

AGENDA ITEM NO. 2

DISCUSSION AND ACTION – CALL FOR PUBLIC HEARING: 2025 Comprehensive Plan Maintenance Review

APPLICANT: City of Plano

CASE PLANNER: Marium Zahir

DESCRIPTION: Request to call a public hearing to amend the Built Environment Pillar, Future Land Use Map, Thoroughfare Plan Map, Parks Master Plan Map, and Bicycle Transportation Plan Map, associated with the 2025 Comprehensive Plan Maintenance. Project #CPH2025-004

STAFF REPORT – BACKGROUND

The Redevelopment and Growth Management Policy, Action 7 (RGM7) of the Comprehensive Plan (Plan) prioritizes the need to review and update the Plan and provides guidance on the criteria and scope of such review:

[Redevelopment and Growth Management Policy – Action 7 \(RGM7\)](#) – 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.

In response to RGM7, the Planning Department established the Comprehensive Plan Maintenance Review process, which provides a structured, annual opportunity to evaluate the Plan’s policies, actions, and maps. To manage the scope of the review and ensure that all parts of the Plan are assessed, staff has developed a 10-year schedule to evaluate different components of the Plan in manageable sections each year. Because the Built Environment Pillar is critical to land use and development decisions, it is reviewed every two years. Other Plan pillars are reviewed in the alternating years. The goal of this review is not to change the policy direction of the Plan, but to maintain its accuracy, clarity, and usefulness as a tool for guiding decision-making and implementation of the Plan’s policies.

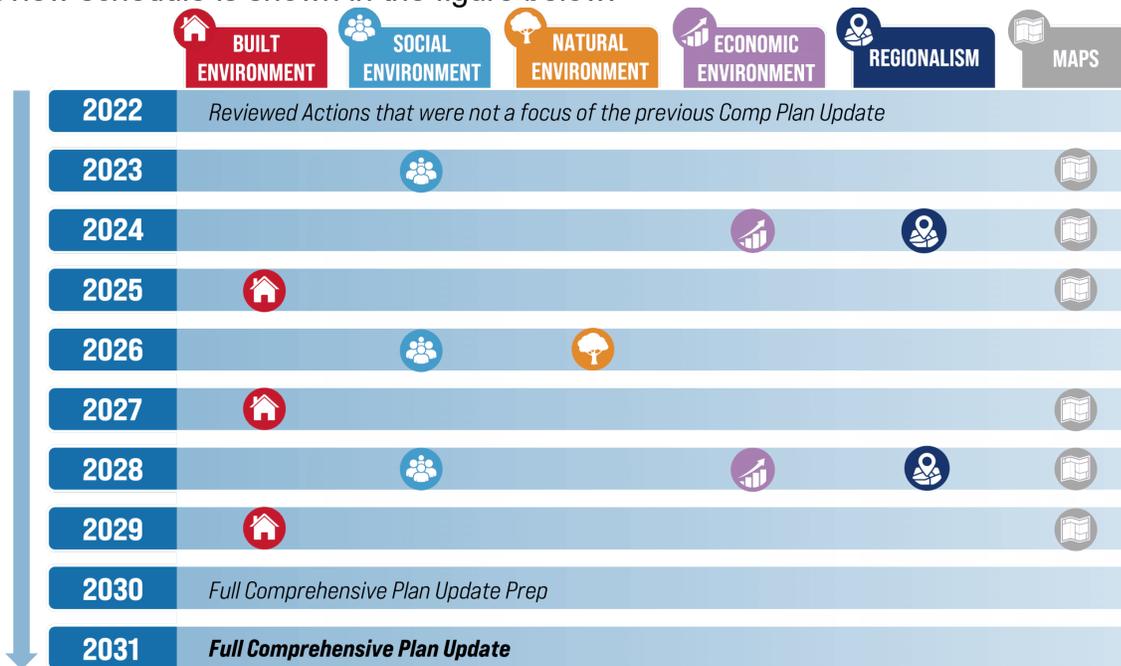
Updates proposed through the Comprehensive Plan Maintenance Review are intended to be minor. These may include revisions to reflect current statistics, factual corrections, the latest conditions or trends, and updates to reflect the status of policy action implementation.

