

Comprehensive Plan Amendment 2019-001

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Plan, originally adopted by Ordinance No. 2015-10-9, incorporating the Expressway Corridor Environmental Health Policy and providing an effective date.**

**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 last updated on October 22, 2018 (Ordinance No. 2018-10-9); and

**WHEREAS**, the following Action Statement was adopted within the Redevelopment of Regional Transportation Corridors Policy of the Built Environment Pillar of the Comprehensive Plan: Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions; and

**WHEREAS**, the Expressway Corridor Environmental Health Policy was developed over the course of a one-year period during which the Planning Department worked with a consultant expert to perform a noise and air pollution study and to develop potential policies or regulations based upon the results of the analysis; and

**WHEREAS**, studies show an association between traffic-related noise and air pollution and health concerns such as heart disease, diabetes, hypertension, asthma, pregnancy-related issues, and other issues generally linked to sleep disruption and increased stress. Vulnerable members of the community, such as children, seniors, and adults impacted by other underlying health issues, are at an elevated risk for these health impacts from noise and air pollution; and

**WHEREAS**, the Expressway Corridor Environmental Health Map of the Comprehensive Plan designates areas where sensitive land uses may be exposed to greater levels of noise and air pollution; and

**WHEREAS**, the City Council desires to amend the Comprehensive Plan, to incorporate the Expressway Corridor Environmental Health Study; and

**WHEREAS**, the Planning & Zoning Commission held public hearings on July 15, 2019, August 5, 2019, September 3, 2019, and September 16, 2019, 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 14, 2019; and

**WHEREAS**, the City Council, having been presented the proposed amendments to the Comprehensive Plan to incorporate the Expressway Corridor Environmental Health Policy, 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.

**NOW, THEREFORE, BE IT 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 Expressway Corridor Environmental Health Map of the Comprehensive Plan, along with its guidelines, is hereby adopted as depicted in attached Exhibit A.

**Section III.** The Redevelopment of Regional Transportation Corridors Policy of the Built Environment Pillar of the Comprehensive Plan is hereby amended to add a new Action Statement as depicted in attached Exhibit B.

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

**Section V.** 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 VI.** 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 VII.** This ordinance shall become effective immediately from and after its passage.

**DULY PASSED AND APPROVED THIS 14TH DAY OF OCTOBER 2019.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY





# Plano Tomorrow EXPRESSWAY CORRIDOR ENVIRONMENTAL HEALTH GUIDELINES

## Purpose

These guidelines are adopted in accordance with the Expressway Corridor Environmental Health Study, available at: [www.planotomorrow.org](http://www.planotomorrow.org). Ordinance number \_\_\_\_\_.

## Expressway Corridor Environmental Health Goal

Sensitive land uses within Expressway Corridor Environmental Health Areas should achieve a maximum outdoor noise level of less than 65 dBA  $L_{dn}$ .

## Sensitive Land Use (SLU) Requirements

Sensitive land uses proposed in Expressway Corridor Environmental Health Areas shall have an EHA Site Analysis or additional site design standards, as per the table below:

Sensitive Land Use	Environmental Health Area		Sensitive Land Use	Environmental Health Area	
	EHA-1	EHA-2		EHA-1	EHA-2
<b>RESIDENTIAL AND INSTITUTIONAL DWELLINGS</b> Assisted Living Facility Boarding House Continuing Care Facility Day Care (in-home) Household Care Facility Household Care Institution Independent Living Facility Long-term Care Facility Mid-Rise Residential Mobile Home Park Multifamily Residence Rehabilitation Care Facility Rehabilitation Care Institution Rooming House Single-Family Residence (Attached) Single-Family Residence (Detached) Studio Residence Trailer Park Two-Family Residence	EHA Site Analysis	Inappropriate; except redevelopment of existing SLU may be considered with EHA Site Analysis	<b>DAY CARES AND SCHOOLS</b> Day Care Center Day Care Center (Accessory) Day Care Center (Adult) School, (Private)	Site Design Standards should be consistent with Article 15.1900 for these uses	
			<b>PARKS</b> Park Playground		

## EHA Site Analysis Requirements

An EHA Site Analysis should meet the following criteria:

1. Be prepared by a recognized expert experienced in the fields of environmental noise and air pollution assessment and architectural acoustics;
2. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and predominant noise sources on the project site;
3. Estimate existing, future, and projected cumulative noise at ground level and for all proposed floors of the building, and compare those noise levels to the adopted standards of the Expressway Corridor Environmental Health Guidelines;
4. Recommend appropriate mitigation options; and
5. Estimate resulting noise exposure after the mitigation measures have been implemented.



