

DATE: June 20, 2023
TO: Honorable Mayor & City Council
FROM: Planning & Zoning Commission
VIA: Michael Bell, AICP, Comprehensive Planning Manager *MB*
Christina D. Day, AICP, Director of Planning
SUBJECT: Results of Planning & Zoning Commission Meeting of June 19, 2023

AGENDA ITEM NO. 7 – COMPREHENSIVE PLAN AMENDMENT CPA2023-002
PETITIONER(S): CITY OF PLANO

Public hearing and consideration of amendments to the Parks Master Plan Map, Bicycle Transportation Plan Map, and Future Land Use Map of the Comprehensive Plan associated with the 2023 update of the Parks, Recreation, Trails & Open Space Master Plan. Project #CPA2023-002.

APPROVED: 8-0

Speaker Card(s) Received Support: 0 Oppose: 0 Neutral: 0

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 0 Oppose: 0 Neutral: 0

RESULTS:

The Commission recommended to approve the item as presented.

To view the hearing, please click on the provided link:
<https://planotx.new.swagit.com/videos/245310?ts=7613>

MZ/ko

cc: Eric Hill, Assistant Director of Planning
Christina Sebastian, Land Records Planning Manager

AGENDA ITEM NO. 7

PUBLIC HEARING: Comprehensive Plan Amendment 2023-002

APPLICANT: City of Plano

DESCRIPTION: Public hearing and consideration of amendments to the Parks Master Plan Map, Bicycle Transportation Plan Map, and Future Land Use Map of the Comprehensive Plan associated with the 2023 update of the Parks, Recreation, Trails & Open Space Master Plan. Project #CPA2023-002.

STAFF PRELIMINARY REPORT - INTRODUCTORY REMARKS

The Comprehensive Plan is a 20- to 30-year framework to guide the city's future, providing policy and direction related to future growth and redevelopment, transportation, housing, city services, and other important aspects of the community. The Plan informs current and future decision-makers about where we have been, where we are today, where we want to go, and how we intend to get there. The strategic framework of the Comprehensive Plan includes a broad range of policies and implementation actions, as well as five maps that guide city leaders in decisions and directives for land use development, the provision and delivery of city services, and prioritization and funding of Community Investment Projects (CIP). The five maps of the Comprehensive Plan include Parks, Recreation, Trails & Open Space Master Plan (Park Master Plan), Bicycle Transportation Plan Map, Future Land Use Map, Expressway Corridor Environmental Health Map, and the Thoroughfare Plan Map.

The Parks, Recreation, Trails & Open Space Master Plan (Park 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. First adopted in 1972 to identify park and recreation needs to accommodate future growth, the high quality of the city's parks and recreation system, and its contribution to the quality of life in Plano, is a direct result of ongoing planning efforts and plan implementation. Projects identified in the Plan have primarily been implemented through bond elections.

To ensure park planning goals are aligned with other citywide policies for land use, transportation, and facilities planning, the Park Master Plan includes the [Parks Master Plan Map](#) and [Bicycle Transportation Plan Map](#) from the Comprehensive Plan. An update to these maps requires corresponding amendments to both the Park Master Plan and the Comprehensive Plan. Park sites are also customarily classified as Open Space Network (OS) on the Future Land Use Map. New park sites added to the Parks Master Plan require corresponding changes to the Future Land Use Map.

2023 Update Process

The Park Master Plan is periodically reviewed to incorporate resident feedback, inventory park assets, assess needs, and identify trends in recreation and leisure. This ongoing feedback and analysis ensure that it continues to meet the city's needs. The last major update was adopted in 2018 and included a comprehensive update of the Plan content. In early 2022, the Parks and Recreation Department engaged Halff Associates, Inc. to conduct a routine update of the Plan to:

- Reflect accomplishments made in the intervening 5 years;
- Reflect present and projected demographics; and
- Identify trends in recreation needs and define strategies to meet future demand.

The update process began with a statistically valid survey through random mail targeting 400 individuals to achieve a 95% level of confidence. This effort was followed by an online community survey and virtual public engagement open house, soliciting feedback from the general public, sports associations, and a broad range of community groups for an additional 118 respondents. Survey results were consistent across the spectrum of the surveys and were incorporated into the recommendations of the draft Park Master Plan. A [draft of the Park Master Plan](#) was posted online for public review and comment on March 31, 2023, and since then, public comments have been incorporated, and subsequent drafts have been published online for public review.

On May 2, 2023, the Parks and Recreation Planning Board recommended approval of the Parks, Recreation, Trails & Open Space Master Plan (7-0). Since then, any additional changes to the Parks Master Plan Map have been communicated to the Parks and Recreation Planning Board.

The Parks Board reviews the Parks, Recreation, Trails & Open Space Master Plan document; however, corresponding changes to the Comprehensive Plan require a recommendation from the Commission.

On April 3, 2023, the Planning & Zoning Commission called a public hearing to amend the Parks Master Plan Map, Bicycle Transportation Plan Map, Future Land Use Map, and other related sections of the Comprehensive Plan associated with the update of the Parks, Recreation, Trails & Open Space Master Plan.

On May 15, 2023, the Commission was briefed on changes to the Park Master Plan by the Parks and Recreation Department's consultant Halff Associates, and staff was available to answer related questions.

