# City of Frisco

## *Comprehensive Plan*

CPAC Meeting #5 | November 15, 2023

# Introductions

FRISCO

FREESE AND NICHOLS

Core Team

**Daniel Harrison**, AICP
Project Manager

**Erica Craycraft,** AICP
Asst. Project Manager

**Dan Sefko**, FAICP
Senior Advisor

**Connor Roberts**
Project Planner

Support Team

**Jason Claunch**
Economic Dev.
*Catalyst*

**Arti Harchekar,** AICP
Neighborhoods
*Joyful Urbanist*

# Today's Agenda

1. Welcome
2. Draft Land Use Strategies
3. Draft Neighborhoods & Housing Strategies
4. Next Steps

**Tonight's Purpose:**

Confirm **Land Use** and **Neighborhoods & Housing** strategies

# Plan Structure

**Public Feedback | Staff Experience | CPAC Input | City Council Guidance**

**Guiding Principles**

Plan Chapters

| Land Use | Housing & Neighborhoods | Economic Development | Transportation | Facilities & Services |
|---|---|---|---|---|
| Objective LU.1 | Objective HN.1 | Objective ED.1 | Objective TR.1 | Objective FS.1 |
| ○ Strategy LU.1(a) | ○ Strategy HN.1(a) | ○ Strategy ED.1(a) | ○ Strategy TR.1(a) | ○ Strategy FS.1(a) |
| ✓ Action LU.1(a)(i) | ✓ Action HN.1(a)(i) | ✓ Action ED.1(a)(i) | ✓ Action TR.1(a)(i) | ✓ Action FS.1(a)(i) |
| ✓ Action LU.1(a)(ii) | ✓ Action HN.1(a)(ii) | ✓ Action ED.1(a)(ii) | ✓ Action TR.1(a)(ii) | ✓ Action FS.1(a)(ii) |
| ○ Strategy LU.1(b) | ○ Strategy HN.1(b) | ○ Strategy ED.1(b) | ○ Strategy TR.1(b) | ○ Strategy FS.1(b) |
| ✓ Action LU.1(b)(i) | ✓ Action HN.1(b)(i) | ✓ Action ED.1(b)(i) | ✓ Action TR.1(b)(i) | ✓ Action FS.1(b)(i) |
| ✓ Action LU.1(b)(ii) | ✓ Action HN.1(b)(ii) | ✓ Action ED.1(b)(ii) | ✓ Action TR.1(b)(ii) | ✓ Action FS.1(b)(ii) |
| Objective LU.2 | Objective HN.2 | Objective ED.2 | Objective TR.2 | Objective FS.2 |
| ○ Strategy LU.2(a) | ○ Strategy HN.2(a) | ○ Strategy ED.2(a) | ○ Strategy TR.2(a) | ○ Strategy FS.2(a) |
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**Public Feedback | Staff Experience | CPAC Input | City Council Guidance**

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Tonight's Focus

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# Project Timeline

| Major Engagements | Date | 2023 | | | | | | | 2024 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | J | J | A | S | O | N | D | J | F | M | A | M | J | J | A | S | O |
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# Draft Land Use Strategies

# Draft Land Use Strategies

## Objective #LU.1: Encourage a balance of land uses to serve the needs of citizens and to ensure a diverse economic base.

a. Plan for walkable developments that will reduce the number of vehicle trips by providing diverse activities.

# Draft Land Use Strategies

## Objective #LU.1: Encourage a balance of land uses to serve the needs of citizens and to ensure a diverse economic base.

b. Encourage a balance of single-use sites that are needed to accommodate unique or employment-diverse opportunities along with mixed-use communities.

# Draft Land Use Strategies

## Objective #LU.1: Encourage a balance of land uses to serve the needs of citizens and to ensure a diverse economic base.

c. Design the edges of development to be compatible and integrated into surroundings.

# Draft Land Use Strategies

## Objective #LU.1: Encourage a balance of land uses to serve the needs of citizens and to ensure a diverse economic base.

d. Encourage the diversification of employment opportunities by ensuring future land use categories incorporate targeted businesses from Frisco's economic development efforts.

