Bedrooms to Boardrooms:

Comprehensive Plans for Modern Suburbs

Texas APA 2016 State Conference
November 4, 2016
San Antonio, TX

CITY OF ALLEN

FRISCO

Plano
City of Excellence

Panel

- Moderator – Steve Sims, Senior Planner, City of Plano
- Lee Battle, Assistant Director of Community Development, City of Allen
- John Lettelleir, Director of Development Services, City of Frisco
- Christina Day, Director of Planning, City of Plano

Presentation of Comprehensive Plans

ALLEN 2030

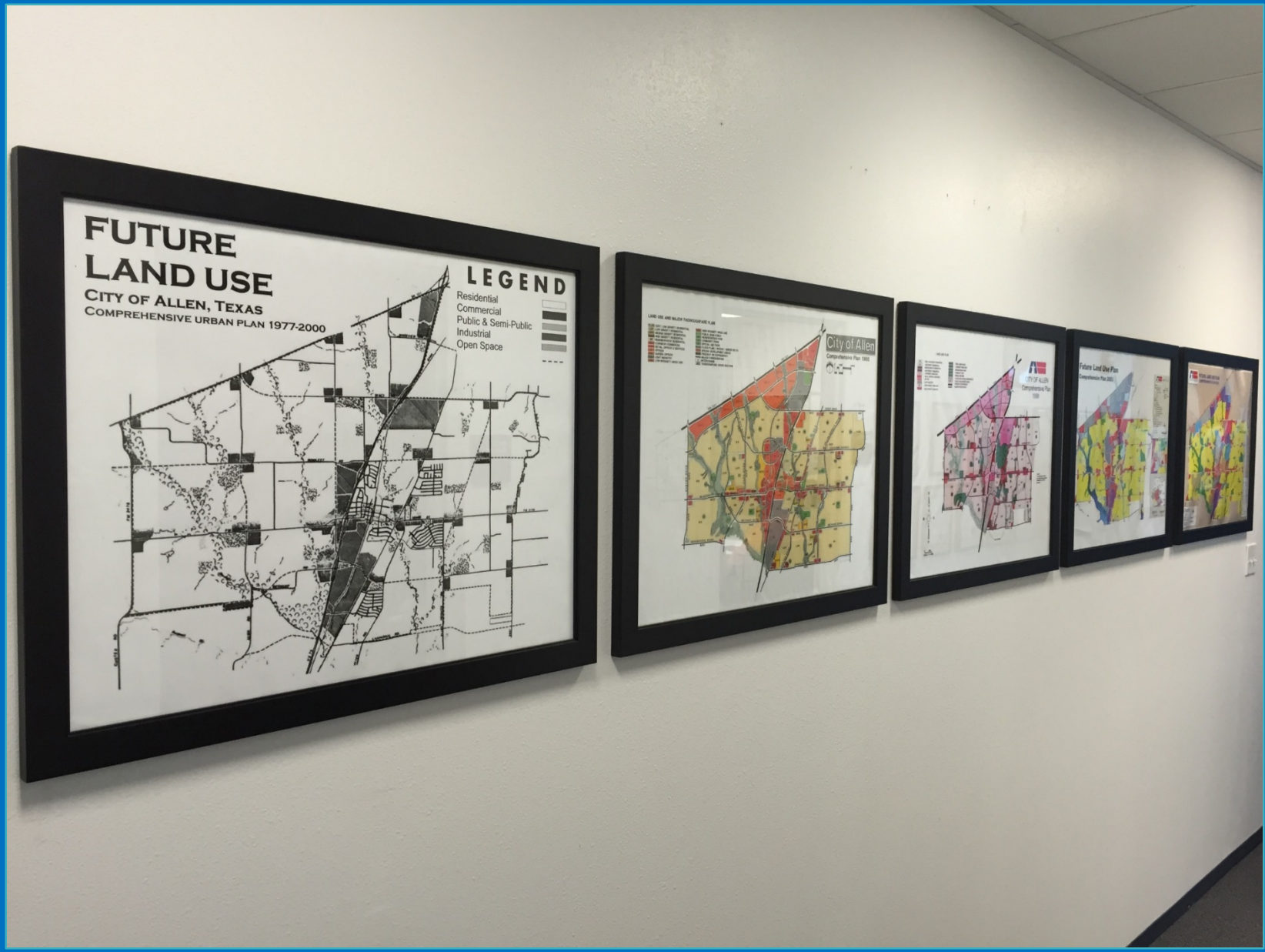
COMPREHENSIVE PLAN

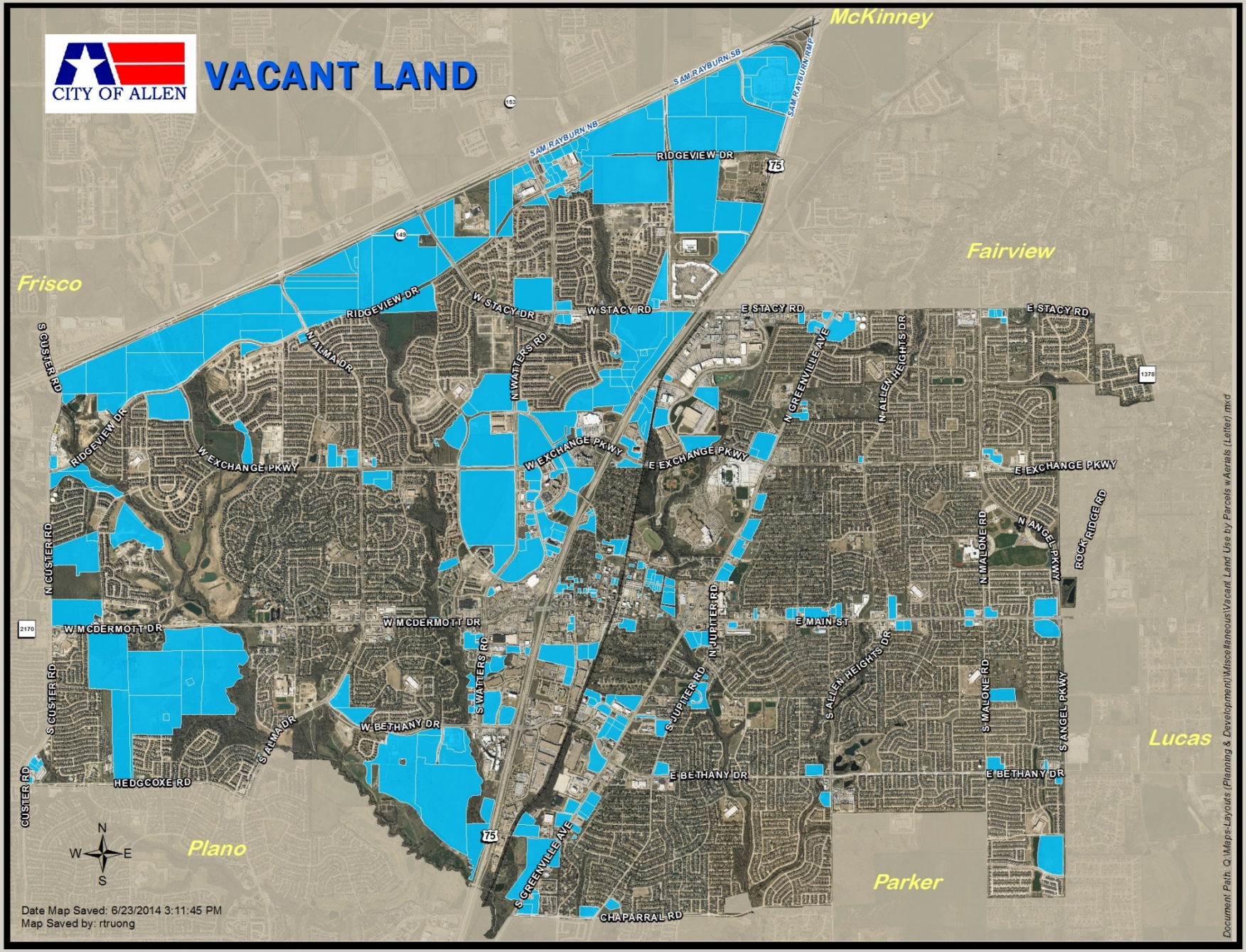
Growth and Development Plan

CITY OF ALLEN

The City of Allen, Texas

October 2014


FUTURE
LAND USE
CITY OF ALLEN, TEXAS
COMPREHENSIVE URBAN PLAN 1977-2000
LEGEND
Residential
Commercial
Public & Semi-Public
Industrial
Open Space
City of Allen


CITY OF ALLEN
VACANT LAND
McKinney
Fairview
Frisco
Plano
Parker
Lucas
SAM RAYBURN SB
SAM RAYBURN NB
SAM RAYBURN RMP
RIDGEVIEW DR
W STACY DR
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N WATTERS RD
N GREENVILLE AVE
N ALLEN HEIGHTS DR
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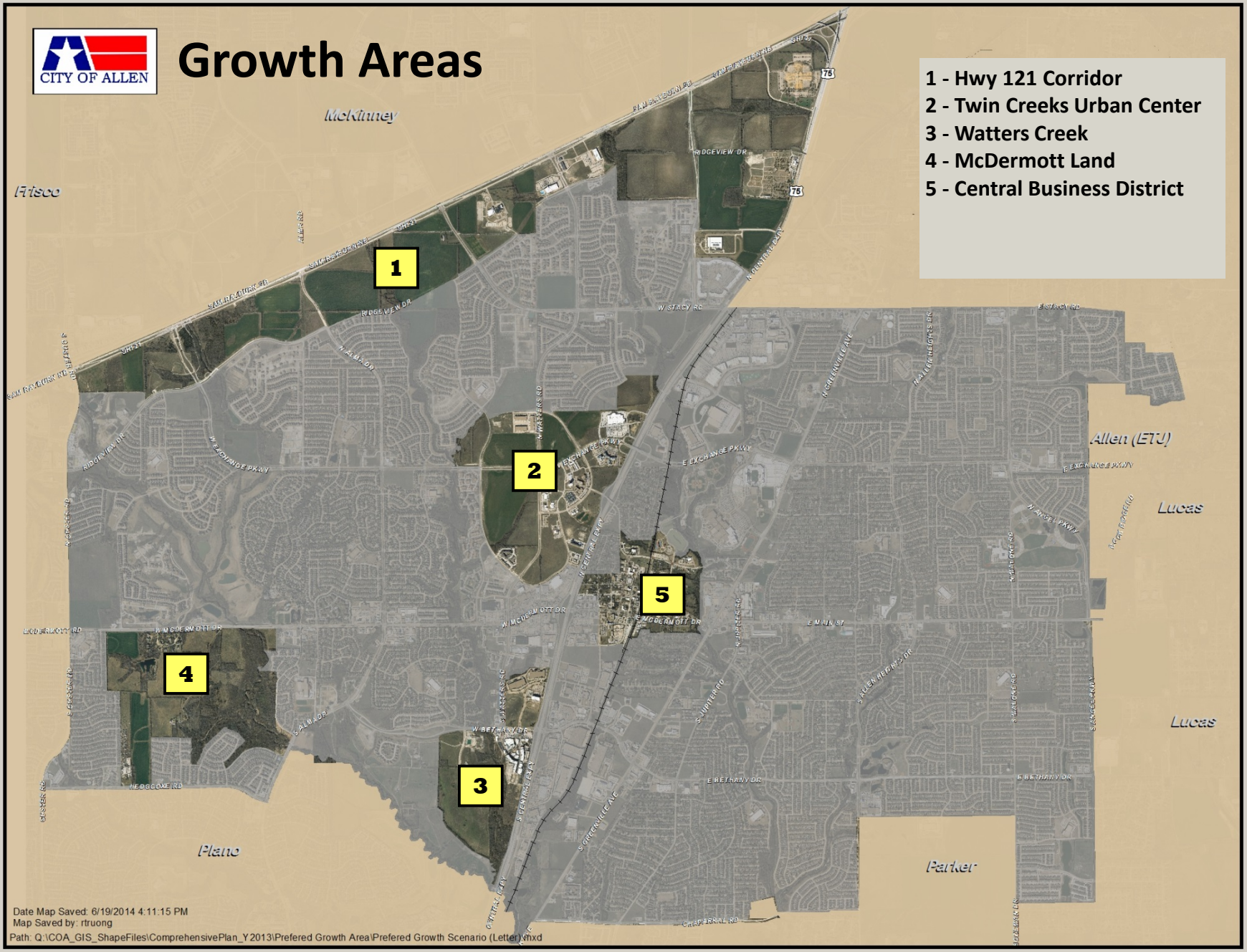
Document Path: Q:\Maps-Layouts (Planning & Development)\Misce#aneous\Vacant Land Use by Parcels wAerials (Letter).mxd

