

CITY OF PLANO PLANNING &
ZONING COMMISSION January 20,
2015

Agenda Item No. IV

Work Session: Discuss Visions, Policies, Action Statements, and Maps for the Plano
Tomorrow Comprehensive Plan

Applicant: City of Plano

DESCRIPTION:

Discuss Visions, Policies, Action Statements, and Maps for the Plano Tomorrow Comprehensive Plan.

REMARKS:

Policies and Public Comments

The Planning & Zoning Commission received a copy of the public comments from the four open house meetings for the Plano Tomorrow Plan held in November. Based on the comments received from the public, staff is recommending changes to policies and land use descriptions. Staff has summarized these recommendations in Attachment "A". The Commission should review all of the attached policies, action statements, and map descriptions (Attachment "B") for consistency with previously recommended direction and public feedback.

Land Use Maps

Staff met with the Planning & Zoning Commission and reviewed the Future Land Use Map and Growth and Change Map, along with the land use category descriptions on October 20 and November 3, 2014. During the discussion, the Commission recommended changes to the maps and descriptive text for further consideration. The maps were displayed at the four open house meetings throughout the city in November.

The colors of the land use categories and land use descriptions have been edited to address the Commission's comments from the November 3 meeting. As described above, edits to the to the land use descriptions, particularly for Expressway Corridors and Transform New Growth categories were made to address public concerns.

Thoroughfare Plan Map

The Thoroughfare Plan Map remains largely unchanged; however, modifications to reflect the hierarchy of the roadway network in the city have been incorporated. These graphical changes do not affect the design of roadway networks. Other minor changes include identification of the city limits and brief descriptions of roadway sections.

The Type T thoroughfare designation along the Dallas North Tollway has also been eliminated due to inconsistencies with the current as built design of the expressway. Future plans for expansion of the Dallas North Tollway will result in a highway design consistent with the Type A thoroughfares found on the cross section diagram. No other amendments have been recommended by the Engineering Department.

Parks Master Plan Map

The Parks Master Plan Map was adopted in 2012 and the Parks Element was updated in 2013. To bring the map into conformance with the updated Thoroughfare and Future Land Use Maps and the Parks Element, minor amendments have been completed. These include updating current and future facilities as well as conformance with the Bicycle Transportation Plan.

RECOMMENDATION:

Recommended that the Commission provide direction regarding the following topics:

- Consistency between visions, policies and action statements; Commission direction; and, public meeting comments;
- Revised Future Land Use Map, Growth and Change Map, and category descriptions;
- Revised Thoroughfare Plan and cross sections; and
- Revised Parks Master Plan Map.

Attachment "A"

Recommended Changes to Plano Tomorrow based on Open House Comments

Policies and Actions

Original Recommendation

The Built Environment- Urbanization of Expressway Corridors

Policy - Plano will encourage reinvestment redevelopment, and **urbanization** of identified expressway corridors to a create **mixed use** developments that incorporate ~~higher density~~ housing, commercial, and retail opportunities.

Action Statements

- 1) Develop a U.S. Highway 75 Corridor Plan to guide **urbanization** and redevelopment efforts.
- 2) Update the Urban Centers Study to reevaluate locations that may serve for **potential urban centers**.
- 3) Adopt regulatory strategies that permit or incentivize increased residential and employment densities and diverse uses in transit-served areas and **areas** identified for compact complete centers.
- 4) Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.

Marked changes

The Built Environment- Urbanization of Expressway Corridors

Policy - Plano will encourage reinvestment **and** redevelopment, **and urbanization** of identified expressway corridors to create ~~mixed use~~ developments that incorporate **quality** ~~higher density~~ housing, commercial, and retail opportunities.

Action Statements

- 1) Develop a U.S. Highway 75 Corridor Plan to guide **infill ~~urbanization~~** and redevelopment efforts.
- 2) Update the Urban Centers Study to reevaluate locations that may serve as a **catalyst for redevelopment** ~~for potential urban centers~~.
- 3) Adopt regulatory strategies that permit or incentivize increased residential and employment densities and diverse uses in transit-served areas and **locations** ~~areas~~ identified for compact complete centers.
- 4) Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.

Revised Recommendation

The Built Environment- Redevelopment of Expressway Corridors

Policy - Plano will encourage reinvestment and redevelopment of identified expressway corridors to create developments that incorporate quality housing, commercial, and retail opportunities.

Action Statements

- 1) Develop a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts.
- 2) Update the Urban Centers Study to reevaluate locations that may serve as catalysts for redevelopment.
- 3) Adopt regulatory strategies that permit or incentivize residential, employment, and other diverse uses in specific transit-served areas and locations identified for compact complete centers.
- 4) Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.

Growth and Change Map Descriptions

Original Recommendation

Transform New Growth: These existing undeveloped areas (>50 acres) are expected to experience dramatic change through new large scale development projects.

Red-Line Markup of Changes

Transform New Growth: These existing undeveloped areas (>50 acres) are expected to experience dramatic change through new master-planned development projects.

Revised Recommendation

Transform New Growth: These existing undeveloped areas (>50 acres) are expected to experience dramatic change through new master-planned development projects.

Future Land Use Map Descriptions

Original Recommendation

Expressway Corridors – The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of high-intensity retail, office, restaurant, medical, hotel, and technology based uses. Residential development is generally not appropriate in these corridors with the exception of high-density housing incorporated within mixed-use, transit-oriented developments or self-contained high-rise towers. Adequate building setbacks must be considered when development is proposed near neighborhoods.

Red-Line Markup of Changes

Expressway Corridors – The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of high-intensity retail, office, restaurant, medical, hotel, and technology based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Residential development is generally not appropriate in these corridors with the exception of high-density housing incorporated within mixed-use, or transit-oriented developments. or self-contained high-rise towers. Adequate building setbacks must be considered when development is proposed near neighborhoods.

Revised Recommendation

Expressway Corridors – The Expressway Corridor future land use category applies to development along major expressways serving regional and interstate commerce. Development in these corridors is expected to include a mix of retail, office, restaurant, medical, hotel, and technology based uses. Uses should be serviced by parking structures to reduce surface parking and encourage efficient use of land. Residential development is generally not appropriate in these corridors with the exception of housing incorporated within mixed-use or transit-oriented developments. Adequate building setbacks must be considered when development is proposed near neighborhoods.