

## **Comprehensive Plan Amendment 2022-001**

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Plan for actions outside the focus of the 2020-2021 Comprehensive Plan Review process and for minor updates to maps, and providing a severability clause and an effective date.**

**WHEREAS**, the Comprehensive Plan is the key long-range guide for the future growth, development, and redevelopment of the city and serves as a 20 to 30-year visionary guide, providing policy and direction for land use, transportation, housing, city services, and other important aspects of the community; and

**WHEREAS**, the Comprehensive Plan recommends regular review and updating, as needed, to maintain alignment with other City of Plano policies and to account for changing conditions in the community; and

**WHEREAS**, the Comprehensive Plan was adopted on November 11, 2021 (Ordinance No. 2021-11-1); and

**WHEREAS**, the 2020-2021 Comprehensive Plan Review that preceded adoption of the Comprehensive Plan was focused on updates to address the topics of land use, transportation, density, and growth management; and

**WHEREAS**, other policies and action statements of the Comprehensive Plan outside of the four topic areas were carried forward from the City's previous Plano Tomorrow Comprehensive Plan without significant changes; and

**WHEREAS**, following discussions with various city departments assigned to lead implementation of the Comprehensive Plan, fourteen action statements carried forward from the previous Comprehensive Plan require updates or removal to meet changing conditions in the community; and

**WHEREAS**, three new actions statements for policies not reviewed in the 2020-2021 Comprehensive Plan Review process have been requested by city departments assigned to lead implementation of the Comprehensive Plan to meet changing conditions in the community; and

**WHEREAS**, on July 18, 2022, the Planning & Zoning Commission called for a public hearing to initiate a Comprehensive Plan amendment to update actions outside the focus of the 2020-2021 Comprehensive Plan Review process and for minor updates to maps; and

**WHEREAS**, the Planning & Zoning Commission held a public hearing on September 19, 2022, open to all persons wishing to comment on the proposed Comprehensive Plan amendments, and subsequently recommended approval of said amendments; and

**WHEREAS**, the City Council held a public hearing, open to persons wishing to comment on the proposed Comprehensive Plan amendments, and, following such hearing, voted in favor of the amendments on October 10, 2022; and

**WHEREAS**, the City Council, having been presented the proposed amendments to the Comprehensive Plan to incorporate the amendments upon full review and consideration thereof, and all matters attendant and related thereto, is of the opinion that the amendments should be approved and adopted by the City of Plano.

**IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**Section II.** The Property Standards, Social Services, Parks & Recreation, Libraries, Heritage Preservation, Community Building, Building & Development Design, Renewable Energy, Stormwater Management, Waste Minimization, Jobs & Workforce Development, and Air Quality Policies of the Comprehensive Plan, and their associated action statements, are hereby amended as depicted in Exhibit A.

**Section III.** The Future Land Use Map and Neighborhoods Dashboard of the Comprehensive Plan are hereby amended as depicted in Exhibit B.

**Section IV.** The Thoroughfare Plan Map of the Comprehensive Plan is hereby amended as depicted in Exhibit C.

**Section V.** The primary format of the Comprehensive Plan is a publicly accessible website ([www.PlanoCompPlan.org](http://www.PlanoCompPlan.org)) that allows amendments to be efficiently incorporated.

**Section VI.** The City of Plano has the ability to prepare other plans, policies, or strategies as required in accordance with Section 213.004, Local Government Code.

**Section VII.** The City Manager is authorized to implement continual maintenance and periodic technical updates of the Comprehensive Plan to adjust such items as facts, figures, inventories, and descriptions or graphic depictions of existing conditions, excluding the strategic framework of the Plan.

**Section VIII.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section IX.** This ordinance shall become effective immediately from and after its passage.

**PASSED AND APPROVED THIS THE 10TH DAY OF OCTOBER 2022.**

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY



## Property Standards

### Policy

Plano will educate the community on the importance of property maintenance and provide proactive inspections to improve the quality of life, enhance the city's appearance and protect the health and safety of the community.

