



PLANNING DEPARTMENT

1520 K Avenue, Suite 250 Plano, Texas 75074

City of Plano Pillars of Service

Provide outstanding services and facilities;

Through cooperative efforts with citizens;

That contribute to the overall quality of life.

Planning Department Mission

The Planning Department is committed to providing outstanding planning, development, heritage preservation, and land record services through cooperative efforts that engage our citizens and contribute to both the long-term and immediate quality of life in our community.

ABOUT THE COVER: Collin Creek Mall, opened in 1980, was once the premiere shopping center in Plano and was beloved by many residents. A mural by Connie R. Smith adorns the former entrance to what was originally a Sanger-Harris department store. On April 22, 2019, City Council approved rezoning the Collin Creek Mall property to make way for redevelopment of the site into a 99-acre, mixed-use development.





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City Leadership

PLANO CITY COUNCIL

Harry LaRosiliere Honorable Mayor
Kayci Prince Mayor Pro Tem
Anthony Ricciardelli Deputy Mayor Pro Tem
Lily Bao
Rick Grady
Rick Smith
Maria Tu
Shelby Williams

CITY MANAGEMENT

Mark Israelson City Manager

Jack Carr Deputy City Manager

Greg Rushin Deputy City Manager

Shelli Siemer Deputy City Manager

About This Report

Each year, the Planning Department publishes an annual report to provide a comprehensive summary of all Planning Department activities from the previous year. Specifically, the 2019-2020 Annual Planning Department Report includes:

- Planning Department Overview
- Organizational Structure
- Boards & Commissions
- Accolades & Accomplishments
- In the Community
- Development & Zoning
 - Application Summary
 - Major Development Projects
- Zoning Case Summary
- Undeveloped Land Map
- Development Services
 - Legislative Updates
 - 2019 Key Accomplishments
- Comprehensive Planning
 - Expressway Corridors Study
 - Backyard Cottages
 - Comprehensive Plan Review Process
- Land Records
- 2019 Key Accomplishments

- Heritage Preservation
- Applications & Designations
- Grants & Tax Exemptions
- 2019 Key Accomplishments
- Demographics
- Plano Fast Facts
- Research & Analysis
- 2020 Census
- School Districts Overview
 - Housing Permit Data
 - Plano ISD Student Projections
- Housing Overview
- Housing Unit Types
- Existing Housing
- Projected Housing
- Active Residential Areas Summary

About Plano,TX

Plano is located in Collin and Denton Counties, approximately 20 miles northeast of Downtown Dallas. With a population of 286,400, Plano is the ninth most populous city in Texas. The city is an affluent hub for many corporate headquarters, including four Fortune 1000 companies, and serves as a major employment center in the Dallas-Fort Worth region with over 200,000 jobs. Quality medical care facilities, superior educational opportunities, and excellent recreational and cultural amenities contribute to the quality of life for Plano's citizens.



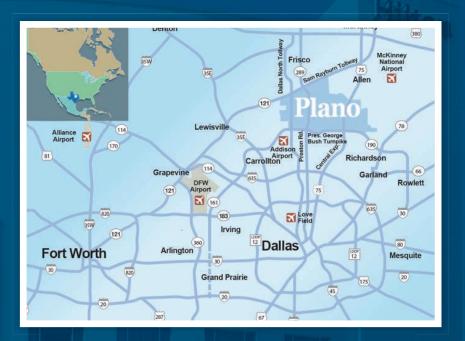




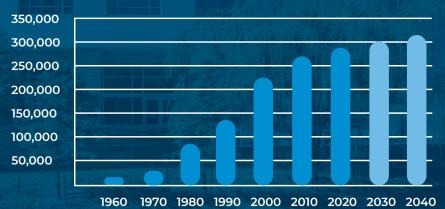


Plano's Population Growth

Plano experienced rapid population growth from 1970 through 2000; however, population growth has slowed over the last 19 years as the amount of land available for residential development is mostly built out. Redevelopment may occur in key commercial areas, such as Collin Creek Mall. Even with redevelopment considered, this slowed growth trend is projected to continue with an estimated population of approximately 310,000 by 2040.







Data sources: U.S. Census Bureau and City of Plano

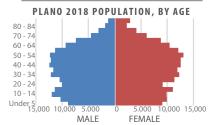
Plano Fast Facts

The most requested statistics for Plano as of January 1, 2020, are located to the right. For more information or for additional demographic data, contact a planner at (972) 941-7151.

Sources: U.S. Census Bureau, Texas Workforce Commission,
Denton and Collin Counties, North Central Texas Council
of Governments, City of Plano Planning and Economic
Development Departments

Population

Total Population:	286,400
Males:	49 %
Females:	51%
Growth Rate:	
Annual (1/1/18 - 1/1/19):	1.7%
5-Yr Compound Annual:	0.8%
Median Age:	38.6
Children:	22 %
Under 5	5%
5 - 9	6%
10 - 14	7 %
15 - 17	4%
Adults:	78%
18 - 24	8 %
25 - 44	29 %
45 - 64	28%
Seniors (65+)	13 %
Population w/ Disability:	7%
Seniors w/ Disability:	28%



47 %
21%
8 %
3 %
53 %
15%

Housing

	_
Total Housing Units:	116,451
SF:	64%
MF:	32%
Other:	4%
HOUSING UNIT TYP	PES
Multifamily 32%	Single Family 64%
Tenure Type:	
Owner Units:	60%

Vacancy Rate:	5%
Rental Units:	40 %
Owner Units:	60%
Tenure Type:	

Total Households (HH): 105.557

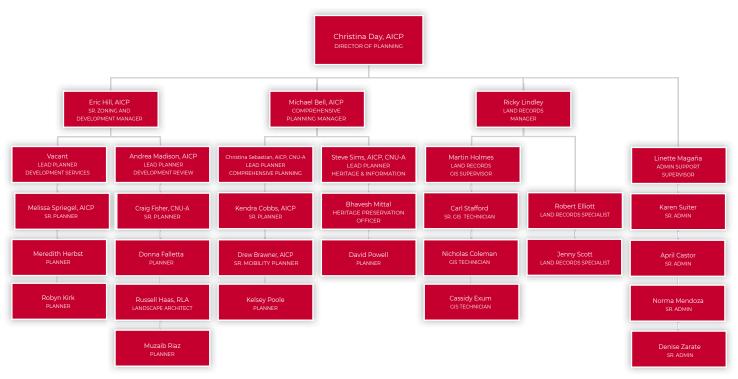
iotai iiouseiioius (iiii).	105,557
Family HH:	71%
Married-Couple	58 %
w/ children	36 %
w/o children	64%
Non-Family HH:	29%
HHs w/ Senior(s):	23%
Single Parent HHs:	7%
Average HH Size:	2.69
Average Family Size:	3.22

Economy

	9
Median HH Income:	\$92,045
Workforce Estimate:	222,000
Educational Attainment:	
High School / GED:	93 %
Bachelor's or greater:	57%
Unemployment Rate:	2.7%
Top Occupations:	
Mgmt, Science, Bus:	55%
Sales & Office:	22%
Service:	13 %
Avg Commute (minutes):	26.9
Method of Commute:	
Drive Alone:	82%
Carpool:	7%
Public Transit:	1%
Work at Home:	8%
Other (Walk/Bike):	2 %
Average SF Appraisal:	\$379,629
Median Monthly Mortgage:	\$1,213
Median Monthly Rent:	\$1,330
Housing Burden (>30% Income	2)
Homeowner w/mortgage:	23%
Homeowner w/o mortgage	: 11%
Renter:	39%
Poverty Rate:	7 %
Families:	5 %
Children:	8%
Seniors:	8%

Planning Department Overview

The Planning Department is committed to providing outstanding planning, development, heritage preservation, and land record services through cooperative efforts that engage our citizens and contribute to both the long-term and immediate quality of life in our community. Comprised of 31 employees, the department is structured into six work groups including: Administrative Support, Development Review, Development Services, Comprehensive Planning, Heritage & Information, and Land Records. A description of these work groups is provided on the following pages. The Department has a variety of employee accreditations from the American Planning Association, Congress for New Urbanism, and American Society of Landscape Architects. A total of 61 percent of the full-time planners and landscape architects (excluding vacancies) have received professional employee accreditation.