Growth Areas



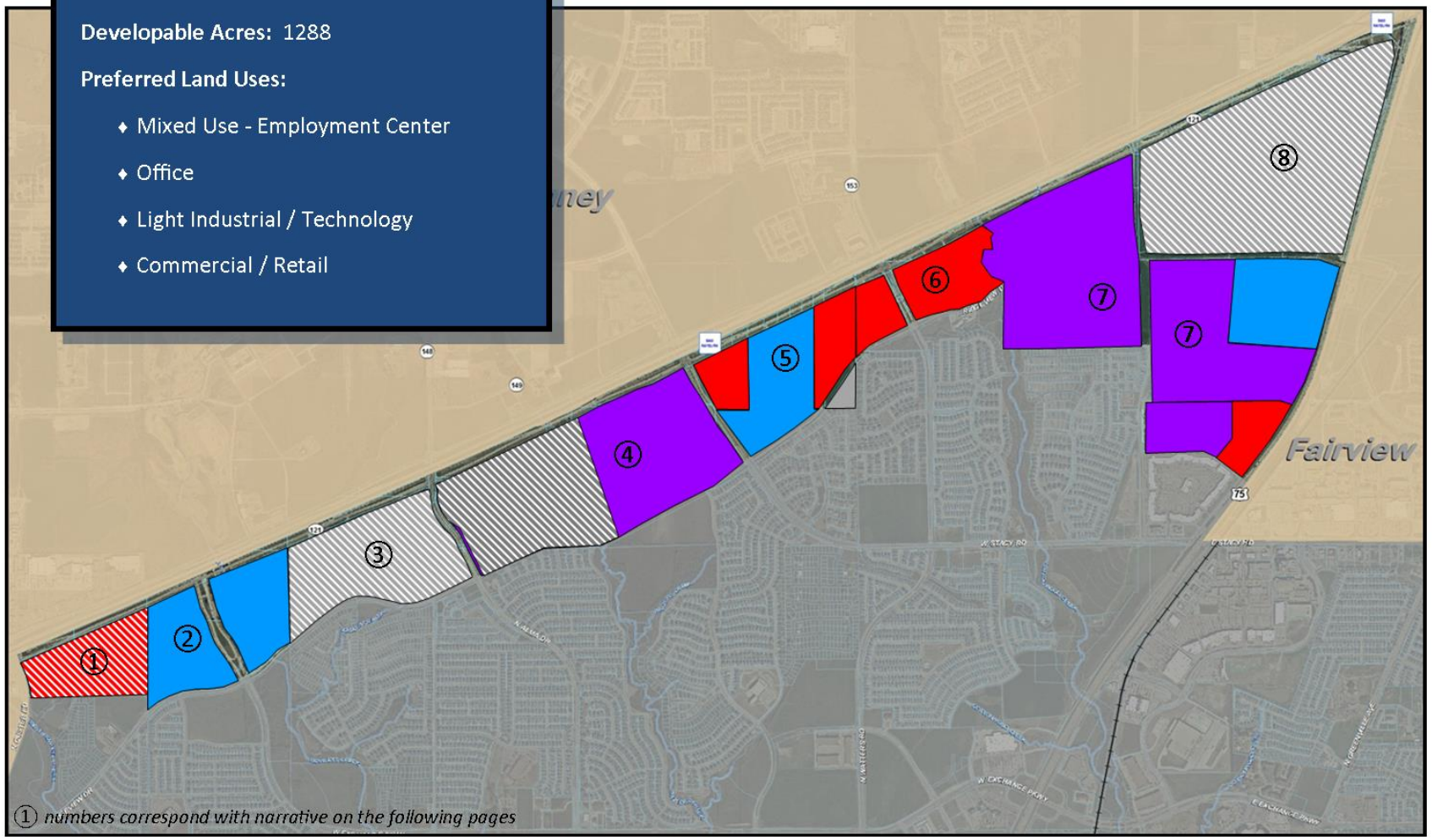
Development Plan

Highway 121 Corridor

Developable Acres: 1288

Preferred Land Uses:

- Mixed Use - Employment Center
- Office
- Light Industrial / Technology
- Commercial / Retail



① *numbers correspond with narrative on the following pages*

significant natural features including the creek, trees and topography. This property presents an opportunity for the development of unique community amenities and uses.

3. Hwy 121 between Rowlett Creek and Alma Drive

The size of this property, 120 acres, and depth of the property, over 1500 feet between Hwy 121 and Ridgeview Drive, dictates a mix of uses. The western end of this property is heavily treed with natural features that create an attractive setting for office development. The eastern end at the intersection of Alma Road is suited for office and a mix of commercial development. Specific consideration needs to be given to development along Ridgeview Drive to ensure compatibility with existing and future residential neighborhoods. A well designed mixed-use development integrating residential and commercial uses with employment would be appropriate.

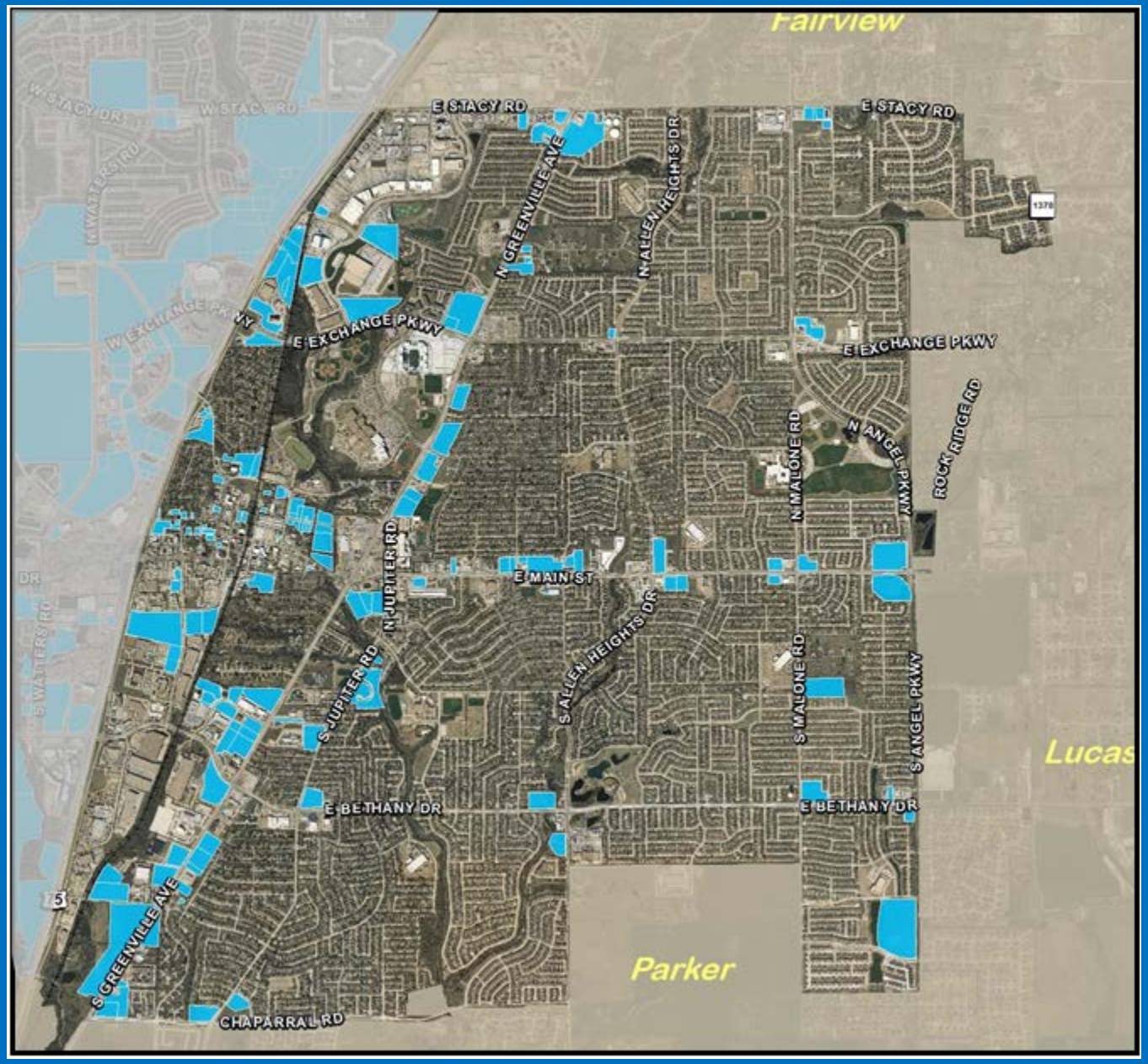
Hwy 121 between Rowlett Creek and Alma Drive