Since these meetings, the Parks and Recreation and Planning Departments have made minor map refinements for consideration and prepared final recommendations for consideration of the Comprehensive Plan map amendments. These include:

1. Minor adjustments to a proposed park boundary that included a property that the Parks and Recreation Department recently determined not to be suitable for parkland; and
2. Removal of a Private Open Space from a property with an active zoning petition under review. Although the City is interested in private open space on this property, it was removed to avoid any potential conflict of interest.

STAFF PRELIMINARY REPORT – PROPOSED UPDATES

A redline document identifying proposed amendments and the proposed amended maps in final form are included with this report. A summary of these associated changes is provided in the report. Please note that the numbers in each description below correspond with the respective map.

Parks Master Plan Map

Proposed amendments to the [Parks Master Plan Map](#) are specified in the attached maps and include:

1. **Trails.** New, realigned, and removed trail connections and extensions (please note, the Park Master Plan Map only depicts existing and proposed trails that are accommodated outside of city park facilities, with more detailed trail planning identified in the Bicycle Transportation Map):
 - Map #1 – The removal of a proposed trail and two trail connections to the Shady Brook Trail and the McKamy Trail along the city’s western city limits adjacent to The Colony;
 - Map #2 – A new proposed trail and trail connection into The Colony along Spring Creek Parkway, south of Headquarters Drive;
 - Map #8 – A new proposed trail and trail connection into Richardson along Custer Road, from Plano Parkway to the President George Bush Turnpike;
 - Map #11 – Realignment of an existing trail connection within the Collin Creek Mall redevelopment area (Map #10) to reflect recently approved development plans; and
 - Map #16 – Realignment of the DART Silver Line Hike and Bike Trail to the south side of the DART Silver Line Tracks west of N Avenue to reflect ongoing construction plans.
2. **Proposed Parks.** The addition of new proposed parks to the map and the adjustment of boundaries to proposed parks currently on the map:
 - Map #3 – A new proposed park at the southeast corner of Headquarters Drive and Legacy Drive;
 - Map #4 – A new proposed park on the east side of Spring Creek Parkway between Headquarters Drive and Midway Road;
 - Map #5 – A new proposed park north of Legacy Drive, south of Headquarters Drive, between Parkwood Boulevard and Hedgcoxe Road;
 - Map #6 – Boundary adjustments to a proposed park located south of Spring Creek Parkway and east of Parkwood Boulevard to reflect recently approved development plans;
 - Map #7 – A new proposed park north of President George Bush Turnpike, between Ohio Drive and Coit Road;

- Map #9 – Boundary adjustments to a proposed park boundary within the Heritage Creekside area;
- Map #12 – A new proposed park near Lexington Drive and Thunderbird Lane;
- Map #14 – A new proposed park at the northwest corner of Chase Oak Boulevard and U.S. Highway 75 that was previously classified as Private Open Space;
- Map #15 – A new proposed park on both sides of L Avenue south of 18th Street (please note, this park site does not include the City of Plano-owned parking lot located on the east side of Municipal Avenue); and

3. **Existing Parks.** The update of existing park boundaries:

- Map #10 – Adjustments to existing park boundaries for Westwood Park and Overland Trail Park; and
- Map #11 – Adjustments to the existing park boundary within the Collin Creek Mall redevelopment area to reflect recently approved plans.

4. **Private Open Space.** The addition of private open space:

- Map #13 – A new private open space north of Parker Road and east of Alma Drive adjacent to Thunderbird Lane.

Bicycle Transportation Plan Map

The proposed amendments to the [Bicycle Transportation Plan Map](#) are specified in the attached maps and include the following:

1. **Shared Use Paths.** The addition or relocation of proposed shared use paths:

- Map #1 – The removal of a proposed shared-use path and two trail connections to the Shady Brook Trail and the McKamy Trail along the city's western city limits adjacent to The Colony;
- Map #2 – A new proposed shared-use path and trail connection to The Colony located along Spring Creek Parkway south of Headquarters Drive;
- Map #3 – A new proposed shared-use path along Tennyson Parkway and Communication Parkway to connect Bluebonnet Trail to Bruce Glasscock Park;
- Map #5 – A new proposed shared-use path along Headquarters Drive/Rasor Boulevard from the Dallas North Tollway east towards a point east of Preston Road;
- Map #6 – A new proposed shared-use path connecting Headquarters Drive to Legacy Drive, east of Preston Road;

- Map #7 – Two new proposed shared-use paths in the Haggard Farms development, including a north-south connection from Parkwood Boulevard to Windhaven Parkway and an east-west connection from Parkwood Boulevard to Spring Creek Parkway;
- Map #8 – A new proposed shared-use path along Ohio Drive, from Plano Parkway south to Traditional Trail;
- Map #9 – A new proposed shared-use path along Independence Parkway from Plano Parkway south to Lotus Drive;
- Map #10 – A new proposed shared-use path from Plano Parkway south to the President George Bush Turnpike and new trail connection to the City of Richardson on Custer Road;
- Map #11 – Two changes to shared-use paths in the Downtown area, including a new proposed shared-use path along G Avenue from 14th Street to 18th Street and relocating a proposed shared-use path from K Avenue to Municipal Avenue from 10th Street to 18th Street;
- Map #13 – A new proposed shared use on Spring Creek Parkway from Premiere Drive to K Avenue;
- Map #14 – A new proposed shared use along Parker Road connecting to the north side of Stoney Hollow Park; and
- Map #17 – Realignment of the proposed shared-use path and proposed regional bicycle network to the south side of the railroad west of P Ave to reflect ongoing construction of the DART Silver Line Hike and Bike Trail.