Each Maintenance Review cycle includes an evaluation of the following elements of the Comprehensive Plan:

- **Component and Policy Background Text:** These narrative sections provide the context for each policy topic, describing relevant trends, challenges, and planning considerations. They are reviewed to ensure they remain accurate and representative of current conditions and trends impacting the city.
- **Policy Statements:** These statements express the community’s intended direction or long-term goals on a given issue. They are reviewed only for accuracy or the need for minor clarifications, but not for changes to the underlying policy direction.
- **Policy Actions:** These are the specific steps the city intends to take to implement each policy. They are reviewed to determine if they accurately reflect completed work, current implementation efforts, and anticipated next steps, and to assess whether any actions are outdated or no longer relevant.
- **Plan Maps:** These maps provide guidance for future land use and infrastructure planning decisions. They are reviewed for accuracy and consistency with current and planned on-the-ground conditions, and are updated as needed to reflect project completions, planned improvements, or administrative corrections.

Major updates, such as changes to policy direction and future land use recommendations, are not considered during this review process and require broader community input, consistent with RGM7. These types of major updates are expected to be considered during the full plan review scheduled for the end of the 10-year planning period. Additionally, if changes to state law are enacted that significantly impact the policies of the Comprehensive Plan, any necessary updates to bring the Plan into compliance will be considered as a major update.

This review schedule is shown in the figure below.



STAFF REPORT – REMARKS

The 2025 Comprehensive Plan Maintenance Review includes:

- [Built Environment Pillar](#) – The Built Environment Pillar guides how land is used, developed, and connected across the city. It includes policies and actions grouped in the following components:
 - [Land Use & Community Design Component](#) – This component outlines how Plano guides the development and redevelopment of land within the city. It includes policies related to land use compatibility, the design of buildings and public spaces, and the effective use of remaining undeveloped land.
 - [Transportation Component](#) – This component guides how the city plans for a safe and efficient transportation network and how to address current and future transportation needs. It includes policies related to the design of roadway systems, innovative transportation solutions, safety, traffic congestion, and multimodal infrastructure.
 - [Housing & Neighborhoods Component](#) – This component outlines how the city supports the long-term vitality of its residential areas and addresses current and future housing needs. It includes policies related to the maintenance and conservation of existing residential neighborhoods, supporting special housing needs, and the revitalization of neighborhood retail corners.
- [Future Land Use Map](#) – This map determines appropriate locations for future uses, establishing the community’s vision for the placement of housing, employment, and social activities, and protection of natural areas.
- [Thoroughfare Plan Map](#) – This map identifies the major roadway transportation facilities necessary to support the city’s mobility needs based on existing and anticipated development patterns. The map reflects a context-sensitive approach to thoroughfare planning and design that takes into consideration the connection between street functions and the adjacent land uses they serve. This combination of Functional Classification and Land Use Context guides the design priorities implemented through the city’s roadway design regulations.
- [Parks Master Plan Map](#) and [Bicycle Transportation Plan Map](#) – These maps show the locations of existing and planned parks and trails, bicycle paths, and parks facilities across the city.

In January 2025, staff initiated this year’s Maintenance Review cycle. During this process, Planning staff evaluated the progress made toward implementing each action of the Built Environment Pillar to determine whether any items have been completed or if there have been changes in implementation priorities or methods. Following this review, Planning staff engaged with various city departments involved in carrying out actions within this pillar to gather input on current objectives, initiatives, and potential updates. Based on this evaluation, a set of proposed minor updates has been developed and will be brought forward for discussion and consideration with the Planning & Zoning Commission.

Before a public hearing is scheduled, the 2025 Comprehensive Plan Maintenance Review draft recommendations will be published on the Comprehensive Plan website for public review.

STAFF REPORT – RECOMMENDATION

Recommended that the Planning & Zoning Commission call a public hearing to amend the Built Environment Pillar, Future Land Use Map, Thoroughfare Plan Map, Bicycle Transportation Plan Map, and Parks Master Plan Map associated with the 2025 Comprehensive Plan Maintenance Review.