

PARKING

How will the City determine how much parking is needed for the Willow Bend District?

The Zoning Ordinance establishes parking requirements for a site based on its proposed uses. Master-planned districts often study their specific mix of uses to determine appropriate parking ratios and adopt customized requirements.



District-wide strategy

One coordinated parking plan for the whole district instead of lot-by-lot minimums.



Shared day / night parking

Parking spaces can be shared by different uses when their busiest times occur at different times.



Use-based requirements

Parking requirements are based on the proposed mix of uses, as different land uses have different parking needs.

What the Standards Address



Parking Quantity

How many spaces each use must provide



Location vs. Demand

Parking located where it is most needed



Parking Space Size

Dimensions of standard, compact, and accessible parking spaces



Parking Lot Screening

Landscaping or walls that reduce visual impacts of surface lots



Accessible Parking

Amount and placement of ADA-compliant spaces



Parking Structure Design

Garage facades and screening to complement surrounding development



Access & Circulation

Safe driveway access and movement into, through, and out of parking areas



Pedestrian Safety

Marked crossings and protected walkways connecting parking areas to destinations



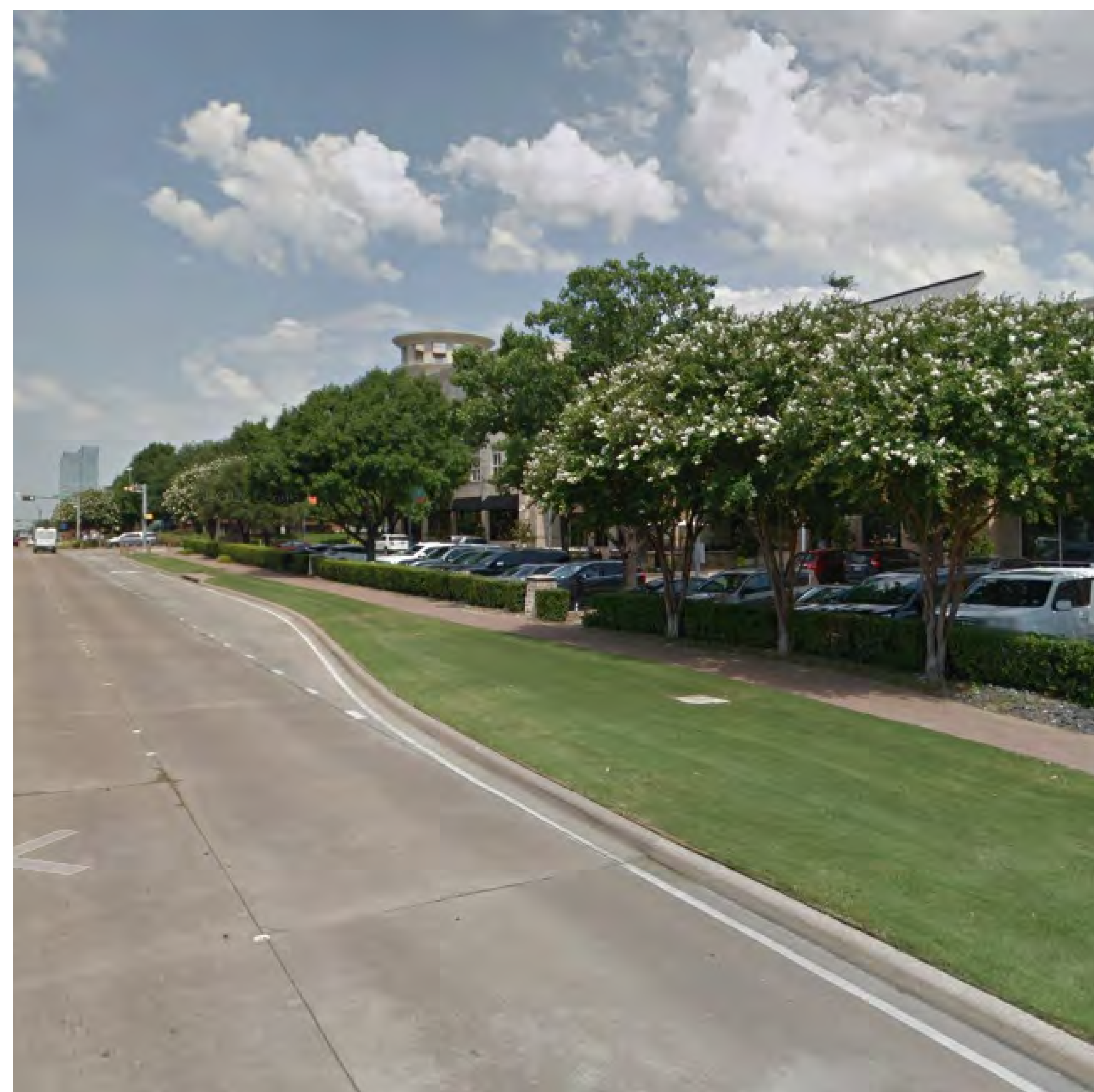
Trees & Landscaping

Tree canopy and plantings that provide shade and soften the appearance of parking lots



Lighting

Lighting levels designed to improve safety while minimizing spillover onto nearby properties



