



City of Plano
COMPREHENSIVE PLAN 2021

Annual Report

Plano Today.
Plano 2050.
Plano Together.

**FISCAL YEAR
2022-23**





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 2022-23 (October 1 - September 30), focusing primarily on the tangible outcomes of plan implementation. Outcomes from this Fiscal Year year include:

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



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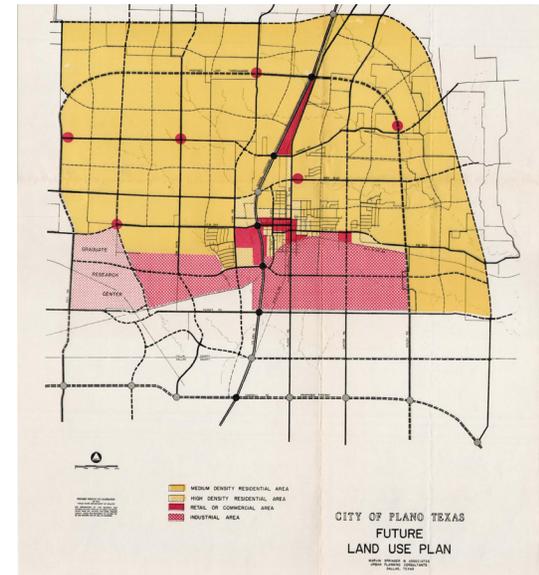
Foundation



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 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

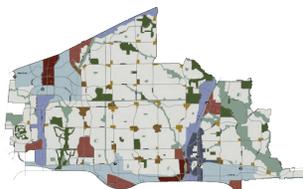
Vision Statement & Guiding Principles

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

5 Pillars | 11 Components | 42 Policies | 276 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

Plan Updates and Amendments

The Comprehensive Plan policies and actions are reviewed and evaluated annually. The Comprehensive Plan includes 276 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 Comprehensive Plan maps are also recommended to be routinely updated as needed to align with other approved plans and policies.

Based on feedback received from various departments last year, a set of routine updates was identified to reflect current department-specific strategies or to align with updated plans and policies. Updates approved by City Council in FY22-23 include:

Facilities & Infrastructure Policy Update (Approved by City Council on July 24, 2023)

The Facilities & Infrastructure Policy directs the city to strategically plan and implement improvements to city facilities and infrastructure to ensure the necessary needs and services are provided to the community. Changes were recommended to the policy and actions to incorporate ongoing department-specific strategies and more practical guidance. These changes include minor amendments to one existing action, renumbering four other existing actions, and creating four new actions.

The actions have been ordered to generally represent the chronological steps in the CIP planning process: maintaining an asset inventory system, using data and insights of the inventory for strategic planning purposes, and reviewing the CIP annually to ensure recommended projects are aligned with the Comprehensive Plan.

- NEW ACTIONS**
 - Facilities & Infrastructure (FI2, FI3, FI4, FI5)
- POLICY MODIFIED**
 - Facilities & Infrastructure Policy
- ACTIONS MODIFIED**
 - Facilities & Infrastructure (FI1)