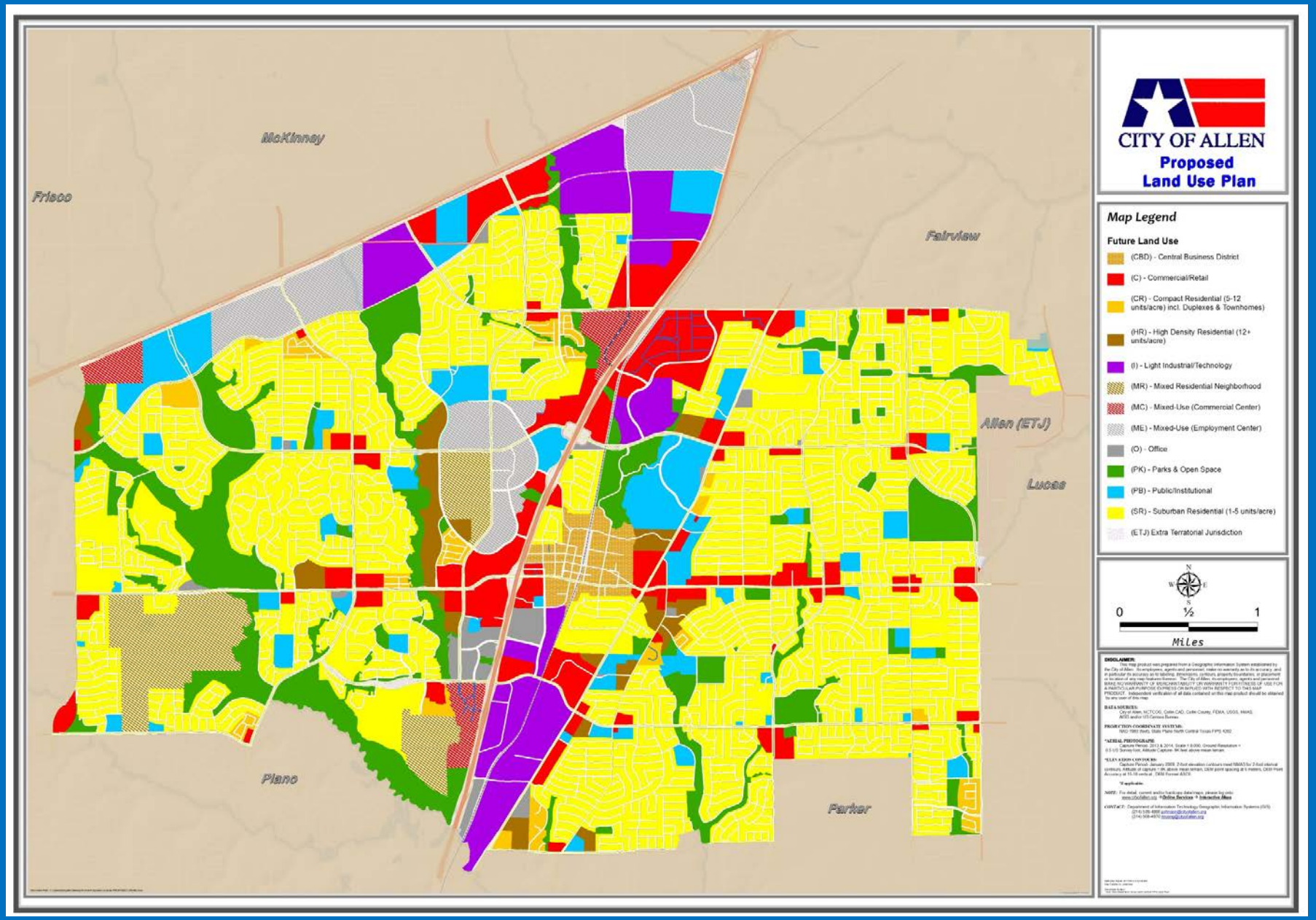
4. Hwy 121 between Alma Road and Stacy Road

With frontage on Hwy 121, access to two major arterials, and 330 acres of topographically level land, this area is well suited for the development of employment uses including high quality office, light industrial and technology. Residential areas south of Ridgeview should be buffered from these more intense uses through design features such as landscaping, setbacks, berms and screening walls.

Cottonwood Creek Baptist Church

Infill Development




McKinney
Frisco
Fairview
Allen (ETJ)
Lucas
Plano
Parker
CITY OF ALLEN
Proposed
Land Use Plan
Map Legend
Future Land Use
(CBD) - Central Business District
(C) - Commercial/Retail
(CR) - Compact Residential (5-12 units/acre) incl. Duplexes & Townhomes)
(HR) - High Density Residential (12+ units/acre)
(I) - Light Industrial/Technology
(MR) - Mixed Residential Neighborhood
(MC) - Mixed-Use (Commercial Center)
(ME) - Mixed-Use (Employment Center)
(O) - Office
(PK) - Parks & Open Space
(PB) - Public/Institutional
(SR) - Suburban Residential (1-5 units/acre)
(ETJ) Extra Terratorial Jurisdiction
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DISCLAIMER:
DATA SOURCES:
PROJECTION COORDINATE SYSTEM:
*AERIAL PHOTOGRAPH:
*ELEVATION CONTOURS:
*Applicable
NOTE:
CONTACT:

Compact Residential (Medium Density)

Purpose	The Compact Residential land use provides for residential neighborhoods with single-family product types including detached houses on smaller lots, duplexes and townhomes. This type of residential neighborhood often serves as a transition from more intense land uses, such as commercial or office land uses, to single family residential neighborhoods. The Compact Residential land use concentrates development and preserves land for open space, hike and bike trails and civic spaces. Typical residents include young professionals, "empty nesters" and single adults, have fewer children and prefer the reduced yard maintenance.
Design Characteristics	Compact Residential development typically includes smaller building setbacks from the streets and adjacent properties. On narrower lots, garages are best located in the rear. Garages facing the street should be set back from the front façade and include architectural enhancements. Street trees may be included and compensate for smaller front yards with limited landscaping. The subdivision design for Compact Residential should include large neighborhood greens and multiple open spaces to break up the built environment and allow for passive recreation. The architecture typically includes front porches or stoops to provide outdoor living space on the front of the home and create a more social streetscape. Homes may include patio insets on one side of the structure to offer additional outside living area and increase the amount of natural sunlight within the home. Significant pedestrian pathways should be located throughout the neighborhood and connect to nearby trails and adjacent developments.
Density Range	6 - 11 dwelling units per acre.
Mix of Uses	Primary: Single-family detached homes, duplexes, and townhomes. Secondary: Parks, trails, multiple open spaces and neighborhood amenity centers.
Zoning Districts	R-7 (Single-family Residential), 2-F (Duplex) and TH (Townhome).

Multi-Family Residential (High Density)

Land Use Characteristics	This land use category is intended for development of apartment and condominium residences. This type of residential development often serves as a transition from more intense land uses, such as commercial or office land uses, to single-family residential neighborhoods.
Design Principles	Multi-family buildings are typically three to four stories in height. Developments have two or more vehicular access points and may be fenced and gated. Surface parking is predominant, although a minimum percentage of garage parking and covered parking should be included. Amenities for residents should include club houses, swimming pools, recreational areas and open spaces. Pedestrian connectivity to sidewalks and trails should be included to provide easy access to nearby commercial and employment activities.
Density Range	12 - 24 dwelling units per acre.
Mix of Uses	Primary: Multi-family dwelling units and condominiums. Secondary: Parks, trails, open space and amenity centers.
Zoning Districts	MF 12, MF 18, MF 24 (Multi-family)

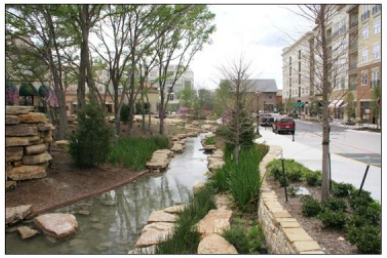
Mixed Residential Neighborhood

Land Use Characteristics	The Mixed Residential Neighborhood land use provides for a mix of housing product types. The diversity in lot size and product type provides housing options for a mix of demographics, including young professionals, starter families, and empty nesters. Mixed Residential Neighborhood may accommodate a Traditional Neighborhood Development (TND) pattern where homes, pedestrian pathways, and neighborhood greens are easily accessible to one another and in close proximity to shopping, entertainment, employment and educational facilities in the area. This land use is intended to create neighborhoods with a unique sense of place.
Design Principles	Mixed residential neighborhoods may include a variety of setbacks to accommodate diverse housing types. On narrower lots, garages are best located in the rear. Garages facing the street should be set back from the front façade and include architectural enhancements. Street trees may be included to enhance streetscapes and compensate for smaller front yards with limited landscaping. The subdivision design should include large neighborhood greens and multiple open spaces to break up the built environment and allow for passive recreation. The architecture typically includes front porches or stoops to provide outdoor living space on the front of the home and creates a more social streetscape. Significant pedestrian pathways should be located throughout the neighborhood and connect to near by trails and adjacent developments.
Density Range	4 - 7 dwelling units per acre.
Mix of Uses	Primary: Single-family detached homes, duplexes, townhomes and multi-family. Secondary: Parks, trails, multiple open spaces and neighborhood amenity centers.
Zoning Districts	PD (Planned Development) with R-5, R-6, R-7 (Single Family Residential), or TH (Townhome)

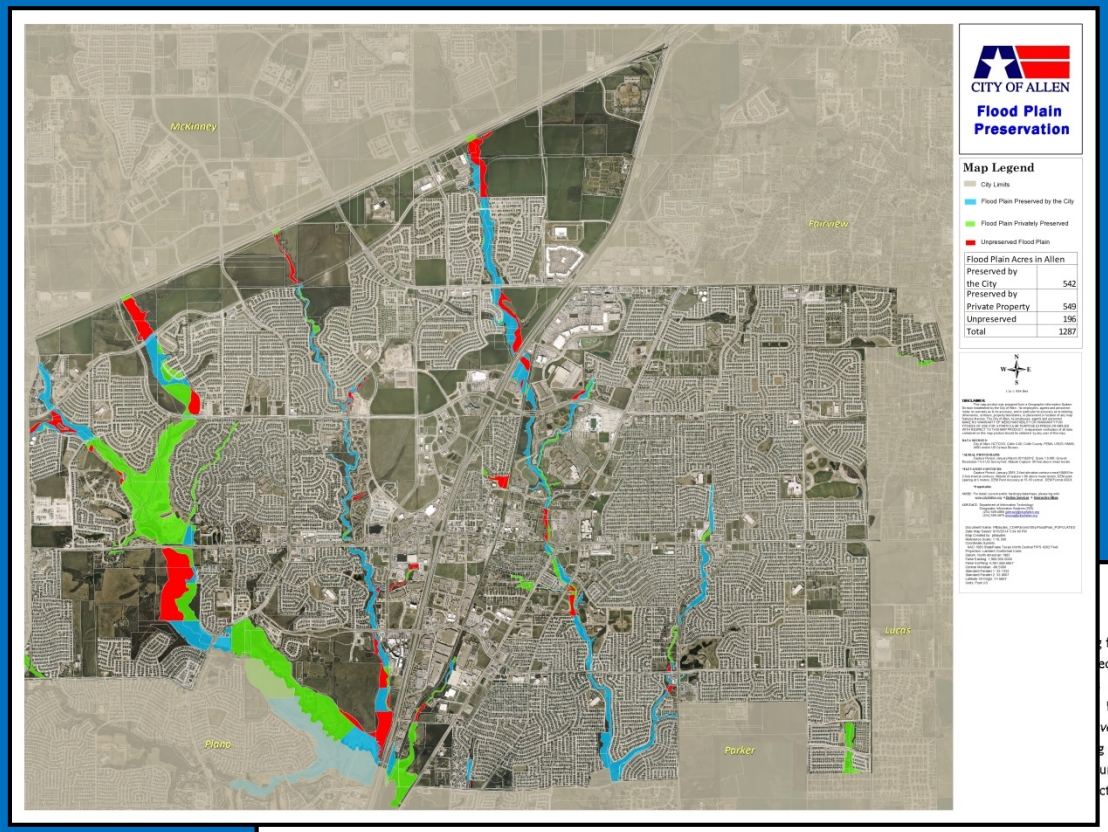
Mixed-Use - Commercial Center

Land Use Characteristics	The Mixed-Use - Commercial Center land use provides for a broad mix of commercial, entertainment and residential uses. The uses are physically and functionally integrated through building design, site layout and pedestrian connectivity. Although this land use provides for residential uses, commercial and entertainment uses are the primary draw to the mixed use center. This land use reduces the distance between home, work, and entertainment/retail destinations. This land use also serves as a logical location for transit stops. Mixed-use centers should be located adjacent to major roadways.
Design Principles	The Mixed-Use - Commercial Center offers a more urban environment. Buildings are located closer to the street with commercial uses located on the ground floor of multistory buildings and along the street frontages. There can be a mixture of uses within one building, as well as stand alone buildings providing a variety of uses. A well designed mixed-use development includes shared parking garages and provides a safe environment for pedestrians and bicyclists. Public amenities such as public greens or greenbelts serve the residents living within the development and patrons visiting the commercial uses on the site. Providing easily accessible entry points into the center is important. The street network within the development should avoid directing vehicular traffic internal to the site where patrons will be walking. The wider sidewalk sections with public amenities such as seating, signage, and street trees provide a comfortable walking environment for residents and patrons visiting the site.
Density Range	24+ dwelling units per acre.
Mix of Uses	Primary: Retail, entertainment, office and residential uses. Secondary: Trails, transit stops, open space and public gathering spaces such as plazas or greens.
Zoning Districts	PD (Planned Development) with CC (Corridor Commercial) or SC (Shopping Center)

