



## CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		2/14/11		
Department:		Planning		
Department Head		P. Jarrell		
Agenda Coordinator (include phone #): <b>T. Stuckey - 7156</b>				
<b>CAPTION</b>				
UNDEVELOPED LAND STUDY - DISCUSSION AND DIRECTION REGARDING POLICY RECOMMENDATIONS FROM THE ECONOMIC DEVELOPMENT ELEMENT, LAND USE ELEMENT, AND HOUSING DENSITY, INFILL HOUSING, MIXED USE, AND REZONING TO MEET DEMAND POLICY STATEMENTS, FOR THE USE OF REMAINING UNDEVELOPED LAND IN PLANO.				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	2010-11	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>
		<b>TOTALS</b>		
Budget		0	0	0
Encumbered/Expended Amount		0	0	0
This Item		0	0	0
BALANCE		0	0	0
FUND(S): <b>N/A</b>				
COMMENTS: This item has no determinable fiscal impact at this time.				
<b>SUMMARY OF ITEM</b>				
The purpose of the Undeveloped Land Study is to determine if current policies are appropriate in light of present development issues, to review the amount and location of undeveloped land, and to prepare the city for future development opportunities. The review of the policy recommendations is part of the Comprehensive Plan update process.				
List of Supporting Documents: Cover letter from Chris Caso, Chairman of the Planning & Zoning Commission Undeveloped Land Study memorandum Undeveloped Land Map			Other Departments, Boards, Commissions or Agencies Planning & Zoning Commission	

**Date:** February 2, 2011

**To:** Honorable Mayor Phil Dyer and the Plano City Council

**From:** Christopher J. Caso, Chairman of the Planning & Zoning Commission

**Subject:** Undeveloped Land Study

Since August 2010, the Planning & Zoning Commission and staff have been reviewing policy statements from the Comprehensive Plan regarding use of the remaining undeveloped land in Plano. The purpose of the study is to determine if current policies regulating undeveloped land are appropriate in light of present development issues, to review the amount and location of undeveloped land, and to prepare the city for future development opportunities. The review of the policy recommendations is part of the Comprehensive Plan update process and the Commission is pleased to present the results of the study in regards to wise use of the city's undeveloped land.

Only 3,900 acres of undeveloped land remain in Plano and most of this land is zoned for nonresidential uses. A majority of the land is located within the expressway corridors and major employment centers of the city. Current land use policies recommend this land should be preserved for future employment and economic development opportunities which if developed as planned would reduce the tax burden of homeowners to fund municipal services. Undeveloped land outside of these locations could be considered for residential development if the project has access to parks, schools, and other city services. The policies also address concentration of multifamily, infill housing opportunities, and mixed-use development.

The attached memorandum includes a summary of the study, current policies, and the recommendations from the Commission. The Commission seeks direction from the City Council regarding the policy recommendations as they pertain to the city's undeveloped land, and whether the Council concurs with the Commission's recommendations. The feedback received from Council will assist the Commission in its effort to update the Comprehensive Plan, and provide the Commission and staff additional direction as it pertains to zoning requests that differ from the city's current policies.

Sincerely;



Christopher J. Caso, AICP  
Chair, City of Plano Planning & Zoning Commission

## MEMORANDUM

**Date:** February 2, 2011

**To:** La Shon Ross, Interim, City Manager  
Frank Turner, Deputy City Manager

**From:** Steve Sims, Senior Planner

**Subject:** Undeveloped Land Study

Since August 2010, the Planning & Zoning Commission and staff have been reviewing policy statements from the Comprehensive Plan regarding use of the remaining undeveloped land in Plano. The purpose of the study is to determine if current policies regulating undeveloped land are appropriate in light of present development issues, to review the amount and location of undeveloped land, and to prepare the city for future development opportunities. The review of the policy recommendations is part of the Comprehensive Plan update process.

### ***Why is the Study Important?***

The results of statistical analysis for the study indicate only 3,900 acres of land (8.4% of the Plano's land area) remains for future development. Most of the land is located within the city's expressway corridors (Dallas North Tollway, President George Bush Turnpike, and Sam Rayburn Tollway) and major employment areas such as Legacy Business Park and the Research Technology Crossroads (see attached map). These areas have been identified as Plano's prime economic base and are zoned for uses which could increase employment and economic development opportunities for Plano residents and reduce the tax burden on home owners to fund municipal services. At the same time, demand for new housing in the city will increase along with the region's population.

