



City of Plano
COMPREHENSIVE PLAN 2021

Annual Report

**Plano Today.
Plano 2050.
Plano Together.**

**FISCAL YEAR
2021-22**





Introduction

This report serves as an annual snapshot of the progress the City of Plano has made towards 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 first edition of the annual report, covering Fiscal Year 2021-22 (October 1 - September 30), focuses primarily on the tangible outcomes of plan implementation. Outcomes from the first year include:

- The first CIP & Operating Budget shaped by the Plan;
- 20 zoning cases reviewed under the Plan; and
- Zoning Ordinance updates initiated to align with the Plan.



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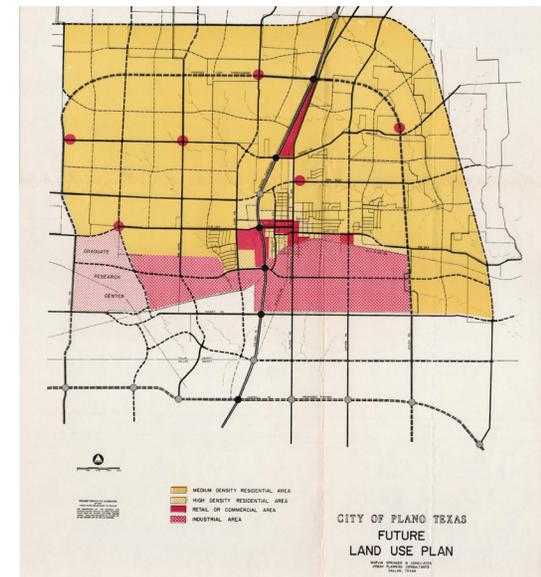
Foundation



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 small farming town to bedroom community to 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 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.

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

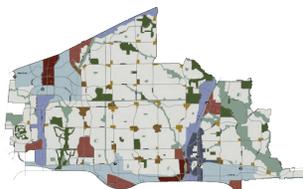
Vision Statement & Guiding Principles

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

5 Pillars | 11 Components | 42 Policies | 271 Actions



5 Maps



Future Land Use Map & Dashboards



Thoroughfare Plan Map & Cross Sections



Parks Master Plan Map



Bicycle Transportation Plan Map



Expressway Corridor Environmental Health Map & Guidelines

FY21-22 Plan Updates

The Comprehensive Plan includes 271 action statements that detail the specific projects and tasks (the “to-do” list) needed to successfully implement the Plan. Responsibility for implementing these action statements is shared among various city departments, who report back annually on the status of each of their actions.

The first annual review of the Plan since adoption occurred in Spring 2022. Feedback from other city departments was specifically requested for action statements that were not part of the Comprehensive Plan Review process in 2020-2021. Based on the feedback received, a set of routine updates was identified to reflect current conditions or remove obsolete/outdated actions. Several minor map amendments were also recommended for clarity and consistency with current built conditions. These routine updates were approved by City Council on October 10, 2022 include:

MAPS MODIFIED

- Future Land Use Map
- Thoroughfare Plan Map

NEW ACTIONS

- Social Services 6 (SS6)
- Stormwater Management 7 (SM7)
- Waste Minimization 7 (WM7)

ACTIONS REMOVED

- Building & Development Design 7 (BDD7)
- Property Standards 9 (PS9)

ACTIONS MODIFIED

- Parks & Recreation 4 (PR4)
- Libraries 6 (L6)
- Heritage Preservation 5 & 6 (HP5, HP6)
- Community Building 6 & 8 (CB6, CB8)
- Renewable Energy 2 (REN2)
- Waste Minimization 2, 3, & 5 (WM2, WM3, WM5)
- Jobs & Workforce Development 5 (JW5)
- Air Quality 1 (AQ1)