Christina Day, Director of Planning

Planning Department Contact Information

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www.planoplanning.org



Employee Accreditations

AICP - American Institute of Certified Planners

CNU-A - Congress for New Urbanism

RLA - Registered Landscape Architect

Planning Department Overview



Administrative Support

- · Coordinates the Planning Department's front counter operations, including phone inquiries, visitors, and payments for development applications
- · Manages Planning & Zoning Commission and Heritage Commission meeting agendas, minutes, notices, and procedures
- Establishes and maintains project files and records



Development Review

- · Facilitates meetings between developers, design professionals, and relevant city departments
- Reviews development proposals for compliance with the Zoning Ordinance, Subdivision Regulations, and other special district design guidelines
- · Provides recommendations on development proposals to the Planning & Zoning Commission



Development Services

- Researches and updates the city's development regulations to maintain compliance with state law and zoning and development trends
- Analyzes current and historical regulations to assist with ongoing development and zoning enforcement projects
- · Leads special planning initiatives and provides recommendations to the Planning & Zoning Commission



Comprehensive Planning

- Facilitates implementation of Plano Tomorrow, the city's comprehensive plan to guide future growth and development
- Prepares long-range planning studies and reports for the city, including small area plans and other special planning efforts
- Collaborates with city departments, along with other regional planning and transportation agencies, on mobility initiatives



Heritage & Information

- Analyzes data and prepares reports on topics such as population, demographics, schools, employment, and housing
- · Oversees Heritage Preservation Program, including Certificates of Appropriateness and the heritage grant and tax exemption programs
- Supports the Heritage Commission



Land Records

- Maintains the city's official zoning map and other electronic land records
- Catalogs record drawings of existing city infrastructure and electronic copies of engineering as-built drawings
- Edits and maintains parcel data, address records, and commercial drainage impervious figures in the city's permit land licensing software

Boards and Commissions

The Planning Department supports the Planning & Zoning Commission and the Heritage Commission.

Planning & Zoning Commission

The Planning & Zoning Commission is an eight-member board appointed by the City Council. The Commission meets on the first and third Monday of each month beginning at 7:00 p.m. in the Plano Municipal Center. The Commission hears and takes action on new and redevelopment projects, and zoning amendments to property and development regulations. The Commission is the body responsible for making recommendations to City Council on updates to the Comprehensive Plan.

Planning & Zoning Commission Members

John Muns, Chair - Appointed 2015

M. Nathan Barbera, 1st Vice Chair - Appointed 2012

Bob Gibbons, 2nd Vice Chair - Appointed 2016

Joyce Beach - Appointed 2016

Arthur Stone - Appointed 2018

David Downs - Appointed 2019

Allan Samara - Appointed 2019

Rick Horne - Appointed 2019

2019 STATS 24 REGULAR MEETINGS



PROJECTS/ PLANS APPROVED

Heritage Commission

The Heritage Commission is a seven-member board appointed by the City Council. The Commission meets on the fourth Tuesday of each month beginning at 6:00 p.m. in the Plano Municipal Center. The Commission identifies and designates historic buildings, as well as areas of historical, architectural, or cultural importance, and makes recommendations to City Council regarding preservation grants and tax exemptions. The Commission also reviews Certificate of Appropriateness applications for exterior modifications to historic properties.

Heritage Commission Members

Harold Sickler, Chair - Appointed 2015

Brian Bedingfield, Vice Chair - Appointed 2016

Jason Morgan - Appointed 2016

Dub Spencer - Appointed 2016

Brock Karahan - Appointed 2018

Kendal Reed - Appointed 2018

Nancy Baldwin - Appointed 2019





APPROVED

Special thanks to Corbin Baumel for his service on the Heritage Commission through October 2019.

Special thanks to Hilton Kong, Susan Plonka, and Michael Thomas for their service on the Planning & Zoning Commission through 2019.

Recent Awards and Accolades

- 2019 American Planning Association Texas Chapter Planning Achievement Awards:
 - Best Practices: Backyard Cottage Regulations (GOLD Level)
 - Historic Preservation: Preservation Plano 150 (GOLD Level)
 - Economic Development: Envision Oak Point (SILVER Level)
- 2019 American Planning Association Texas Chapter Planning Excellence Award
- 2019 North Central Texas Council of Governments CLIDE Awards:
 - · Envision Oak Point
 - Preservation Plano 150
- 2018 American Planning Association Texas Chapter Planning Excellence Award
- 2018 American Planning Association Texas Chapter Current Planning Awards
 Honorable Mention for Online Zoning Response Map
- 2017 American Planning Association Texas Chapter Planning Excellence Award
- 2017 American Planning Association National Planning Excellence Award Daniel Burnham Award for a Comprehensive Plan for Plano Tomorrow
- 2017 South Central Arc Users Conference Best in Show for Online Registration of Great American Cleanup Event

2019 Key Accomplishments

- New development review procedures and updates to the Zoning Ordinance were implemented as a result of changes to state law that took effect on September 1, 2019.
- Jeff Campbell, on behalf of the Plano Conservancy for Historic Preservation, Inc., was awarded the 2019 Honor Award from Preservation Texas for the L.A. Davis Cemetery Restoration Project.
- Over \$32,000 in emergency heritage grants were approved by City Council to repair tornado damage at historic Rowlett Creek and Young cemeteries.
- On April 22, 2019, the Plano City Council approved a rezoning request for the former Collin Creek Mall property. The new project is called Collin Creek and will consist of 1.3 million square feet of office, 311,000 square feet of entertainment/retail and 240,000 square feet of service businesses. Also included with the approved concept plan is a 185,000 square foot hotel along with 2,300 mid-rise residential units, 300 retirement housing units and 500 single-family attached lots.



The Planning & Zoning Commission Chair, Heritage Commission Chair, and Planning staff were honored to accept three awards from the Texas Chapter of the American Planning Association at the annual planning conference in Waco, TX on November 8, 2019.

Customer Service Figures







AVERAGE
CUSTOMER RATING
OUT OF 5.0



WALK-INS ASSISTED



TELEPHONE CALLS
ANSWERED

Planning Department in the Community

Each year, the Planning Department participates with local partners and programs to strengthen community building efforts and help provide a high standard of living for our citizens.

Tools 4 School

The 2019-2020 school year kicked off with several Planning staff members serving at the Tools 4 School event, hosted by The Assistance Center of Collin County. Together they handed out 3,500 backpacks and school supplies to families in need.

Adopt an Angel

In December 2019, the Planning Department staff sponsored a family as part of the Adopt an Angel program. Together, staff donated clothing, toys, and a variety of gift cards to a local family in need. The family included a 2-year old boy, a 4-year old girl, and their mother.





Planning staff handed out backpacks and school supplies to students at a Tools 4 School event.