# Draft Land Use Strategies

## Objective #LU.1: Encourage a balance of land uses to serve the needs of citizens and to ensure a diverse economic base.

e. Build for the long-term value with safe streets and neighborhoods, a range of housing options, and a variety of gathering spaces.

# Draft Land Use Strategies

## Objective #LU.2: Ensure land use decisions preserve environmental factors and support innovative design.

a. Continue Frisco's leadership in low-impact design and green infrastructure for residential and commercial sites and encourage the design of City facilities, development sites, and neighborhoods based on these principles.

# Draft Land Use Strategies

## Objective #LU.2: Ensure land use decisions preserve environmental factors and support innovative design.

b. Protect, enhance, and increase healthy tree cover throughout Frisco to maximize the many benefits trees bring to the community—lower energy costs, reduced heat island effect, shaded walkways, improved air quality, increased livability, and enhanced quality of life.

# Draft Land Use Strategies

## Objective #LU.2: Ensure land use decisions preserve environmental factors and support innovative design.

c. Use non-renewable energy resources efficiently, take advantage of opportunities to conserve energy, use renewable energy resources when feasible, safe and cost-effective, and encourage Frisco businesses and residents to do the same.

# Draft Land Use Strategies

## Objective #LU.2: Ensure land use decisions preserve environmental factors and support innovative design.

d. Continue to play a leadership role in the region's efforts to maintain and enhance North Texas' air and water quality and natural assets, particularly among the growing suburban cities in the area.

# Draft Land Use Strategies

## Objective #LU.2: Ensure land use decisions preserve environmental factors and support innovative design.

e. Encourage environmental responsiveness, preserving and enhancing natural areas for the health, aesthetic, infrastructure, and economic benefits the community will receive.

# Draft Land Use Strategies

## Objective #LU.3: Emphasize land uses and development patterns have long-term benefits and appeal to all generations.

a. Encourage developments with corporate headquarters or major employment generators to integrate residential opportunities nearby or within to reduce vehicle trips and encourage pedestrian activity.

# Draft Land Use Strategies

## Objective #LU.3: Emphasize land uses and development patterns have long-term benefits and appeal to all generations.

b. Promote entertainment options that attract sports, active lifestyles, arts, and culture, which represent diversity within Frisco and focus on cultural appreciation.

# Draft Land Use Strategies

## Objective #LU.3: Emphasize land uses and development patterns have long-term benefits and appeal to all generations.

c. Focus on opportunities to support higher education entities that will help create and support a highly educated and trained workforce to promote talent retention within Frisco.

# Draft Land Use Strategies

## Objective #LU.3: Emphasize land uses and development patterns have long-term benefits and appeal to all generations.

d. Consider housing types designed to accommodate young workers or retirees who may desire smaller square footage homes with fewer maintenance responsibilities.

# Draft Land Use Strategies

## Objective #LU.3: Emphasize land uses and development patterns have long-term benefits and appeal to all generations.

e. Encourage a mixture of land uses in a walkable environment and a network of sidewalks and trails that link people of all ages and physical abilities to their destinations.

# Draft Land Use Strategies

## Objective #LU.4: Encourage desirable, efficient land uses while maintaining and enhancing local aesthetics.

a. Create distinctive destinations that attract people and encourage social interaction.

# Draft Land Use Strategies

## Objective #LU.4: Encourage desirable, efficient land uses while maintaining and enhancing local aesthetics.

b. Require high-quality, durable building construction that is flexible and encourages reinvestment over time.

# Draft Land Use Strategies

## Objective #LU.4: Encourage desirable, efficient land uses while maintaining and enhancing local aesthetics.

c. Require quality design standards for denser development to ensure compatibility with surrounding areas.

# Draft Land Use Strategies

## Objective #LU.4: Encourage desirable, efficient land uses while maintaining and enhancing local aesthetics.

d. Minimize adverse impacts from new development on neighborhoods, focusing on traffic, noise, and lighting as examples.