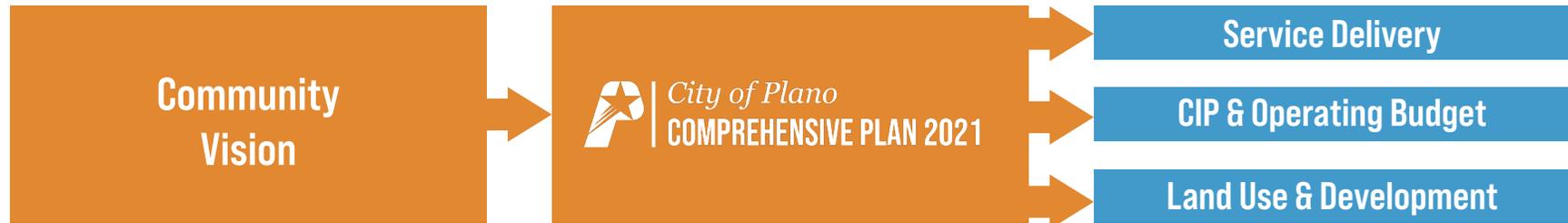
Moving forward, consistent with best practices, staff will conduct the annual status-review cycle with lead departments each fall to correspond with the end of the City of Plano fiscal year.

Example Action Update



Plan Implementation Themes

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



Service Delivery

Following adoption of the plan, city staff re-established a strategic planning process to execute the plan’s 271 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 Community Investment Program (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 serves 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.

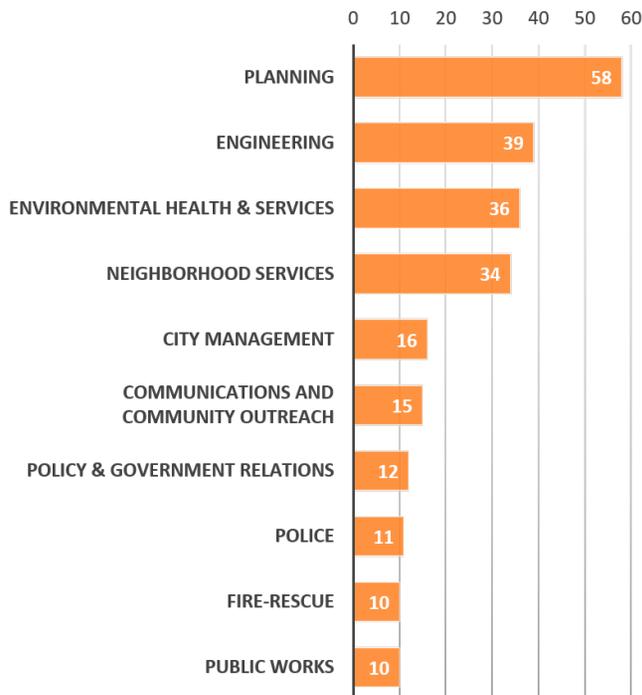
Task Execution & Reporting

Departments provide annual updates on the implementation status of their assigned actions to the Planning Department. The progress made towards action execution during the previous year 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.

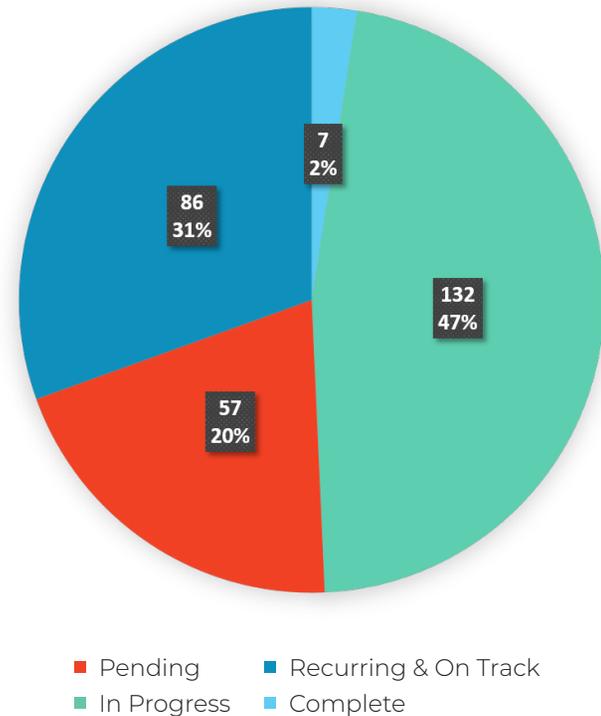
Action Leadership by Department



Other departments that lead at least one action:

- Libraries
- Emergency Management
- Special Projects
- Parks & Recreation
- Building Inspections
- Economic Development
- Technology Solutions
- Animal Services
- Budget & Research
- City Secretary
- Human Resources

Action Implementation Progress



Service Delivery – FY21-22 Highlights

Neighborhood Conservation Action NC8:

Partner with local school districts to prioritize neighborhood services and programs to make elementary schools desirable for young families.