### Actions

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|--|--|
| <b>PRS1)</b> Evaluate and leverage technology to increase the effectiveness of on-site inspections and enhance communication with citizenry.   | <b>PRS8)</b> Incorporate the use of volunteers to address routine property maintenance violations.                   |
| <b>PRS2)</b> Facilitate a reduction of assigned neighborhood units per inspector to effectuate an increased awareness of property maintenance and voluntary compliance.                              | <b>PRS9)</b> Establish best practices to advance voluntary compliance and progressive code enforcement alternatives. |
| <b>PRS3)</b> Maintain a citywide catalog of residential properties per neighborhood to develop a housing stock baseline.   |  |
| <b>PRS4)</b> Conduct periodic surveys of residential properties to measure change in neighborhood property conditions.   |  |
| <b>PRS5)</b> Implement a systematic inspection program for single-family residential structures.   |  |
| <b>PRS6)</b> Expand community engagement initiatives with HOAs, crime watch groups, and others to reduce common property maintenance issues and garner increased interactions.                       |  |
| <b>PRS7)</b> Complete an inspection efficiency study to analyze the number of reactive cases reported by residents verses the number of proactive cases identified by staff within a defined period. |  |





## Social Services

Plano collaborates with a number of nonprofit organizations and school districts to ensure unmet needs and services are provided throughout the community. The city contributes grant funding to assist in homelessness and poverty prevention, crisis services, and health access. Proactive measures have been proven to reduce long-term costs and have a greater impact in reducing demand on municipal services such as police enforcement and emergency medical response. Partnerships are vital to providing adequate services to underserved populations within the community and the city will support and build relationships with social service providers to address these needs to improve quality of life.

### Policy

Plano will partner with private enterprises, nonprofit organizations, Collin County, Plano Independent School District, and other entities to provide adequate support to underserved populations within the community.

### Actions

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| <p><b>SS1)</b> Implement the goals in the Consolidated Plan and update every five years in accordance with U.S. Department of Housing and Urban Development (HUD) requirements.</p> | <p><b>SS4)</b> Assist local partners in expanding access to health care services for underserved populations.</p>  |
| <p><b>SS2)</b> Participate in the annual Collin County Homeless Coalition's homeless count.</p>   | <p><b>SS5)</b> Develop a plan to identify underserved populations and barriers to participation in parks and recreation programs, and offer inclusionary support strategies to address the barriers.</p> |
| <p><b>SS3)</b> Seek funding through partnerships and grants to provide health, human care, and shelter accommodations that meet the objectives stated in the Consolidated Plan.</p> | <p><b>SS6)</b> Work with regional partners to implement strategies that address food insecurity, equity, and waste.</p>  |



## Parks & Recreation

An accredited and award-winning parks and recreation system is a major contributor to the excellent quality of life in Plano. Citizens enjoy 85 public parks covering more than 4,300 acres and 88 miles of paved trails. Plano will keep pace with the city's changing demographics and growing population by developing a comprehensive system of facilities that anticipates future needs and provides excellent parks, recreation facilities, trails, and open space.

### 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 multiuse destinations, and improves the health, wellness, and morale of the citizens.

### Actions

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| <p><b>PR1)</b> Implement the Parks and Recreation Master Plan and update the plan every five years.</p>  | <p><b>PR6)</b> Identify and prioritize projects required to complete the park system for inclusion in Community Investment Program (CIP) fiscal year budget and future bond elections.</p> |
| <p><b>PR2)</b> Develop and maintain a comprehensive program of parks and recreation facilities, based on the park classification system and master plan, that includes current facilities and approximate locations for future facilities.</p>                         | <p><b>PR7)</b> Examine the impact of changing demographics and recreational needs on parks, facilities, and programming through research of trends and gathering public feedback.</p>      |
| <p><b>PR3)</b> Improve efficiency and cost effectiveness of providing certain programs and facilities through privatization, public/private partnerships, and joint operations with other public entities.</p>   |  |
| <p><b>PR4)</b> As part of a transportation plan (RS1), explore strategic connections between the city's trail network and other multimodal facilities to create interconnectivity of neighborhoods, commercial areas, and other places of interest where feasible.</p> |  |
| <p><b>PR5)</b> Acquire remaining properties to complete the trail system within Plano and link with systems in surrounding communities.</p>  |  |



## Libraries

Educational opportunities also contribute to the high standard of living in Plano. With five libraries, approximately 800,000 books in circulation, and thousands of print and non-print materials, the Plano Public Library System contributes to the academic advancement of the citizens. However, today's libraries serve a larger role in the Plano community; they are places that provide an interactive human element where people can meet, learn, get help, be entertained, and improve their quality of life. The Plano libraries are continuously evolving with new technology to enhance and expand services that meet the future needs of the community.

### Policy

Plano will enhance and expand, as appropriate, the existing library services to accommodate additional community needs that serve the changing demographics and library trends for the city.