E. ***Green Building:*** **Support green practices in design and construction that create healthy, resilient, and energy-efficient homes and buildings.** Green practices for the built environment in both public and private structures can reduce energy usage, minimize environmental impacts and improve quality for occupants. The city should encourage voluntary implementation of green practices such as USGBC LEED or Energy Star programs, and consider flexibility in the development process to accommodate such projects.



Watters Creek at Montgomery Farm has received LEED certification from the U.S. Green Building Council.



4. ENVIRONMENTAL QUALITY and RESOURCES. **Promote the wise use of valuable resources and protection of the natural environment.** Preservation of the natural environment and resources plays an important role in enhancing quality of life, protecting property, and preserving the environment.

A. ***Water Conservation:*** **Continue to follow the guidelines established in the city's water conservation and water resource management plans and pursue viable water conservation measures.** An adequate supply of high quality water has become a critical issue for the future prosperity of Texas, where water is a limited resource. Due to increasing populations, water demand is projected to

for the wise use
ective strategy to
should include
Water Resource
velopment Code,
community and
ure and working
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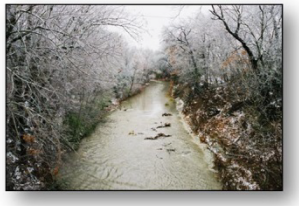
B. ***Storm Water Management:*** **Continue to implement a Storm Water Management Program (SWMP) that includes certain Best Management Practices (BMP's), to comply with the Texas Pollutant Discharge Elimination System (TPDES) General Permit.** Several national comprehensive studies have indicated that storm water runoff pollution within highly



JOIN THE CONVERSATION!

AllenIdeas.com

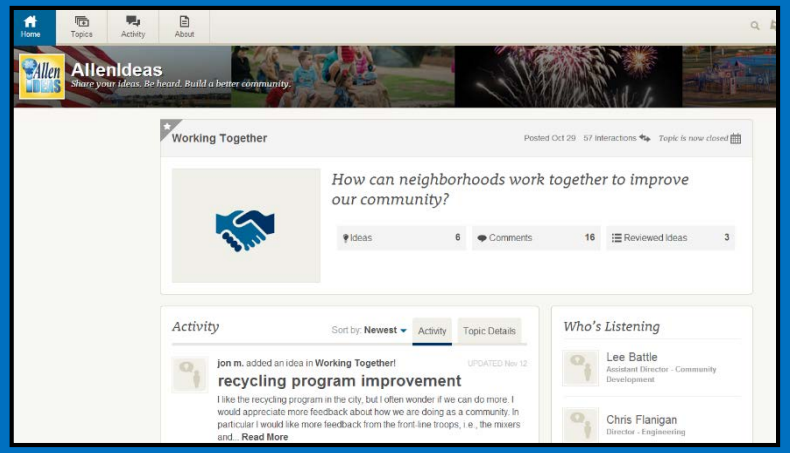
LET THE IDEAS BEGIN!

LAUNCHING SEPTEMBER 3

HELP SHAPE ALLEN'S FUTURE

CITY OF ALLEN

If you would like to participate but do not have basic internet access, please visit the Allen Public Library, 300 N. Allen Drive, where computers are available.



Allen 2030 Comprehensive Plan

Summary of Implementation Actions and Progress

Actions with Completion Deadlines

Comp Plan Reference	Comp Plan Objective	Actions	Action Type	Timing*	Lead Dept.	Status	Additional Info
CL.1.A	A. Parks & recreation master plan	Update the parks, recreation & open space master plan	Plan / Study	Short-term	Parks	In Progress	
CL.1.B	B. Parks, trail and facility capital improvements	Identify projects for inclusion in next bond election program.	CIP	Short-term	Parks	In Progress	
CL.2.B	B. Fire stations	Evaluate the timing for construction of Fire Station #6 through the bond program	CIP	Short-term	Eng.	In Progress	
CL.2.C	C. Library facilities	Evaluate the timing for expansion of the library through the bond program	CIP	Short-term	Library	In Progress	
CL.3.B	B. Public art	Update the Public Art Master Plan	Plan / Study	Short-term	Parks	In Progress	
CL.4.A	A. Water conservation	Update and implement the Water Conservation and Water Resource Mgmt. Plan	Program	Short-term	Comm. Services	Completed	New plan adopted and implemented May 1, 2015. Next update in 2018.
CL.4.B	B. Storm water management	Update and implement a Storm Water Mgmt. Program	Plan / Study	Short-term	Eng.	Completed	Current 5 yr. plan adopted in 2014. Next update in 2019.
CL.4.D	D. Green Construction	Update Building Codes and evaluate trends in green construction	Regulation	Short-term	Comm. Dev.	In Progress	
CL.4.E	E. Natural Hazards	Update Building Codes and evaluate local amendments to minimize potential impacts of local natural hazards	Regulation	Short-term	Comm. Dev.	In Progress	
MB.1.B	B. Roadway Funding	Update roadway impact fee study	Plan / Study	Short-term	Eng.	In Progress	
MB.2.C	C. Street Tree design and implementation	Review & develop standards for street trees	Regulation	Short-term	Comm. Dev.	Not Started	

Actions that are Ongoing *(evaluated annually, no completion deadlines)*

Comp Plan Reference	Comp Plan Objective	Action	Action Type	Timing*	Lead Dept.	Implementation Indicator	2015 Results
CL.1.B	B. Parks capital improvements	Design and develop new parks in accordance with the Parks & Recreation Master Plan	CIP	Ongoing	Parks	New parks facilities completed	
CL.2.A	A. Utility infrastructure	Complete the water & wastewater systems through a combination of capital investments and the development process.	CIP	Ongoing	Comm. Services	New utility infrastructure completed	
CL.3.B	B. Public art	Identify additional funding sources and partnerships and implement public art	Program	Ongoing	Parks	Public art completed	
CL.3.D	D. Public facilities and spaces	Enhance the appearance of new and existing public buildings and spaces	CIP	Ongoing	Comm. Services / Parks	New public facilities / facility enhancements completed	
CL.4.C	C. Tree Preservation & urban forestry	Preserve and plant trees through the urban forestry program & development process	Program	Ongoing	Parks	New trees planted	
MB.1.A	A. Thoroughfare Plan	Construct roadways to implement the Thoroughfare Plan	CIP	Ongoing	Eng.	Roadway construction completed	
MB.1.B	B. Roadway Funding / partnerships	Seek creative funding alternatives and partnerships for mobility projects	CIP	Ongoing	Eng.	Roadway funding partnerships	