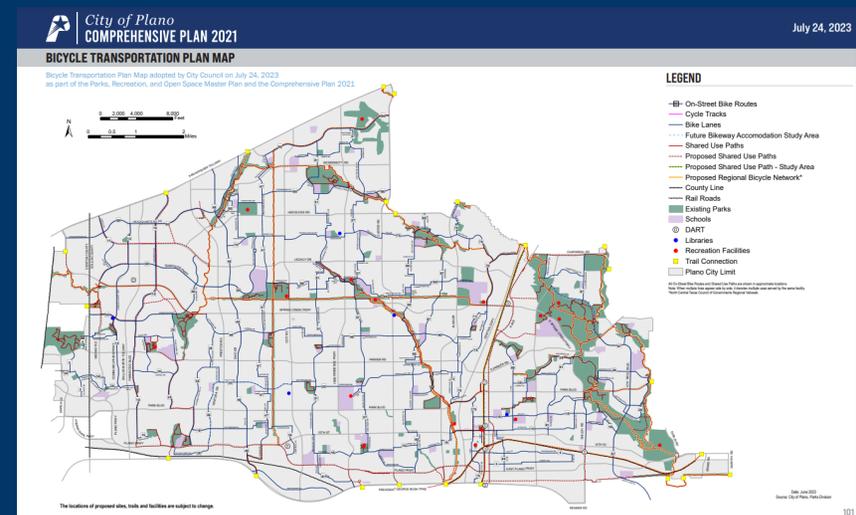
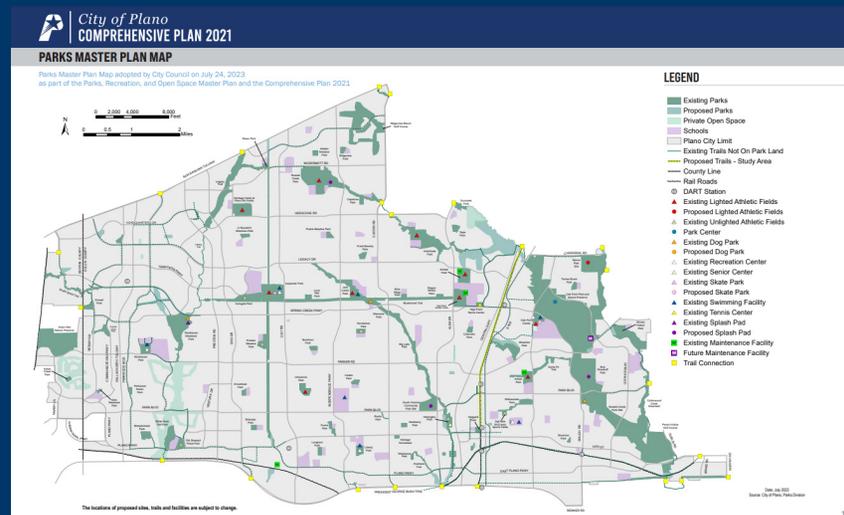
Plan Updates and Amendments

Map Amendments Associated with the 2023 Update of the Parks, Recreation, Trails & Open Space Master Plan (Approved by City Council on July 24, 2023)

The Parks, Recreation, Trails & Open Space Master Plan (Parks Master Plan) is the Parks and Recreation Department's long-term action plan, providing guidance, establishing goals and recommendations, and identifying needs related to existing and future facilities. This plan is periodically reviewed to incorporate resident feedback, inventory park assets, assess needs, and identify trends in recreation and leisure, and was updated in 2023. The Parks Master Plan includes the Parks Master Plan Map and Bicycle Transportation Plan Map from the Comprehensive Plan, and updates require corresponding amendments to both the Parks Master Plan and the Comprehensive Plan. Additionally, new park sites added to the Parks Master Plan require corresponding changes to the Future Land Use Map.

