

# City of Plano COMPREHENSIVE PLAN

## URBAN DESIGN ELEMENT

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### **PLATES**

Plano Urban Design Features



## Urban Design Element

### Purpose

Urban design is the process of employing natural and manmade features of a city to create a cohesive, understandable, and attractive environment. The urban design process should enhance a community's quality of life by creating a positive emotional attachment between individuals and their surroundings. This emotional attachment to one's physical surroundings, in turn, strengthens one's sense of community.

The Urban Design Element provides a framework for incorporating good urban design into the ongoing growth, development, and redevelopment of Plano. It also addresses the importance of using the built environment to reinforce a “sense of place” and comfort level with our surroundings.

### Major Themes

The Urban Design Element looks at Plano's urban design through three Major Themes - Livable

City, City of Organized Development, and City in Transition. It includes a description of factors affecting the themes, objectives and strategies for addressing each theme, and illustrations.

Livable City addresses Plano's image, identity, and character and how they are linked to its physical environment. City of Organized Development stresses the functional aspects of urban design. City in Transition focuses on the role of urban design in Plano's transition from a growing to a maturing city and the interrelationships of historic preservation, infill development, and redevelopment.

### Theme I - Livable City

#### Key Factors

#### *Image and identity*

In Plano, a century of farming the rich soil of the area resulted in the removal of many of the original



Plano also has been resourceful in developing a system of greenbelts and hike and bike trails along major creeks and utility rights-of-way to provide pedestrian and bicycle connections between neighborhoods and other amenities. These linear parks already play a major role in the urban design of Plano and in the future should continue to be enhanced and promoted as one of the most important amenities Plano provides for its citizens.

Plano's image and identity is accented by manmade features such as Legacy in northwestern Plano with its lush corporate campuses and pedestrian-friendly town center. Plano has a reputation for high quality development and is home to a number of unique landmarks, gathering places and parks. However, the rapid growth of the entire north Dallas suburban area has resulted in large areas of homogeneous development. This lack of design variety creates anonymity within a Region, one community looks just like its neighbor, and it is difficult for people to know when they

*Plano's image and identity is accented by manmade features such as Legacy in northwestern Plano with its lush corporate campuses and pedestrian friendly town center.*

trees found on the prairie. Because of this, the remaining natural tree cover in the area is limited. This combined with the relatively flat terrain offer little relief from the built environment. To counterbalance this, Plano has made an assertive effort to plant trees and to acquire flood plains and other significant natural areas for its park and open space system. Bob Woodruff Park in eastern Plano and Arbor Hills Nature Preserve in western Plano are excellent examples of how such areas can be preserved and enhanced to complement the built environment and to provide opportunities for both active and passive escape from our busy lives.



*Landmarks throughout Plano provide visual and symbolic interest.*

have left one city and entered another.

Although most of Plano's land has been initially developed, the city will continue to change and evolve over time. Over the next few decades Plano can significantly enhance its visual character through urban design. Among the many opportunities are activity centers, park improvements, public buildings, signs, and public art.

Major activity areas and gathering places which promote regional recognition and interest could help distinguish Plano from other cities. They are also needed to increase interaction between people which, in turn, fosters a stronger sense of community and belonging. These places may be characterized by special architectural features, high intensity uses, or a particular function. Such places could also include major business centers, special districts, or neighborhoods which are clearly unique from others.

Over the years, Plano's public buildings have generally been used to present positive urban design precedents. The best examples of this are Plano's many fire stations and libraries. They are not standardized in appearance, but individually designed to complement their surroundings and present a positive image of the city. In addition, the city specifically designed a multi-use center in north central Plano that includes the Maribelle Davis Library, a police substation, and other city offices in a park-like setting.

Signs are another way that the public sector can set a positive urban design precedent. Signs are designed to be highly visible and the city is responsible for the provision of a wide variety of signs. The city should develop a sign catalog to enhance recognition of Plano. This catalog should be used to gradually implement a system of public signs for the city as new signs are installed and older signs are replaced. Signs should be effective while promoting a desirable and consistent image for Plano. This catalog would ensure that the signs for city buildings, street signs, directional signs,

monument signs, way-finding signs in the parks and others are distinct, of a consistent character, and lasting design.