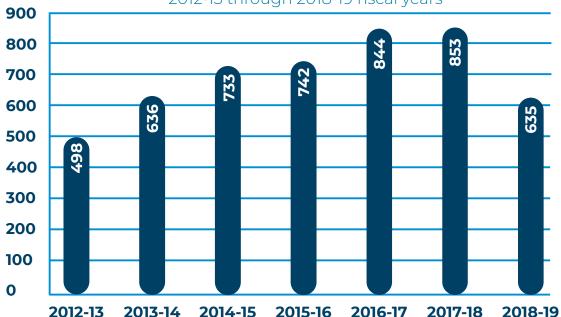
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Development & Zoning

After a steadily increasing since 2012, the number of project submittals dropped this past year. In **fiscal year** 2018-2019, which began on October 1, 2018 and ended on September 30, 2019, the Planning Department received 635 project submittals.



Project Submittals Received by the Planning Department 2012-13 through 2018-19 fiscal years



PROJECT TYPE	SUBMITTALS
PLATS	
Amended Plat	16
Conveyance Plat	6
Final Plat	25
Minor Plat	0
Preliminary Plat	18
Preliminary Replat	24
Replat	62
Revised Conveyance Plat	5
Revised Preliminary Plat	1
Revised Preliminary Replat	2
Plat Subtotal	159

PLANS	
Concept Plan	17
Development Plan	0
Preliminary Site Plan	23
Revised Concept Plan	8
Revised Preliminary Site Plan	5
Revised Site Plan	65
Site Plan	48
Plan Subtotal	166

LANDSCAPE PLANS	
General Tree Survey	18
Landscape Plan	43
Revised General Tree Survey	0
Revised Landscape Plans	37
Landscape Plan Subtotal	98

OTHER	
Façade Plans	64
Subdivision Ordinance Amendment	1
Traffic Impact Analysis	1
Zoning Cases	25
Open Space Plans	3
Substantially Conforming Site Plans	118
Other Subtotal	212

GRAND TOTAL	635
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Major Development Projects

A number of major developments received initial approval, began construction, or were completed across the city in 2019. Mixed-use development projects approved in recent years continue to add new phases, as new neighborhoods fill in the remaining undeveloped land zoned for residential.

ZONING APPROVED:



1. Collin Creek Mall Redevelopment

W of US 75, S of W 15th St

Approximately 100 acres surrounding the Collin Creek Mall were rezoned in 2019 to allow for a major, mixed-use redevelopment. Conceptual plans include a hotel, 1.3 million sf of office, 300,000 sf of retail, 2,300 multifamily units, 500 single-family homes or townhomes, and 300 independent living units. Demolition and review of detailed construction plans will continue through 2020.

2. First Baptist Church of Plano

NE of 14th St and M Ave

Plans for the former First Baptist Church of Plano site in Downtown Plano include preservation and reuse of the historic chapel, new office/retail space, 270 multifamily units, and 50 townhomes.

UNDER CONSTRUCTION:

3. Heritage Creekside

N of PGBT, W of Alma Dr

The eastern portion of the development is nearing completion as the central portion starts construction. In total, 24,000 sf of retail, 625 multifamily units, 200 townhomes, and 59 single-family units have been approved in the first phase. Future phases will include an additional 675 multifamily units, two hotels, over 2 million sf of office, and 90,000 sf of retail.



4. Legacy Central

W of US 75, S of Legacy Di

This 93-acre project at the former Texas Instruments campus includes renovation of over 400,000 sf of office and construction of at least 20,000 sf of retail. Of the 695 multifamily units approved, 385 units are built and 310 units are under construction.

5. The Commodore

E of Preston Rd, S of Rasor Blvd.

In 2018, construction began on 99 single-family units and 288 multifamily units on this 30-acre, mixed-use development. Future phases will add up to 212 multifamily units and an estimated 80,000 sf of office/retail space.

6. Mustang Square

S of Sam Rayburn Tollway, W of Rasor Blvd

This 34-acre, mixed-use development includes an estimated 140,000 sf of office, nearly 180,000 sf in retail, a hotel, 63 single-family units, and approximately 35 townhomes.

7. Legacy Town Center

E of Dallas North Tollway, N of Headquarters Dr. HQ II Office project adding over 417,000 square feet of office space.



8. Legacy West

W of Dallas North Tollway. N and S of Legacy D

In addition to large corporate headquarters there are over 360,000 sf of office, 320,000 sf of retail space, a hotel, 80 single-family homes, 394 mid-rise residential units and 621 multifamily units now open at Legacy West. Construction continues on 46 single-family homes and 590 mid-rise residential units. Future phases will add an estimated 3 million sf of office, 25,000 sf of retail, and 177 mid-rise residential units.

COMPLETED PROJECTS:

9. Morada Plano

NW K Ave & 14th St 183 multifamily units

10. Heritage Creekside Homes

S Plano Pkwy and W Alma Dr.

125 single-family units

11. Trails of Glenwood

N of Los Rios Blvd and E of Cloverhaven Way. 467 single-family units

2019 Zoning Action Summary

							J		
	7	MAP NUMBER (P.15)	CASE NUMBER	STATUS AS OF 01/01/19	RECEIVED DATE	ACRES	DESCRIPTION		
4	Residential	1	ZC2019-017	Pending Consideration	09/12/19	11.6	Specific Use Permit for Independent Living Facility		
	\forall	2	ZC2018-024	Denied - 01/07/19	09/20/18	0.6	Specific Use Permit for Indoor Gun Range		
		3	ZC2018-026	Approved - 02/11/19	10/11/18	1.1	Specific Use Permit for Recreational Vehicle Sales & Service		
	¥	4	ZC2018-028	Withdrawn	10/25/18	2.4	Rezone from Planned Development-202-RT to Retail (R)		
		5	ZC2018-029	Approved - 01/14/19	10/25/18	2.8	Specific Use Permit for Indoor Gun Range		
		6	ZC2018-031	Approved - 02/25/19	11/08/18	11.6	Expand Acreage of Specific Use Permit No. 483 for New Car Dealer		
		7	ZC2019-002	Approved - 04/22/19	02/07/19	0.1	Specific Use Permit for Neighborhood Theater and Dance, Gymnastics, and/or Martial Arts Studio		
	Non-Residential	8	ZC2019-005	Approved - 08/12/19	05/09/19	7.5	Specific Use Permit for Private School		
	Non-Residential	9	ZC2019-010	Approved - 08/12/19	06/06/19	0.1	Specific Use Permit for Arcade		
		10	ZC2019-014	Approved - 10/14/19	07/25/19	11.5	Specific Use Permit for Compact Construction and Transportation Equipment Sales & Service		
		11	ZC2019-015	Approved - 09/23/19	07/25/19	0.1	Specific Use Permit for Arcade		
		12	ZC2019-016	Approved - 10/28/19	08/22/19	0.1	Specific Use Permit for Trade School		
		13	ZC2019-019	Pending Consideration	10/24/19	0.1	Specific Use Permit for Health/Fitness Center		
		14	ZC2019-020	Pending Consideration	11/07/19	3.7	Rezone from Single-Family Residence-6 (SF-6) to Planned Development-429-O-1 to modify development standards		
		15	ZC2019-021	Pending Consideration	11/19/19	2.5	Specific Use Permit for Arcade		
		16	ZC2019-022	Pending Consideration	12/12/19	50.3	Rezone from General Office (O-2) to Neighborhood Business Design (NBD)		
		17	ZC2018-014	Withdrawn	05/24/18	19.3	Rezone from Regional Commercial (RC) to Planned Development-RC to modify development standards		
		18	ZC2018-030	Approved - 03/25/19	11/08/18	134.5	Amend Planned Development-207-R to modify development standards and allow new uses		
	f A	19	ZC2018-034	Approved - 04/22/19	12/27/17	100.0	Rezone from Corridor Commercial (CC) to Planned Development-CC to modify development standards		
	Mixed Use	20	ZC2019-008	Approved - 10/14/19	05/23/19	7.8	Rezone from Planned Development-133-O-2, Retail (R), and Urban Residential (UR) to Planned Develoment-133-BG to modify development standards.		
		21-a	ZC2019-012	Denied - 10/14/19	07/25/19	110.5	Rezone from Central Business-1 (CB-1) to Planned Development-CB-1 to modify development standards		
		21-b	ZC2019-023	Pending Consideration	12/26/19	110.5	Rezone from Central Business-1 (CB-1) to Planned Development-CB-1 to modify development standards		
		22	ZC2019-013	Pending Consideration	08/08/19	103.5	Rezone from Regional Commercial (RC) to Planned Development-RC to modify development standards		
	Modification of	23	ZC2019-004	Approved - 09/09/19	04/25/19	46.1	Amend Planned Development-32-RC to modify development standards		
	Development Standards	24	ZC2019-006	Approved - 06/24/19	05/09/19	18.5	Rezone from Commercial Employment (CE) to Planned Development-40-CE to modify development standards		
Α.	(No Use Change)	25	ZC2019-002	Pending Consideration	09/26/19	7.8	Amend Planned Development-37-R/O-1 to modify development standards		
		NA	ZC2018-020	Withdrawn	09/06/18	NA	Modify signage standards related to the Dallas North Tollway Overlay District		
		NA	ZC2018-027	Approved - 01/28/19	10/25/18	NA	Modify standards related to Refuse and Recycling Containers and Compactors		
	=/	NA	ZC2018-032	Approved - 01/14/19	11/20/18	NA	Modify standards related to Commercial Antennas and Network Nodes		
	Zoning	NA	ZC2018-033	Approved - 02/25/19	12/13/18	NA	Create new use for Backyard Cottages and associated standards (formerly ZC2017-036)		
	Ordinance	NA	ZC2019-001	Approved - 05/13/19	01/24/19	NA	Modify standards related to Farmers Markets		
	Amendments	NA	ZC2019-003	Approved - 05/13/19	02/21/19	NA	Modify standards related to Urban Mixed-Use (UMU) and Commercial Antennas		
		NA	ZC2019-007	Pending Consideration	05/23/19	NA	Modify standards related to signage		
		NA	ZC2019-009	Approved - 10/14/19	06/06/19	NA	Modify standards related to the Expressway Corridor Environmental Health Policy		
H		NA	ZC2019-011	Approved - 08/26/19	06/20/19	NA	Modify standards/procedures related to conformance with state legislative changes		