MAPS MODIFIED

- Parks Master Plan Map
- Bicycle Transportation Plan Map
- Future Land Use Map

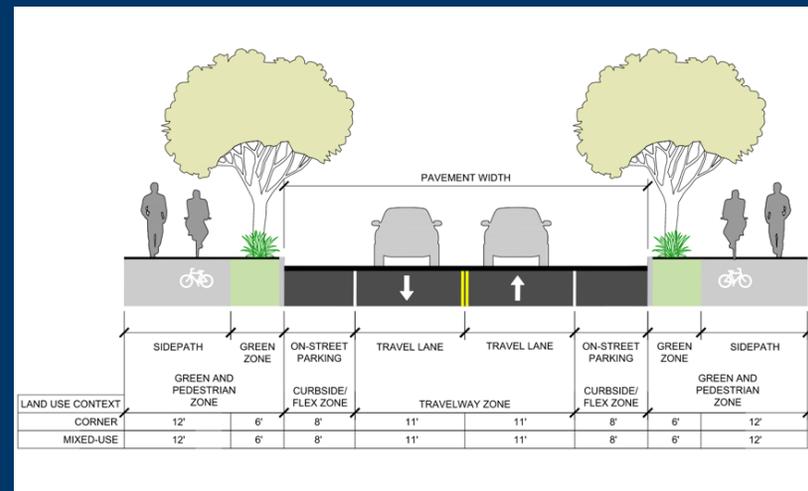
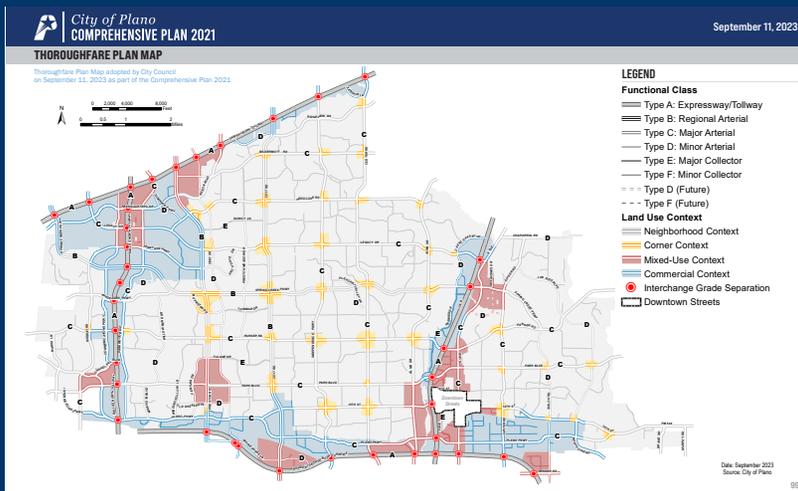
Plan Updates and Amendments

Thoroughfare Plan Map and Cross Sections Amendments Associated with the Street Design Standards Update (Approved by City Council on September 11, 2023)

In September 2023, the City Council adopted the new Street Design Standards, which established the minimum standards for the design and construction of thoroughfares, streets, sidewalks, and other street design elements within the city. The Street Design Standards include context-sensitive street design in alignment with the Future Land Use Dashboards of the Comprehensive Plan. The Thoroughfare Plan Map was updated to include four land use contexts: Neighborhood, Corner, Commercial, and Mixed-use. Additionally, a unique Downtown street classification system was established through the addition of a Downtown Streets Plan and corresponding design standards.

MAPS MODIFIED

- Thoroughfare Plan Map

Moving forward, consistent with best practices, staff will conduct an annual Comprehensive Plan review cycle with associated departments to identify appropriate routine updates to plan maps, policies, and actions.

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 the adoption of the plan, city staff re-established a strategic planning process to execute the plan’s 276 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.

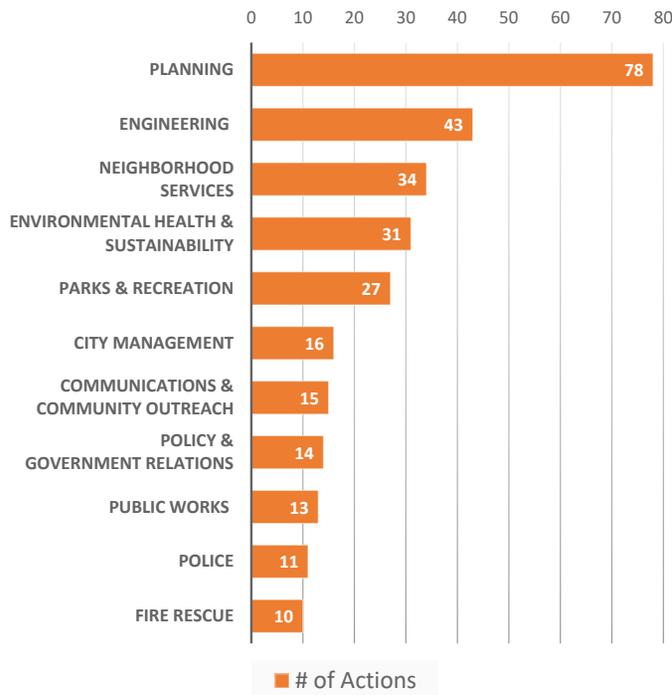
Task Execution & Reporting

Departments provide annual updates on the implementation status of their assigned actions to the Planning Department. The progress made towards action execution during FY22-23 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.