2. **On-Street Bike Routes.** Additional proposed on-street bike routes. This includes:

- Map #12 – A new on-street bike along Vineyard Drive from Baxter Drive south to the Hoblitzelle Park Trail;
- Map #15 – A new on-street bike route along Richmond Drive and R Avenue to connect Willow Creek Park to Schell Park and Bike Route 28 on Laurel Lane; and
- Map #16 – A new on-street bike route along Kite Landing Lane and Kite Meadows Drive to connect Bike Route 97 on Los Rios Boulevard to Stoney Hollow Park and the Cottonwood Creek Greenbelt Trail.

3. **Bike Lanes/Cycle Tracks.** The addition of cycle tracks and bike lanes:

- Map #4 – The addition of an existing cycle track on Legacy Drive over the Dallas North Tollway;

- Map #18 – The addition of a bike lane and shared-use path along Shiloh Road from Rockbrook Drive south to the DART Shiloh Road Silver Line Station.

Future Land Use Map

Proposed amendments to the [Future Land Use Map](#) are necessary for conformance with the proposed

Open Space Network (OS)

The **Open Space Network (OS)** Future Land Use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.

amendments to the Park Master Plan Map and Bicycle Transportation Plan Map. Proposed parks and trails are generally categorized as [Open Space Network \(OS\)](#) on the Future Land Use Map. The proposed amendments to the Future Land Use Map are specified in the attached maps and include:

1. **Corresponding Changes to New Proposed Parks.** Various locations on the Future Land Use Map were updated to OS to match the location of new proposed parks on the Parks Master Plan Map (PMP):
 - Map #1 – Employment Center (EM) to OS for proposed park described in PMP Map #3;
 - Map #2 – EM to OS for proposed park described in PMP Map #2;
 - Map #3 – EM to OS for proposed park described in PMP Map #4;
 - Map #5 – Suburban Activity Center (SA) and EM to OS for proposed park described in PMP Map #7;
 - Map #9 – Neighborhoods (N) to OS for proposed park described in PMP Map #11;
 - Map #11 – Downtown Corridor (DT) to OS for proposed park described in PMP Map #14.
2. **Corresponding Changes for Park Boundary Adjustments.** The boundaries of the existing Open Space Network were adjusted to match corresponding adjustments on the PMP Map:
 - Map #4 – Boundary adjustments of OS/EM/N to match the proposed propose park as described in PMP Map #6;
 - Map #6 – Boundary adjustments of OS/UA to match the proposed park as described in PMP Map #10; and
 - Map #12 – Boundary adjustments of OS/UA to match existing conditions at Heritage Creekside as described in PMP Map #17.

3. **Corresponding Changes to OS for New Private Open Space.** Various locations on the Future Land Use Map were updated to OS to match the location of new private open spaces in the PMP Map:
 - Map #10 – N to OS for the private open space described in PMP Map #12.
4. **Other Changes.** Two other miscellaneous changes were made to match existing conditions:
 - Map #7 – SN to OS: Hackberry Park was incorrectly shown as Social Network;
 - Map #8 – Boundary adjustments of OS/SA areas to match existing parks near the Sam Johnson Recreation Center; and
 - Map #13 – Reclassified the Pecan Hollow Golf Course as Social Network for consistency with dashboard descriptions and other public and private golf courses.

Summary Table of Corresponding Changes

Type of Change	Parks Master Plan Map Number	Bicycle Transportation Plan Map Number	Future Land Use Map Number
Trail/Shared Use Path	1	1	
Trail/Shared Use Path	2	2	
Proposed Park	3		2
Proposed Park	4		1
Proposed Park	5		3
Proposed Park	6		4
Proposed Park	7		5
Trail/Shared Use Path	8	10	
Proposed Park	9		12
Existing Park	10		
Existing Park	11		6
Proposed Park	12		9
Private Open Space	13		10
Private Open Space	14		
Proposed Park	15		11
Trail/Shared Use Path	16	17	
Trail/Shared Use Path		3	
Cycle Track		4	
Trail/Shared Use Path		5	
Trail/Shared Use Path		6	
Trail/Shared Use Path		7	
Trail/Shared Use Path		8	
Trail/Shared Use Path		9	
Trail/Shared Use Path		11	
Bike Route		12	
Trail/Shared Use Path		13	
Trail/Shared Use Path		14	

Type of Change	Parks Master Plan Map Number	Bicycle Transportation Plan Map Number	Future Land Use Map Number
Bike Route		15	
Bike Route		16	
Bike Lane		18	
Existing Park			7
Existing Park			8
Existing Golf Course			13