### Actions

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|--|---|
| <p><b>L1)</b> Implement the Library Strategic Plan and update every three years.</p>   | <p><b>L6)</b> Annually evaluate the Library Marketing Plan and make updates, as necessary, to continue promoting the libraries as civic focal points and resource hubs for Plano's community.</p> |
| <p><b>L2)</b> Identify and prioritize projects for inclusion in Community Investment Program (CIP) fiscal year budget and future bond elections.</p> | <p><b>L7)</b> Expand existing libraries to include meeting spaces, workshop spaces, enlarged program rooms, and quiet spaces.</p>   |
| <p><b>L3)</b> Implement and sustain reliable technology to support new information and service delivery formats.</p>                                 | <p><b>L8)</b> Provide library materials in all formats as they become desired by the public.</p>  |
| <p><b>L4)</b> Expand and enhance educational programming to reflect the changing demographics of Plano's community.</p>                              |   |
| <p><b>L5)</b> Evaluate the use of mobile library facilities and other ways to increase public outreach and enhance Plano's active public spaces.</p> |   |



## Heritage Preservation

A city's history is one of the most important factors shaping its identity. In 1979, with rapid population increase and threats to historic resources, Plano adopted the first heritage preservation plan to protect city landmarks. Today, Plano's cultural heritage and historic character provide a distinctive environment for residents and business owners with two heritage districts (Downtown and Haggard Park) and 34 individually designated historic resources. Preservation has become much more than saving bricks and mortar. It provides a community with sustainable social, cultural, and economic advantages. To embrace its unique historical character, Plano will identify and preserve historic and cultural resources that promote the understanding of the city's history and enrich the city's sense of place.

### Policy

Plano will embrace its unique historical character and authenticity by identifying and preserving historic and cultural resources that promote the understanding of the city's history and enrich the city's sense of place.

### Actions

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| <p><b>HP1)</b> Implement the City of Plano's Heritage Preservation Plan and update every five years to serve as the guiding document for the city's Heritage Preservation Program and related activities.</p> | <p><b>HP4)</b> Increase compliance actions to meet the adopted heritage district guidelines.</p>   |
| <p><b>HP2)</b> Conduct a survey to evaluate structures built between 1945 and 1975 to determine potential eligible historic areas.</p>  | <p><b>HP5)</b> Utilize adopted design standards to guide appropriate infill development within heritage districts.</p>   |
| <p><b>HP3)</b> Review, and amend as necessary, the zoning ordinance for compatibility with the character of the existing historic districts.</p>  | <p><b>HP6)</b> Continue to implement adopted design standards that guide rehabilitation of historic properties with energy efficient or clean energy technology.</p> |



## Community Building

An individual's emotional connection to their community is important to establish a high quality of life and ensure a city's success. Plano will encourage cohesion among its diverse citizens by building new relationships that create a community where everyone is proud to live and work. Therefore, Plano will pursue community building efforts and initiatives and provide the tools needed to strengthen community cohesion and sense of belonging among residents.

### Policy

Plano will pursue community building efforts and initiatives and provide the tools needed to strengthen community cohesion and sense of belonging among residents.

### Actions

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| <p><b>CB1)</b> Strengthen and expand existing community outreach and participation programs such as Love Where You Live and Citizens Assisting Plano Police.</p>   | <p><b>CB6)</b> Maintain and update, as necessary, the neighborhood association toolkit to assist citizens in forming neighborhood associations.</p>   |
| <p><b>CB2)</b> Develop a community pride initiative and include an educational component that addresses the history, arts, culture, educational resources, and natural resources in Plano.</p>   | <p><b>CB7)</b> Promote HOA and Neighborhood Association Quarterly Breakfasts to new neighborhood associations.</p>  |
| <p><b>CB3)</b> 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.</p> | <p><b>CB8)</b> Continue to implement a marketing campaign encouraging neighborhoods to host block parties and utilize the city's Pop-up Party Trailer, Pop-up Party Theater, and promote other BEST Neighborhoods initiatives.</p>  |
| <p><b>CB4)</b> Create a mentorship program for established homeowners associations to mentor developing organizations.</p>   | <p><b>CB9)</b> Facilitate opportunities for neighborhood representatives, business organizations, not-for-profit organizations and agencies, and other stakeholders to meet regularly with and obtain information from city staff on city initiatives and activities.</p> |
| <p><b>CB5)</b> Increase the number of neighborhoods with crime watch programs and encourage residents to become block captains.</p>  | <p><b>CB10)</b> Continue the Neighborhood Vitality and Beautification Grant Program to assist in creating a sense of identity for neighborhoods.</p>  |



## Building & Development Design

Plano consistently updates its building codes to implement the latest building efficiency measures as defined by the International Code Council. Since building codes provide minimum requirements, the city will explore incentive programs to encourage greater energy efficiency measures for both new and renovated buildings city-wide. In 2007, Plano decided to lead by example through implementation of a policy requiring all new city-owned buildings and significant remodels to incorporate energy conservation measures. As we move into the future, Plano will invest responsibly in municipal facilities and utilize codes and incentive programs, to protect, conserve, and enhance the city's environmental resources.