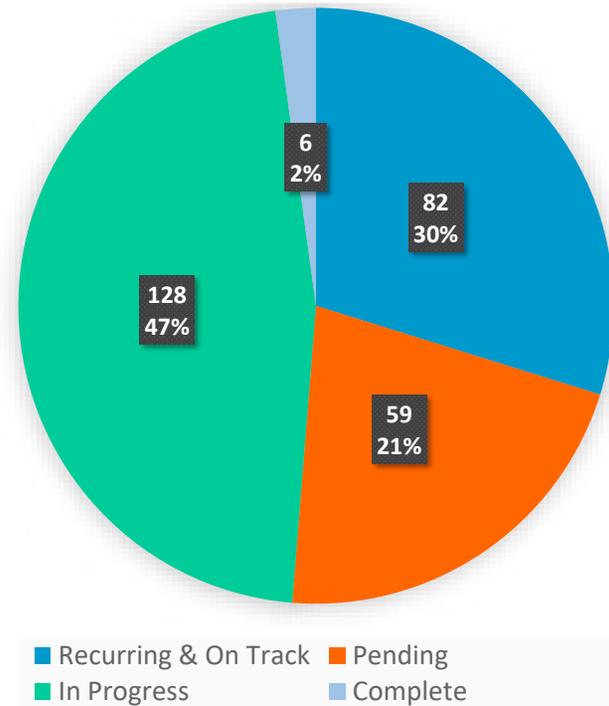
Action Leadership by Department



Other departments that lead at least one action:

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

Action Implementation Progress



Service Delivery – FY22-23 Highlights

Waste Management Action WM4

Utilize traditional and emerging marketing methods such as large-scale media, social marketing campaigns, and presence at public events to improve awareness and participation in the City’s waste minimization and recycling programs.