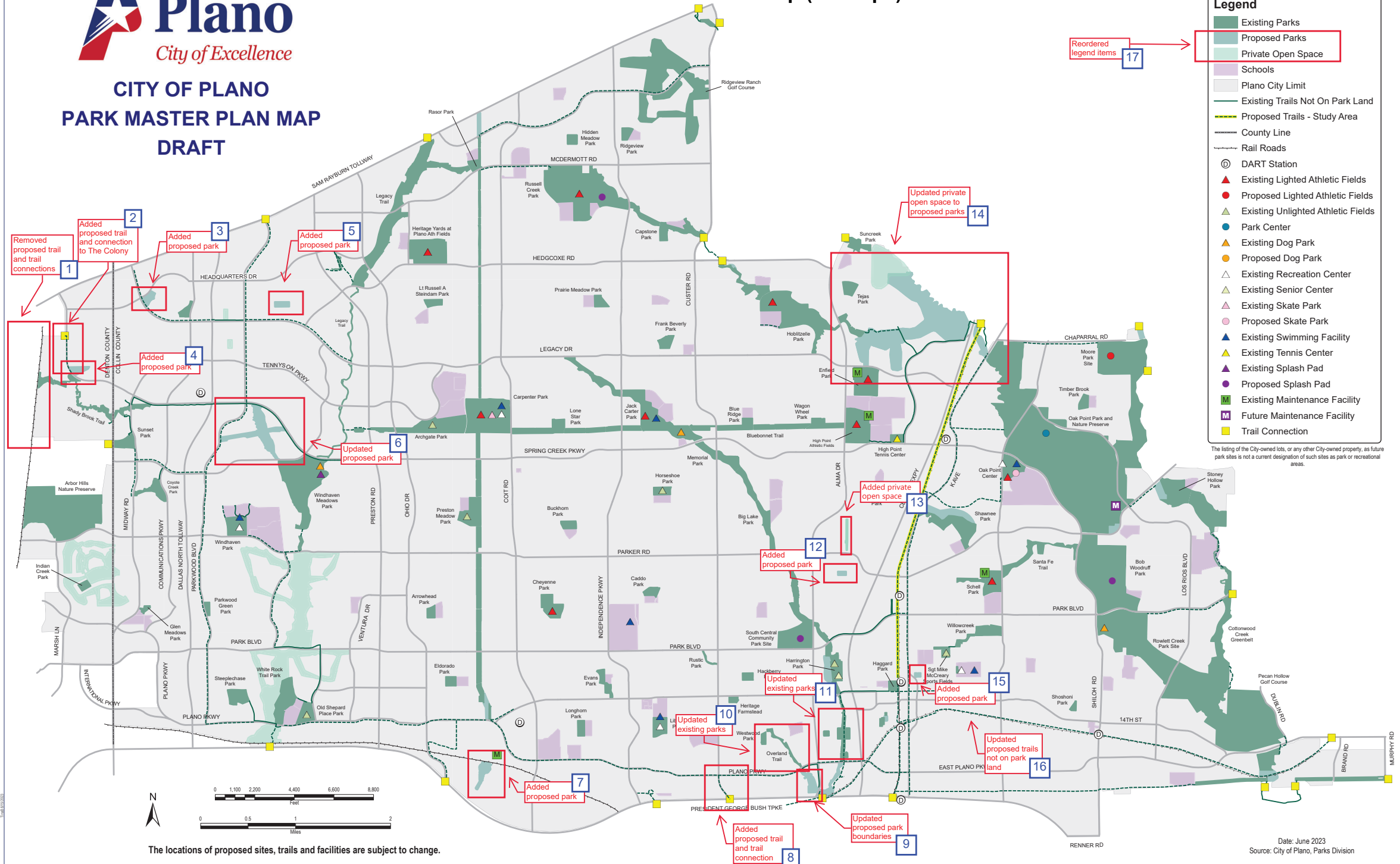
STAFF PRELIMINARY REPORT - RECOMMENDATION

Recommended for approval.



