



Comprehensive Plan Update Introduction

City Council
July 11, 2022

City of Richardson
Development Services



Presentation Outline

- Comprehensive Plan Purpose and History
- Changes and Growth Since 2009
- Proposed Comprehensive Plan Update

Council Strategies and Tactics

- **Value, protect, and create a positive return on City, resident, and other stakeholder investments in the City**
 - Develop strategy and timeline to update the Comprehensive Plan

Comprehensive Plan Purpose and History

Comprehensive Plan Purpose

Provide clear goals, objectives and policies to guide the City's development and redevelopment for the next 20 years by:

- Defining the City's goals and objectives through community outreach and consensus.
- Integrating all aspects of urban development including demographics, land use, parks, public facilities, infrastructure, transportation, environmental considerations and development trends.
- Guiding City Council, City Plan Commission, City staff, developers, property owners, and residents on appropriate growth and redevelopment.

Comprehensive Planning Guide

- Originally published in 1988
 - Notebook and poster (executive summary)
- Updated in 1993, 1997, and 2000 (poster only)
- Milestones:
 - 1993 – addition of Spring Creek Nature Area, Breckinridge Park, and Renner greenbelt
 - 1997 – potential rail transit stations noted, Buckingham annexation
 - 2000 – addition of Transit Oriented Development area overlays, Breckinridge area updates, removal of Lookout Drive extension through Sherrill Park