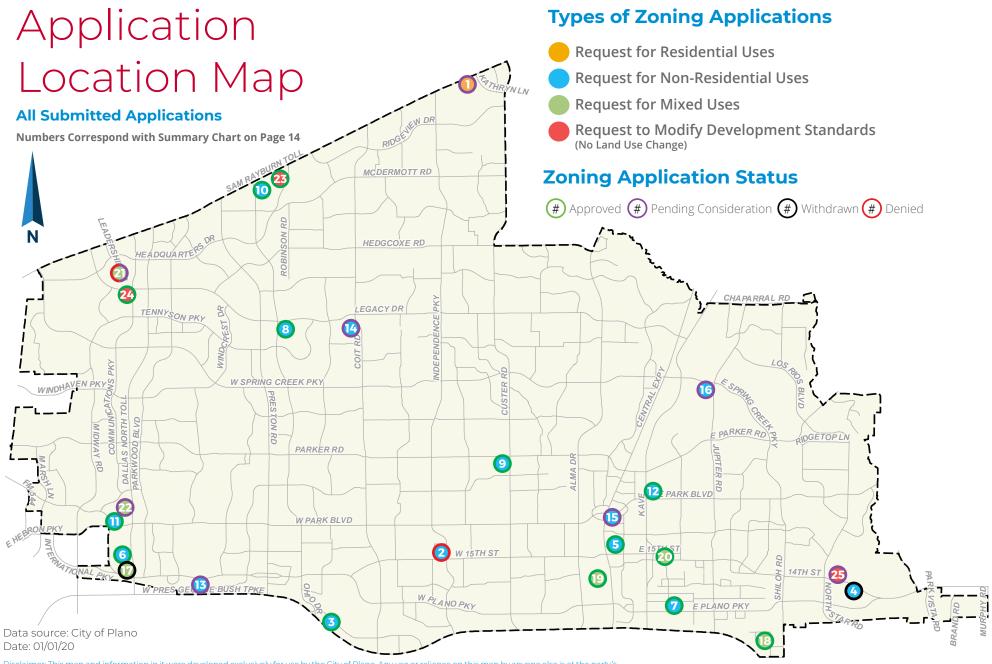






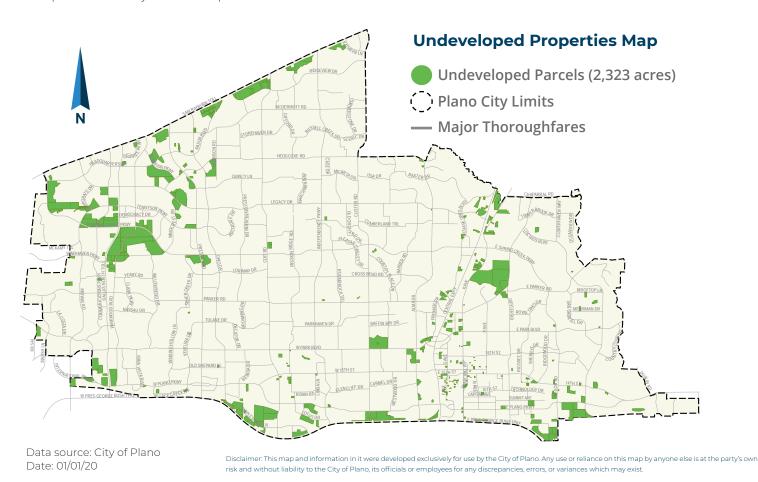


ZONING ORDINANCE AMENDMENTS INITIATED IN 2019



Undeveloped Land

An analysis of Plano's remaining undeveloped land is conducted every quarter by the Planning Department and Business Intelligence Division of the Technology Services Department. As of January 1, 2020, the City of Plano has approximately 2,323 acres of undeveloped land remaining in the city. This figure excludes property within the floodplain. Of the 2,323 acres, only 351 acres remain zoned for residential uses. The scarcity of developable land in Plano resulted in the creation of an Undeveloped Land Policy in the Comprehensive Plan.



Undeveloped Land Policy:

"Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth."



Development Services

The Development Services group is responsible for zoning enforcement and routine maintenance of the Zoning Ordinance. Additionally, the group strives to create highly accessible, user-friendly documents to enhance understanding of the city's development regulations.

Legislative Impacts

New state laws that had major impacts on zoning and development in Plano:

- **1. HB 2439** Placed restrictions on how cities can regulate building materials.
- **2. HB 3167** Limited the amount of time cities have to approve plats and certain development plans.
- **3. HB 2496** Limited cities' ability to designate historic landmarks without consent of the property owner.

The Planning and Zoning Commission, Heritage Commission, and staff worked diligently during the past year to update the Zoning Ordinance, Heritage Preservation Ordinance, and supporting materials to comply with these new state laws.

Customer Service Figures



OPEN RECORD REQUESTS RECEIVED



ZONING VERIFICATION LETTERS COMPLETED



CERTIFICATE OF OCCUPANCY REVIEWS

2019 Key Accomplishments



Small Cell Wireless Facility/Network Node Design & Placement Guidelines

These guidelines were prepared with the goal of assisting utility operators, contractors, and design professionals to meet ordinance requirements for "Small Cell" or "Network Node" wireless telecommunication facilities located outside of public right-of-way, yet within proximity to design, architectural, and/or heritage landmarks/districts.