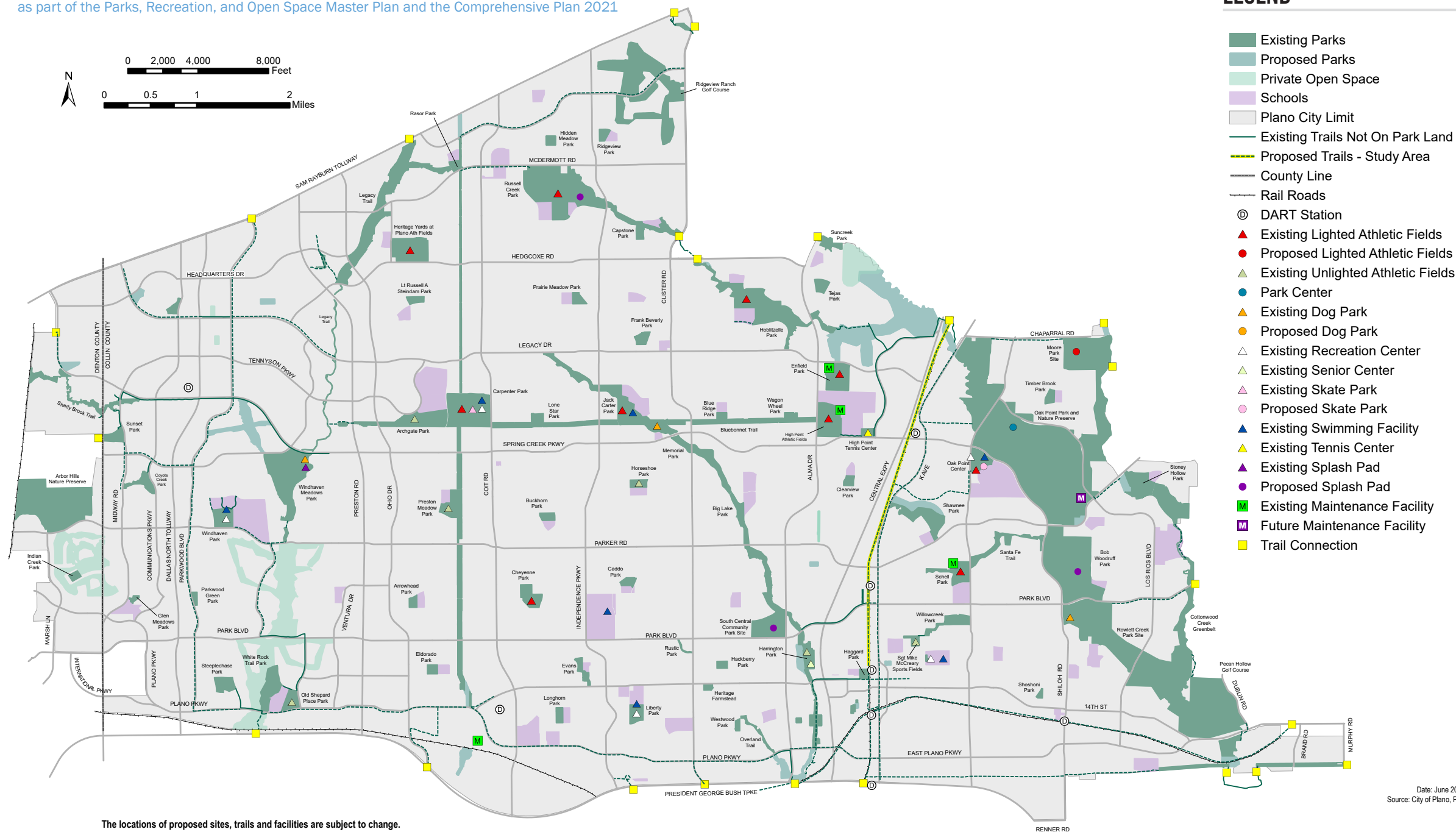
CITY OF PLANO PARK MASTER PLAN MAP DRAFT

Exhibit A Parks Master Plan Map (Markups)



PARKS MASTER PLAN MAP

Parks Master Plan Map adopted by City Council on July 24, 2023
as part of the Parks, Recreation, and Open Space Master Plan and the Comprehensive Plan 2021



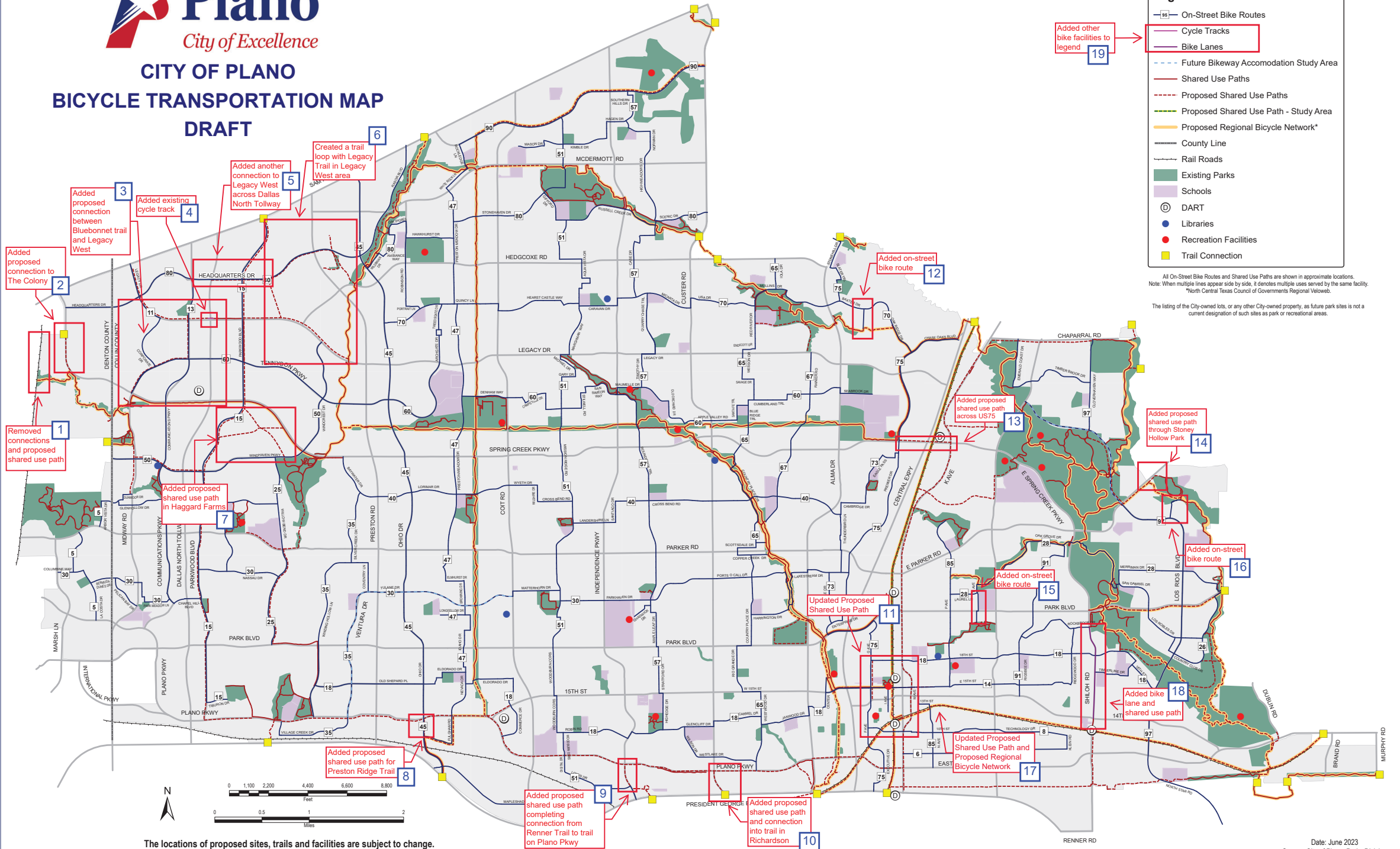
Date: June 2023
Source: City of Plano, Parks Division