2009 Comprehensive Plan

- 4 major themes

- Diversification
- First-Ring Suburb
- Sustainability
- Livability

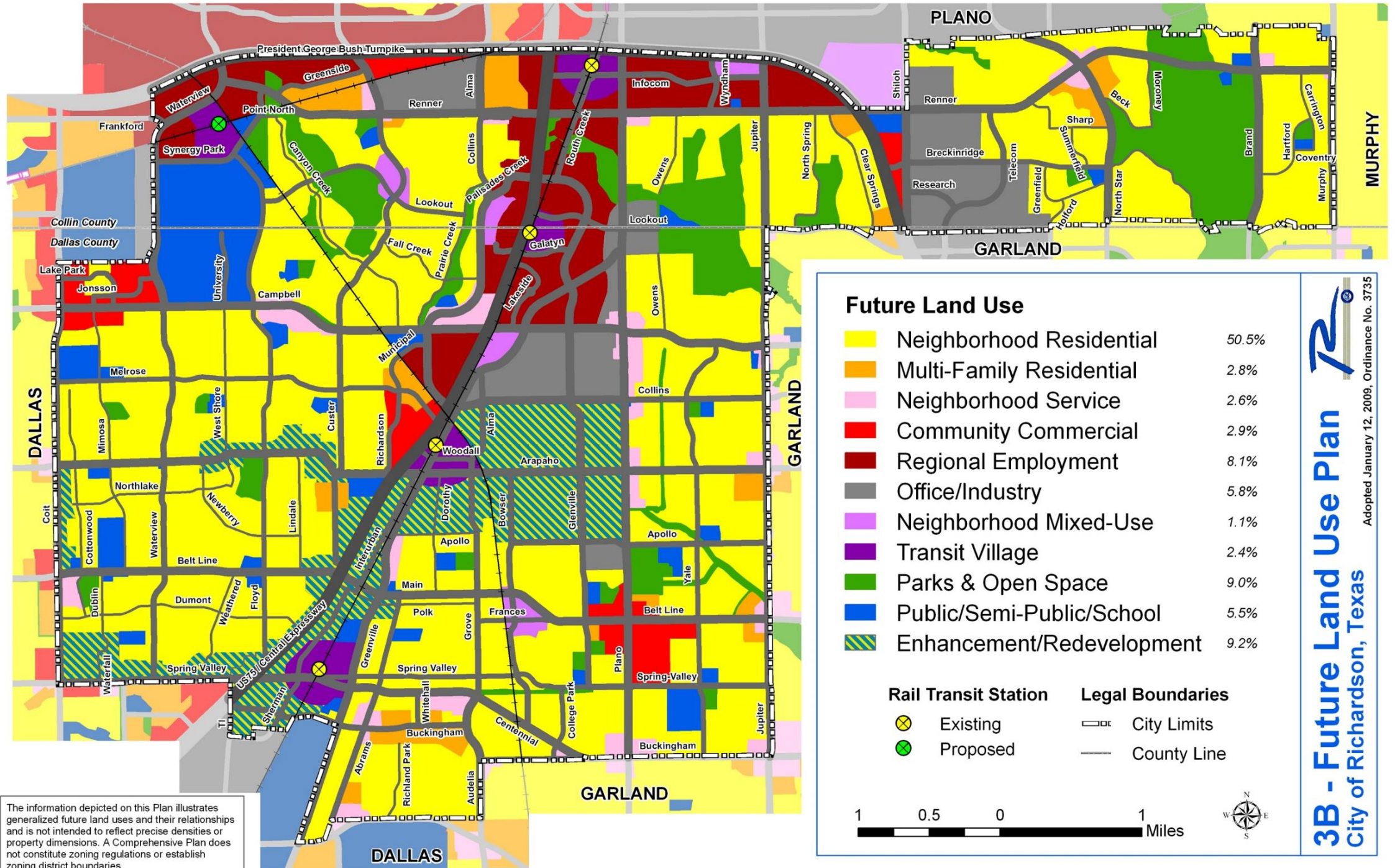
- 10 elements

- Background
- Demographics
- Land Use
- Transportation
- Urban Design
- Neighborhoods
- Community Facilities
- Parks and Recreation
- Environment
- Economic Development

- Revised Future Land Use classifications

- Identified 6 enhancement/redevelopment districts for further study

- Designated functional transportation plan roadway classifications



Future Land Use

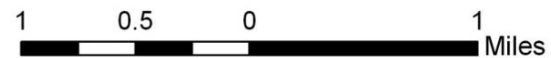
	Neighborhood Residential	50.5%
	Multi-Family Residential	2.8%
	Neighborhood Service	2.6%
	Community Commercial	2.9%
	Regional Employment	8.1%
	Office/Industry	5.8%
	Neighborhood Mixed-Use	1.1%
	Transit Village	2.4%
	Parks & Open Space	9.0%
	Public/Semi-Public/School	5.5%
	Enhancement/Redevelopment	9.2%