# Draft Land Use Strategies

## Objective #LU.4: Encourage desirable, efficient land uses while maintaining and enhancing local aesthetics.

e. Support positive experiences by emphasizing "gifts to the street" in the pedestrian realm, such as sidewalk cafes, welcoming entrances, landscaping, and other streetscape features.

# Draft Neighborhoods & Housing Strategies

# Draft Housing Strategies

## Objective NH.1: Plan for lovable, resilient neighborhoods.

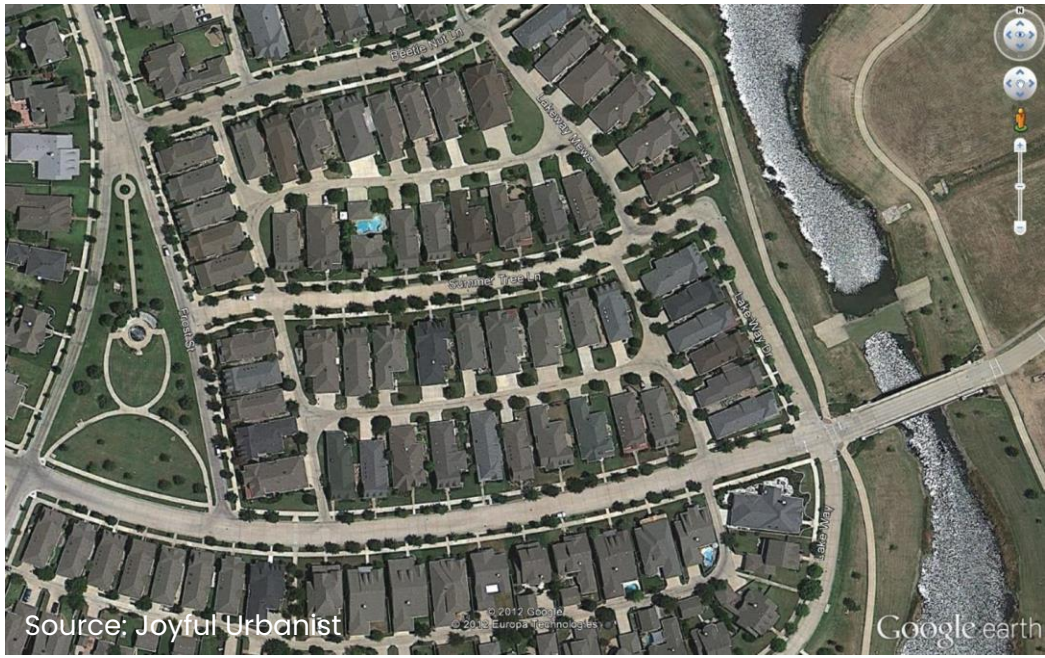
a. Promote neighborhoods that are walkable and are a 5- to 10-minute walk from housing to daily goods and services.

Source: Joyful Urbanist

# Draft Housing Strategies

## Objective NH.1: Plan for lovable, resilient neighborhoods.

b. Identify appropriate minimum and maximum block face lengths, street placement, and street design to support adjacent land uses as well as pedestrian and bicycle connectivity.




Source: Joyful Urbanist

# Draft Housing Strategies

## Objective NH.1: Plan for lovable, resilient neighborhoods.

c. Enable a range of residential building types with contextually appropriate minimum and maximum lot dimensions.

Source: Joyful Urbanist

# Draft Housing Strategies

## Objective #HN.2: Encourage inclusive housing choices.

a. Align with economic development housing needs to support a diverse economic base.