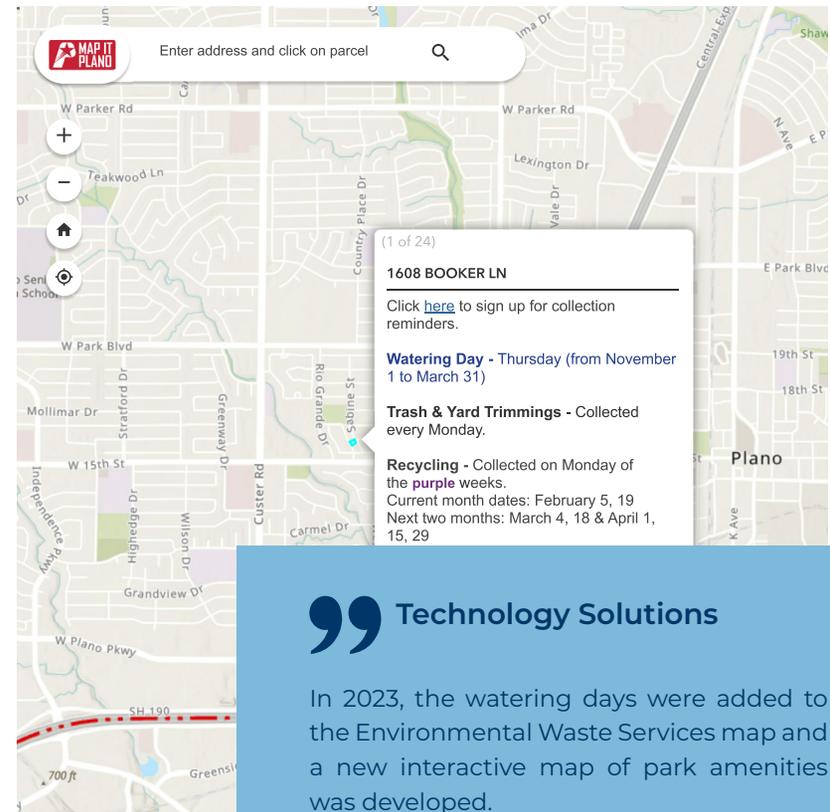


“ Environmental Health and Sustainability

Plano residents participated in Texas Recycles Day, donating household items such as books, bicycles, recreation equipment, cooking utensils, and warm clothes to local non-profits. Ultimately, the gear collected helped thousands of people in our local community.

Community Building Action CB3

Create a centralized database and integrated online mapping tool that provides all information available for a specific geography, including trash collection, property standards contacts, emergency contacts, and upcoming events and programs to encourage community and civic engagement.



“ Technology Solutions

In 2023, the watering days were added to the Environmental Waste Services map and a new interactive map of park amenities was developed.

Service Delivery – FY22-23 Highlights

Arts & Culture Action AC5

Promote events and programs that recognize and celebrate social and cultural diversity in Plano.



” Communications and Community Outreach

Communications worked with other city departments to celebrate the City’s 150th anniversary. Stories from the community were submitted throughout the year and shared with the library to catalog the City’s history and culture.

Social Services Action SS6

Work with regional partners to implement strategies that address food insecurity, equity, and waste.



” Environmental Health and Sustainability

SEED launched a residential food scrap composting program open to all Plano residents. The food scraps are collected at eight sites around the city and are converted into compost and kept out of the landfill.

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 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 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.

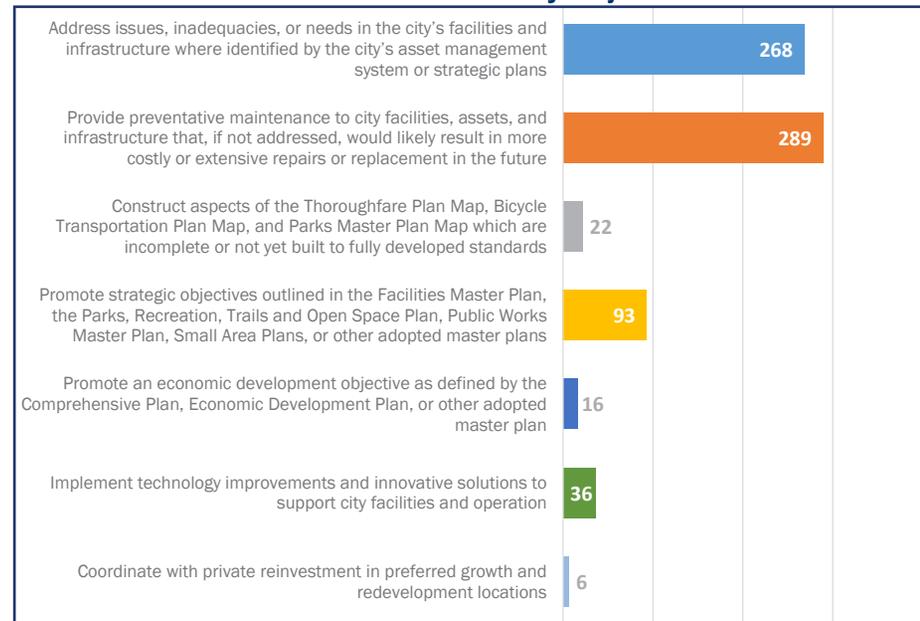
2023-2024 CIP Analysis

Each project was analyzed according to the recently amended Facilities & Infrastructure Policy. These amendments were intended to increase transparency of department-specific strategies, guide project selection, and establish a connection between the Comprehensive Plan and the strategy to maintain public infrastructure. The 2023-2024 CIP includes 420 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