CITY OF PLANO

BICYCLE TRANSPORTATION MAP DRAFT

Exhibit C Bicycle Transportation Plan Map (Markups)



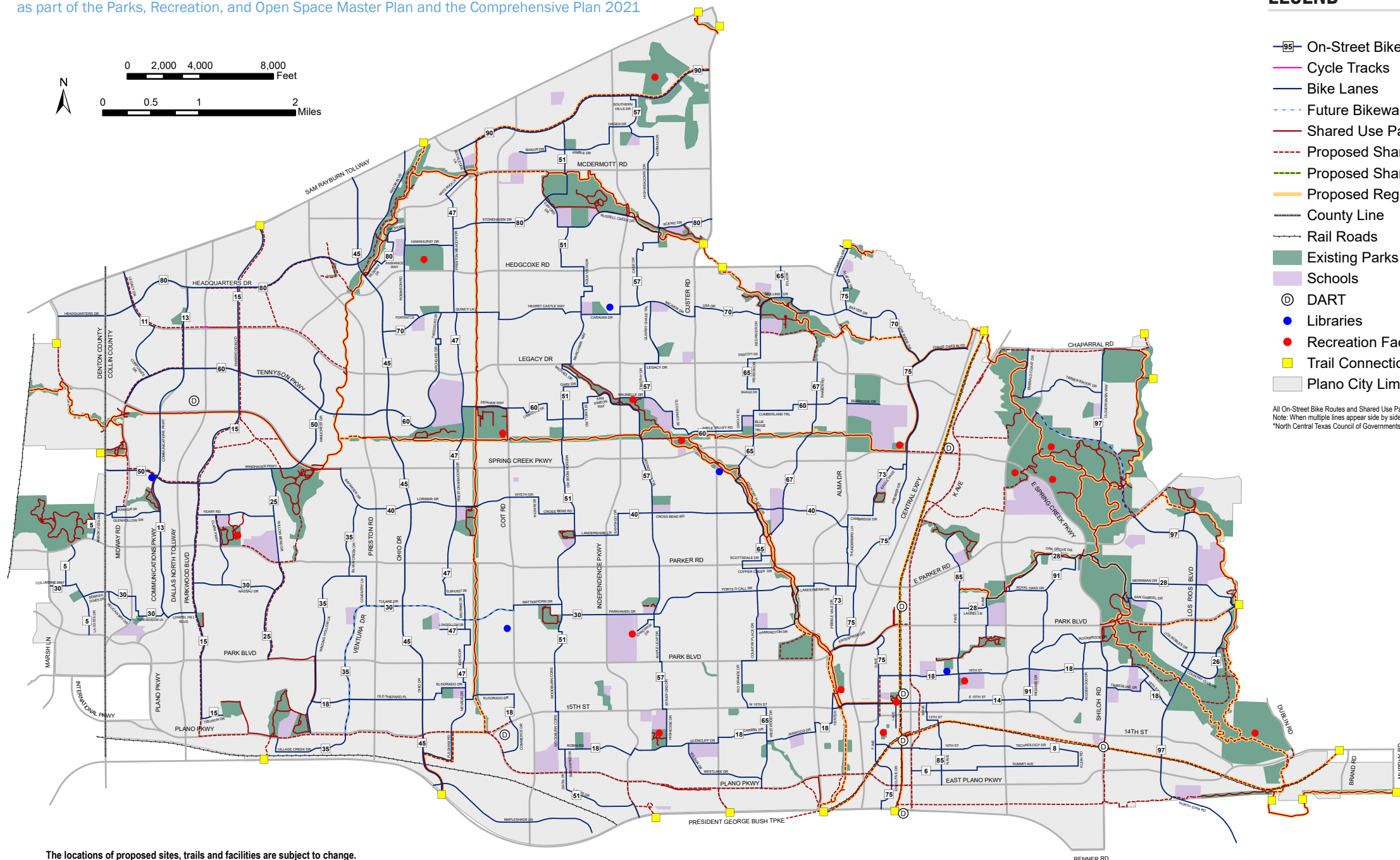
The locations of proposed sites, trails and facilities are subject to change.