### 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.

### Actions

- BDD1)** Annually review the Facility Policies and Procedures to incorporate new building efficiency measures as feasible.
- BDD2)** Create a policy requiring any public-private project that includes a development agreement to apply sustainable construction standards, as appropriate, to the project.
- BDD3)** Review development and building regulations every three years to ensure provisions for the efficient use of natural resources and promote environmental quality.
- BDD4)** Promote buildings and projects that are environmentally friendly and educate the public about the health and environmental benefits of green buildings.
- BDD5)** Ensure timely adoption of building codes as established by the International Code Council.
- BDD6)** Create a building incentive program for new development and redevelopment projects to incorporate sustainable design elements such as: solar energy; natural lighting; reflective roofs or green roofs; low Volatile Organic Compounds (VOC) materials and ventilation; heating, ventilation, and air conditioning (HVAC) energy performance and efficiency systems; on-site renewable energy; waste minimization; and water reclamation and conservation.
- BDD7)** Create regulations for sustainable building and site planning practices such as tree preservation, reduced impervious coverage, and green infrastructure.



## Renewable Energy

An important energy conservation measure for buildings is reducing the dependence on non-renewable energy sources. The State of Texas ranks in the top of the nation in several renewable energy rankings. With an average of 232 days of sunshine a year, solar is the most viable option for our community. Drought and topography make other renewable energy sources less economically feasible. However, energy providers across the state produced 104.1 million megawatt-hours of renewable energy in 2020, over 2.5 times the amount generated in 2013<sup>1</sup>. Consumers, including the city, have the ability to negotiate for higher percentages of these resources. Plano will increase the use of renewable energy sources for city operations and encourage residents and businesses to make improvements in energy efficiency.

### Policy

Plano will increase the use of solar power and other renewable sources for city infrastructure, facilities, and operations and encourage residents and businesses to make renewable energy improvements that diversify the energy supply, reduce dependence on fossil fuels, improve air quality, and reduce greenhouse gas emissions.

### Actions

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| <p><b>REN1)</b> Develop energy conservation education and energy efficiency retrofit programs and identify appropriate new financing opportunities for energy efficiency and solar energy installations for commercial, residential, and civic buildings.</p>   | <p><b>REN4)</b> Increase renewable energy participation with homeowners and business owners by supporting private initiatives such as Solarize Plano.</p>    |
| <p><b>REN2)</b> Continue to implement a marketing campaign that increases awareness and participation with the city's Housing Rehabilitation Program and Great Update Rebate Program to provide homeowners and renters assistance in upgrading their homes to be more energy and water efficient.</p> | <p><b>REN5)</b> Evaluate the feasibility of using rooftops of public facilities and parking garages for renewable micro-power generation, such as solar.</p> |
| <p><b>REN3)</b> Explore public/private partnerships for the development of energy efficiency programs with private utility companies.</p>   | <p><b>REN6)</b> Evaluate the feasibility of geothermal energy as an alternative energy source for public and private buildings.</p>                          |
|   | <p><b>REN7)</b> Negotiate higher renewable energy minimums with the city's electric providers at the time of contract expiration.</p>                        |

<sup>1</sup>U.S. Energy Information Administration

- REN8)** Establish a cost-effective program for replacing city vehicles operating on fossil fuels with those that operate on alternative fuels or electricity.
- REN9)** Review the Zoning Ordinance and amend as necessary to facilitate the development of alternative fuel distribution facilities.
- REN10)** Seek grants to assist with the funding for alternative fueling stations and electric charging stations.





## Stormwater Management

The design of buildings and development sites should also incorporate efficient management of stormwater. Although a natural part of the water cycle, stormwater runoff can also be an environmental concern. Pollutants such as oil and gasoline from roadways or fertilizers from lawns and farming can enter our lakes, creeks, streams, and other natural waters. Stormwater can also cause stream bank erosion and habitat destruction if it's not properly managed. To improve water quality, Plano will require development plans to minimize contamination of waterways and protect natural habitats.