Rail Transit Station

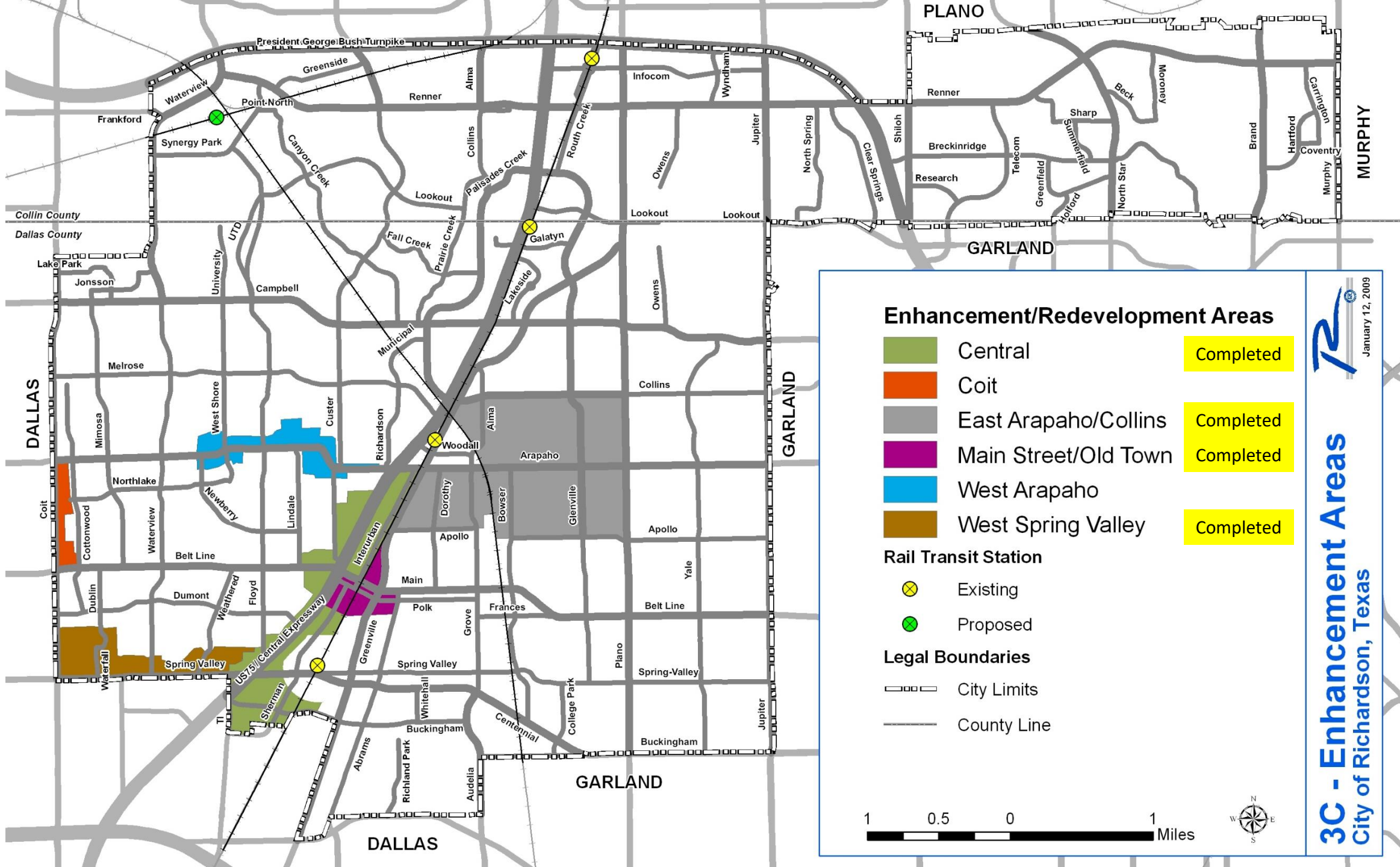
- Existing
- Proposed

Legal Boundaries

- City Limits
- County Line



The information depicted on this Plan illustrates generalized future land uses and their relationships and is not intended to reflect precise densities or property dimensions. A Comprehensive Plan does not constitute zoning regulations or establish zoning district boundaries.



Enhancement/Redevelopment Areas

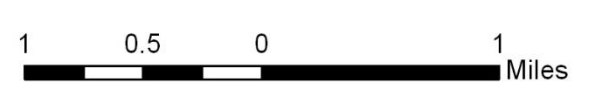
- Central Completed
- Coit Completed
- East Arapaho/Collins Completed
- Main Street/Old Town Completed
- West Arapaho Completed
- West Spring Valley Completed