” Policy & Government Relations

Plano’s Families First Program merged successfully with PISD’s Back to School Fair this year. We were able to connect community partners with PISD to provide more services to families and educate them on existing opportunities for resources.

Public Safety Action PS3:

Identify and prioritize projects for inclusion in Community Investment Program (CIP) fiscal year budget and future bond elections.



” Fire Rescue

The Fire Training Center, which was approved in the 2017 bond package, opened in October 2022. The remodel and expansion of Stations 5 and 8, along with various other fire facility repair projects, were approved as part of the 2021 bond package. The architect and contractor have been selected for the Station 5 project, and the design process is underway.

Service Delivery – FY21-22 Highlights

Arts & Culture Action AC4:

Build on the success of the annual music festival and promote additional arts and entertainment throughout the year.

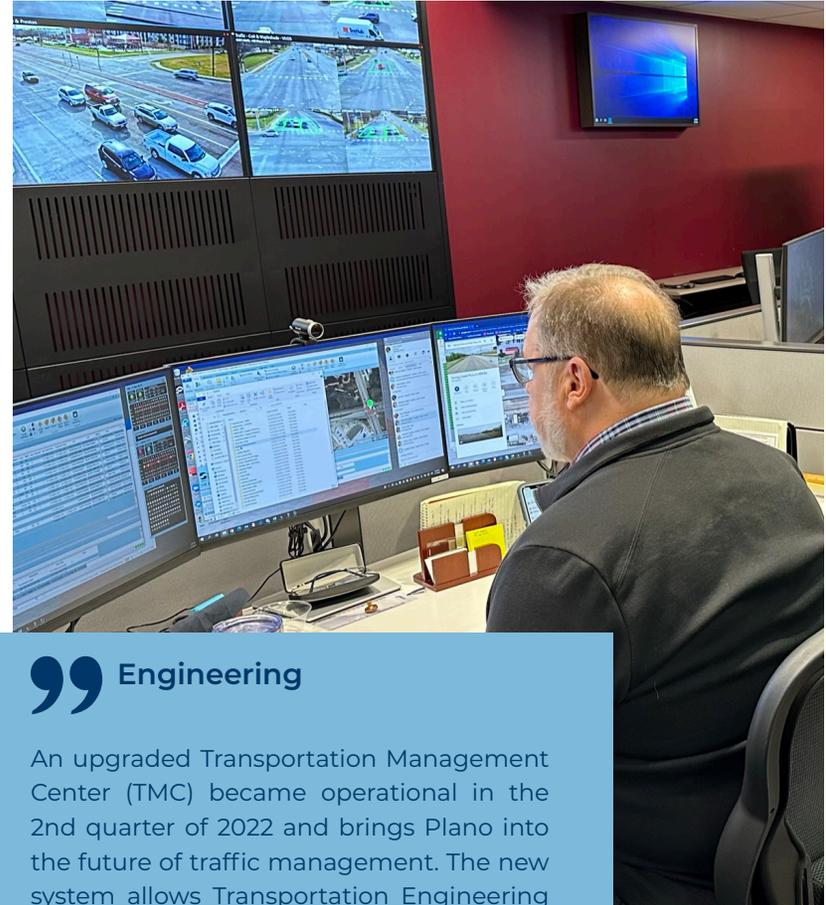


” Parks & Recreation

Arts & Events maintain consistent programming at McCall Plaza. In 2022, Arts & Events executed 2 new festivals, Texas Forever Fest and Rest In Plano Fest. Both were successful and positively received by the community.

Roadway System Action RS2:

Continue to improve upon Plano’s Intelligent Transportation System for the roadway network, through efforts such as smart traffic signals and data collection systems.