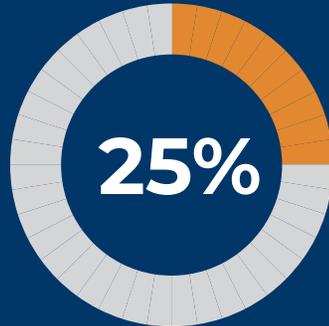


CIP & Operating Budget Process – FY23-24 Highlights



Parks & Recreation

Funding Total
(% of CIP)



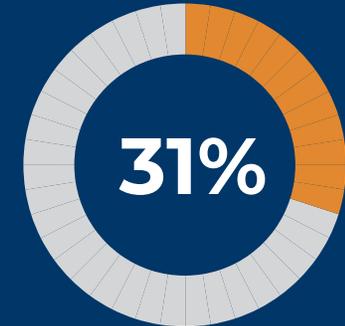
Project Types

- Recreation Centers
- Street Enhancements
- Municipal Drainage
- Park Improvements
- Parks & Recreation CMF
- Park Fee Program



Engineering

Funding Total
(% of CIP)



Project Types

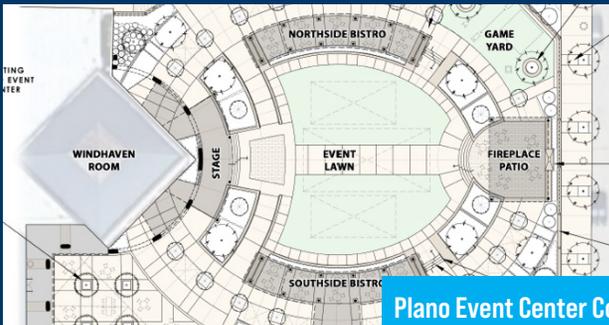
- Street Improvements
- Municipal Drainage
- Water
- Sewer



Tom Muehlenbeck Recreation Center



Shiloh Road Expansion



Plano Event Center Courtyard



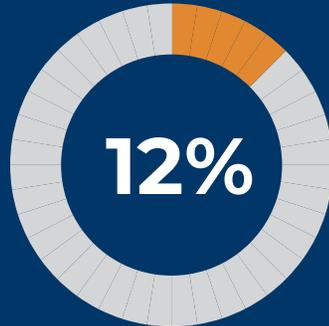
17th Street Improvements

CIP & Operating Budget Process – FY23-24 Highlights



Facilities

Funding Total
(% of CIP)



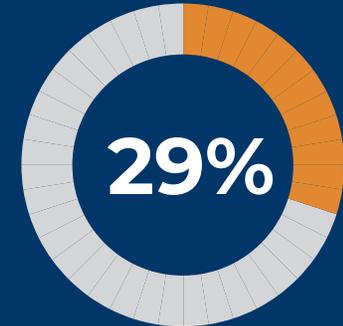
Project Types

- Facilities CIP
- Municipal Facilities (CMF)



Public Works

Funding Total
(% of CIP)