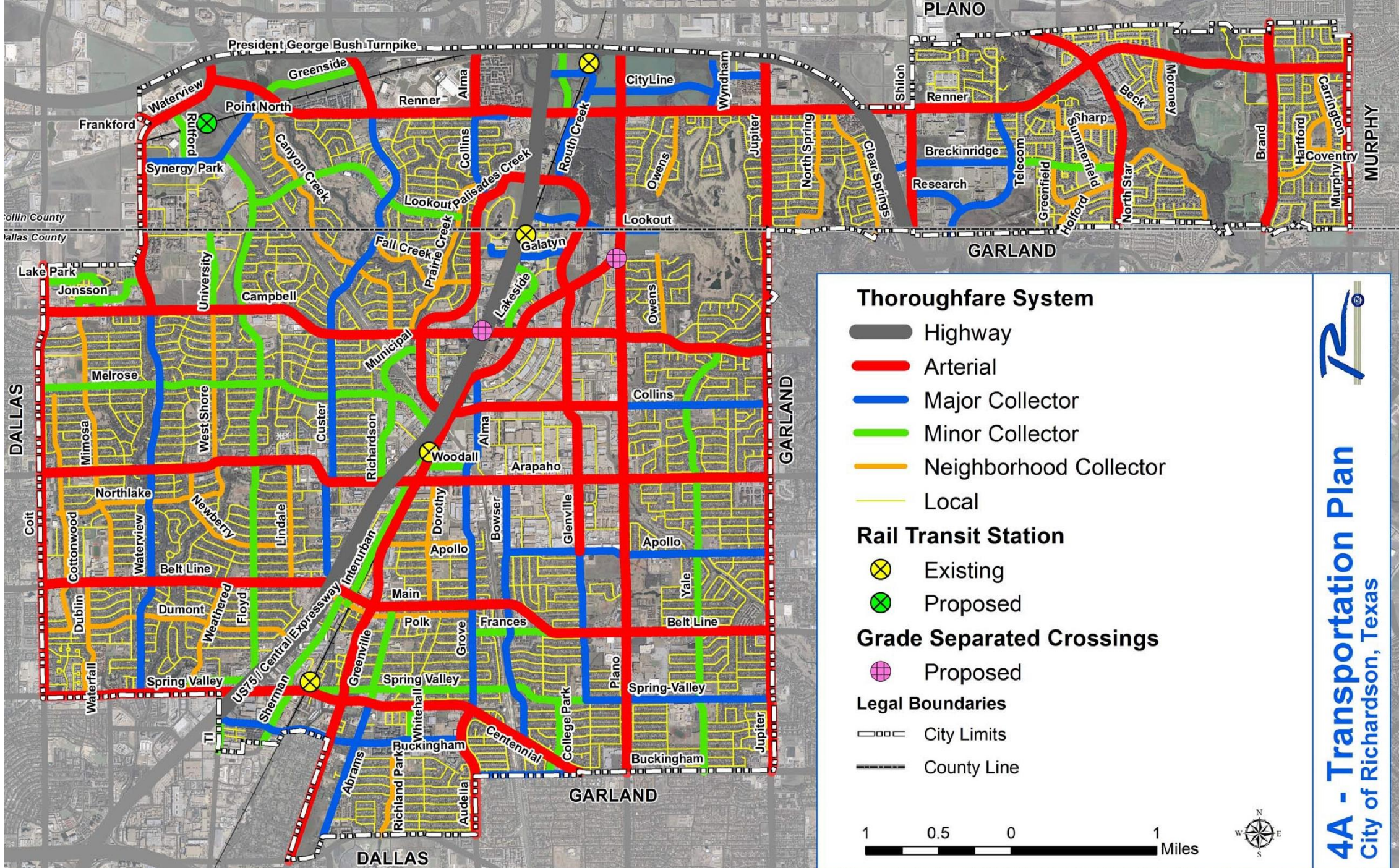
Rail Transit Station

- Existing
- Proposed

Legal Boundaries

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Thoroughfare System

- Highway
- Arterial
- Major Collector
- Minor Collector
- Neighborhood Collector
- Local