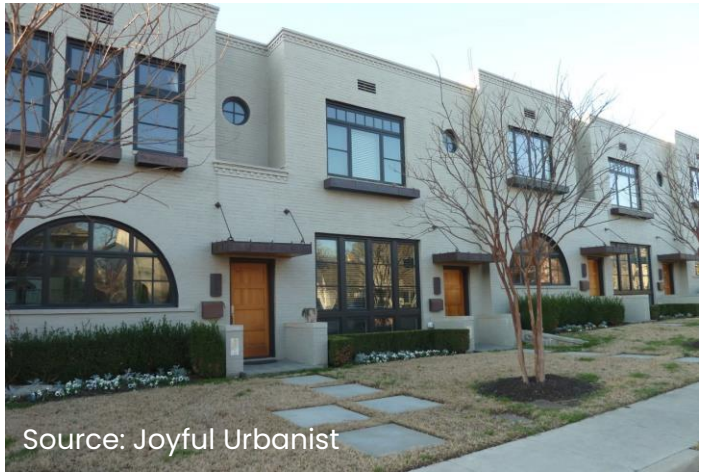
Source: Joyful Urbanist

# Draft Housing Strategies

## Objective #HN.2: Encourage inclusive housing choices.

b. Allow housing diversity with smaller-scale, single-family housing options for different age groups and income levels.

- Note 1: Examples of options include patio homes/zero-lot line homes, mews homes, cottage courts, side-by-side duplexes, stacked duplexes, multiplexes (3-8 units), courtyard buildings, townhomes, live/work units, and accessory dwelling units (ADUs)
- Note 2: Such areas could include integrated open spaces to balance density


Source: Joyful Urbanist

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# Draft Housing Strategies

## Objective #HN.2: Encourage inclusive housing choices.

c. Continue the City's policy regarding Urban Living developments.

- Note 1: "Urban Living developments" are urban residential structures with wrapped parking garages, and in some cases, commercial flex space on the first floor.
- Note 2: The current policy generally states that Urban Living developments are appropriate only in designated FLUP categories, located in areas with access to major thoroughfares and transit opportunities, maximum density of 55 dwelling units per acre, 10% of land dedicated for open space.

Source: Joyful Urbanist

# Draft Housing Strategies

## Objective #HN.3: Strengthen neighborhoods and monitor transitions.

a. As redevelopment occurs, ensure that infill housing is compatible with and reflective of the neighborhood's character (e.g., building height, bulk, mass, and setbacks).

# Draft Housing Strategies

## Objective #HN.3: Strengthen neighborhoods and monitor transitions.

b. Encourage reinvestment in Frisco's neighborhoods by supporting improvements/repairs and land banking dilapidated/vacant lots, and accessory dwelling units, and coordinating capital improvements for infrastructure as well as public open space.

# Draft Housing Strategies

## Objective #HN.3: Strengthen neighborhoods and monitor transitions.

c. Provide assistance to those with special needs (e.g., elderly, disabled, and economically disadvantaged persons) to help Frisco neighborhoods remain desirable over time.

# Draft Housing Strategies

## Objective #HN.3: Strengthen neighborhoods and monitor transitions.

d. Implement the City's Neighborhood Partnership Program (NPP), including a focus on older neighborhoods, and evaluate the NPP every five years for its effectiveness and any needed updates.