FRISCO,TX
FUTURE LAND USE PLAN

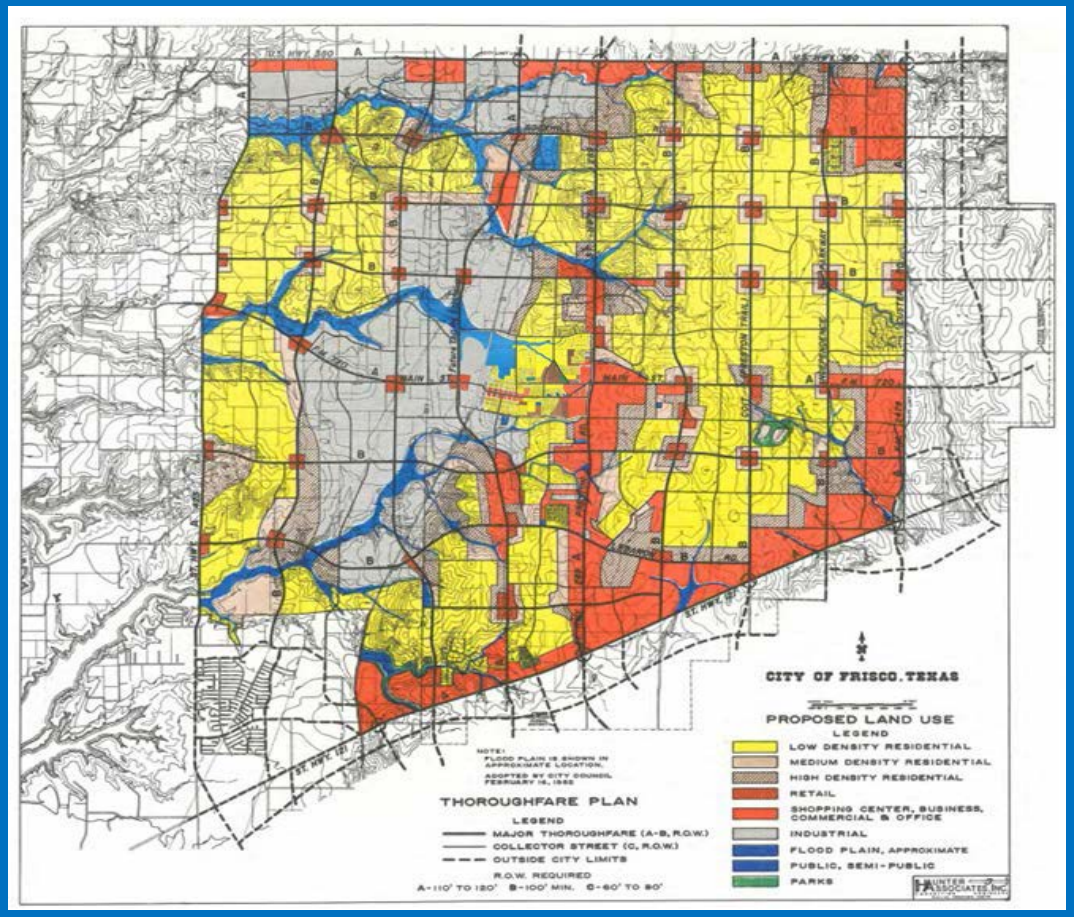
APA TX Conference 2016

San Antonio, TX

November 4, 2016

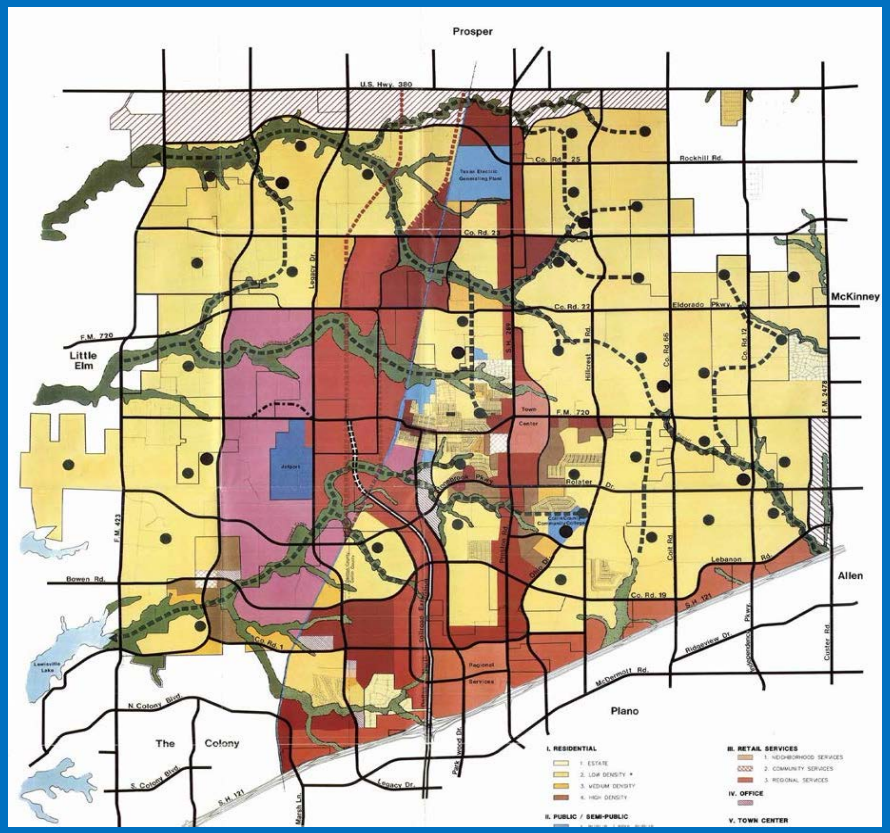
Future Land Use Plan (1982)

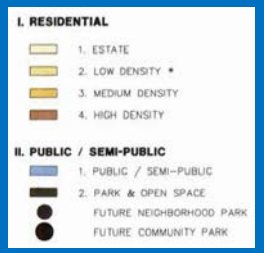
Population: 3,432

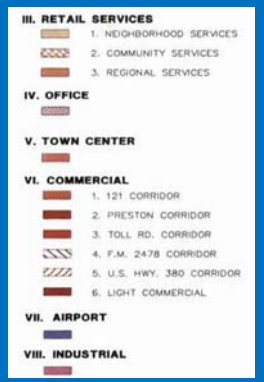


Future Land Use Plan (1991)

Population: 6,524



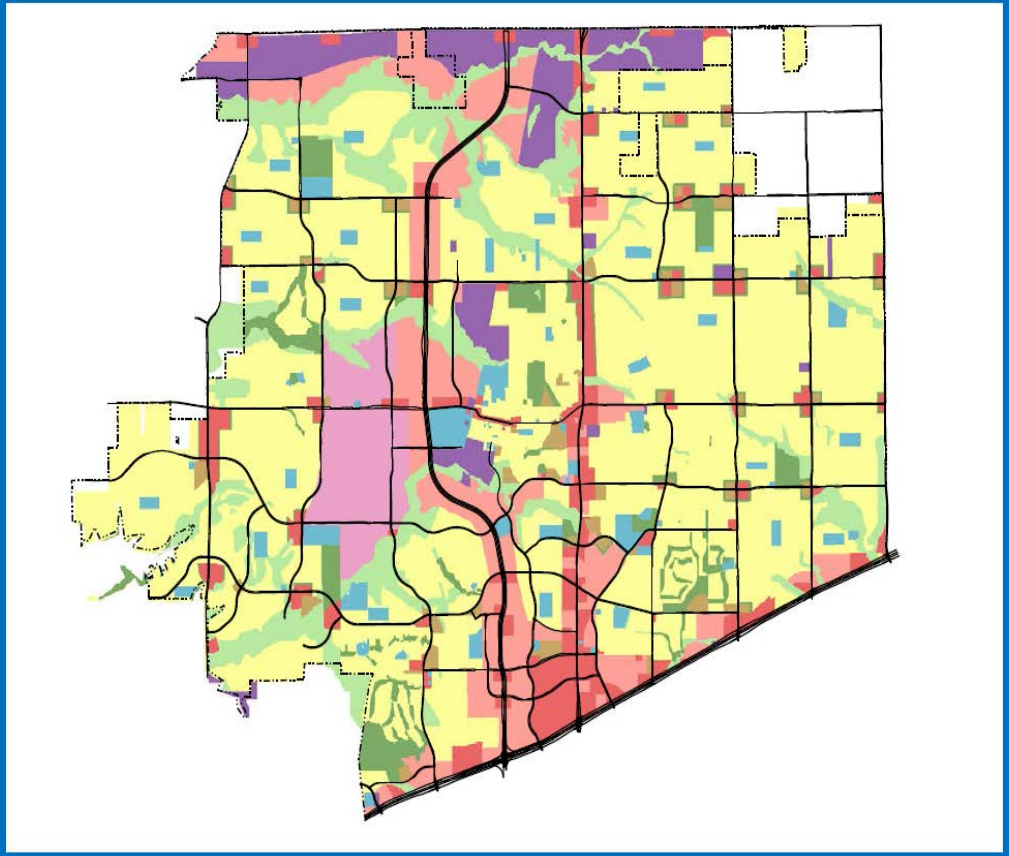




FRISCO

Future Land Use Plan (2000)

Population: 33,714



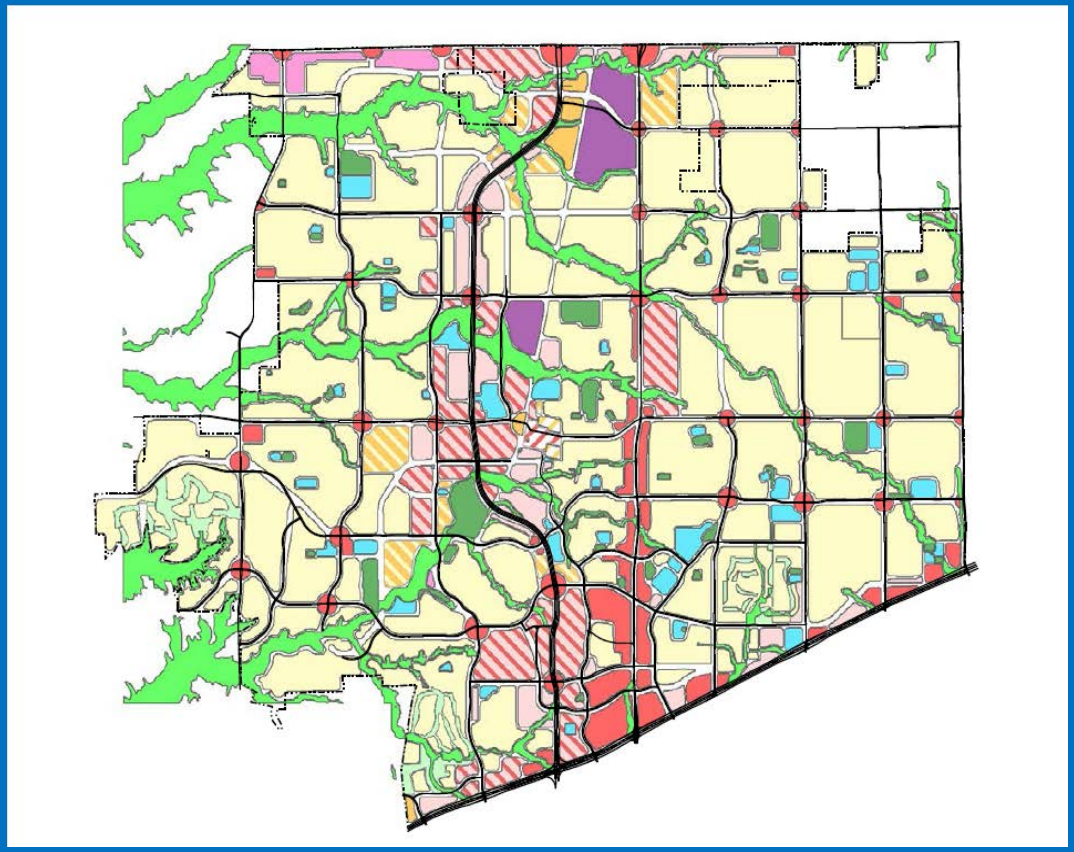
Legend

- Single Family Residential
- Multifamily
- Retail
- Office
- Technology
- Industrial and Utilites
- Public and Semi Public
- Parks and Open Spaces
- Potential Open Space

FRISCO

Future Land Use Plan (2006)