Updated Site Design Standards for Solid Waste Containers

As part of recently adopted changes to refuse container screening standards, staff prepared a user-friendly design manual to provide illustrations and checklists for the recycling and refuse container screening requirements for non-residential and multifamily developments across the city.

Heritage Preservation

Plano's cultural heritage and historic character provide a distinctive environment for residents and business owners with two heritage districts and 35 heritage landmarks.

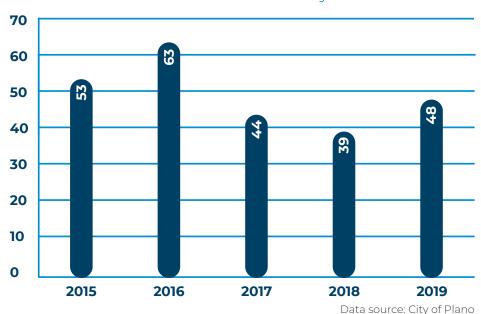
Certificate of Appropriateness (CA) Applications

Certificates of Appropriateness (CAs) are issued to project applicants after the review of development proposals involving historic buildings to ensure proposed improvements are consistent with heritage guidelines and to protect the historic integrity of the structure.

2019 Key Accomplishments

- 1. CLIDE and Texas APA Awards: Preservation Plano 150 received awards from the Center of Development Excellence for the Future of North Texas and the Texas Chapter of the American Planning Association.
- **2. Heritage Tax Exemption Updates:** Changes to heritage tax exemption program included streamlined procedures, appeal of inspection report results, and new extension options for participating properties.
- **3. Tornado Damage Repairs at Local Cemeteries:** The Heritage Commission recommended over \$32,000 in emergency heritage grant funds to repair tornado damage at the historic Young and Rowlett Creek cemeteries.
- **4. Agricultural Resource Survey:** A historic resource survey was conducted to determine if any of the remaining agricultural properties in Plano are eligible for historic designation or recognition at the national, state, and local levels.

Certificate of Appropriateness (CA) Applications Received 2015-2019 calendar years



Certificate of Appropriateness Figures





Heritage PreservationGrants

The Heritage Commission provides recommendations to City Council as part of the Heritage Preservation Grant Program, which is funded by hotel/motel taxes. The grant program is offered to local nonprofit organizations that support heritage preservation and heritage tourism in Plano. Listed to the right are the total funds allocated as part of the Heritage Preservation Grant Program and the recipients of these funds. Since 2004, over \$11.2 million has been received by organizations promoting heritage programming and tourism in the City of Plano.

YEAR FUNDING RE		RECIPIENTS
FY 2019-20	\$832,726	 Heritage Farmstead Museum - \$470,964 Plano Conservancy - \$282,055 Texas Pool Foundation - \$62,250 North Texas Masonic Museum and Library - \$17,457
FY 2018-19	\$800,000	Heritage Farmstead Museum - \$470,964 Plano Conservancy - \$249,329 Texas Pool Foundation - \$62,250 North Texas Masonic Museum and Library - \$17,457
FY 2017-18	\$755,045	Heritage Farmstead Museum - \$490,000 Plano Conservancy - \$265,045
FY 2016-17	\$798,847	Heritage Farmstead Museum - \$466,720 Plano Conservancy - \$263,783 Plano Art Association \$68,344
FY 2015-16	\$782,358	 Heritage Farmstead Museum - \$496,500 Plano Conservancy - \$250,358 North Texas Masonic Museum and Library \$35,500

Data source: City of Plano



GRANT FUNDS AWARDED FOR FY2019-2020



GRANT FUNDS AWARDED SINCE 2004



MUNICIPAL TAX
EXEMPTIONS
AWARDED FOR 2019

YEAR	ESTIMATED CITY TAX EXEMPTION FOR ELIGIBLE PROPERTIES
2019	\$61,648
2018	\$57,140
2017	\$56,248
2016	\$40,993
2015	\$36,892

Data source: City of Plano

Heritage Preservation Tax Exemptions

The Heritage Commission provides recommendations to City Council as part of the Heritage Preservation Tax Exemption Program, which provides tax relief to encourage preservation and maintenance of historic structures. Listed to the left are the estimated total municipal tax exemptions that were granted to participating contributing, compatible, and individually designated heritage resources in Plano each year. Plano ISD and Collin College also participate in the Heritage Preservation Tax Exemption Program.

Comprehensive Planning

Expressway Corridor Air and Noise Pollution Study

To implement an action from the Redevelopment of Regional Transportation Corridors (RTC) Policy of the Comprehensive Plan, a study was conducted to evaluate the effects of noise and air pollution from Plano's expressways on surrounding land uses. The study showed that occupants of sensitive land uses, including residential, institutional living, day cares, and parks, are susceptible to health impacts from noise and air pollution. Due to these impacts, City Council approved a new Comprehensive Plan map, the Expressway Corridor Environmental Health Map, an additional action under the RTC Policy, and Zoning Ordinance amendments to provide additional protection to occupants of new sensitive land uses.





Backyard Cottage Regulations

In 2019, City Council approved regulations to allow Backyard Cottages (accessory dwelling units), providing opportunity for additional housing options and reinvestment into existing neighborhoods. Backyard cottages are now permitted throughout the city in all residential and mixed-use zoning districts, subject to site design regulations that ensure the cottage is compatible with the main house, lot size, and neighborhood. The new standards were established to serve the diverse housing needs of Plano citizens, including the growing senior and dependent adult community, who are often choosing to age in place.

Comprehensive Plan Review Process

In July 2019, City Council and the Planning & Zoning Commission held a joint public hearing to consider returning to the 1986-based Comprehensive Plan in place in 2015. After further discussions at meetings for both groups, City Council agreed to begin a Comprehensive Plan review process using a 16-member citizen ad-hoc committee. This Comprehensive Plan Review Committee, appointed in November 2019, will undergo a review process of the current Comprehensive Plan, facilitated by Freese and Nichols, Inc. and focusing on land use, density, transportation, and growth management.



Land Records

The Land Records Division is responsible for providing records and drawings linked to features within the city's automated mapping system and updating and maintaining major base layers using GIS and parcel address information. The division offers land record services to city staff and the public, including record drawings of city infrastructure (paving, water, sanitary sewer, and storm drainage), assigning new parcel addresses, responding to address change requests, verification of addresses, and maintaining the commercial drainage impervious figures in TRAKiT.

Customer Service **Figures**



PRODUCED



ASSISTED



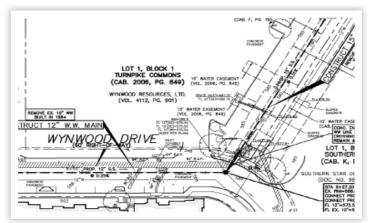


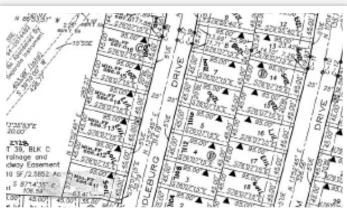
RECORD DRAWINGS ADDED

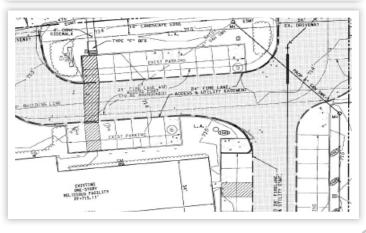
GIS UPDATES

2019 Key Accomplishments

- Reviewed 2019 aerial photographs from the North Central Texas Council of Governments
- · Created an "Easements by Deed" map to the city's internal GIS portal
- Revised record drawing fees based upon research of area cities and per City of Plano policy
- Created a Land Records email and FTP site to upload record drawings for customer requests.
- · Cleaning and removal of 3,151 address points in GIS and TRAKiT.