### Policy

Plano will improve water quality by requiring design and use of erosion control plans and stormwater pollution prevention plans to ensure compliance with federal, state, and local regulations, minimize pollution and contamination of water ways, and enhance and protect biodiversity and ecosystems.

### Actions

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| <p><b>SM1)</b> Implement the goals and objectives of Plano's Stormwater Management Plan, which is updated every five years.</p>   | <p><b>SM5)</b> Create a stormwater demonstration program for select neighborhoods, districts, or on city property to show the proper installation of structural Best Management Practices (BMPs) for streets and parking lots.</p> |
| <p><b>SM2)</b> Provide annual reports of Plano's stormwater management program to the regulating authorities.</p>   | <p><b>SM6)</b> Create a stormwater volunteer program to engage residents in cleaning and testing in efforts to improve water quality of creeks.</p>  |
| <p><b>SM3)</b> Expand city regulations for post construction stormwater management in new developments and redevelopments by a combination of structural and nonstructural Best Management Practices (BMPs) appropriate for the community.</p>        | <p><b>SM7)</b> Educate residents and businesses on the benefits of sustainable building practices in helping absorb excess run-off.</p>  |
| <p><b>SM4)</b> Develop and provide training opportunities for local developers, property owners, consultants, and city staff on how to design, construct, inspect, and maintain permanent stormwater structural Best Management Practices (BMPs).</p> |  |



## Waste Minimization

Minimizing waste also improves the environmental quality of our community and conserves natural resources by saving energy, reducing landfills, and improving air quality. Diverting waste from landfills through recycling and composting efforts is a priority for the city. In 1999, with a 5% recycling diversion rate, the Plano City Council created a 40% citywide diversion goal. By the end of 2013, the city was recycling over 37% of all waste; a greater percentage than the state and national average. Several outreach and educational programs offered by the City have resulted in this increase and encourage citizens to recycle. It includes the Minimal Waste Program and Litter Cleanup Days. The commercial construction and demolition program, created in 2009, has been one of the most successful recycling initiatives to date. This program requires a refundable deposit as a financial incentive to recycle debris from building projects. As a result, construction and demolition recycling has increased over 170% and has significantly contributed to the city's diversion rate. The City of Plano also supports large-scale composting as part of a regional council or coalition of cities. Yard trimmings and clean wood are processed to create compost materials marketed as Texas Pure products and sold at a discounted rate to Plano residents. To conserve environmental resources, Plano will reduce the overall disposal of solid waste and increase reuse and recycling.

### Policy

Plano will reduce the overall disposal of solid waste and increase reuse and recycling to conserve environmental resources.

### Actions

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| <p><b>WM1)</b> Create a 20-year Solid Waste Plan and incorporate focus groups to cover the identified key areas of: commercial businesses (separated by large, medium, and small), multi-family complexes, and residential sections (separated by home size/age, ethnicity and culture, family size, and median age).</p> | <p><b>WM4)</b> 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.</p> |
| <p><b>WM2)</b> Continue implementation of the 2015-2025 Regional Compost Program in conjunction with North Texas Municipal Water District and four (4) additional solid waste member cities: Richardson, Frisco, Allen, and McKinney.</p>   | <p><b>WM5)</b> Evaluate and determine the next tier of residential-based materials potentially targeted through future recycling activities, collections, or programs to increase recycling and decrease waste disposal.</p>                               |
| <p><b>WM3)</b> Continue the implementation of the Construction and Demolition Recycling Incentive Program to encourage recycling of construction materials and divert waste from the landfill.</p>  | <p><b>WM6)</b> Develop and refine Plano's commercial recycling-based Green Business Certification program and increase promotion of and participation in the program.</p>  |
|   | <p><b>WM7)</b> Continue to implement a marketing campaign encouraging volunteer groups to host self-led cleanup events utilizing the Community Cleanup Trailer.</p>  |



## Jobs & Workforce Development

Plano residents are served by three public school districts. Plano ISD, the city's largest school district, reported the completion rate for the class of 2014 was 98.2%. 95% of those graduating students attended college during the fall of 2014. With 25 colleges and universities in the Dallas-Fort Worth region, Plano companies have a pipeline of 157,000 students currently enrolled in four year universities. An additional 187,000 students are attending community colleges. More than 6% of Plano's adult population are enrolled in continuing education classes in area institutions that are focused on enhancing workforce skills.

Collin College offers more than 100 degrees and certificates in a wide range of fields. The University of Texas at Dallas (UTD) is a four-year emerging research university providing numerous undergraduate and advanced degree programs to Plano residents. Through specially designed undergraduate and graduate degree programs, these universities enhance professional development for working adults pursuing advanced education.