Project Types

- Street Improvements
- Water/Wastewater



Fire Station 5 Remodel



Alley Requirements Project



Council Chamber Renovation



Arterial Concrete Repair & Overlay

CIP & Operating Budget – 3-Year Summary

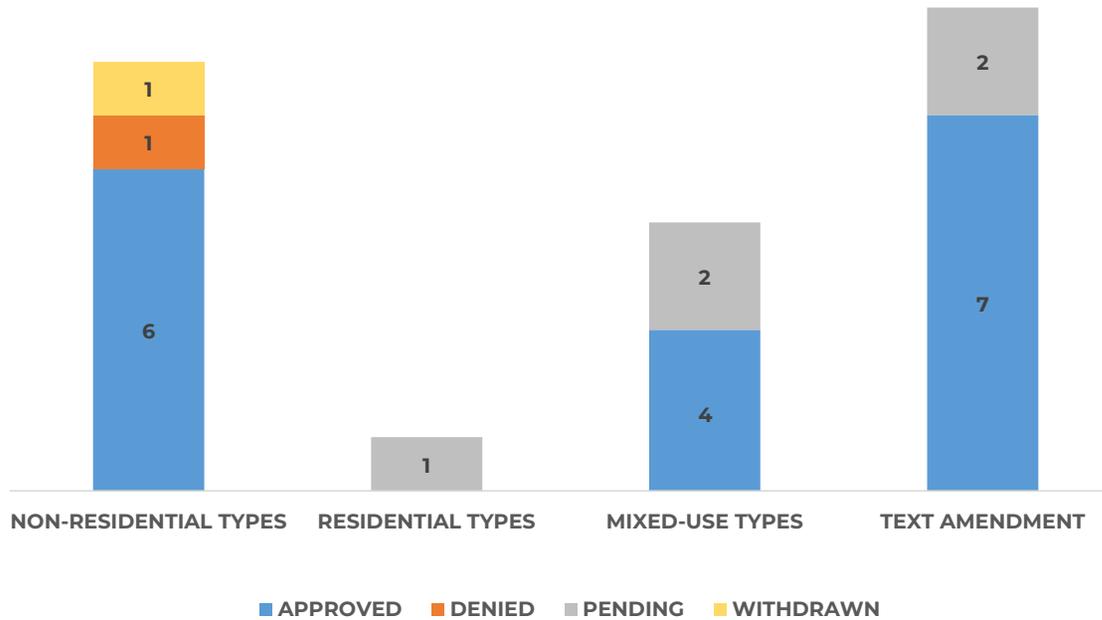
The Planning Department implemented the CIP Evaluation Criteria beginning in 2021. As years progress, this system will allow additional analysis of how priorities and funding strategies change over time to reflect community priorities. The table below highlights the CIP project criteria over the past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

CIP Evaluation Criteria	2021-22 CIP	2022-23 CIP	2023-24 CIP
Total Funding	\$305M	\$321M	\$340M
Number of Projects	239	314	420
Project Type (by Funding)			
Maintenance, Repair, or Replacement	45%	50%	40%
Major Replacement or Reconstruction	31%	30%	46%
New Improvement or Addition	23%	18%	11%
Policy or Study	1%	2%	3%
Project Location			
Citywide	39%	37%	28%
Specific Location	61%	63%	72%
Lead Department (by # of Projects)			
Public Works & Engineering	59%	70%	60%
Parks & Recreation	19%	18%	25%
Facilities	20%	12%	12%
Other	2%	0%	3%
Expenditure Category (by Funding)			
General Obligation	53%	62%	54%
Short Term Debt	1%	0%	2%
Revenue Bond	10%	8%	7%
Park Fee Program	1%	1%	2%
Capital Maintenance Fund	19%	16%	22%
Water & Sewer Fund	16%	13%	13%
Plan Alignment (may meet more than one)			
Address needs identified by asset management system	<i>2021-22 & 2022-23 CIP were analyzed using different Plan Alignment Criteria</i>		64%
Provide preventative maintenance			69%
Construct incomplete aspects of master plan maps			5%
Promote strategic objectives of adopted master plans			22%
Promote economic development objectives			4%
Implement technology improvements/innovative solutions			9%
Coordinate with private reinvestment			1%

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 24 zoning applications submitted during Fiscal Year 2022-23 (10/01/22-09/30/23) are shown below.

Zoning Applications
Submitted during FY22-23



EDS Campus Redevelopment

Land Use & Development – FY22-23 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.