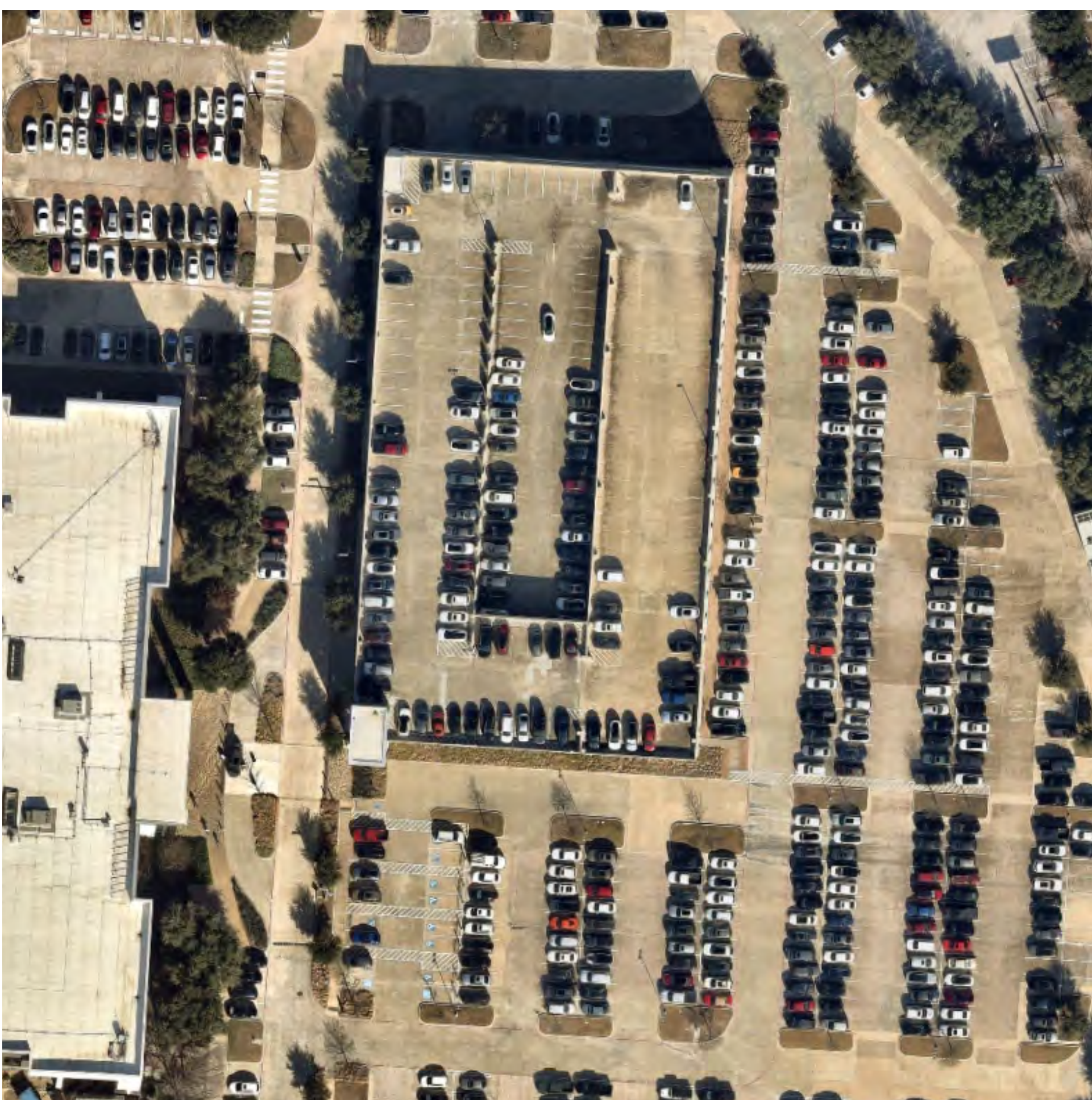
A landscaped setback separates the parking lot from the roadway, helping reduce visual impacts and improve the streetscape.

Location: Legacy Town Center, Legacy Drive
Source: Google Street View



Parking structures can be designed to complement surrounding buildings through architectural details and screening.

Location: Legacy West
Source: Instrata at Legacy West



Structured parking, pedestrian connections, and accessible parking work together to create a safe and well-organized parking environment.

Location: Legacy Central
Source: Nearmap

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What comparable developments will help inform parking planning?

The proposed arena would hold about 20,000 people. Staff and consultants will benchmark comparable venues across DFW and nationwide to help determine appropriate parking needs and identify strategies that reduce neighborhood impacts.

20,500

Toyota Stadium
Frisco, TX

Source: ACU Sports

20,737

Amerant Bank Arena
Sunrise, FL

Source: Big Dog Construction Services

20,500

Rupp Arena
Lexington, KY

Source: Central Bank Center

How is parking enforced?

Parking regulations are enforced under the City's Code of Ordinances. The City enforces only City regulations—not HOA rules or private parking restrictions.

- » Plano Police enforce parking regulations on public streets and off-street lots.
- » Parking enforcement is generally complaint-driven. However, dedicated officers are assigned to high-demand areas such as Downtown Plano.
- » Neighborhood Services enforces regulations related to parking on unpaved surfaces and parking lot upkeep.

How can residents and business tailor solutions?

The City offers tools to manage parking demand:



No-parking signs

Neighborhoods may petition the City to prohibit all on-street parking on designated streets



Event Valet Permits

Businesses may obtain permits to provide valet parking for off-site events, as used in Downtown and LegacyWest



Grass-Parking Violation
(Source: GrassMats USA)



Enforcement Vehicle



No Parking Sign
(Source: Visigraph)



License Plate Reader