Demographics and Information

2020 Census Complete Count Committee

In partnership with the U.S. Census Bureau, the City of Plano formed a 2020 Census Complete Count Committee (CCC) to educate Plano residents about the importance of the census and encourage them to self-respond. Chaired by Alan Johnson, the Committee attended 78 events and meetings in 2019 to help share information about the 2020 Census. The Committee will continue to meet in 2020 and encourage Plano residents to participate in the 2020 Census.

Demographic Inquiries

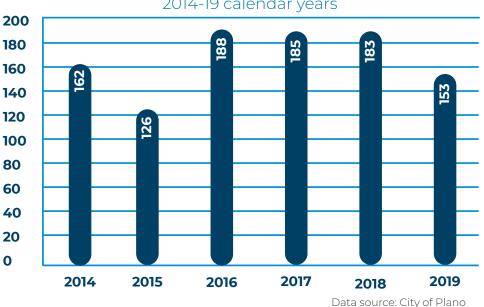
The Heritage & Information Group provides demographic analysis and research assistance for City Council, city departments, and the public using data from U.S. Census Bureau's American Community Survey and the city's permitting and development data. The graph below displays the number of information requests over the last five years. On average, 166 requests are completed each calendar year.

2020 Census Complete Count Committee





Number of Demographic Research Inquiries 2014-19 calendar years



School Districts Overview

Under 18 Age Distribution

Approximately 65,000 children in Plano are under the age of 18, equating to about one in five residents. The percentage of children in the city has been decreasing over the past 30 years due to the smaller share of children under the age of 10. This is not unique to Plano and mirrors similar trends in the nation's population.



City of Plano Under 18 Age Distribution, Percent

AGE CATEGORY	1990 CENSUS	2000 CENSUS	2010 CENSUS	2018 ACS
Under 5 years	8.6%	8.3%	6.4%	5.4%
5 to 9 years	8.7%	8.3%	7.3%	6.1%
10 to 14 years	8.3%	7.8%	7.7%	6.9%
15 to 17 years	4.5%	4.3%	4.6%	4.4%
TOTAL	30.1%	28.7%	26.0%	22.8%

Data source: U.S. Census Bureau, Decennial Census and most recent American Community Survey (ACS) data

School Districts in Plano

The City of Plano is served by four independent school districts (ISDs), including Plano, Frisco, Lewisville, and Allen ISDs. Most school-age children attend schools within the Frisco and Plano ISDs, while students who live in Denton County are served by Lewisville ISD. The small area of Plano within the Allen ISD has no residential areas. The number of new residential permits issued within each school district in the City of Plano and the estimated number of school-age children generated from these new permits are illustrated on the following page.

School Districts Overview

Residential Building Permits per School District

SINGLE-FAMILY

MULTIFAMILY

DISTRICT	2014	2015	2016	2017	2018	2019
Plano	393	409	314	383	292	156
Frisco	97	35	28	44	82	34
Lewisville	29	14	12	13	9	9
TOTAL	519	458	354	440	383	199

DISTRICT	2014	2015	2016	2017	2018	2019
Plano	1,326	1,664	122	500	409	914
Frisco	0	0	320	848	288	0
Lewisville	0	0	0	0	0	0
TOTAL	1,326	1,664	442	1,348	697	914

Data source: City of Plano

Data source: City of Plano

Estimated School-Age Children from New Development

SINGLE-FAMILY

MULTIFAMILY

DISTRICT	2014	2015	2016	2017	2018	2019
Plano	187	203	154	151	105	43
Frisco	92	33	22	30	43	8
Lewisville	15	7	6	6	4	4
TOTAL	294	243	182	187	152	55

DISTRICT	2014	2015	2016	2017	2018	2019
Plano	53	67	52	20	26	55
Frisco	0	0	10	17	9	0
Lewisville	0	0	0	0	0	0
TOTAL	53	67	62	37	35	55

Data source: Frisco ISD, Plano ISD and Templeton Demographics.

Data source: Frisco ISD, Plano ISD and Templeton Demographics

Students Per Unit/Acre









MULTIFAMILY	MULTIFAMILY	SINGLE-FAMILY	SINGLE-FAMILY
(GARDEN-STYLE)	(MIXED-USE)	(DETACHED)	(ATTACHED)
Residential Only	First floor may include commercial and/ or flex space	Residential Only	Residential Only
0.44 students	0.05 students	0.47 students	0.38 students
per unit	per unit	per unit	per unit
5.38 students	2.32 students	2.32 students	3.46 students
per acre	per acre	per acre	per acre

Data source: City of Plano, Frisco ISD, Templeton Demographics (Plano ISD)

School Enrollment

Overview for Plano ISD

The Plano Independent School District (PISD) had an enrollment of 52,646 students for the 2019-20 school year, a 0.8% decrease from 2018-19. Since the 2011-12 school year, enrollment at PISD has steadily decreased by a total of 3,013 students, or 5.4%, despite continued residential development in the City of Plano. Enrollment trends are shown in the chart to the right.

A significant factor contributing to enrollment trends over the past 10 years is the increasing gap between the number of graduating seniors and entering kindergarten students. Beginning in the 2012-2013 school year, enrollment of kindergarten students fell below the number of graduating seniors, and has continued to decline as the number of graduating seniors increased. These trends are consistent with demographic data for Plano reported by the U.S. Census Bureau regarding age distribution. Since the 2000 Census, the number of children under five years of age along with young adults has been decreasing.

Plano ISD Housing/Student Projections

Almost 73% (38,400) of Plano ISD students are residents of the City of Plano. Over 7,700 housing units, comprised of both single-family and multifamily, may be built within the Plano portion of the Plano ISD as allowed by current zoning and future land use recommendations. This housing unit projection is estimated to result in an additional 920 students over the next 10 years. The Planning Department will continue to study future demographic changes among school-age children in partnership with Plano ISD.

PISD Enrollment at Start of School Year

60,000

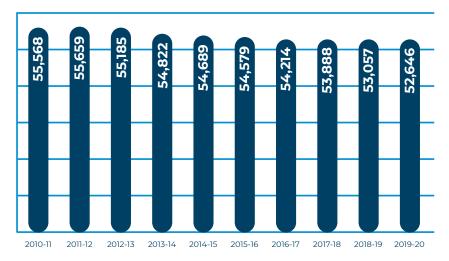
50,000

40.000

30,000

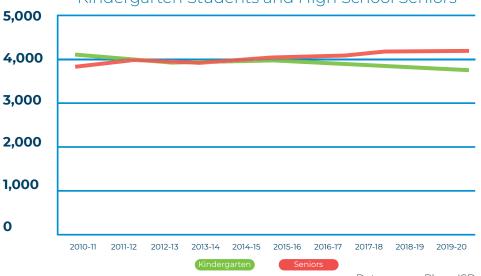
20.000

10,000



Data source: Plano ISD and Templeton Demographics

Plano ISD Class Size Comparison Kindergarten Students and High School Seniors



Data source: Plano ISD

Housing Overview

The Housing Overview is an integration of development review activities and residential building permits which provides a detailed analysis of housing construction in Plano. The overview will:

- Describe current and future distribution of housing by type;
- Estimate the amount of potential housing to be built in Plano; and
- Identify the locations of new housing and where potential housing could be developed.