Rail Transit Station

- Existing
- Proposed

Grade Separated Crossings

- Proposed

Legal Boundaries

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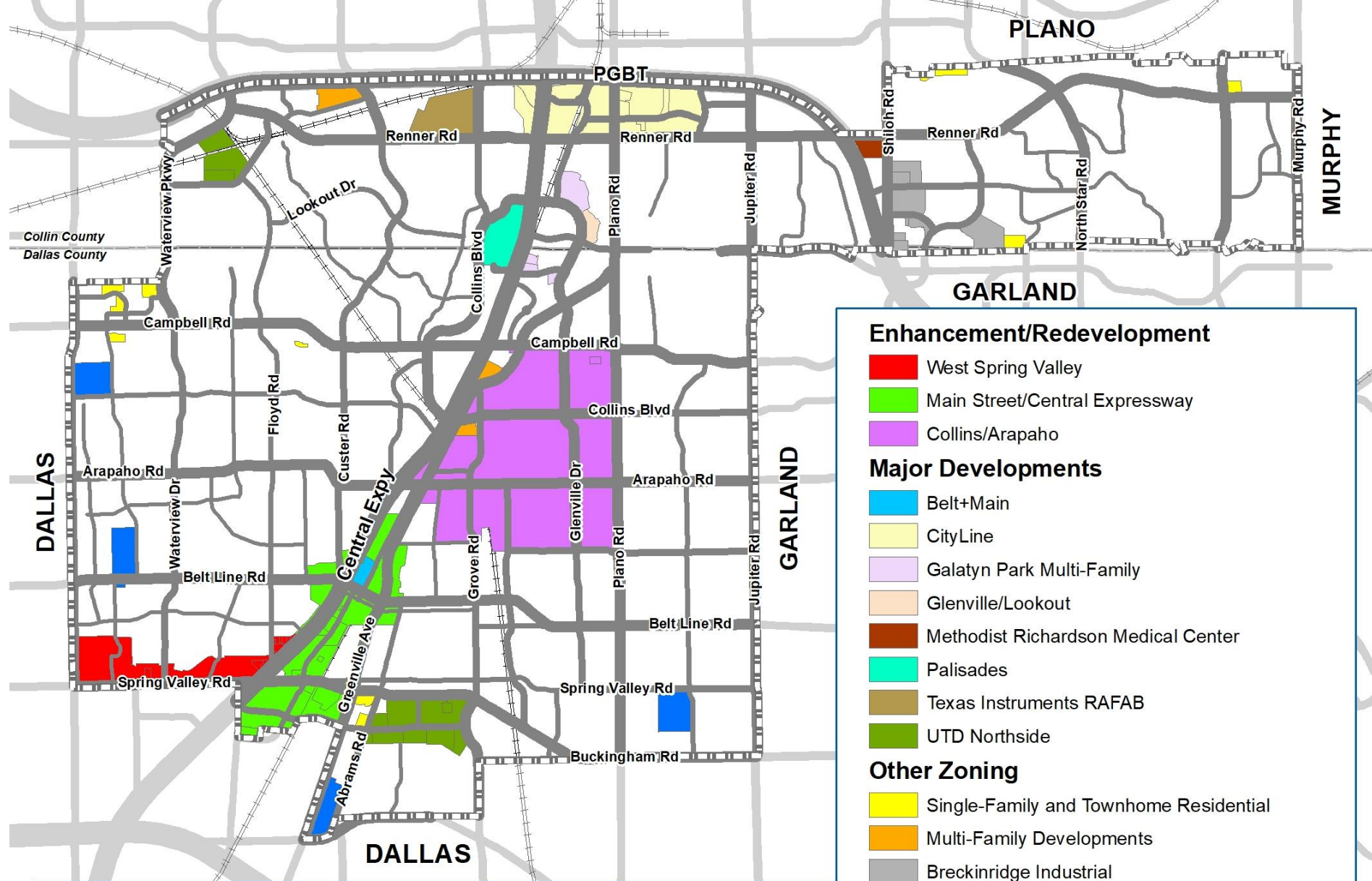
4A - Transportation Plan

City of Richardson, Texas

Changes and Growth Since 2009

Changes and Growth Since 2009

	2009	2022	% Change
Population (NCTCOG Estimate)	97,448	122,570	25%
Undeveloped Land	Approx. 1,225 acres	Approx. 494 acres	-60%
Bike Lanes	0 miles	24.9 miles	
Parks and Open Space	Approx. 836 acres	Approx. 865 acres	3.5%
Trails	Approx. 73 miles	Approx. 87 miles	20%
Median Age	35.8 years old	35.1 years old	