FY22-23 Pre-Applications Findings Summary	# of Pre-Applications	% of Total
Findings Required	7	25%
Findings Not Required	21	75%
TOTAL PRE-APPLICATIONS	28	100%

FY22-23 Zoning Cases Findings Summary	# of Cases	% of Total
Findings Required	3	14%
<i>Mixed-Use Types</i>	3	14%
Findings Not Required	9	43%
<i>Mixed-Use Types</i>	1	5%
<i>Non-Residential Types</i>	7	33%
<i>Residential Types</i>	1	5%
Findings Not Applicable	9	43%
TOTAL CASES	21	100%

Summary of Zoning Cases Requiring Findings

Considered during FY22-23

ZONING CASE	LOCATION	ZONING CASE STATUS	ISSUES REQUIRING FINDINGS
ZC2022-009	Plano Parkway and Enterprise	APPROVED	<ul style="list-style-type: none"> • RGM5 – Mixed-use development exceeds 50% square footage for residential uses
ZC2022-015	Legacy and Alma	DENIED	<ul style="list-style-type: none"> • Mix of Uses - Housing Mix, exceeds maximum % of Units • Exceeds Maximum Building Height
ZC2022-018	J Place	APPROVED	<ul style="list-style-type: none"> • Mix of Uses - Housing Mix, exceeds maximum % of Units • Exceeds Maximum Density

Land Use & Development – FY22-23 Highlights

Land Use Action LU1

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



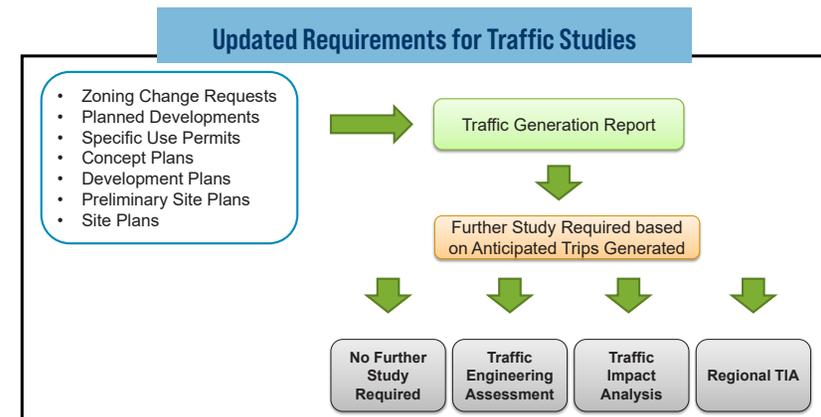
” Planning

The Zoning Ordinance is continuously updated per direction from the Comprehensive Plan, City Council, and Planning & Zoning Commission. Since Fall of 2022, a number of updates were made including:

- Alignment with the Comprehensive Plan regarding Independent Living Facilities
- Alignment of the NBD and RCD districts with the Comprehensive Plan
- Changes based on the 2023 State Legislative session
- Pet crematories

Roadway System Action RS8

Review and update the Traffic Impact Assessment (TIA) threshold and standards to better evaluate the impacts of new and redevelopment projects on existing neighborhoods, the surrounding community, and the roadway system.



” Planning/Engineering

Traffic Impact Assessment (TIA) Standards were updated with the Street Design Standards which were approved in 2023. This included lowering the threshold for when TIAs are required and added a tiered system of traffic studies based on a required Traffic Generation Report for proposed development. The results of the Traffic Generation Report will then determine if additional study is needed, with more trips requiring a higher level of review process.

Land Use & Development – FY22-23 Highlights

Parks & Recreation Action PRI

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

Roadway System Action RS4

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



” Parks & Recreation

In July 2023, the Parks, Recreation, Trails and Open Space Master Plan Update was approved. The purpose of the updated plan was to ensure that Plano maintains its quality of excellence through a park system that serves the needs of the community today and in the future.

” Planning/Engineering

In September 2023, the City Council adopted the new Street Design Standards, which establishes the minimum standards for the design and construction of thoroughfares, streets, sidewalks, and other street design elements within the city. In addition to modernizing technical standards, major updates incorporated into the Street Design Standards include context-sensitive street design, multimodal design guidance, customized standards for streets in Downtown Plano, neighborhood traffic management, and detailed traffic study requirements.

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, TOD2, RGM3, LU7

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

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.

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 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.



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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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