# Draft Housing Strategies

## Objective #HN.3: Strengthen neighborhoods and monitor transitions.

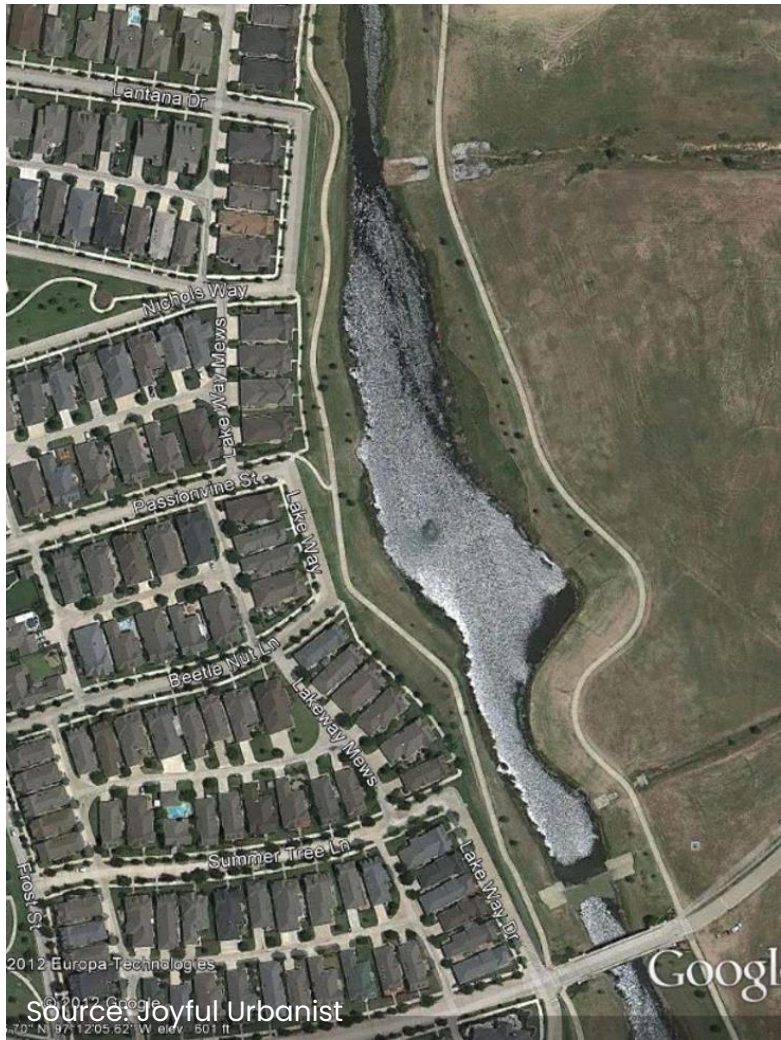
e. Continue to use the City's annual inspection of multi-family units to ensure that apartments and urban living units are code compliant.

Source: Joyful Urbanist

# Draft Housing Strategies

## Objective #HN.4: Produce vibrant public spaces within neighborhoods and a healthy environment to offer focal points and improve the quality of life for residents.

a. Take advantage of Frisco's natural areas and features to create focal points, connect City and regional network of trails, and contribute to the identity of Frisco's neighborhoods and the daily life of Frisco's residents.




Source: Joyful Urbanist

# Draft Housing Strategies

## Objective #HN.4: Produce vibrant public spaces within neighborhoods and a healthy environment to offer focal points and improve the quality of life for residents.

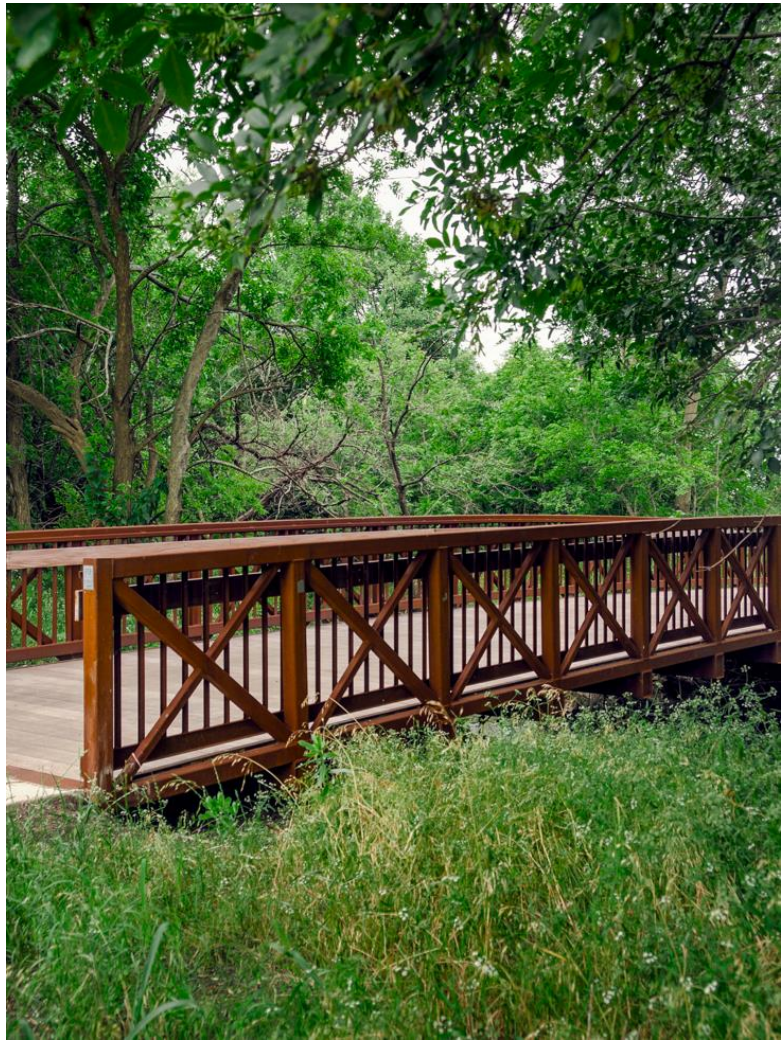
b. Focus on well-distributed, smaller, high-quality open spaces that offer multiple community benefits when provided within proximity to housing.