Major Zoning Approvals 2009-2022

Enhancement/Redevelopment

- West Spring Valley
- Main Street/Central Expressway
- Collins/Arapaho

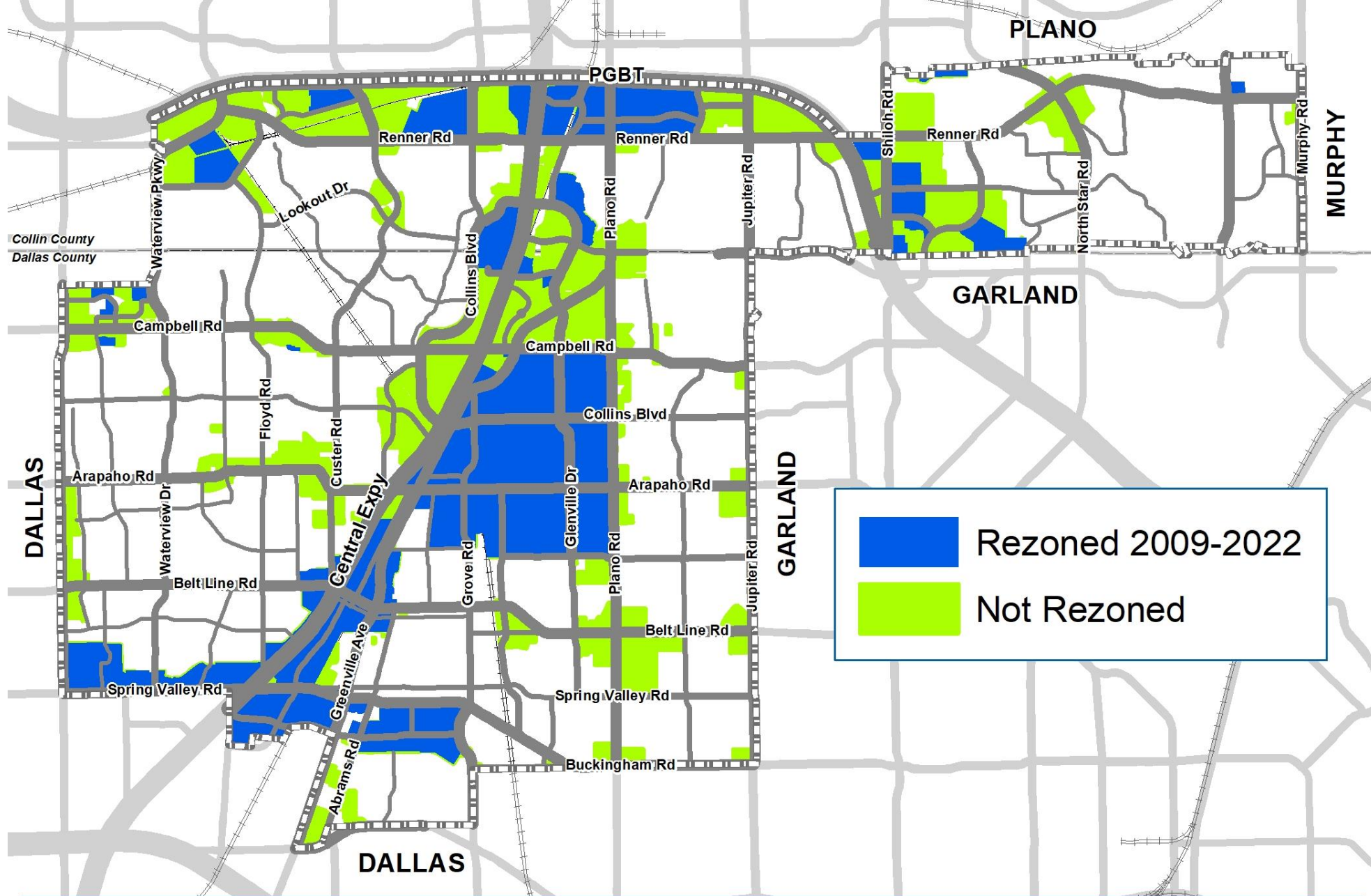
Major Developments

- Belt+Main
- CityLine
- Galatyn Park Multi-Family
- Glenville/Lookout
- Methodist Richardson Medical Center
- Palisades
- Texas Instruments RAFAB
- UTD Northside

Other Zoning

- Single-Family and Townhome Residential
- Multi-Family Developments
- Breckinridge Industrial
- Richardson Independent School District
- Town of Buckingham Zoning Regulation Update

Total Land Area = over 3,100 acres



Commercial and Multi-Family Land Uses

New Development



TI RFAB



UTD Northside



CityLine



Methodist Medical Center



Palisades

New and Renovated City Facilities



Current Planning Efforts

Current planning efforts that will be integrated into the Comprehensive Plan:

- Parks, Recreation and Open Space Master Plan
- Active Transportation Plan
- Strategic Economic Development Plan