Existing Housing Units

The table to the right displays the existing number of housing units as of January 1, 2020.



Existing Housing Units - January 1, 2020

HOUSING TYPE	NUMBER OF UNITS	PERCENT OF TOTAL*
Single-Family Detached	69,065	59%
Single-Family Attached	4,249	4%
Duplex	493	<1%
Mixed-Use Single-Family	587	<1%
Total Single-Family	74,394	64%

Traditional Multifamily	26,422	23%
Mixed-Use Multifamily	8,650	7%
Mid-Rise (5 stories or higher)	2,444	2%
Total Multifamily	37,516	32%

Retirement Housing/Other**	4,541	4%
GRAND TOTAL	116,451	100%

^{*}Percentage totals are rounded up or down to the nearest whole number.

Data source: City of Plano

^{**}Other represents recreational vehicles and mobile homes.

Housing Unit Types

Examples of Existing General Characteristics



Single-Family Detached

- Individual garages
- 1 to 2 stories in height
- 1 to 10 units per acre
- 2.94 persons per household



Single-Family Attached (townhome)

- Individual garages
- 2 to 3 stories in height
- 7 to 12 units per acre
- 2.94 persons per household



Duplex

- Individual garages
- 1 to 2 stories in height
- 4 to 10 units per acre
- 2.50 persons per household



Traditional Multifamily

- Surface parking lots
- 1 to 3 stories in height
- 12 to 22 units per acre
- 1.94 persons per household



Mixed-Use Single-Family

Urban-style single-family or townhomes incorporated with non-residential uses.

- Individual garages
- 2 to 3 stories in height
- 7 to 15 units per acre
- 1.96 persons per household



Mixed-Use Multifamily

Urban-style multifamily incorporated with non-residential uses.

- Structured parking
- Less than 5 stores in height
- 30 to 100 units per acre
- 1.49 persons per household



Mid-Rise Residential

Urban-style multifamily with self-contained amenities.

- Structured parking
- 5 stories or greater in height
- 40 to 150 dwelling units per acre
- 1.49 persons per household



Retirement Housing

Independent living facilities, assisted living facilities, and long term care facilities.

- Surface parking lots
- 2 to 4 stories in height
- 21.5 to 100 units per acre
- 1.17 persons per household

Housing Units Permitting Trends

Since peaking in the late 1990s, permits for residential construction in Plano have generally been on a downward trend as the raw land available for development continues to decrease. As a result, new development has been primarily located in mixed-use activity centers in connection with large employment centers and along the city's expressway corridors.

Permits Issued in 2019





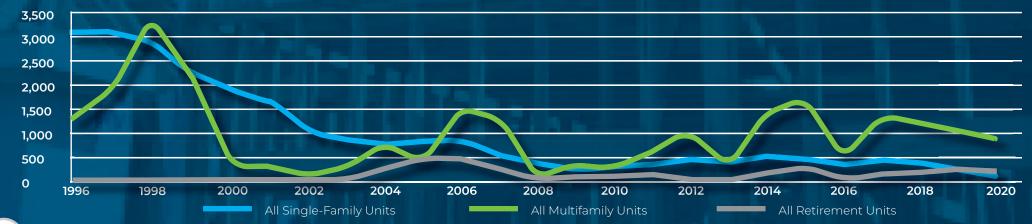


Housing Units - Permitted & Pending

HOUSING TYPE	UNITS ISSUED IN 2019	PENDING UNITS**		
Single-Family Detached	109	380		
Single-Family Attached	0	148		
Duplex	0	0		
Mixed-Use Single-Family	90	1,045		
Traditional Multifamily	0	40		
Mixed-Use Multifamily	443 1,792			
Mid-Rise	471	2,747		
Retirement Housing	318	499		
GRAND TOTAL	1,431 6,651			

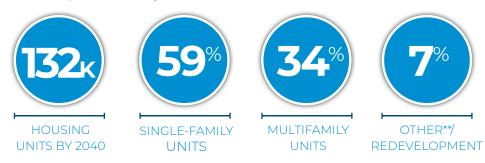
^{**}Pending Units include single-family lots and multifamily units which have been approved by plat or zoning, but which had not been issued building permits as of January 1, 2020. Data Source: City of Plano

Long-Term Housing Permit Trends (1996-2019)



Future Housing Composition

The data in the Future Distribution of Housing by Type table combines information from existing and projected housing units to provide a **20-year estimate** of the projected distribution of Plano's housing stock by housing type. These numbers are estimates and are subject to change dependent on market conditions and land use policies adopted in future years.



Potential for Redevelopment

Based on the Future Land Use Map, new residential uses may be considered as part of redevelopment within the "Compact Complete Center," "Transit Corridor," "Regional Center," and "Neighborhood Center" land use designations. The redevelopment housing projections may bring an additional 3,750 housing units, contributing to a potential population of approximately 310,000 people in Plano by 2040. While various types of housing will likely make up these 3,750 housing units, single-family residential is expected to remain the dominant housing type for the 20-year estimate (59%).

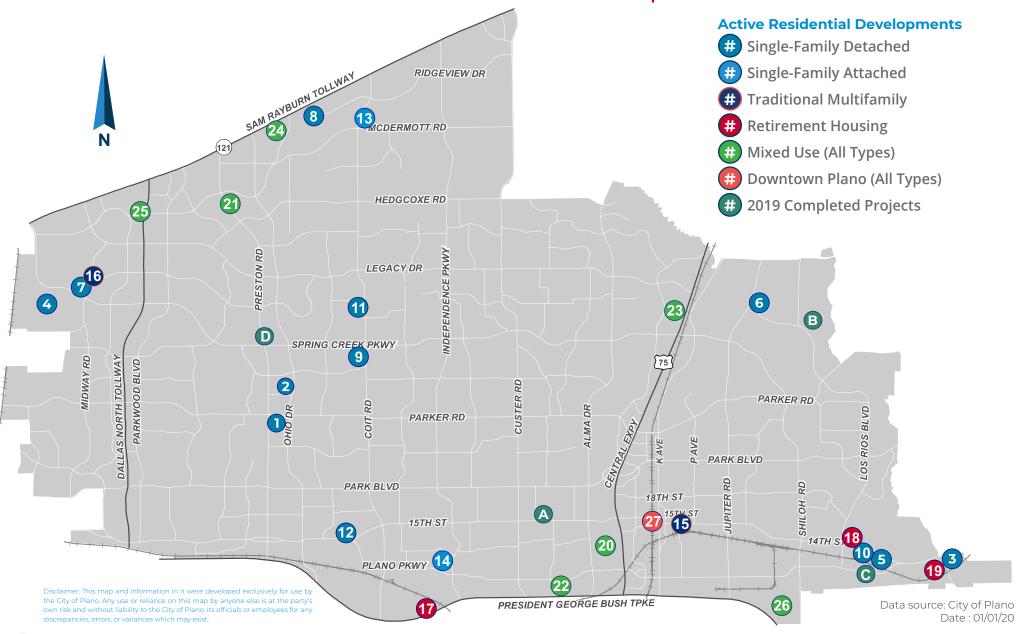
Future Distribution of Housing by Type

HOUSING TYPE	EXISTING UNITS	PROJECTED UNITS	FINAL ESTIMATE	PERCENT OF TOTAL	
Single-Family Detached	69,065	1,649	70,714	53%	
Single-Family Attached	4,249	1,070	5,319	4% <1% 1%	
Duplex	493	0	493		
Mixed-Use Single-Family	587	1,045	1,632		
Traditional Multifamily	26,422	458	26,880	20%	
Mixed-Use Multifamily	8,650	4,024	12,674	10% 4% 4%	
Mid-Rise (5 stories or higher)	2,444	3,047	5,491		
Other**	4,541	749	5,290		
Redevelopment	-	3,750	3,750	3%	
Total Single-Family Types	74,394	3,764	78,158	59%	
Total Multifamily Types	37,516	7,529 45,045 4,499 9,040		34%	
Total Other**/ Redevelopment Types	4,541			7%	
GRAND TOTAL	116,451	15,792	132,243	100%	

^{**}Other represents recreational vehicles, mobile homes, and retirement housing including independent living facilities, assisted living facilities, and long term care facilities.