### ***Development Issues***

In the mid 2000's, the demand for more housing in Plano began to grow as the availability of land for residential development became more scarce. The city experienced pressure from the development community to rezone land to allow for residential development within the city's expressway corridors and major employment areas. A total of 80 acres were rezoned in 2007 to allow for single-family residential development within the Legacy Business Park, and in 2010 requests to rezone approximately 70 acres of land in the Research Technology Crossroads for additional single-family housing were approved. Additionally, staff has recently had discussions with developers and land owners regarding rezoning properties within the expressway corridors and employment centers to allow for multifamily residential uses as it is anticipated to recover first from the recent economic recession.

### ***Undeveloped Land Policies in the Comprehensive Plan***

The following is a brief summary of each of the current policy recommendations found in the Comprehensive Plan for undeveloped land in Plano. These policies were approved between 2004 and 2009.

#### Land Use and Economic Development Elements

Undeveloped land located within Plano's expressway corridors and major employment areas should be preserved for future economic development and employment opportunities.

#### Housing Density Policy Statement

No more than 500 multifamily units should be located at one site, and developments resulting in a concentration of 500 units or more should be separated by 1,500 feet. Multifamily developments within a mixed-use and urban center setting are exempt from these limitations, along with retirement housing.

#### Infill Housing Policy Statement

This policy encourages residential development on infill sites and establishes criteria for housing to be developed in an alternative neighborhood format. The policy discourages residential development within 1,200 feet of the State Highway 121 centerline.

#### Mixed-Use Policy Statement

The policy establishes guidelines for the development of mixed-use neighborhood centers and urban centers.

#### Rezoning Land to Meet Demand

The policy provides criteria and guidelines to determine the appropriateness of requests to rezone land to allow for residential development. Criteria included connection of the proposed residential development with schools, city services, existing neighborhoods and whether the land is located within the expressway corridors and major employment centers, which should be preserved for future employment and economic development opportunities.

### ***Planning & Zoning Commission Recommendations***

Overall, the Planning & Zoning Commission determined the policy recommendations for undeveloped land should be retained; however, they did suggest a few changes to the policies. Here is a summary of their recommendations regarding the policies as it pertains to undeveloped land in Plano.

#### Expressway Corridors and Employment Areas

Land should be preserved for future economic development and employment opportunities. However, the Commission stated higher density multifamily development may be appropriate, but only within mixed-use and urban center developments.

### Mixed-Use

The Commission recommended that the location of potential sites for urban centers noted in the Urban Center Study (Park Boulevard and Preston Road intersection, Collin Creek Mall area, and the Parker Road DART station) be shown on the Future Land Use Map. More potential urban centers and neighborhood centers should be investigated and considered for addition to the map.

### Multifamily Development

There were differences among the Commission regarding the role of additional lower density multifamily development in Plano. Some commissioners stated that no additional garden apartments are necessary, while other commissioners thought lower density apartments could meet the need for affordable housing in Plano and attract younger people to the city. Also, lower density multifamily development could be a good option for redevelopment of the neighborhood retail corners.

### Single-Family Development

No single-family development should occur within the expressway corridors and major employment centers. Single-family development should take place in complete neighborhoods with access to schools, parks and amenities.

### ***Summary***

The Commission believes that the existing policies are still appropriate and do not require substantial change. They believe it is important to provide employment opportunities for Plano residents. Retailers and office developers have stated that locations along expressway corridors are important for business success. Allowing for additional multifamily residential development within the urban center locations along with the redevelopment of neighborhood retail corners, will bring more people to Plano thus increasing potential customers for existing businesses. This also provides another option to address underperforming retail sites at the major thoroughfare intersections. The Commission recommended the 1,200 foot setback for residential development from the State Highway 121 centerline should be retained.

### ***Action from City Council***

Recommended the City Council consider the Planning & Zoning Commission's policy recommendations as they pertain to undeveloped land, and provide direction as to whether the Council concurs with the Commission's recommendations, and provide any additional comments regarding the policy statements for the Comprehensive Plan update.