” Engineering

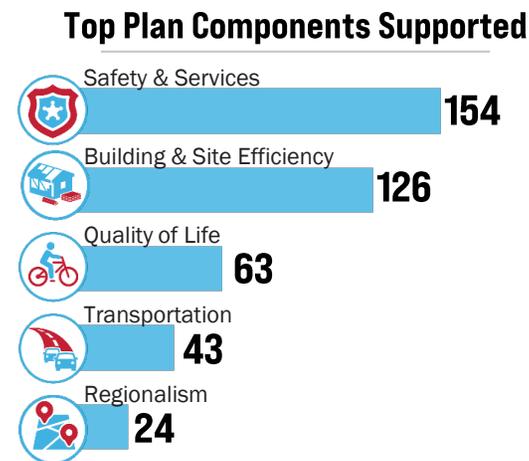
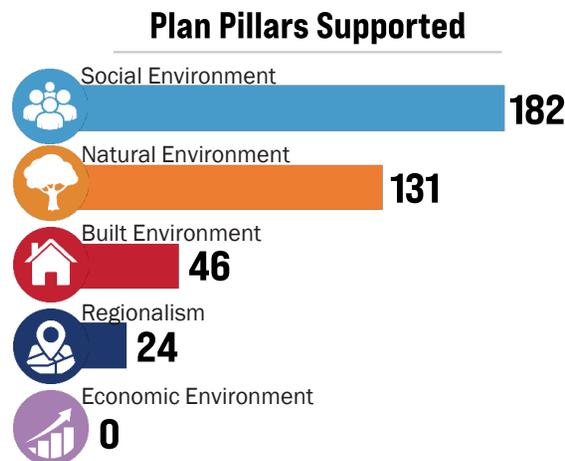
An upgraded Transportation Management Center (TMC) became operational in the 2nd quarter of 2022 and brings Plano into the future of traffic management. The new system allows Transportation Engineering to manage an expanded video monitor system, respond quicker to incidents, and better provide relevant information to first responders, Public Works staff, and the public.

CIP & 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 plan is adopted annually as part of the city’s annual budget. The Planning & Zoning Commission (P&Z) reviews the CIP each year to ensure 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.

2022-2023 CIP Analysis

Each project was analyzed to determine which Pillars, Components, and Policies it would help address. For this year’s review, any project that specifically addressed one or more components is considered aligned with the Comprehensive Plan 2021. The 2022-2023 CIP includes over 300 projects that align with at least one policy of the Comprehensive Plan 2021. Overall, 26 of the Plan’s 42 Policies are addressed by the proposed 2022-2023 CIP.

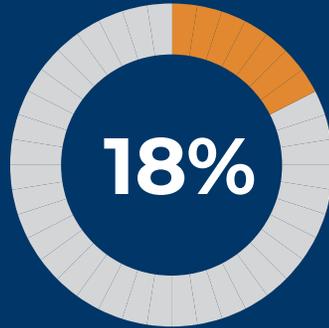


CIP & Operating Budget Process – FY21-22 Highlights



Parks & Recreation

Funding Total
(% of CIP)



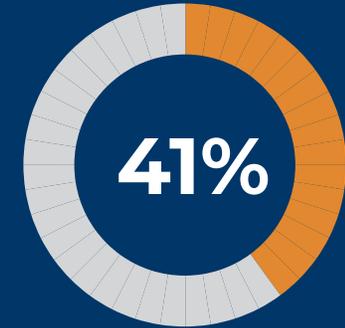
Project Types

- Park Improvements
- Recreation Center
- Street Enhancements
- Public Art
- Municipal Drainage
- Parks & Recreation CMF



Engineering

Funding Total
(% of CIP)



Project Types

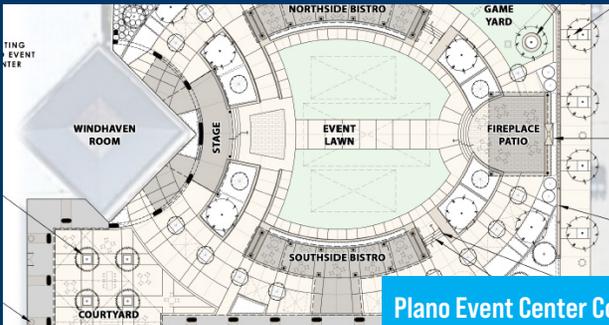
- Street Improvements/
Transportation
- Municipal Drainage
- Water
- Sewer



Tom Muehlenbeck Recreation Center



Shiloh Road Expansion



Plano Event Center Courtyard



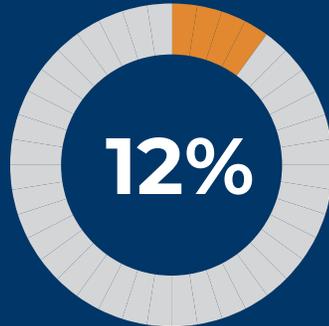
Collin Creek Mall Culvert Improvements

CIP & Operating Budget Process – FY21-22 Highlights



Facilities

Funding Total
(% of CIP)