The city recently adopted a policy requiring the expenditure of two per cent of the costs of new municipal facilities on public art. This will not only enrich the community's cultural experience, but will increase the distinctiveness of public buildings.

### *Sense of Community*

A primary focus of the Urban Design element is the creation and promotion of a strong sense of community within Plano. A community consists of much more than the physical structures within it. It is important that people feel a sense of belonging with their surroundings. Attractive and vibrant focal points and gathering places are critical to this effort. Urban design efforts should focus on community gathering places, both city wide and neighborhood



*Entryways and public signage can help to establish a sense of identity for the community.*

scale, which provide opportunities for people to interact, create a sense of belonging, and foster a sense of community.

One opportunity to strengthen the assets of our community presents itself in Chisholm Trail. The trail, which winds through over five miles of neighborhoods, retail, and office developments, should be improved to play a more prominent role in the urban design of Plano.

A portion of the Chisholm Trail improvements is the Spring Creekwalk. This concept was originally envisioned as a unique mixed-use development on approximately 160 acres of land on the west side of U.S. Highway 75, between Collin Creek Mall and Park Boulevard. The public amenities area of this project would include special water features, terraces, walk-ways and open spaces in conjunction with surrounding offices, restaurants and retail shops to create a vibrant place for economic and social activity. A feature such as this would be visible and easily accessed from Central Expressway, and can become a unique symbol, distinguishing Plano from neighboring cities.

### Objectives for Theme I - Livable City

- ▶ **Objective A.1** Continue to expand and enhance Plano's park system as a major urban design asset.
- ▶ **Objective A.2** Encourage visually distinctive yet functional private sector designs.
- ▶ **Objective A.3** Use new public facilities as opportunities to establish positive urban design precedents.
- ▶ **Objective A.4** Use both public and private development projects as opportunities to create gathering places.

### Strategies for Theme I - Livable City

- ▶ **Strategy A.1** Review codes and ordinances to ensure that they do not unintentionally limit the potential for innovative, distinctive design.
- ▶ **Strategy A.2** Continue efforts to develop Oak Point Nature Preserve in northeast Plano along Rowlett Creek.
- ▶ **Strategy A.3** Continue to design public buildings that are functional, distinctive,

and appropriate for their surroundings.

- ▶ **Strategy A.4** Develop a sign catalog for use as a reference guide when designing city signage.
- ▶ **Strategy A.5** Establish zoning provisions for commercial development that encourage the creation of plazas, courtyards, and other attractive environments where people can congregate.
- ▶ **Strategy A.6** Develop a plan for enhancing Chisholm Trail as a major gathering place.

## Theme II - City of Organized Development

### Key Factors

#### *Street pattern*

Streets represent a significant feature of Plano's physical development. This extensive network of thoroughfares has been very well planned and built over the years. As a result, the system is extremely efficient and easy to navigate. The major thoroughfare system is primarily a grid network with simplified travel patterns. Land use activities are organized around the thoroughfare system. This pattern of development usually provides retail uses at intersections of major arterials and residential uses in between. However, the retail development at one intersection is typically indistinguishable from the next and is connected by continuous lengths of brick screening walls. This sameness over a large area detracts from the character that variety can bring to urban design.

Through the use of landscaping in medians and other public rights-of-ways, the city has been able to enhance the look of many of its thoroughfares. The aesthetic quality of thoroughfares contributes to the community's overall image. Because streets