# CITY OF PLANO

## Undeveloped Properties 2010

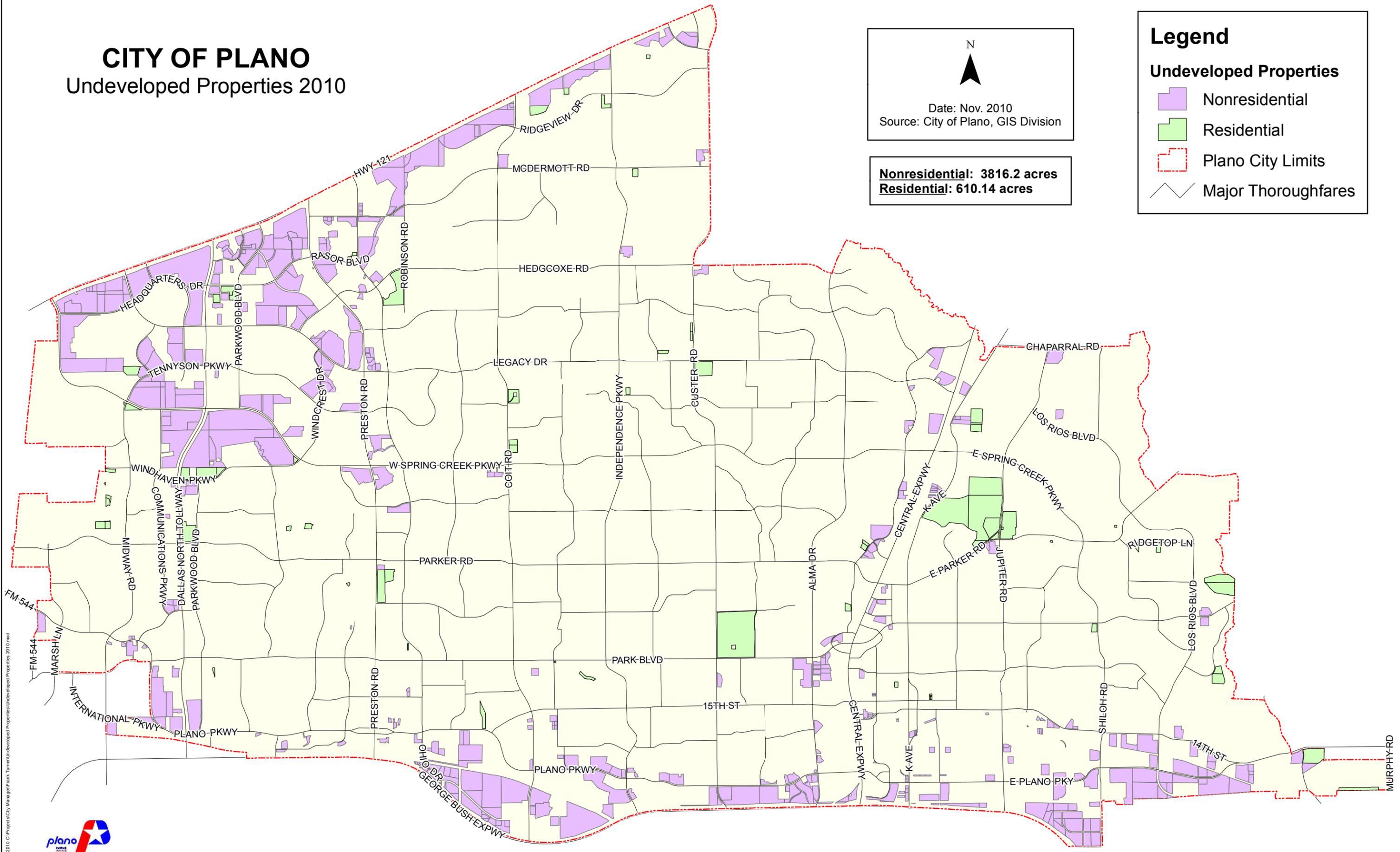
N  
  
 Date: Nov. 2010  
 Source: City of Plano, GIS Division

**Nonresidential: 3816.2 acres**  
**Residential: 610.14 acres**

### Legend

**Undeveloped Properties**

-  Nonresidential
-  Residential
-  Plano City Limits
-  Major Thoroughfares



DD:11/2010 C:\Project\City Manager\Frank Turner\Undeveloped Properties\Undeveloped Properties 2010.mxd