- Note: Revisit with upcoming Parks Master Plan.

# Draft Housing Strategies

**Objective #HN.4: Produce vibrant public spaces within neighborhoods and a healthy environment to offer focal points and improve the quality of life for residents.**

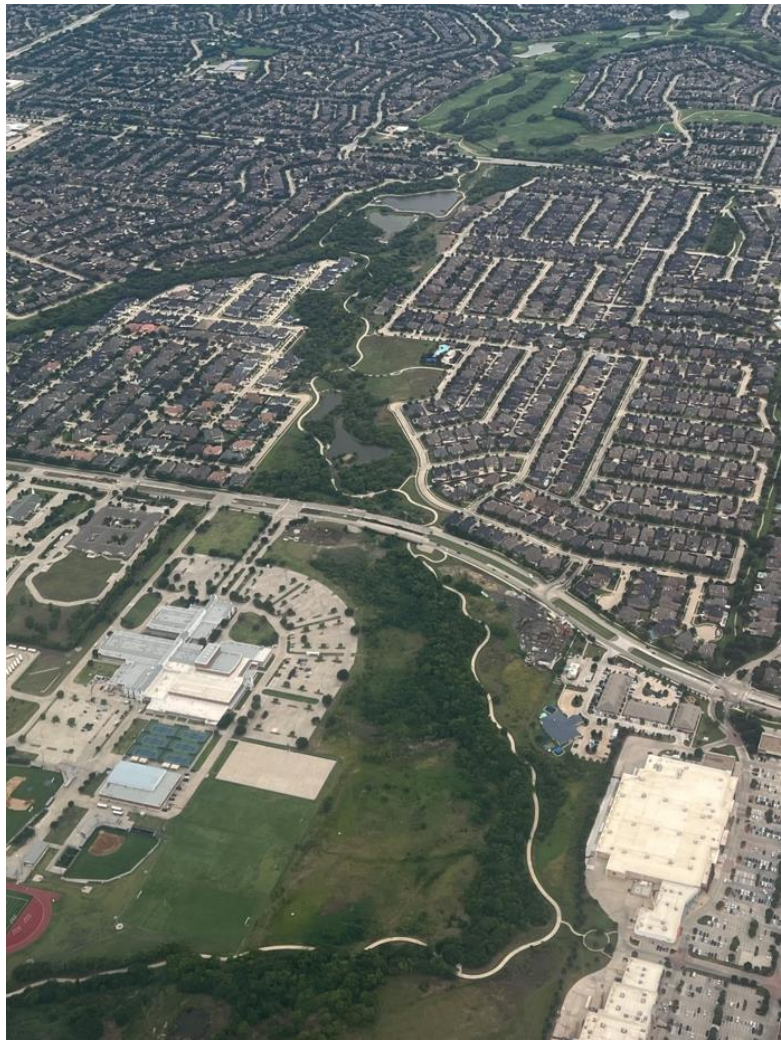
c. Consider transitioning larger, passive park space to ecologically productive uses such as reforestation or restoration of native vegetation.



# Draft Housing Strategies

## Objective #HN.4: Produce vibrant public spaces within neighborhoods and a healthy environment to offer focal points and improve the quality of life for residents.

d. Improve access and support active, healthy lifestyles for residents of all ages and abilities through street and trail connectivity to public open space, schools and civic institutions.



# Next Steps

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# Comments or Questions?

Thank you!