Workforce development programs by local organizations, such as the Plano Chamber of Commerce, are also offered to enrich personal development skills. The Young Professionals of Plano, Leadership Plano, and The Women's Division are all Chamber initiatives that have specialized training for specific workforce groups to receive instruction on career development and business leadership. TEDxPlano, a Chamber initiative, provides a platform to explore innovative ideas, emerging business trends and best practices – inspiring further development of local companies.

Through collaborative efforts with the education and business communities, the City of Plano can assist in developing a competitive workforce. To attract and retain this selective employee base as residents, Plano will need to enhance the existing community character and provide a superior quality of life by creating interactive social spaces, diverse housing options, and excellent municipal services to distinguish itself from neighboring communities. Education, business, and local government efforts provide the foundation to attract skilled workers and ensure competitive job skills that provide area businesses with an ever-improving employee base.

### Policy

Plano will assist the education and business communities in developing a competitive workforce to provide job skills demanded by the regional marketplace and employment opportunities for local graduates.

### Actions

- JWD1)** Create a partnership involving executive leadership from the city, local education services, and businesses for providing data and analysis that address community issues impacting workforce development.
- JWD2)** Create an annual report on the city's workforce strengths and challenges.
- JWD3)** Meet with local colleges and public education providers and encourage the creation of programs that enhance job skills of city residents needed by employers.
- JWD4)** Encourage and support efforts by area colleges and businesses to integrate recent graduates into the local workforce.
- JWD5)** Conduct employer preference surveys to identify and improve quality of life aspects that are necessary to retain and recruit a highly-skilled workforce for the community.



## Air Quality

Enhancements to regional mobility will also improve the area's air quality by reducing emissions from vehicles. Currently, DFW does not meet federal standards for ozone levels, which results in breathing difficulties for some area residents and increases in local temperatures. If this situation does not improve, the Environmental Protection Agency could impose sanctions that would result in the loss of federal funding for major transportation projects. Plano intends to lead by example to reach federal standards for regional air quality.

### Policy

Plano will lead by example in the Dallas-Fort Worth area by developing policies that assist the region in reaching attainment for air quality.