# Plano Tomorrow

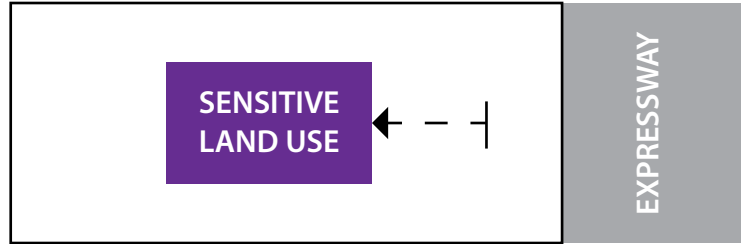
## EXPRESSWAY CORRIDOR

### ENVIRONMENTAL HEALTH GUIDELINES

#### Mitigation Methods

Potential mitigation methods include:

1. Locating the sensitive land use further away from the expressway.



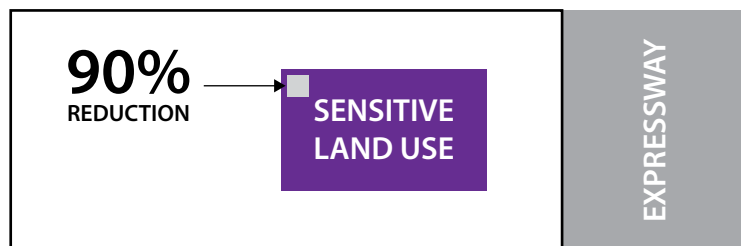
2. Placing buildings or parking structures between the sensitive land use and the expressway to function as a barrier.



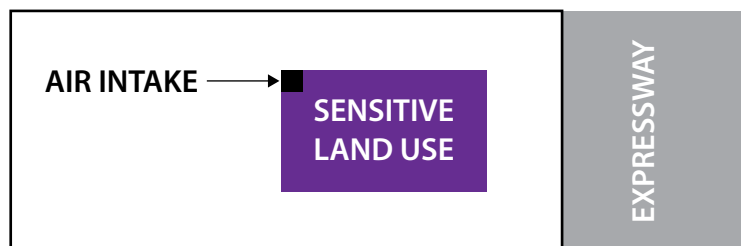
3. Adjusting the site design so that bedrooms, balconies, and open space are located further from and facing away from the expressway.



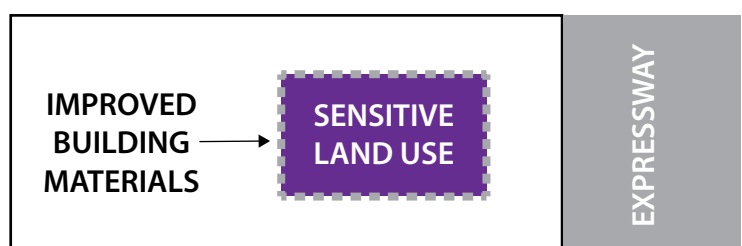
4. Providing indoor air quality filtration systems that reduce at least 90 percent of particulate matter emissions.



5. Locating building air intake vents as far away from the expressway as practical.



6. Enhancing the building design using improved window, door, and wall material and/or treatments, as allowed per other regulations.



**A combination of these methods is recommended for the most effective mitigation.**

Mitigation methods can be recommended through an EHA Site Analysis.

## EXHIBIT "B"

### *The Built Environment - Redevelopment of Regional Transportation Corridors*

**Policy** - Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed 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 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.
- 5) Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least every 5 years or as changes in expressway corridor conditions warrant reassessment.