIAL TYPES	<input checked="" type="checkbox"/> YES, currently 0% (0 ac.) of the employment uses in the area are Industrial Types. This is within the 0-5% range recommended by the Dashboard.	<input checked="" type="checkbox"/> YES, the Dashboard supports new Industrial Types in this area.
DETACHED SINGLE-FAMILY TYPES	<input type="checkbox"/> NO, currently 0% (0 units) of the housing uses in the area are Detached SF types. This is below the 10-90% range recommended by the Dashboard.	<input checked="" type="checkbox"/> YES, the Dashboard supports new Detached SF units in this area.
ATTACHED SINGLE-FAMILY TYPES	<input type="checkbox"/> NO, currently 0% (0 units) of the housing uses in the area are Attached SF types. This is below the 10-90% range recommended by the Dashboard.	<input checked="" type="checkbox"/> YES, the Dashboard supports new Attached SF units in this area.
MULTIFAMILY TYPES	<input type="checkbox"/> NO, currently 100% (2,028 units) of the housing uses in the area are Multifamily types. This is above the 0-60% range recommended by the Dashboard.	<input type="checkbox"/> NO, the Dashboard does not support more Multifamily types in this area. Existing multifamily may be redeveloped.



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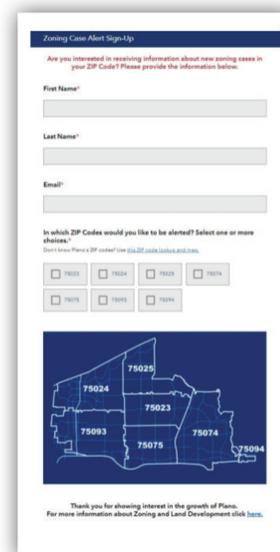
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ZONING PROCESS IMPROVEMENTS

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.

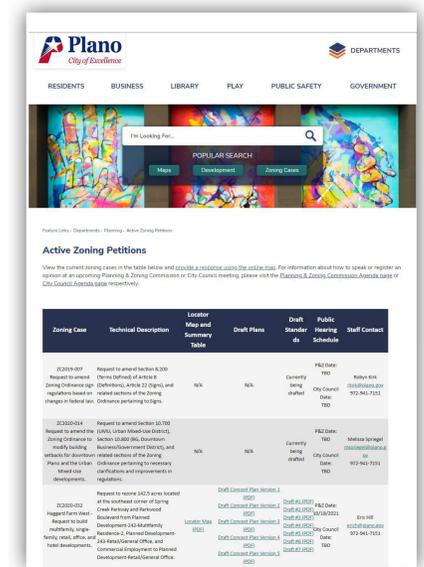
Zoning Case Alert System - Coming Soon!

The Zoning Case Alert System will allow residents to sign up and receive email alerts when a new zoning application has been submitted in pre-selected ZIP codes. The system is still in testing and is anticipated to be rolled out to the public in late 2021.

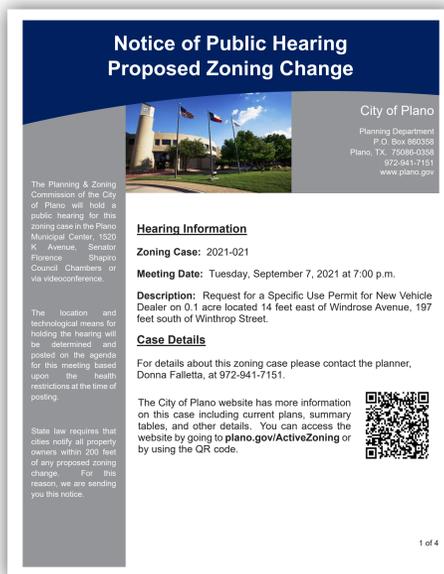


Updated 'Active Zoning Cases' Webpage

The Active Zoning Cases webpage (www.plano.gov/ActiveZoning) now includes additional information for the public, including locator maps, draft plans and standards, and a summary table comparing the current and proposed zoning. You can also find contact information for staff who can answer your questions about the zoning case.



Plain Language Notifications



By state law, the City of Plano is required to mail written notice to property owners within 200 feet of a proposed zoning change. The City of Plano exceeds this minimum requirement by also providing written courtesy notices to property owners within 500 feet. Feedback from the Comprehensive Plan Review Committee led to improvements to both the 200 ft. and 500 ft. notices, including a more plain language description of the request and a map.

Existing Zoning Notification Tools

Minimum zoning notifications required under state law include:

- » Written Notices (200' from subject property)
- » Newspaper Notices

In addition to the minimum requirements of state law and the Zoning Ordinance, the Plano Planning Department provides:

- » Written (200') and Courtesy (500') Notices
- » Signs Posted on the Property
- » Active Zoning Cases Webpage (www.plano.gov/ActiveZoning)
- » Zoning Case Response Map (share.plano.gov/ZoningResponse)
- » Zoning & Recent Development Activity Map (share.plano.gov/ZoningMap)
- » City of Plano Newsletter (share.plano.gov/PlanoCityNews)



TOP TAKEAWAYS & NEXT STEPS

Top Takeaways

MORE DETAIL ABOUT DEVELOPMENT EXPECTATIONS

The new Future Land Use Dashboards provide greater detail about the density, mix of uses, and design characteristics expected across the city.

GUIDING PRINCIPLES ESTABLISH CLEAR PRIORITIES

The Plan is led by simple principles that unite and provide a vision for Plano now and into the future.

A HIGHER BAR SET FOR EXCEPTIONS TO THE PLAN

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 findings that demonstrate how the request is beneficial to the community.

Next Steps



Explore the Draft Plan at www.PlanoCompPlan.org

Learn about the Draft Plan's elements, including the Plan Maps, Future Land Use Dashboards, Policies, and Actions. It is recommended that participants review, at a minimum, the Executive Summary and What's Changed pages.

Major changes include:

- » Guiding Principles
- » New/Revised Future Land Use Categories
- » Future Land Use Dashboards
- » New Redevelopment & Growth Management Policy
- » Existing Land Use & Housing Inventory
- » Zoning Process Improvements



Please take the Comp Plan online survey by using the QR Code or visiting www.PlanoCompPlan.org

Take the survey by **Monday, October 18th**, to share your feedback on the Draft Comprehensive Plan 2021. The survey seeks your input on the Comprehensive Plan Review Committee's (CPRC) and Planning & Zoning Commission's (P&Z) recommended changes to the City of Plano's Comprehensive Plan. Your feedback is a critical component to planning for the long-term growth and prosperity of Plano!



TAKE THE COMPREHENSIVE PLAN SURVEY!

Through 10/18/2021



City Council Adoption Hearings - Date TBA

The City Council is scheduled to:

- » Receive a summary presentation of the Plan and public outreach
- » Hold a public hearing on the Plan
- » Consider any possible revisions and direct staff to make revisions
- » Consider adoption of the Comprehensive Plan

Sign up for the newsletter at share.plano.gov/CPRCnewsletter



City of Plano
COMPREHENSIVE PLAN 2021

www.PlanoCompPlan.org