Date: June 2023
Source: City of Plano, Parks Division



BICYCLE TRANSPORTATION PLAN MAP

Bicycle Transportation Plan Map adopted by City Council on July 24, 2023
as part of the Parks, Recreation, and Open Space Master Plan and the Comprehensive Plan 2021



LEGEND

- On-Street Bike Routes
- Cycle Tracks
- Bike Lanes
- Future Bikeway Accommodation Study Area
- Shared Use Paths
- Proposed Shared Use Paths
- Proposed Shared Use Path - Study Area
- Proposed Regional Bicycle Network*
- County Line
- Rail Roads
- Existing Parks
- Schools
- DART
- Libraries
- Recreation Facilities
- Trail Connection
- Plano City Limit

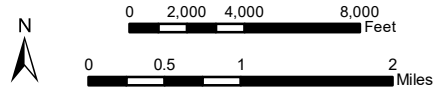
All On-Street Bike Routes and Shared Use Paths are shown in approximate locations.
Note: When multiple lines appear side by side, it denotes multiple uses served by the same facility.
*North Central Texas Council of Governments Regional Veloweb.

The locations of proposed sites, trails and facilities are subject to change.



FUTURE LAND USE MAP

Future Land Use Map and Dashboards adopted by City Council on July 24, 2023
as part of the Comprehensive Plan 2021

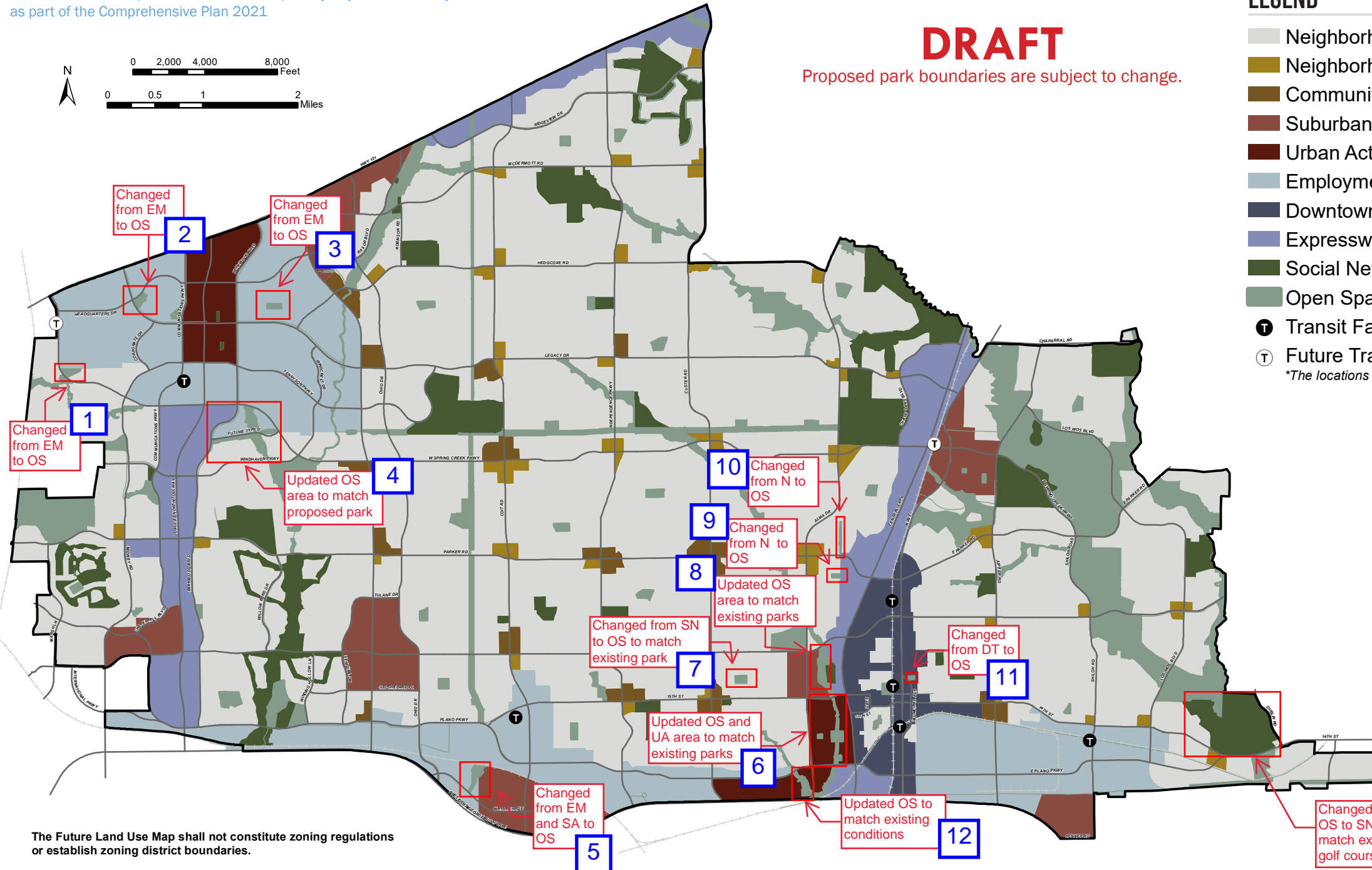


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Proposed park boundaries are subject to change.