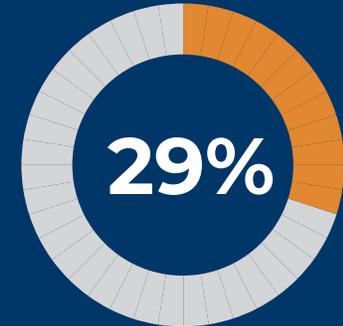
Project Types

- Facilities CIP
- Municipal Facilities (CMF)



Public Works

Funding Total
(% of CIP)



Project Types

- Street Improvements
- Water/Wastewater



Tom Muehlenbeck Center Renovation



Alley Requirements Project



Council Chambers Renovations



Sewer Pipe CCTV Inspection

CIP & Operating Budget – Top Policies Supported

Facilities & Infrastructure Policy:

Plano will strategically plan and implement improvements to city facilities and infrastructure to ensure the necessary needs and services are provided to the community.

Building & Development Design Policy:

Plano will implement energy efficient building codes and make sustainable investments to new and existing facilities to reduce energy consumption, improve air quality, and reduce greenhouse gas emissions.

Parks & Recreation Policy:

Plano will develop and maintain a comprehensive system of park, trail, recreational, fitness, and sports facilities and programs that keeps pace with the city’s changing demographics, creates multi-use destinations, and improves the health, wellness, and morale of the citizens.

Public Safety Policy:

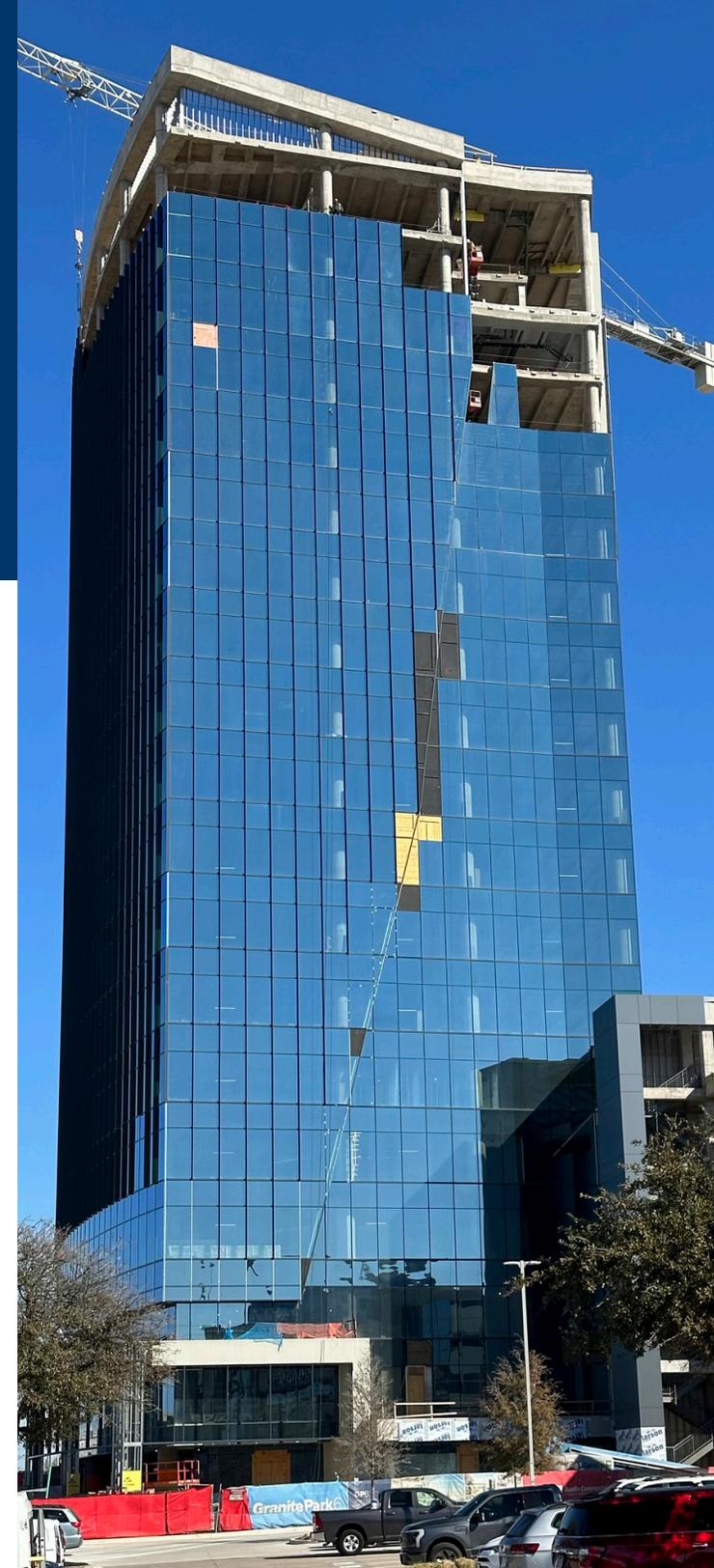
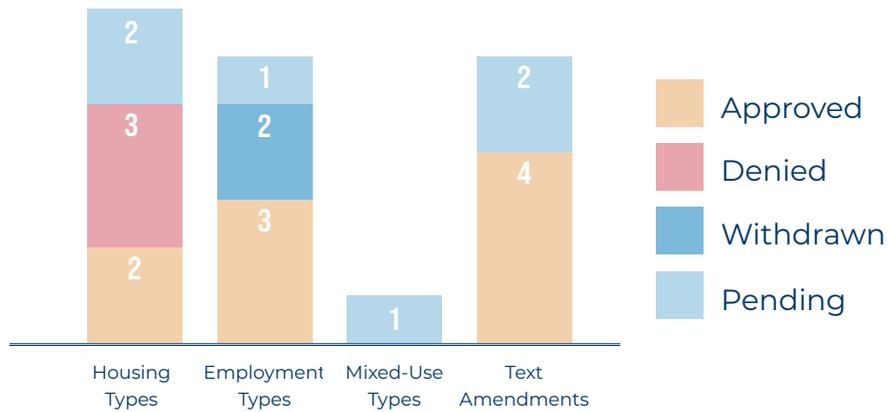
Plano will enhance its present high quality public safety and public outreach initiatives to lower crime rates and sustain quality fire protection while providing greater services to the community.