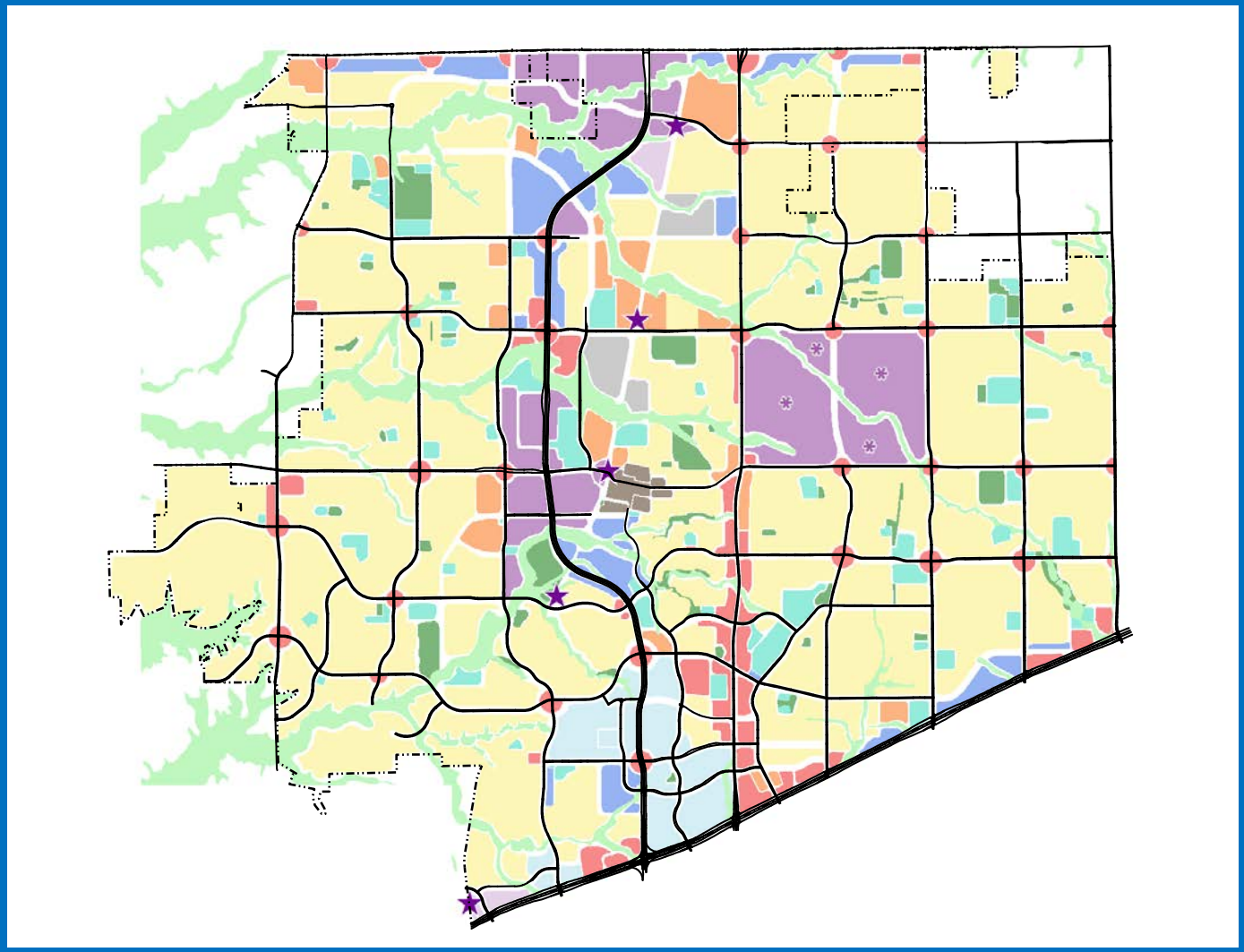
Population: 84,652



Industrial

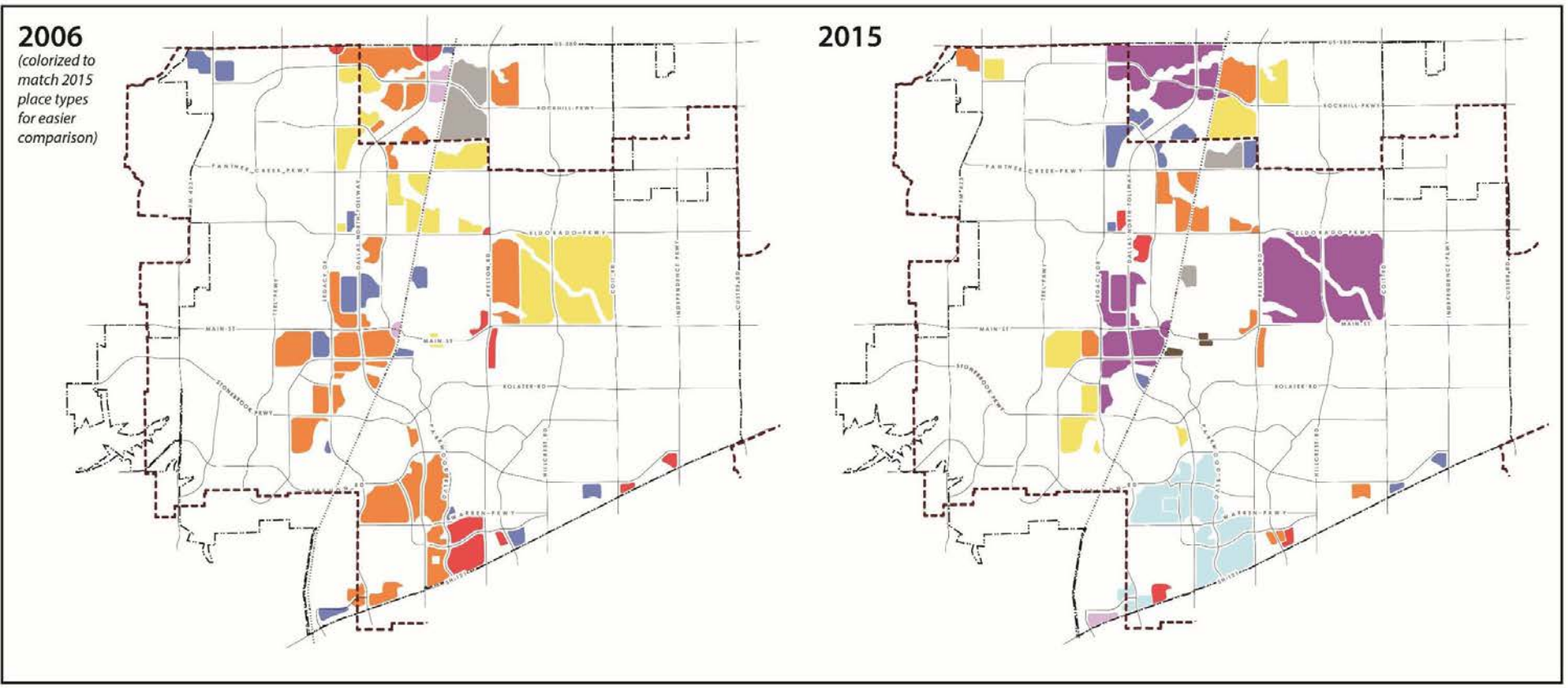
Future Land Use Plan (2015)

Population: 145,430

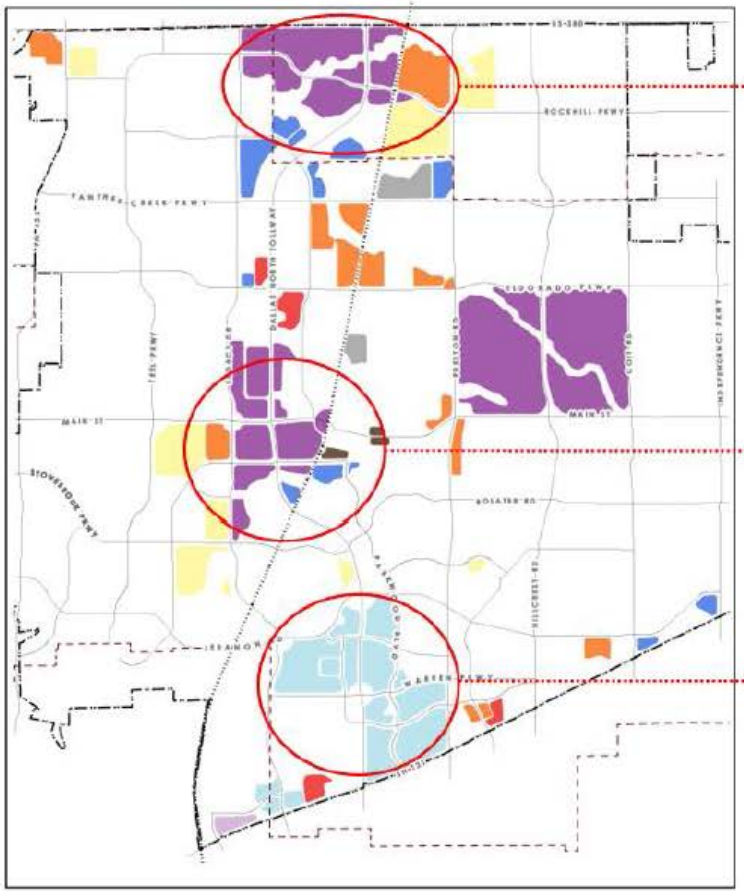


Public / Semi-Public

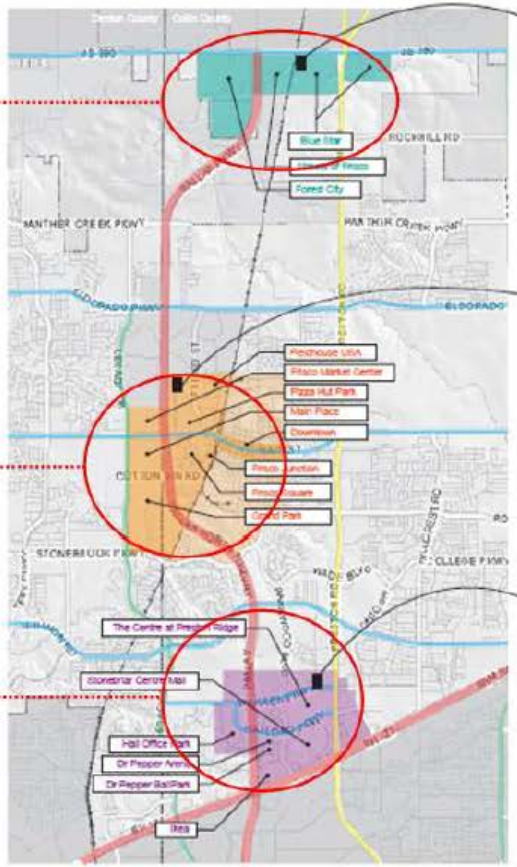
Comparison of 2006 Plan to FLUP



FLUP Changes from Prior Plan



Wayfinding Master Plan (2012)



NORTH FRISCO
NORTHSIDE

Destinations to be determined

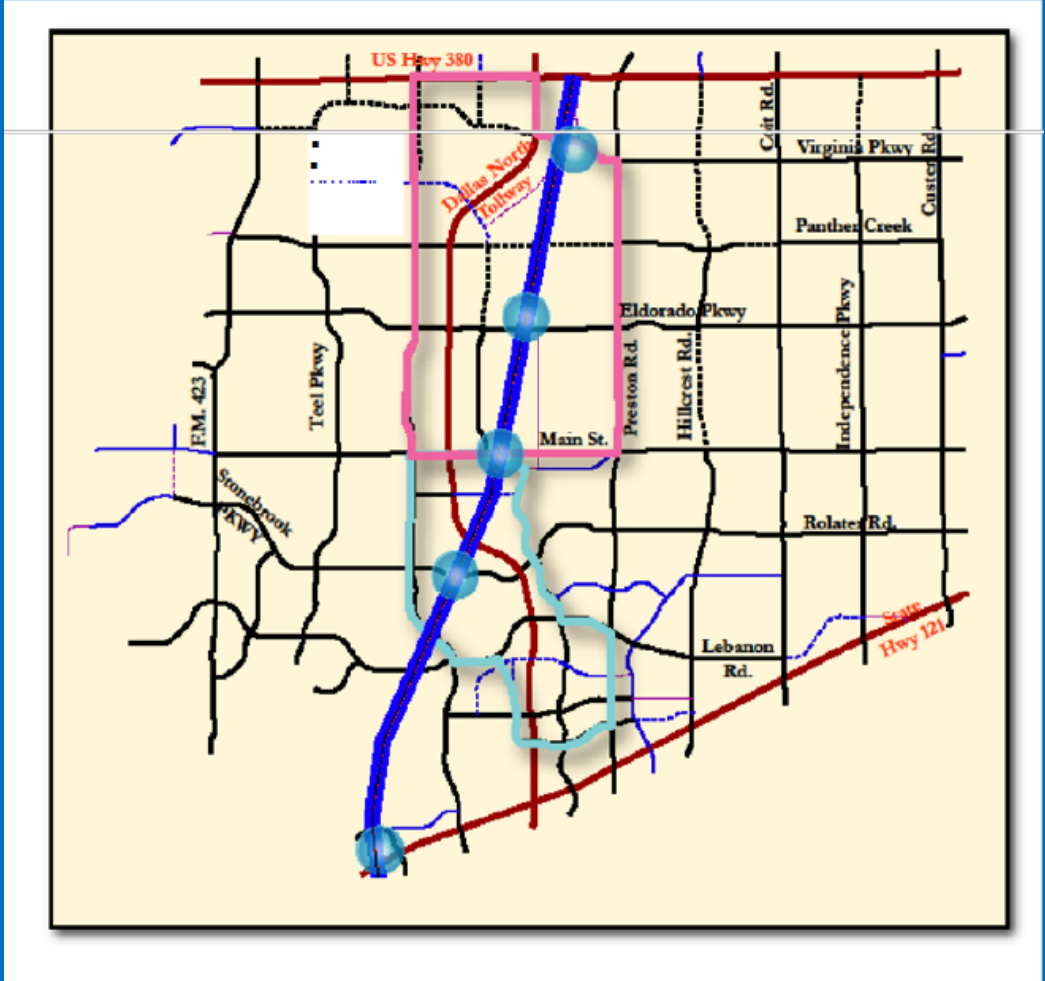
CENTRAL FRISCO
CENTER CITY
DOWNTOWN
MAIN STREET