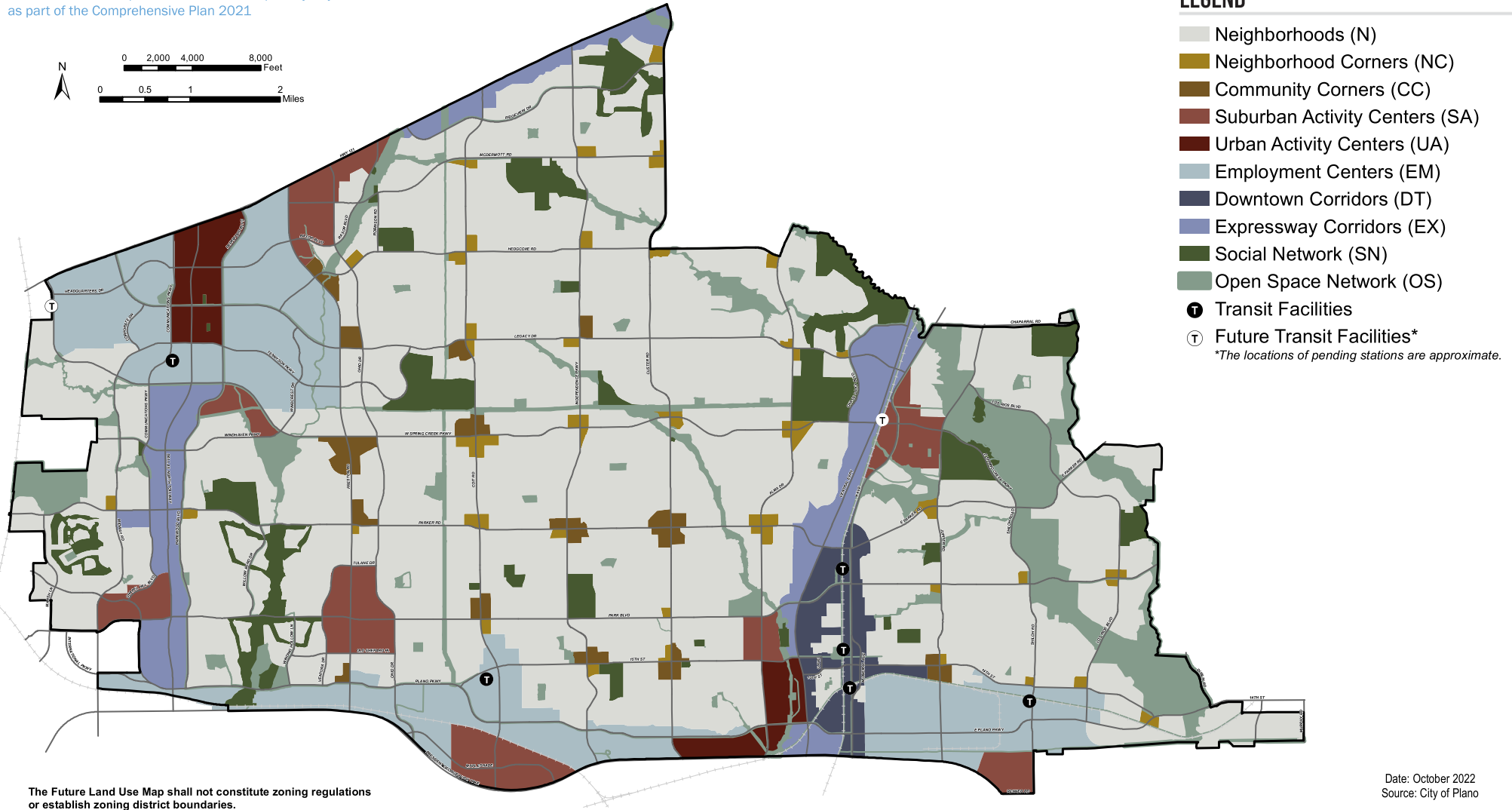
### Actions

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|---|---|
| <p><b>AQ1)</b> In order to mitigate emissions, continue implementation of the city's anti-idling ordinance related to heavy-duty vehicles and of the Mobile Source Pollution Reduction Policy to manage idling procedures of city fleet vehicles.</p> | <p><b>AQ4)</b> Initiate and participate in regional alternative energy projects to reduce dependence on fossil fuels.</p>           |
| <p><b>AQ2)</b> Evaluate and implement new technologies, such as idling detection for city vehicles, to assist with reducing air pollutants.</p>   | <p><b>AQ5)</b> Develop a policy that limits roadway construction within Plano to non-peak hours to the maximum extent possible.</p> |
| <p><b>AQ3)</b> Improve timing and coordination of traffic signals with Plano, the state of Texas, the North Texas Tollway Authority (NTTA), and neighboring cities to reduce emissions from idling vehicles and improve traffic flow.</p>             | <p><b>AQ6)</b> Work with area cities to develop a policy regarding High Occupancy Vehicle (HOV) access and congestion pricing.</p>  |



## FUTURE LAND USE MAP

Future Land Use Map and Dashboards adopted by City Council on October 10, 2022  
as part of the Comprehensive Plan 2021.



The Future Land Use Map shall not constitute zoning regulations  
or establish zoning district boundaries.

Date: October 2022  
Source: City of Plano



## Future Land Use Categories

The Future Land Use Map determines appropriate locations for future uses, establishing the community's vision for the placement of housing, employment, social activities, and protection of natural areas. Ten categories provide guidance for new development and redevelopment, describing the typical mix of land uses and design characteristics that are desirable to create distinct areas of the city. The map does not establish zoning district boundaries or regulations, nor guarantee that individual properties are suitable for the full range of design characteristics described within each category. Land use decisions on individual properties should consider not only the Future Land Use Map, but also other Comprehensive Plan policies, the context of the surrounding area, and other individual site considerations that cannot be evaluated as part of the high-level policy guidance of the Comprehensive Plan.

### NEIGHBORHOODS

Neighborhoods are predominantly residential, and also include light commercial, office, institutional, and other residential-supporting uses. Low-density single-family is the most prevalent housing type in Neighborhoods, but townhouses, duplexes, and garden-style apartments are also common.

#### NEIGHBORHOODS



### CORNERS

Corners are primarily commercial areas located at the intersections of major arterials that serve as shopping, dining, and social hubs for nearby neighborhoods. These areas will vary in size and scale across the city, with the introduction of residential uses at some locations to support the health and viability of non-residential uses.

#### NEIGHBORHOOD CORNERS



#### COMMUNITY CORNERS



### CENTERS

Centers include major employment-only districts, as well as activity hubs for destination shopping, office, and entertainment, that serve large parts of the city and the region. These areas will vary in the level of intensity, walkability, and mix of uses from center to center.