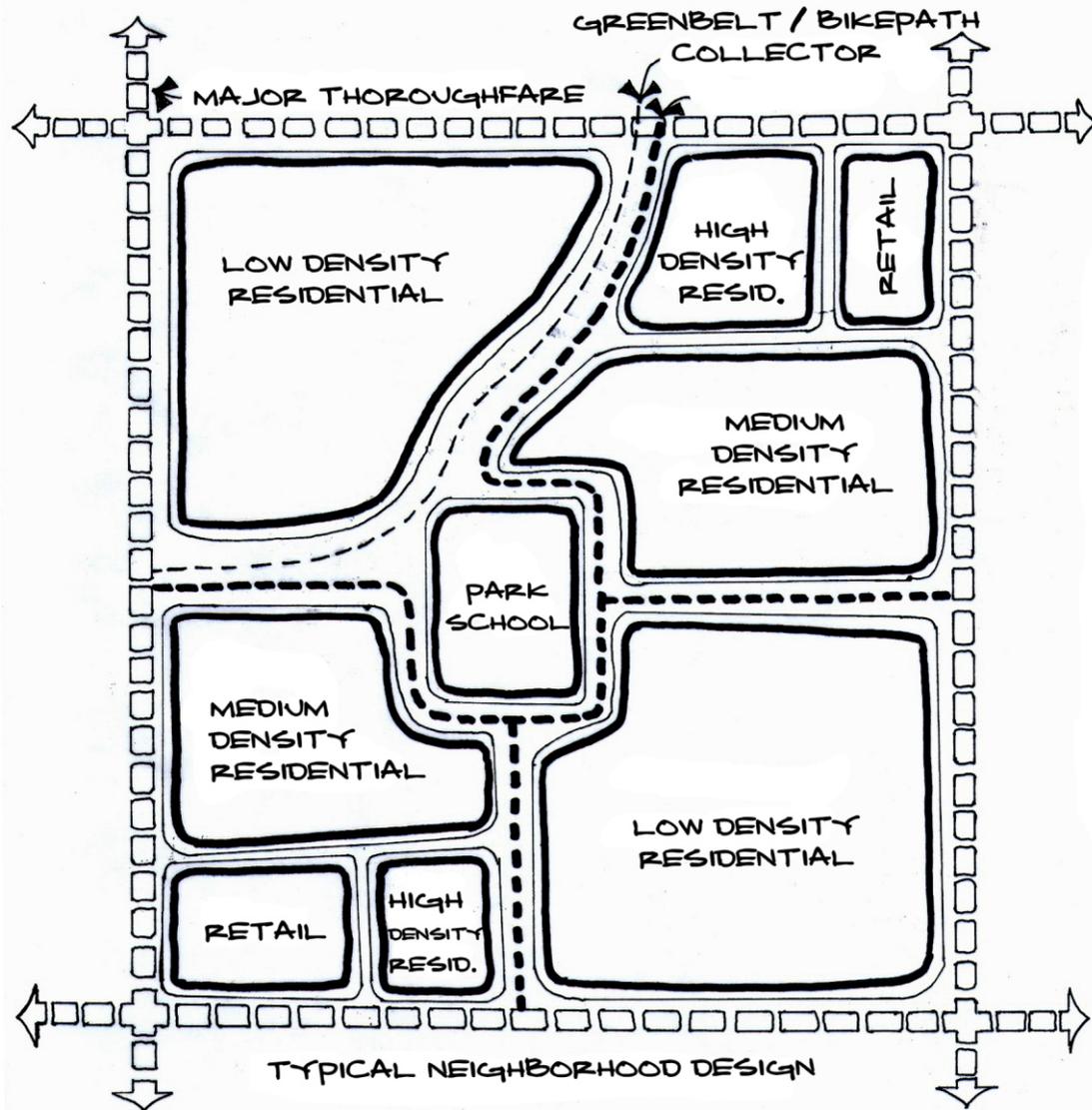
represent such a major part of the city's built environment, emphasis on the urban design component of thoroughfare design should continue. As Plano matures, the aesthetics of the street system will continue to grow in importance as its visual image will have a strong impact on the way that the city is perceived.

**Neighborhood Design**

Neighborhoods are the primary building blocks of Plano. They are developed in relation to the city's grid system of major thoroughfares. They typically include low density single family homes on the interior with higher density housing and retail uses near major intersections. A collector street system

provides access to and from the interior of a neighborhood. The center of a neighborhood is usually anchored by an elementary school, a small park, or a combination of the two. A typical neighborhood park is functional and includes a small playground and playing fields, but it does not act as a neighborhood focal point and gathering place for all ages. Certain improvements could make these parks more attractive and inviting to the public such as small plazas and courtyards, increased landscaping, and shade trees. This might increase their usage and bring more people together for neighborhood activities.

Neighborhood schools also could become centers for neighborhood recreational and social activities.



This would require the city and school districts to jointly address security and safety measures when schools are used during off hours. This may involve test cases at one or two schools to ensure such programs can be successful and cost effective. Some high schools and middle schools are now being used on a larger scale for community-wide programs as opposed to neighborhood based activities.