Pizza Hut Park
Downtown
Frisco Square
Fieldhouse USA

SOUTH FRISCO
SOUTHSIDE
STONEBRIAR

Stonebriar Centre Mall
Dr Pepper Arena/B'Park
Ikea
Frisco Conference Ctr

Transit Circulator



FRISCO

Public Engagement

- Comprehensive Plan Advisory Committee (CPAC) Meetings
- Joint City Council/Planning & Zoning/CPAC Meetings
- Open houses
- Workshops
- Meeting in a Box
- Group Presentations
- MindMixer
- Surveys
- Stakeholder Survey

Group Presentations

- HOA Roundtable
- Frisco TEA Party
- Town Hall Meetings
- Parks and Recreation Board
- Property management
- Chamber of Commerce
- Homeowner Associations
- Special Events

School Enrollment MF/UL

Units Type	Avg Units Per Acre	School Enrollment Ratio
MF	18	0.40
UL	44	0.07
COMBINED AVG	26	0.3

By Age of Product	Avg Units Per Acre	School Enrollment Ratio
	<10 Yrs old	
MF	16	0.35
UL	43	0.07
	<10 Yrs old	
MF	19	0.42
UL	56	0.07

Proportion of Unit Types MF/UL

Units by Type	Studio Units	One Bed	Two Bed	Three Bed
MF		48.7%	41.7%	9.6%
UL	4.1%	70.8%	24.6%	0.5%
Percent	**1.5%**	**56.7%**	**35.5%**	**6.3%**

Valuation per Acre

Valuation Per Acre	Minimum	Maximum	Average	Median
SF	$ 174,033	$ 1,866,178	$ 905,831	$ 828,488
MF	$ 449,249	$ 2,431,899	$ 1,450,442	$ 1,440,320
UL	$ 3,817,809	$ 9,736,326	$ 5,363,386	$ 4,586,940

2015 Tax Assessors Value per Acre, by Residential Product Type

FRISCO

FISD Tax Receipts per Students per Acre

FISD Tax Receipts Per Student Per Acre	Average	Median
SF	$4,330.43	$4,943.17
MF	$3,242.78	$4,056.00
UL	$21,699.16	$21,275.94
FISD EXPENDITURE PER STUDENT (2014)		$7,700

School District Tax Implications, by Residential Product Type

Open Space

PLANO TOMORROW
A Comprehensive Plan for Excellence
Plano
City of Excellence

Plano's Comprehensive Plan History

YEAR	CITY'S POPULATION	PURPOSE
1963	3,695	• Laid foundation of Plano • Established residential neighborhoods and locations for roadway development
1986	107,602	• Assisted the transition from primarily a residential community to an employment center
2015	271,140	• To successfully manage the transition into a mature city

Our Emerging Challenges

FOCUS ON REDEVELOPMENT

DFW EXPECTED POPULATION AND JOB GROWTH

INTERNAL MOBILITY CHALLENGES

FOCUS ON REGIONAL ISSUES

ADDRESSING NEW CHALLENGES

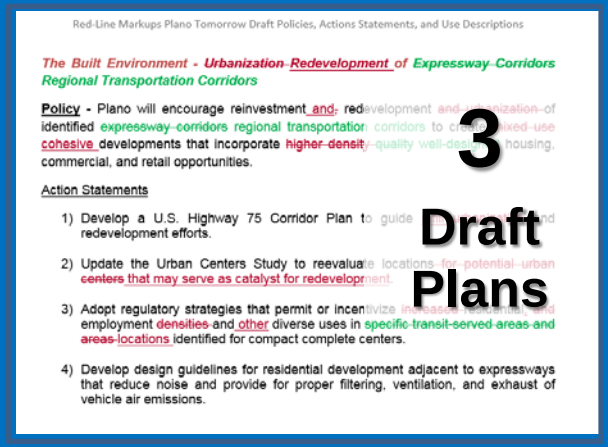
PLANO TOMORROW

A Comprehensive Plan for Excellence

Plano

City of Excellence

Creating the Draft Plan


Red-Line Markups Plano Tomorrow Draft Policies, Actions Statements, and Use Descriptions

The Built Environment - ~~Urbanization~~ Redevelopment of Expressway ~~Corridors~~ Regional Transportation Corridors

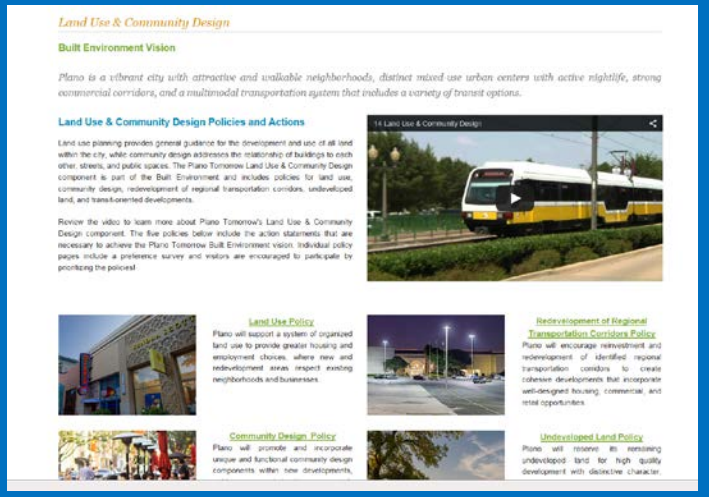
Policy - Plano will encourage reinvestment and ~~,~~ redevelopment ~~and organization of~~ identified ~~expressway corridors~~ regional transportation corridors to ~~create~~ mixed use cohesive developments that incorporate ~~higher density~~ quality well-designed housing, commercial, and retail opportunities.

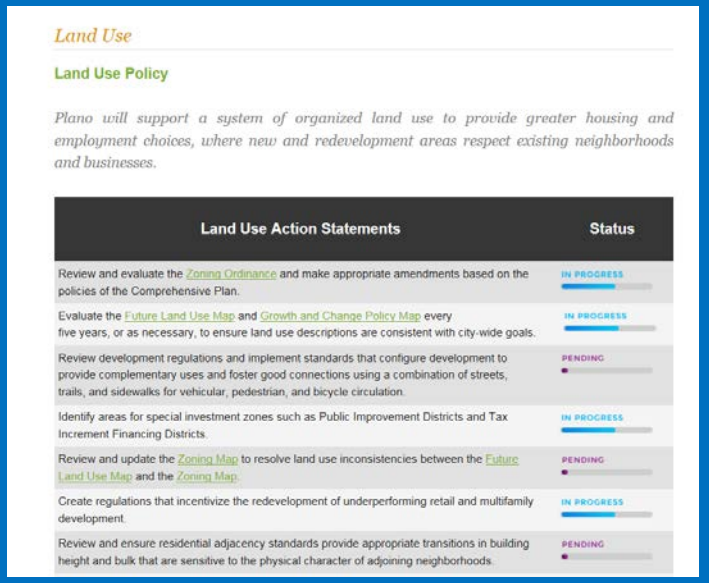
Action Statements

1) Develop a U.S. Highway 75 Corridor Plan to guide ~~and~~ redevelopment efforts.
2) Update the Urban Centers Study to reevaluate locations for potential urban ~~centers~~ that may serve as catalyst for redevelopment.
3) Adopt regulatory strategies that permit or incentivize ~~increased residential and~~ employment ~~densities~~ and other diverse uses in ~~specific transit served areas and areas~~ 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.

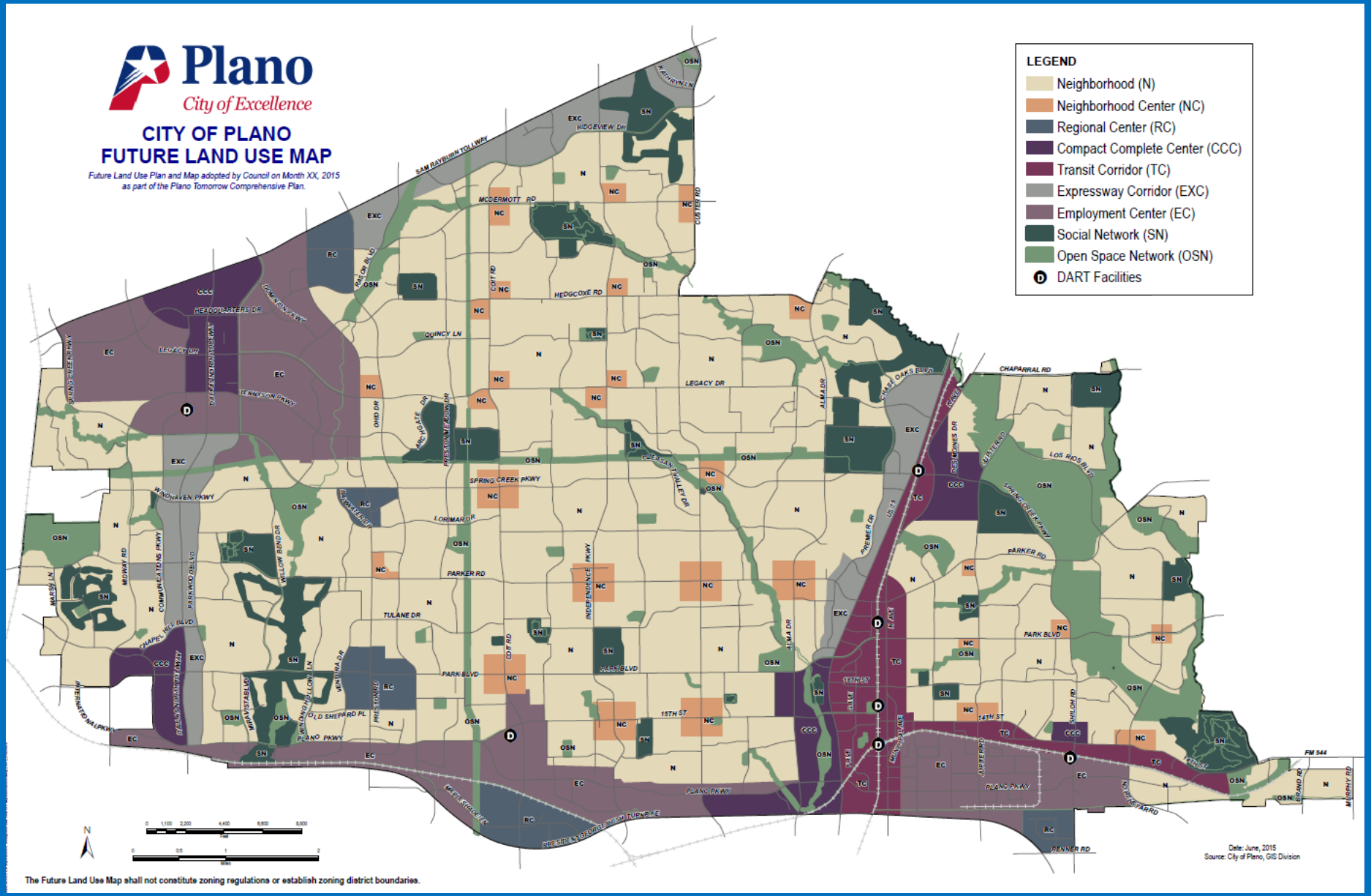
Structure of Plano Tomorrow

Plan Vision	Plano Tomorrow Vision
Pillars	**5 Pillars** Built | Social | Environment | Economic | Regionalism
Components	**10 Components (Videos)** Land Use | Transportation | Quality of Life | Environmental Quality
Policies	41 Policies TOD | Bicycles| Education | Parks | Community Involvement| etc.
Actions	273 Action Statements