Land Use & Development

The Comprehensive Plan is used by city leadership to evaluate zoning requests and associated facility and infrastructure needs. The status of the 20 zoning applications submitted since the adoption of the Comprehensive Plan 2021 (11/08/21) through the end of the fiscal year (09/30/22) are shown below.

Zoning Applications



Land Use & Development – FY21-22 Highlights

Joint Work Session

On January 24, 2022, the City Council and Planning & Zoning Commission held a joint work session to discuss potential updates to the Zoning Ordinance for alignment with the recently adopted Comprehensive Plan 2021. From this meeting, staff received direction to update the Zoning Ordinance on five key topics:

- **Topic 1:** Retirement Housing in Non-Residential Districts
- **Topic 2:** US 75 Corridor Redevelopment
- **Topic 3:** Multifamily in the Commercial Employment (CE) zoning district
- **Topic 4:** Open Space Standards
- **Topic 5:** Mixed-Use/Transit-Oriented Development Standards

The Planning & Zoning Commission work-shopped potential updates to address several of these topics during the year. Updates are anticipated for completion in 2023.

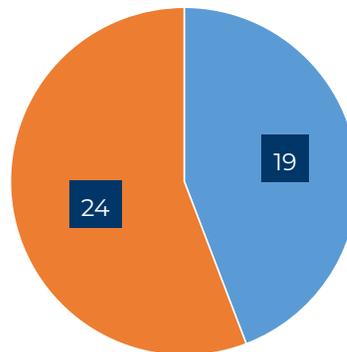
Findings Policy

Adopted to implement the Redevelopment & Growth Management Policy - Action 1 (RGM1), the City Council adopted a “Findings Policy” to be used when a zoning requests does not conform to certain aspects of the Future Land Use Plan (mix of uses, building height, density, 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.