### ***Major Development Corridors***

Three regional expressways currently pass through Plano or along its boundaries Central Expressway (U.S. 75), the Dallas North Tollway, and the President George Bush Turnpike (S.H. 190). In addition, S.H. 121 is designated as a future expressway. Preston Road, although it is not an expressway, also functions as a major development corridor since it is the primary major arterial connecting western Plano with Dallas.



*Preston Road was the first major corridor for which special standards were established relating to frontage treatment along the roadway. Here the combination of low level, monument signs, landscape setbacks, and underground utilities create an attractive, uncluttered environment.*

Major corridors present both challenges and opportunities for the city's continued development. Due to their regional accessibility and prominence, they are likely candidates for major office and retail development. Also, these regional roadways generate a significant amount of traffic noise which makes

them less attractive for residential development. These highly visible corridors provide an immediate image of Plano to those traveling into or through Plano. The development in these corridors has a significant impact on the development on either side of the corridor. In a number of cases, the adjacent uses are residential and are separated from the corridor development by a parallel roadway. The view from these roadways should not be a "back door" image comprised of loading docks, trash dumpsters, and outdoor storage. In recent years, the city has enacted new zoning and overlay districts to address these challenges. These include regulations relating to signage, power line placement, landscaping, screening, and height/setback ratios.

Due to the number of major corridors in Plano and the overall abundance of retail and office zoning, major development corridors may exceed the demand for these uses before the supply of land is utilized. This will result in efforts to find other uses for undeveloped properties. This process should be dealt with carefully to prevent disjointed development patterns and to provide reasonable compatibility in scale with existing development.

### ***Site Design***

City parking ordinances have typically stressed functionality for individual sites through the requirement of abundant off-street parking. In some cases, a reduction in parking requirements would allow developers greater flexibility in site design and provide for more landscaping while still assuring that adequate parking is provided. In particular, parking requirements should not be an impediment to infill and redevelopment opportunities.

### **Objectives for Theme II - City of Organized Development**

- ▶ **Objective B.1** Reconcile the land use supply with reasonable uses that are consistent with demand and suitable for their surroundings.

- ▶ **Objective B.2** Strengthen neighborhoods by creating stronger focal points and gathering places within them.
- ▶ **Objective B.3** Continue to ensure that Plano's development corridors are attractive and inviting.
- ▶ **Objective B.4** Enhance the visual image along Plano's major thoroughfares.

### Strategies for Theme II - City of Organized Development

- ▶ **Strategy B.1** Continue to consider zoning map and text changes that promote a wider range of compatible land uses for excess non-residential zoned properties. (See Land Use Element.)
- ▶ **Strategy B.2** Enhance neighborhood parks with attractive amenities that make them more appealing for passive activities.
- ▶ **Strategy B.3** Schedule special events at neighborhood parks and schools to bring residents together on a regular basis.
- ▶ **Strategy B.4** Continue to formulate and apply special development standards for major corridors and other economic development areas that include signage, landscaping, and/or other appropriate design elements.
- ▶ **Strategy B.5** Review city codes and ordinances to identify potential reductions in parking requirements so as not to unnecessarily inhibit infill and redevelopment efforts.

## Theme III - City in Transition

### Key Factors

#### *Maturity*

As Plano transitions from a growing to a maturing City, urban design will play a major role in its continued success as a community. As noted previously, Plano has experienced explosive growth in the last 45 years. As the availability of raw land for new development diminishes, residential developers are concentrating their attention on suburbs to the north. Plano has become an “inner ring” suburb. “Outer ring” suburbs such as Frisco, Allen, and McKinney are now experiencing explosive growth. As Plano's “newness” wears off, it will need to find other ways to attract and retain residents and businesses.

The City of Plano can take the lead by continuing to upgrade and/or replace its facilities and infrastructure on a regular basis. This type of reinvestment by the public sector is often necessary to stimulate private reinvestment. Property owners are less likely to maintain and improve their properties if public streets, bridges, parks, and buildings are in disrepair or out-of-date.

Major capital projects may actually provide opportunities to make urban design statements. For example, a street upgrade could include special signage and landscape treatments. Special materials could be used to “soften” and enhance the appearance of bridge abutments, retaining walls, and other components of roadway construction. Plano has an ongoing program for planting trees in the medians of major thoroughfares. This program should be continued as another way of improving the appearance of Plano's streetscape. Building expansions and upgrades and new construction projects can also provide opportunities to improve the visual character of Plano's many public facilities.