Future Land Use Map



Future Land Use Descriptions

Suburban Neighborhood-Type Development

52% **of land**

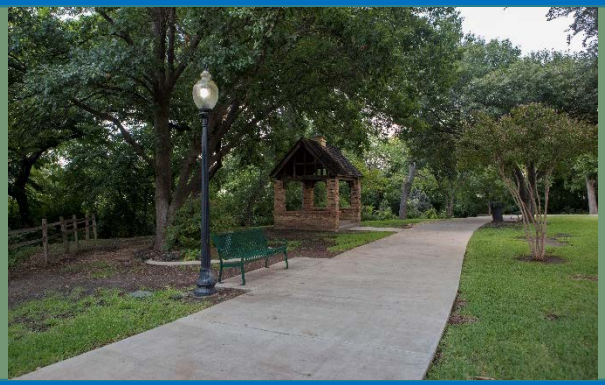
Service-Oriented Neighborhood Center-Type Development

3% **of land**

Future Land Use Descriptions

Education and Recreation Focused Social Network – Type Development

7% **of land**



Open Space Network – Type Development

9% **of land**

Future Land Use Descriptions

Employment Center-Type Development

13% of land

Expressway Corridor-Type Development

5% of land

Future Land Use Descriptions

Compact Complete Center-Type Development

4% of land

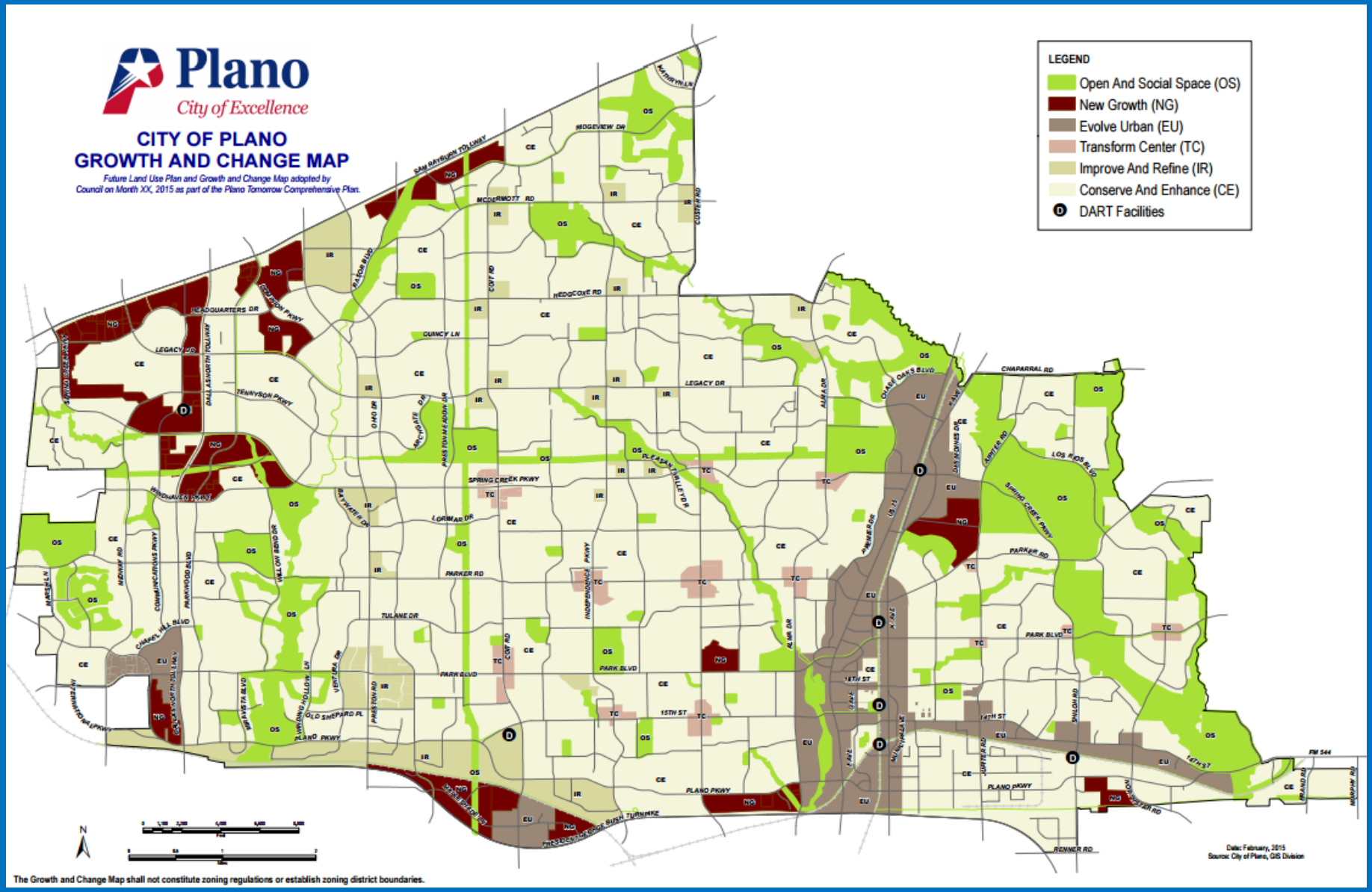
Regional Center-Type Development

3% of land

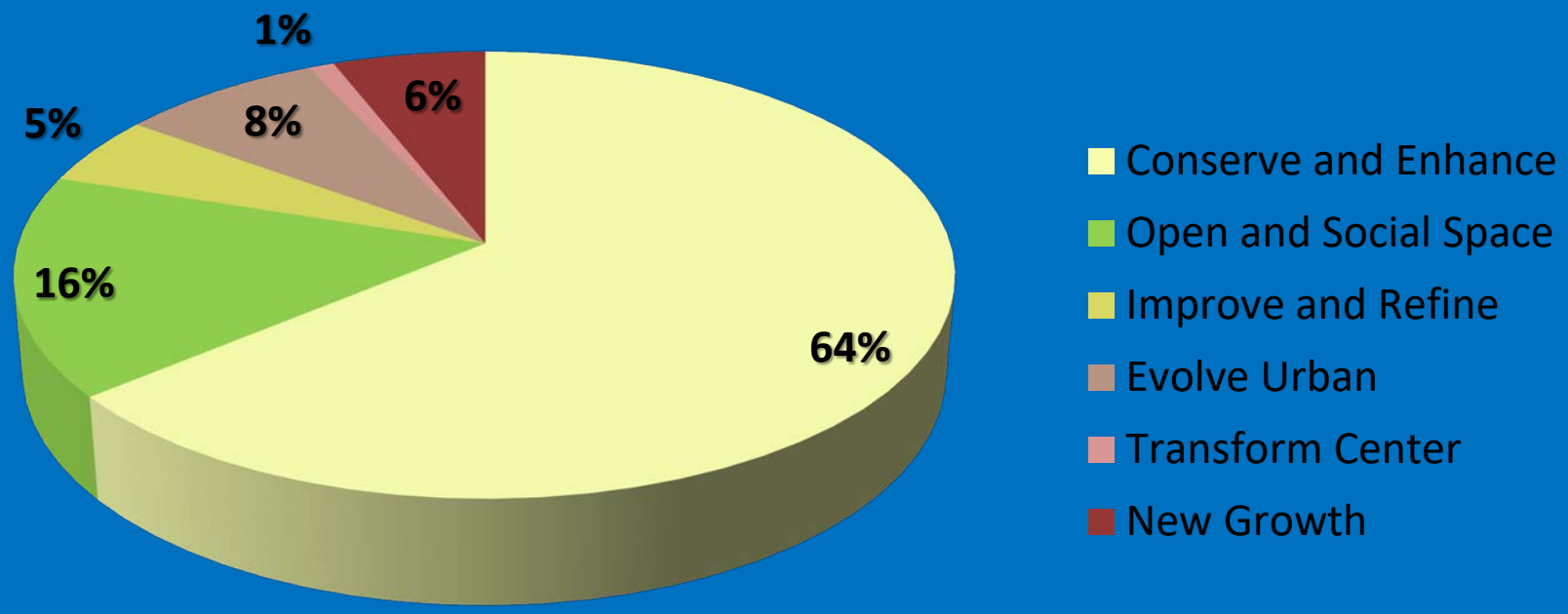
Transit Corridor-Type Development

4% of land

Growth and Change Map



Growth and Change Map Distribution



Key Changes

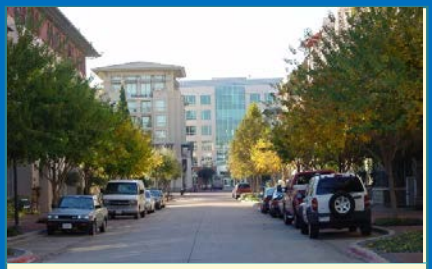
Focus on Retail Corners

Regionalism Component

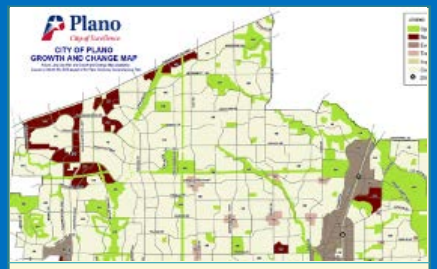
Neighborhood Stabilization

Opportunities for housing reduced

Social and Environmental



Refines urban center locations



Growth and Change map

Single-family in neighborhood centers

www.planotomorrow.org

PLANO TOMORROW

A Comprehensive Plan for Excellence

Plano
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2016 APA SILVER LEVEL

Comprehensive Plan Standards for Sustaining Places Recognized Plan

What were the major issues that facilitated the update of the Comprehensive Plan for your city?

Describe the plan update and the public engagement process in your community.

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What were the successes of the plan process leading to adoption?

What did not work and how would you have changed the process?

What are the major differences/changes from the last plan as well as new features that influenced the creation of the adopted plan?

How were issues/differences resolved with the public?

How will the adopted plan be implemented in your city?

Questions and Comments

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