Data Source: City of Plano

Active Residential Areas Map

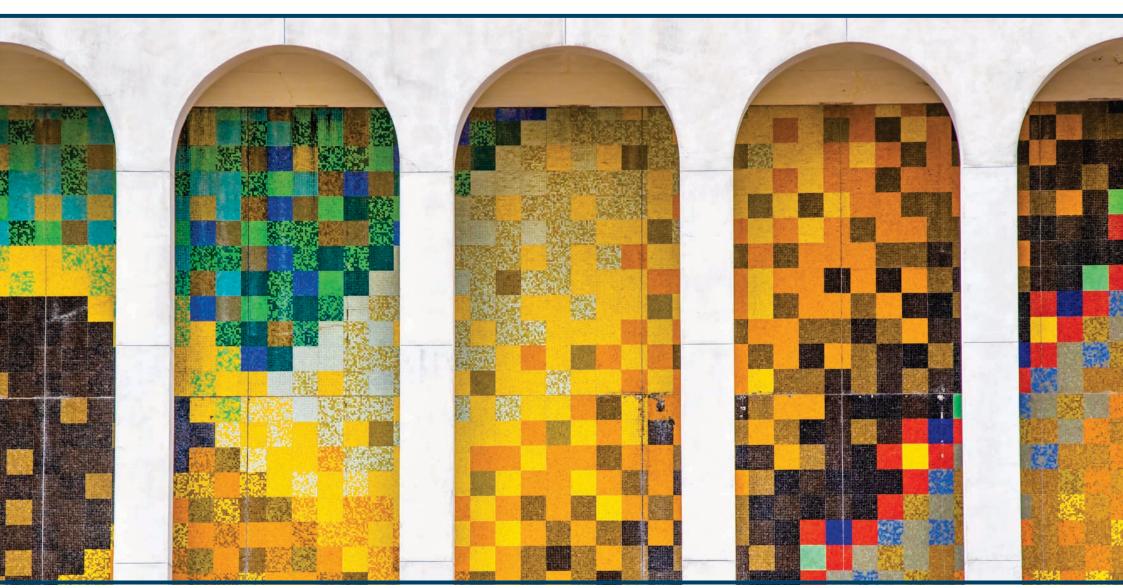


Active Residential Areas Summary

The results of the Housing Overview were calculated in part through review of active residential areas. These include residential development projects that are currently under construction or seeking additional approvals to begin construction. The numbers correspond to the Active Residential Areas Map on page 30.

Single-Family Detached (SF-D)			Retirement Housing (RH)						
1	Central Park on Preston SF-D Units Approved: 66 SF-D Units Remaining: 13	8	Villages of Prairie Commons West SF-D Units Approved: 142 SF-D Units Remaining: 107	17	Orchard Park Market Plaza RH Units Approved: 180 RH Units Remaining: 0	18	Ladera Heights RH Units Approved: 100 RH Units Remaining: 100	19	Bridgmoor Plano RH Units Approved: 318 RH Units Remaining: 0
	Cyprus Villas		Villas at Wells Hill	Mixed Use Areas (All Types)					
2	SF-D Units Approved: 50 SF-D Units Remaining: 36	9	SF-D Units Approved: 28 SF-D Units Remaining: 28		Collin Creek Mall MUSF Units Approved: 500 MUSF Units Remaining: 500 MR Units Approved: 2,300 MR Units Remaining: 2,300 RH Units: Approved: 300 RH Units: Remaining: 300	22	Heritage Creekside MUSF Units Approved: 259 MUSF Units Remaining: 114 MUMF Units Approved: 1,300 MUMF Units Remaining: 675	25	Legacy West MUSF Units Approved: 126 MUSF Units Remaining: 46 MUMF Units Approved: 782 MUMF Units Remaining: 0 MR Units Approved: 1,000 MR Units Remaining: 177
3	Heritage Ridge Estates SF-D Units Approved: 107 SF-D Units Remaining: 86	10	Villas at Andalus SF-D Units Approved: 33 SF-D Units Remaining: 22	20					
4	Kings Gate SF-D Units Approved: 59	- 11	Wells Park SF-D Units Approved: 46						
	SF-D Units Remaining: 4		SF-D Units Remaining: 7		Commodore at Preston MUMF Units Approved: 500 MUMF Units Remaining: 212	23	Legacy Central MUMF Units Approved: 695 MUMF Units Remaining: 0	26	Plano Gateway MUSF Units Approved: 98 MUSF Units Remaining: 98 MUMF Units Approved: 1,200
5	Medina Villas SF-D Units Approved: 42 SF-D Units Remaining: 15	12	Wyndemere 2 SF-D Units Approved: 10 SF-D Units Remaining: 10	MUMF Units Approved: 500					
6	The Meadows at Plano SF-D Units Approved: 22 SF-D Units Remaining: 22	NA	Miscellaneous Infill SF-D Units Approved: 8 SF-D Units Remaining: 3		24	Mustang Square MUSF Units Approved: 98 MUSF Units Remaining: 98		MUMF Units Remaining: 369 RH Units Approved: 99 RH Units Remaining: 99	
7	Normandy Estates SF-D Units Approved: 139			Downtown Plano (All Types)					
-	SF-D Units Approved: 139 SF-D Units Remaining: 23			27 a	15th Street Townhomes MUSF Units Approved: 49 MUSF Units Remaining: 49	27d	Las Brisas MUMF Units Approved: 15 MUMF Units Remaining: 15	27 g	Patriot Park MUMF Units Approved: 223 MUMF Units Remaining: 84
Single-Family Attached (SF-A)				17th Street Townhomes		Municipal & 15th Addition		Plano Marine (Ferro)	
13		14	Units Remaining: 108	27b	MUSF Units Approved: 21 MUSF Units Remaining: 18	27e	MUMF Units Approved: 52 MUMF Units Remaining: 52	27h	MUMF Units Approved: 385 MUMF Units Remaining: 385
Tradi	Units Remaining: 40	/ (MF)		27 c	First Baptist Church MR Units Approved: 270 MR Units Remaining: 270 MUSF Units Approved: 50 MUSF Units Remaining: 50	27f	PSW Homes Addition SF-D Units Approved: 7 SF-D Units Remaining: 7	27i	Rice Field MUSF Units Approved: 61 MUSF Units Remaining: 1
15	The Touraine MF Units Approved: 24 MF Units Remaining: 0	Condos at Normandy Estates MF Units Approved: 40 MF Units Remaining: 40		Completed Projects (All Types)					
			9, 10	A	Sabine Park Estates SF-D Units Approved: 38 SF-D Units Complete: 38	В	Trails of Glenwood SF-D Units Approved: 467 SF-D Units Complete: 467	27 j	Morada Plano MUMF Units Approved: 183 MUMF Units Complete: 183
				С	Parkway Heights 1 and 2 SF-D Units Approved: 171 SF-D Units Complete: 171	D	Harvard Villas Units Approved: 87 SF-D Units Complete: 87		

2019-2020 PLANNING DEPARTMENT ANNUAL REPORT



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