Screening walls are dominant in the streetscape of Plano and the maintenance of these walls will significantly impact the “face” of Plano. As these walls need to be repaired and replaced, it is often impossible to match the original design and materials. The city should develop a policy for the repair and replacement of these walls, including several style, material, and landscape options to ensure the streetscape is preserved or enhanced.



*The Haggard Park neighborhood immediately, west of Downtown, was the first group of properties to be designated as a Heritage Resource District. Previously, only individual properties had been designated.*

### **Preservation**

A community's design quality is often enhanced by preserving and maintaining its physical links to the past. Older structures, neighborhoods, and business districts help us understand the social and design evolution of Plano. While Plano's examples of past eras are limited, it becomes all the more important that we protect them. The distinctiveness of historic structures will allow them to serve as landmarks and focal points for future generations.

As part of the Plano's Heritage Preservation Program, two districts and 30 individual properties have been given Heritage Resource designation. Once these properties are designated, their owners must request Certificates of Appropriateness (CAs) for any

changes to the structure or grounds. Owners of designated properties are also eligible for significant tax exemptions. These exemptions include all four local taxing entities and represent a significant incentive for property owners to renovate and maintain their properties.

Downtown Plano and the adjacent Haggard Park neighborhood have been identified as Heritage Resource Districts where the character and integrity of the built environment will be preserved. The zoning in the Douglass Community was recently modified to ensure that infill development is consistent with the character of the existing homes. Two other areas near downtown Plano have also been identified as possible Heritage Resource Districts.

### ***Urban Centers and Mixed Use Development***

Urban Centers are mixed-use, compact, pedestrian-friendly, higher density areas. These areas are designed to create a more socially interactive, pedestrian-oriented environment that accommodates residency, work, shopping, and leisure activities in one location. This is accomplished by increasing densities, mixing land uses, reducing parking requirements, and creating attractive and inviting open spaces. Success of these centers can often be enhanced when they are located near transit facilities.

Downtown Plano and Legacy Town Center are examples of existing, successful new urbanist style developments in Plano. Given the city's stage of development and current development trends, there may be additional opportunities to implement this style of development in Plano.

Only a few locations are suitable for development as

urban centers in Plano. These centers may be successful as infill and revitalization initiatives and may play a larger role in Plano's future. However, these centers should not be used merely as a means of gaining additional density and flexibility. A study is underway to outline the requirements for a successful urban center and to establish the future role of urban centers in Plano.



*Activity centers help to promote a sense of community by providing places for interaction. These typically occur in a mixed-use area that integrates a range of uses and activities which compliment and support one another.*

### ***Private Amenities***

Many subdivisions in Plano contain private amenities such as landscaping, open space, water features, and recreational facilities. These amenities contribute to the visual quality of the city's neighborhoods and overall quality of life. The maintenance of these amenities is the responsibility of the homeowners associations (HOA's). However, in recent years a number of HOA's have struggled to meet their obligation. As Plano matures the burden and quality of maintenance will be a growing issue. The city should review codes and ordinances in light of this problem to reexamine the regulatory requirements for such amenities.

### **Objectives for Theme III - City in Transition**

- ▶ **Objective C.1** Continue to improve and enhance the appearance of Plano's thoroughfare system through streetscape improvements.
- ▶ **Objective C.2** Continue to ensure that Plano's codes, ordinances, and programs encourage and promote the long term preservation of links to Plano's past.
- ▶ **Objective C.3** Provide for the development of pedestrian-friendly, urban environments in appropriate locations.

### **Strategies for Theme III - City in Transition**

- ▶ **Strategy C.1** When upgrading existing streets or building new roadways, incorporate special signage and landscape treatments where possible. Use special materials to soften and improve the appearance of bridge abutments, retaining walls, and other components of roadway construction.
- ▶ **Strategy C.2** Continue the city's median tree planting program to soften the appearance of Plano's major thoroughfares.
- ▶ **Strategy C.3** When upgrading, expanding, or building new public facilities use signage, landscaping, and related amenities to improve their visual appeal.
- ▶ **Strategy C.4** Develop a policy for the repair and replacement of screening walls along major thoroughfares, which establishes a standard range of style and material options.
- ▶ **Strategy C.5** Continue to provide for the designation of individual properties and districts as "Heritage Resources" to

preserve structures that are historically significant to Plano. Also, continue to establish appropriate design guidelines for each district and review improvements to those properties in accordance with them.

