

REDEVELOPMENT CHALLENGES FOR THE 21ST CENTURY- A CASE STUDY: PLANO, TEXAS

Christina Day, AICP

Director of Planning, City of
Plano, Texas

Michelle D'Andrea, JD

Asst. City Attorney, City of
Plano, Texas

William S. Dahlstrom, FAICP, JD

Jackson Walker, LLP

23rd Annual
University of Texas School of Law
LAND USE CONFERENCE
Planning, Law, and Regulation
April 25, 2019

REDEVELOPMENT CHALLENGES FOR THE 21ST CENTURY- A CASE STUDY: PLANO, TEXAS



1

Development patterns are changing

Numerous forces for changes in development patterns:

- Demographics
- Changing consumer preferences
- Need for interaction
- Desire for individuals to stay connected
- Sense of community
- Opportunity to work, live, play and dine in close proximity
- Less dependence on transportation
- More environmentally-friendly (sustainable)
- Vibrant, walkable communities
- Need to interact- social, business, and culture settings
- Develop businesses
- Transportation options have driven development patterns for decades



REDEVELOPMENT CHALLENGES FOR THE 21ST CENTURY- A CASE STUDY: PLANO, TEXAS



2

ISSUES FACED BY DEVELOPING CITIES

- *The need to maintain a safe, secure, and healthy City*
- *Shifting land use patterns*
- *A need for "URBAN PLACES"*
- *Compact Development*
- *True "Mixed Use"*
- *Rise in mixed use developments sought by major employers;*
- *How to connect developments through technology, transportation and commerce*
- *Emergence of new uses through the advent of new technologies and innovation;*
- *Obsolete zoning*
- *Outdated limits on development density*
- *Stresses on aging and undersized infrastructure*
- *Political protests*
- *Affordable, workforce housing*
- *Changing demographics and the advent of an international community;*
- *1970's era regional malls*
- *Increased internal and "pass-through" traffic created*

REDEVELOPMENT CHALLENGES FOR THE 21ST CENTURY-A CASE STUDY: PLANO, TEXAS



3

COMMON THEMES

- Mixed uses
- Increased densities
- Min/max setbacks
- Alternate design standards
- Phasing
- Urban street standards
- Different classifications for open space
- Orientation of lots to green spaces and access rather than to public streets
- Smaller lots
- Walkable block lengths
- Modified parking standards
- Coordination of multimodal transportation systems
- Pedestrian connections
- Special building materials
- Transitions instead of buffers
- Flexibility

REDEVELOPMENT CHALLENGES FOR THE 21ST CENTURY-A CASE STUDY: PLANO, TEXAS



4

Regulations will focus on:

- Mixed use
- High density
- Compact development
- Uses that further a vision
- Place-making
- Attention to public realm
- Flexible standards

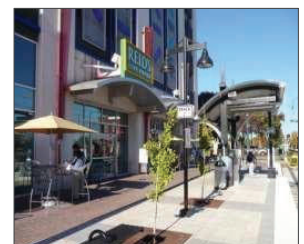
REDEVELOPMENT CHALLENGES FOR THE 21ST CENTURY-A CASE STUDY: PLANO, TEXAS



5

Outcome of Successful Zoning:

1. Active Development
2. Higher Tax Base
3. Vision Realized
4. Public gathering space
5. Placemaking
6. Trails and open space
7. Diverse Housing
8. Connectivity
9. Preservation of unique environmental, historic and architectural features



REDEVELOPMENT CHALLENGES FOR THE 21ST CENTURY-A CASE STUDY: PLANO, TEXAS



6

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](http://utcle.org/elibrary)

Title search: Redevelopment Challenges for the 21st Century - A Case Study: Plano, TX

Also available as part of the eCourse

[Hot Topics in Development: Redevelopment and Repurposing Challenges,
Developing in Small Towns, and Authority of Texas Counties](#)

First appeared as part of the conference materials for the
23rd Annual Land Use Conference session
"Redevelopment Challenges"