#### SUBURBAN ACTIVITY CENTERS



#### URBAN ACTIVITY CENTERS



#### EMPLOYMENT CENTERS



### CORRIDORS

Corridors are areas of development oriented along expressways, major streets, or rail lines. As areas of high-visibility for visitors and the traveling public in Plano, these areas will develop with quality aesthetics and character that represent the city's high standards for excellence.

#### DOWNTOWN CORRIDORS



#### EXPRESSWAY CORRIDORS



### NETWORKS

Networks include the systems of social, educational, and recreational needs distributed across the city. Serving all residents of the city, these areas will be highly accessible by automobiles, public transit, bicycle routes and trails, and enhanced pedestrian connections.

#### SOCIAL NETWORK



#### OPEN SPACE NETWORK



### TRANSPORTATION



existing and planned  
light rail stations or bus  
terminals



#### TRANSIT FACILITIES



expressways and major  
streets throughout the city

#### THOROUGHFARES



active freight and commuter  
rail lines or right-of-way of  
former railroads

#### RAILROADS





## NEIGHBORHOODS (N)

The Neighborhoods future land use category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.

**Residential Areas** - Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Existing multifamily developments, which function as transitions from moderate and high intensity commercial areas, should be well maintained to preserve neighborhood character. With few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

**Non-Residential Areas** - Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

**Residential Adjacency Standards** - Adequate transitions in building setbacks and height must be provided when development is proposed near established neighborhoods.



## LAND USE MIX (acres)

### EMPLOYMENT (0-10%)

### HOUSING (90-100%)

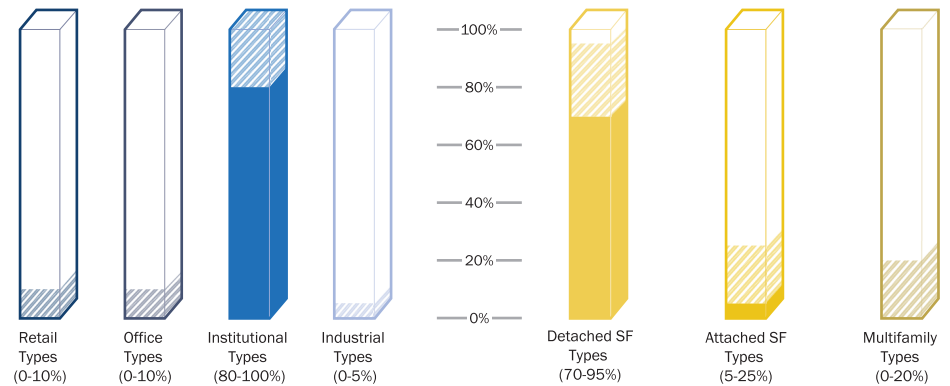


0-10% Employment should include the following mix of land uses:

90-100% Housing should include the following mix of land uses:

### EMPLOYMENT MIX (acres)









### HOUSING MIX (dwelling units)



#### SPECIAL NOTES:

Information above represents preferred mixes citywide

## DESIRABLE CHARACTER DEFINING ELEMENTS

BUILDING HEIGHTS	DENSITY	INTENSITY & SCALE	OPEN SPACE
1 to 2 stories	SF: 0.5 to 10 DUA MF: 10 to 22 DUA	Low intensity Low-rise scale	10% to 50% Passive Open Space
PARKING ORIENTATION		BLOCK PATTERN & STREETScape	
  <div>Res: garages with driveways Non-res: surface lots</div>		  <div>Gridded or curvilinear blocks Traditional Residential Streets</div>	
MULTIMODAL ACCESS			
AUTOMOBILES	TRANSIT	MICROMOBILITY	PEDESTRIANS
 <div>HIGH</div> <div>Direct access from local streets</div>	 <div>MEDIUM</div> <div>Served by bus on perimeter arterial streets</div>	 <div>HIGH</div> <div>Connected to trails and bike routes</div>	 <div>HIGH</div> <div>Walkable to parks and schools</div>





## TYPICAL NEIGHBORHOOD DESIGN



## NEIGHBORHOODS PRIORITIES

1. Preserving neighborhood character and quality of life
2. Upkeep of existing housing stock
3. Requiring adjacent commercial land uses to provide adequate transitions
4. Variety of housing heights, sizes, and types





## THOROUGHFARE PLAN MAP

Thoroughfare Plan Map and Cross-Sections adopted by City Council  
on October 10, 2022 as part of the Comprehensive Plan 2021