LEGEND

- Neighborhoods (N)
 - Neighborhood Corners (NC)
 - Community Corners (CC)
 - Suburban Activity Centers (SA)
 - Urban Activity Centers (UA)
 - Employment Centers (EM)
 - Downtown Corridors (DT)
 - Expressway Corridors (EX)
 - Social Network (SN)
 - Open Space Network (OS)
 - Transit Facilities
 - Future Transit Facilities*
- *The locations of pending stations are approximate.



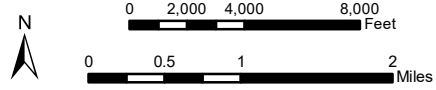
The Future Land Use Map shall not constitute zoning regulations
or establish zoning district boundaries.

Date: June 2023
Source: City of Plano



FUTURE LAND USE MAP

Future Land Use Map and Dashboards adopted by City Council on July 24, 2023
as part of the Comprehensive Plan 2021

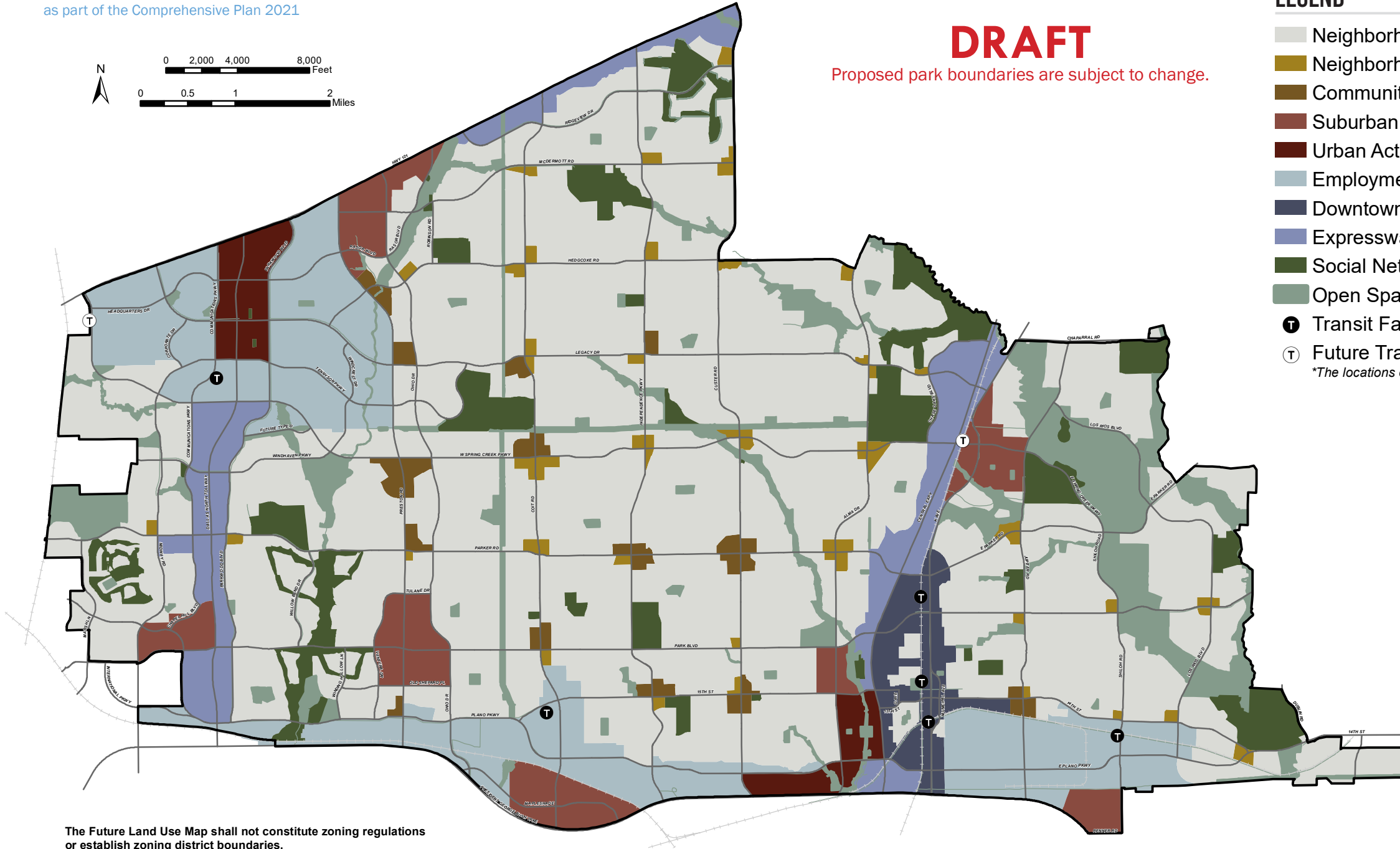


DRAFT

Proposed park boundaries are subject to change.

LEGEND

- Neighborhoods (N)
 - Neighborhood Corners (NC)
 - Community Corners (CC)
 - Suburban Activity Centers (SA)
 - Urban Activity Centers (UA)
 - Employment Centers (EM)
 - Downtown Corridors (DT)
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- *The locations of pending stations are approximate.*



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