- ▶ **Strategy C.6** Continue to offer tax incentives to owners of historic properties who restore and maintain them.
- ▶ **Strategy C.7** Identify appropriate locations for mixed-use urban centers and develop appropriate standards for their design and development. These standards should focus on the character and scale of such developments to ensure that they create vibrant, pedestrian-oriented places.
- ▶ **Strategy C.8** Review Plano's codes and ordinances as they relate to private amenities and their potential impact on future city resources.

### Urban Design Framework and Terminology

Plano and most other cities are formed around a basic framework of urban design attributes. When properly organized and presented, these attributes create an attractive, comfortable, and functional environment. They include:

#### *Place*

A place is an area or location that can be distinguished from others by its own unique characteristics or attributes. Place can apply to a whole community, a neighborhood, or even smaller areas. The distinction may result from a particular type of activity or function, an architectural or development style, or the level of intensity of a development. Downtown Plano exemplifies all three. It is an area where festivals, concerts, and other special events occur. Many of its older buildings represent architectural characteristics from the 1890's through the 1930's. Finally, it

provides a human scale environment that emphasizes the pedestrian over the automobile unlike the low density suburban surroundings that occur in most of Plano.

#### *Linkage*

Linkages connect places. A linkage may be a physical connection between places, such as a path or a corridor, or it may be a visual or merely perceived connection. The design and treatment of development and other features along a linkage should in some way relate to the places it connects.

#### *Paths*

Paths are the basic routes of travel or movement between places such as streets, sidewalks, transit lines, and hike/bike trails. Plano's hike/bike trail system is an excellent example of paths used as a design component. They have the potential to provide a continuous pedestrian linkage within the community, and to establish a system of open space "windows" that provide relief from the man-made environment.

#### *Corridors*

Heavily traveled linkages with development along either side that is integrally associated with their identity are called corridors. Corridors are significant in Plano because of the large number of regional thoroughfares passing through and along the perimeter of the city. Expressways that provide important regional linkages for Plano include U.S. Highway 75, the Dallas North Tollway, State Highway 190, and State Highway 121. Corridors may also be established along major arterials. For example, Plano Parkway, Spring Creek Parkway and Preston Road provide important cross-town linkages. Corridors provide excellent opportunities to establish and strengthen Plano's image and identity. The city has implemented special overlay zoning districts along many of its development corridors to encourage the effective use of

landscaping, signage, and other elements that shape one's image of the community.

### ***Landmarks/Focal Points***

Landmarks and focal points give places visual and symbolic interest. They provide a vivid mental image, or memory, of a place. Landmarks and focal points have varying levels of impact and significance. For example, a high-rise building may be a readily identifiable landmark to an entire region, while a small neighborhood park can serve the purpose for the residential area that immediately surrounds it. A landmark is a distinctive object, or a closely associated group of objects, that establishes a point of reference and is often used to define routes of travel within a region, community or neighborhood. Landmarks and focal points should be well known to residents and easily identified by visitors and travelers. Well-known, prominent landmarks in Plano include the Bank of America building (the tallest building in the city), the High Point Park/Clark Field athletic complex and other major park facilities, the three senior high schools, Collin Creek Mall, the Legacy development, the Plano Centre/Collin County Community College area and Downtown Plano.

### ***Entryway***

Entryways are identifiable characteristics or features that establish a sense of “arrival” into a community or place. They should be designed to attract or encourage one to enter a specific place. Entryways are particularly important for cities because they are the first indications to visitors or travelers that they have progressed from one community into another. They establish an immediate image or impression of a place for other design elements to maintain or reinforce as one travels through that place. Entryways can be elaborate approaches or portals, or they can take the form of simple signage and landscape features. In any event, entryways symbolize or mark entry into a particular community or place.

For the most part, Plano lacks identifiable entryways but progress is being made, particularly in response to the Eastern Plano Streetscape Plan. Current entryway features are located:

- ▶ Along Coit Road, north of S.H. 190;
- ▶ Along the northbound service road of U.S. 75 at 13th and 15th Streets; and
- ▶ At the intersection of K Avenue and Parker Road.

