

Bundle 17 – Neighborhood Conservation

Context, Policies, and Actions

The Built Environment – Neighborhood Conservation

WEBSITE CONTEXT – By 2040, the largest segment of the city’s housing inventory will be 25 to 70 years old. If residential areas are not maintained, causing structures to deteriorate and values to decline, the community will become less attractive to current and potential residents. While the city has developed innovative programs to address maturing areas, Plano must continue to pursue reinvestment in existing housing and neighborhoods to ensure long-term stability.

Many people find the city’s suburban character desirable as a place to live. Older neighborhoods typically provide the best opportunities for moderately priced homes. To ensure a variety of safe and walkable residential options are available, Plano will conserve and enhance established neighborhoods to preserve the city’s suburban character.

POLICY – Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.

- NC1)** Establish programs and initiatives that enable homeowners to maintain and enhance their properties and neighborhoods.
- NC2)** Review and update the Housing Value and Retention Analysis study to compare and coordinate with the Comprehensive Plan.
- NC3)** Conserve Plano’s established residential neighborhoods to maintain an inventory of entry level housing.
- NC4)** Monitor and evaluate the impacts of the Great Update Rebate program and modify to improve effectiveness over time.
- NC5)** Develop a plan to address housing gaps identified in the Consolidated Plan and review the recommended policy options outlined in the Housing Trends Analysis and Strategic Plan to compare and coordinate with the Comprehensive Plan.
- NC6)** Review residential zoning to ensure housing standards allow residents to age in place, care for dependents, and meet special needs, while maintaining neighborhood integrity.

Plano Tomorrow Comprehensive Plan

Policies and Action Statements Relating to Density, Land Use, and Growth Management

CPRC 1st Review: September 29, 2020

P&Z 1st Review: October 5, 2020

CPRC 2nd Review: November 17, 2020

Preliminary Approval by CPRC & P&Z

- NC7)** Work with neighborhoods to identify community character within residential areas and build opportunities to enhance neighborhood identity.
 - NC8)** Partner with local school districts to prioritize neighborhood services and programs to make elementary schools desirable for young families.
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Bundle 17 – Neighborhood Conservation

Context, Policies, and Actions
Changes Tracked from Original Ordinance

The Built Environment – Neighborhood Conservation

WEBSITE CONTEXT – ~~As-By 204035 approaches, the~~ largest segment of the city’s housing inventory will be 25 to ~~7065~~ years old. If residential areas are not maintained, ~~and housing-causing~~ structures ~~to~~ deteriorate, ~~and values to decline,~~ the community will become less attractive to ~~current and~~ potential ~~future~~-residents. While the city has developed innovative programs to address maturing areas, Plano must continue to pursue reinvestment in existing housing and neighborhoods to ensure long-term stability.

Many people find the city’s suburban character desirable as a place to live. Older neighborhoods typically provide the best opportunities for moderately priced homes ~~since most new housing in Plano is more than double the median home value in the Dallas-Fort Worth region.~~ To ensure a variety of safe and walkable residential options are available, Plano will conserve and enhance established neighborhoods to preserve the city’s suburban character.

POLICY – Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.

- NC1)** Establish programs and initiatives that enable ~~home-owners~~homeowners to maintain and enhance their ~~property~~properties and neighborhoods.
- NC2)** ~~Implement the recommendations adopted from~~ Review and update the Housing Value and Retention Analysis study to compare and coordinate with the Comprehensive Plan.
- NC3)** Conserve Plano’s established residential neighborhoods to ~~provide opportunities for work force housing~~ maintain an inventory of entry level housing.
- NC4)** Monitor and ~~analyze~~evaluate the impacts of the Great Update Rebate program and modify to improve effectiveness over time.
- NC5)** ~~Study current housing options, identify gaps in the housing inventory and formulate recommendations to address deficiencies.~~ Develop a plan to address housing gaps identified in the Consolidated Plan and review the recommended policy options outlined in the Housing Trends Analysis and Strategic Plan to compare and coordinate with the Comprehensive Plan.

Plano Tomorrow Comprehensive Plan

Policies and Action Statements Relating to Density, Land Use, and Growth Management

CPRC 1st Review: September 29, 2020

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CPRC 2nd Review: November 17, 2020

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- NC6)** Review, ~~and modify as necessary,~~ residential zoning ~~standards~~ to ensure housing standards allow residents to age in place, care for dependents, and meet special needs, while maintaining neighborhood integrity ~~for a variety of compatible housing options within the same development.~~
- NC7)** Work with neighborhoods to identify community character within residential areas and build opportunities to enhance ~~stronger~~ neighborhood identity.
- NC8)** Partner with local school districts to prioritize neighborhood services and programs to make elementary schools desirable for young families.
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