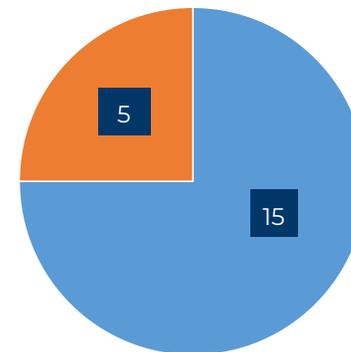
The number of pre-applications and zoning cases that were determined to require findings are provided below.

Zoning Pre-Applications



Findings Required (24)
Findings Not Required (19)

Zoning Cases

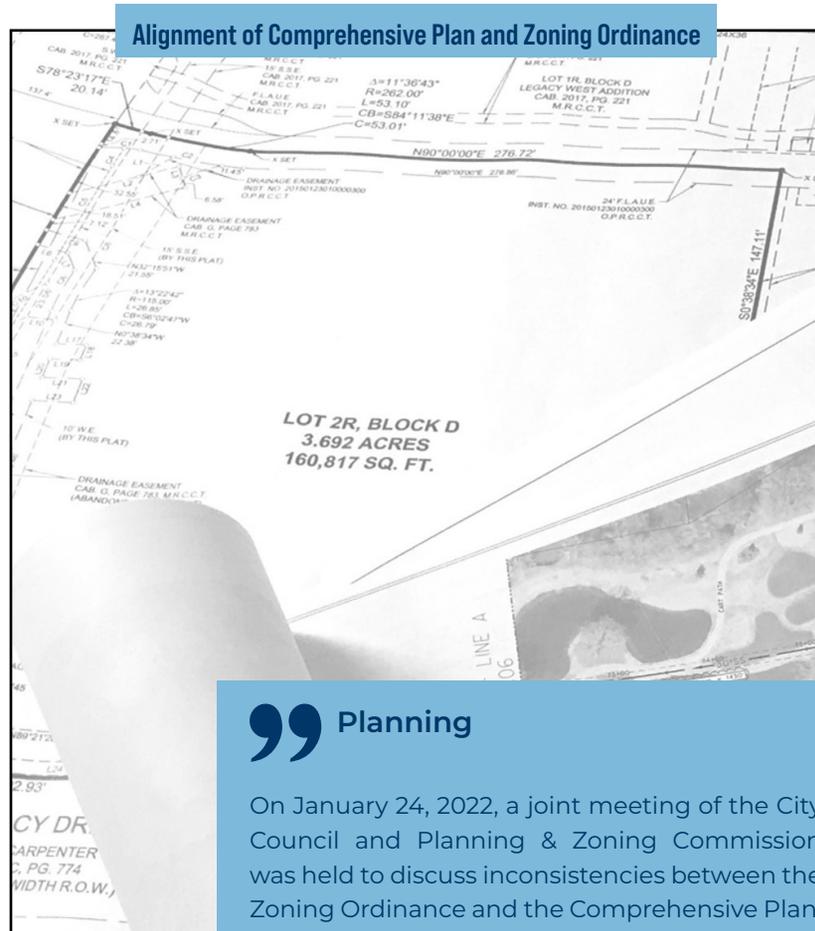


Findings Required (5)
Findings Not Required (15)

Land Use & Development – FY21-22 Highlights

Land Use Action LU1:

Review and evaluate the Zoning Ordinance and make appropriate amendments based on guidance from the Comprehensive Plan.



” Planning

On January 24, 2022, a joint meeting of the City Council and Planning & Zoning Commission was held to discuss inconsistencies between the Zoning Ordinance and the Comprehensive Plan, and to identify priorities for further review.

Transit Oriented Development Action TOD2:

Prioritize and prepare area plans within 1/2 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.



” Planning

In Fall 2020, the city undertook the Silver Line Corridor – Market Assessment & Economic Development Strategy as a first step in understanding the impacts of the DART rail on surrounding land use. Following the completion of this study, in February 2022, the Planning & Zoning Commission directed staff to initiate an area plan within half-mile of the future Silver Line stations in order to guide development patterns and address redevelopment opportunities presented in the market study.

Land Use & Development – FY21-22 Highlights

Parks & Recreation Action PR1:

Implement the Parks and Recreation Master Plan and update the plan every five years.

Roadway System RS4:

Review and update roadway standards to efficiently and safely accommodate all modes of transportation.