Proposed Comprehensive Plan Update

Process

- Issue Request for Qualifications
- Select consultant
- Review current Comprehensive Plan and subsequent City-wide planning efforts
- Data collection and analysis
- Incorporate current planning efforts
- Public engagement efforts (website, social media, surveys, open houses, etc.)
- Periodic work sessions (City Plan Commission and City Council)
- Public hearings (City Plan Commission and City Council)
- Plan Adoption

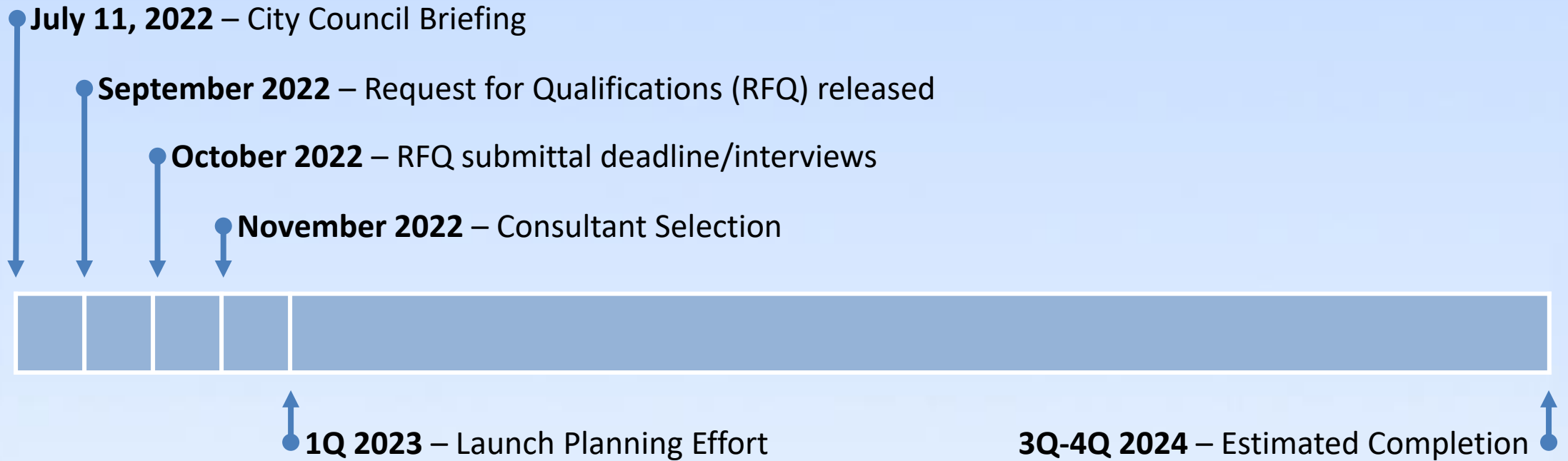
Proposed Scope of Services

- Develop a resident/stakeholder engagement strategy.
- Update the community socio-demographic profile.
- Inventory current land uses, transportation facilities, and infrastructure.
- Analyze the current supply and future demand for various types of land uses, including housing types.
- Evaluate current Future Land Use map and categories.
- Integrate past and current planning efforts.
- Identify economic development and redevelopment strategies.
- Recommend updates or additional studies that may be appropriate.
- Develop an implementation strategy.
- Outline process and frequency for updating and amending the plan.

Council Strategies and Tactics

- **Value, protect, and create a positive return on City, resident, and other stakeholder investments in the City**
 - Develop strategy and timeline to update the Comprehensive Plan
- **Value, protect, and create a positive return on City, resident, and other stakeholder investments in the City**
 - Commence with development of an Active Transportation Plan
 - Commence with update of the Parks Master Plan
- **Work to maintain a balance between responsible neighborhood integrity and the regulatory environment**
 - Explore establishing an accessory dwelling unit ordinance and its impact on neighborhoods
 - Identify infill areas and explore regulations to ensure desirable redevelopment
- **Promote an innovative approach to business processes**
 - Continue to evaluate smart city initiatives for appropriateness

Comprehensive Plan Update Timeline



- **Estimated Budget – \$500,000-\$700,000**

Proposed Funding Source: Year End Savings



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