### ***Edge***

Edges define and designate places. They physically and/or visually separate one place from another, or they provide a transition between two places that prevents one from overwhelming the other or detracting from it. Edges can create a feeling of "enclosure" by defining the limits of a space physically or visually, or they can enhance a sense of "place."



*This screening wall, typical of many in Plano, offers an abrupt separation between a busy thoroughfare and the residential neighborhood beyond it. As a practical matter, the wall screens the headlights of cars in alleys from those on major streets.*

Edges are described as "soft" or "hard" depending on the severity of the break or separation. Hard edges are usually abrupt separations or boundaries such as bridges, railroad rights-of-way, major thoroughfares and walls. Plano's neighborhoods are often defined by hard edges in the form of masonry screening walls lining its major thoroughfares.



*This is an example of using trees, shrubbery, and distance to “soften” the transition from a major thoroughfare to an adjacent residential subdivision.*

Hard edges are often a viable treatment where the difference in uses and/or limited area of separation requires a strong boundary. In many cases these hard edges such as screening walls along a major thoroughfare hide or dominate other key design elements.

Soft edges generally take the form of transitions and buffers providing a more gradual break between uses and areas. These can include an intermediate intensity of development, such as multi-family residences, that buffer a low density, single-family neighborhood from the high levels of activity in a major shopping center or the high traffic volumes on a freeway. Landscaped buffers can often provide a softer transition between uses.

### ***Streetscape Amenities***

Streetscape fixtures and amenities are special details and components that are part of the overall character of a city, and within the immediate view of Pedestrians and passengers in vehicles. They can be used to accent linkages and provide them with continuity. Effective use of streetscape amenities is necessary to heighten the impact of edge treatment or development along a corridor. They can also add definition and interest to places. Streetscape amenities are often overlooked in the design

process. However, they play a major role in the image and livability of a community because they are at a more human scale and therefore more visible to travelers and passers-by than other design elements. Streetscape amenities may include lighting, signage, street furniture, decorative paving patterns, bridge railings and abutments, utility structures, sidewalks and landscaped features.

Downtown Plano is an excellent example of the effective use of streetscape amenities including brick streets, special pavement accents at intersections, brick sidewalks, period light posts, sidewalk planting strips, and benches. These treatments add to the unique character of downtown Plano, which is already defined by its distinctive architecture.



*Legacy Town Center and downtown Plano offer excellent examples of the use of streetscape amenities to accentuate an environment and make it more inviting. The use of brick sidewalks, older era lighting fixtures, and landscaping is attractive and consistent with the pedestrian character of the area.*

# Plano Urban Design Features

- △ Prospective Location For An Entry Feature (Subject to Further Study)
- ▲ Existing Entry Feature
- Parks
- Major Intersection Development

- 1 Arbor Hills Nature Preserve
- 2 Bluebonnet Trail
- 3 Bob Woodruff Park
- 4 Carpenter House
- 5 Carpenter Recreation Center
- 6 Chisholm Trail
- 7 Clark Stadium
- 8 Collin Creek Mall
- 9 Courtyard Theatre
- 10 Cox Building
- 11 Douglass Community (Including Plano African American Museum)
- 12 Downtown Plano
- 13 EDS
- 14 Enfield Park
- 15 Frito-Lay
- 16 Granite Park
- 17 Heritage Farmstead Museum of Plano
- 18 Heritage Yards at Plano
- 19 Highpoint
- 20 Highpoint Tennis Center
- 21 Hoblitzelle Park
- 22 Interurban Museum
- 23 J.C. Penney
- 24 Legacy Town Center
- 25 Maribelle Davis Library Complex
- 26 Municiple Center
- 27 Municiple Courts
- 28 Oak Point Park and Nature Preserve
- 29 Pecan Hollow Golf Course
- 30 Preston Ridge Trail
- 31 Plano East Senior High School
- 32 Plano Senior Center
- 33 Plano Senior High School
- 34 Plano West Senior High School
- 35 Russell Creek Park
- 36 Santa Fe Trail
- 37 Shawnee Park
- 38 Shops at Willow Bend
- 39 Spring Creek Walk
- 40 Wells House
- 41 Windhaven Park