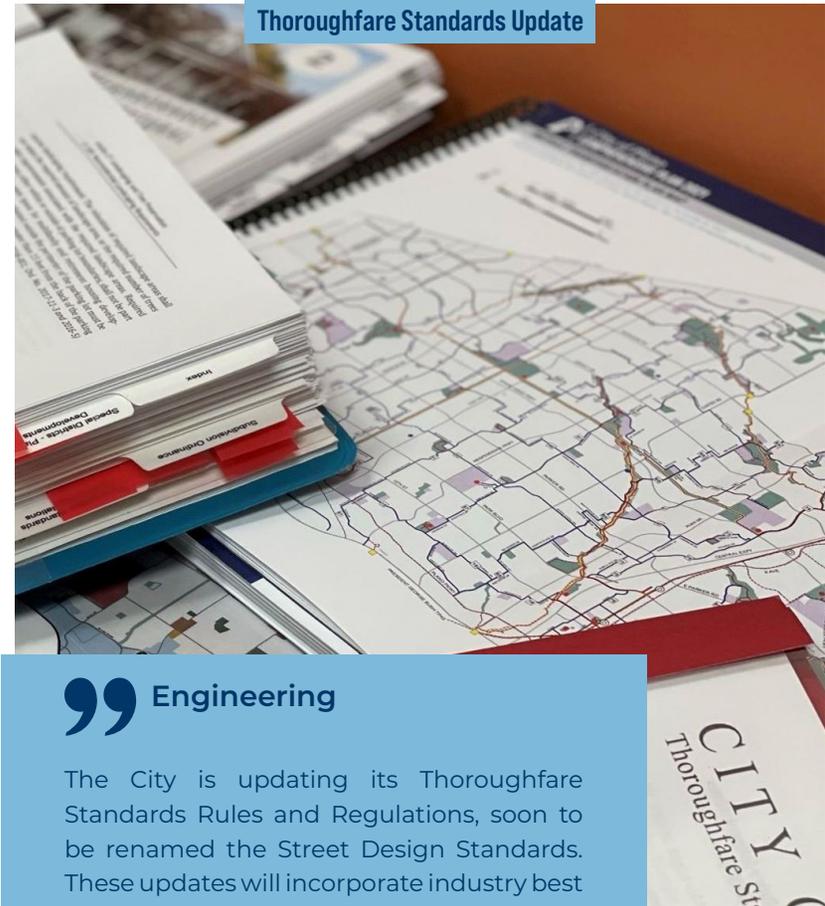
Parks, Recreation, Trails, and Open Space Master Plan Update



” Parks & Recreation

The Parks & Recreation Department is conducting a 5-year update to its Parks, Recreation, Trails, and Open Space Master Plan to guide future development and redevelopment of the city's parks and recreation facilities. This will include updates to the Parks Master Plan Map and Bicycle Transportation Plan Map of the Comprehensive Plan.

Thoroughfare Standards Update



” Engineering

The City is updating its Thoroughfare Standards Rules and Regulations, soon to be renamed the Street Design Standards. These updates will incorporate industry best practices, context-sensitive street design, improve user-friendliness, and implement transportation recommendations of the Comprehensive Plan.

A Look Ahead...

Implementation of the Comprehensive Plan is just beginning. 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, TOD2, RGM3, LU7

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

Parks Master Plan Update | PR1

Updates to guide development and redevelopment of parks, trails, and recreation facilities.

Silver Line Station Areas Plan | TOD2

Plans to guide land use and redevelopment around the new DART Silver Line 12th Street and Shiloh Road Stations.

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 Update | LU1

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

Thoroughfare Standards Update | RS4

Updates to the city's technical engineering standards for street design, traffic studies, neighborhood traffic calming, and multimodal street design.

Facilities Master Plan Update | FI1

Strategic planning document guiding city facility siting and improvements.

Housing Trends Analysis & Strategic Plan Update | NC2

Study of Plano's housing market and strategic plan to meet housing needs of Plano residents.

Preservation Plan Update | HPI; Heritage Resource Surveys Through 1975 | HP2

Survey of properties built in 1975 or earlier to determine which may be eligible for heritage designations.

Get Involved



View the Plan Online

Visit PlanoCompPlan.org to browse plan content, check the status of all 271 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.



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Contact Us

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



City of Plano
COMPREHENSIVE PLAN 2021

Follow our progress at

www.PlanoCompPlan.org

City of Plano Planning Department

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