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: The photos used on the front and back covers of this report were taken at the Comprehensive Plan Telephone Town Hall on October 14, 2021. During this event, residents were invited to ask questions or give feedback about the draft Comprehensive Plan 2021. It was also an opportunity to meet with members of the Comprehensive Plan Review Committee. More information can be found on pages 12 and 13 of this report.
## CONTENT

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>About this Report</td>
<td>04</td>
</tr>
<tr>
<td>About Plano, TX</td>
<td>05</td>
</tr>
<tr>
<td>Plano Fast Facts</td>
<td>06</td>
</tr>
<tr>
<td>Planning Department Overview</td>
<td>07</td>
</tr>
<tr>
<td>Comprehensive Plan 2021</td>
<td>12</td>
</tr>
<tr>
<td>Development &amp; Zoning</td>
<td>14</td>
</tr>
<tr>
<td>Heritage Preservation</td>
<td>20</td>
</tr>
<tr>
<td>Long Range Planning</td>
<td>22</td>
</tr>
<tr>
<td>Demographics &amp; Information</td>
<td>23</td>
</tr>
<tr>
<td>Development Services</td>
<td>24</td>
</tr>
<tr>
<td>Land Records</td>
<td>25</td>
</tr>
<tr>
<td>School Overview</td>
<td>26</td>
</tr>
<tr>
<td>Housing Overview</td>
<td>29</td>
</tr>
</tbody>
</table>
About This Report

This report provides current information as of January 1, 2022, and a comprehensive summary of all Planning Department activities in 2021. Specifically, the 2022 Planning Department Annual Report includes:

Planning Department Overview
- Organizational Structure
- Boards & Commissions
- Accolades & Accomplishments
- Return to Work
- In the Community

Development & Zoning
- Application Summary
- Major Development Projects
- Zoning Case Summary
- Undeveloped Land Map

Development Services
- Customer Service Figures
- 2021 Key Accomplishments

Long Range Planning
- Comprehensive Plan 2021
- Comprehensive Plan Review Process
- Silver Line Market Study
- Future Land Use & Interactive Tools

Land Records
- Customer Service Figures
- 2021 Key Accomplishments

Heritage Preservation
- Certificates of Appropriateness
- Haggard Park Design Standards
- Grants & Tax Exemptions
- 2021 Key Accomplishments

Demographics
- About Plano, TX
- Plano Fast Facts
- 2020 Census Results

School Districts Overview
- Student Generation 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 289,600, Plano is the ninth most populous city in Texas. The city is a hub for many corporate headquarters, including two Fortune 1000 companies, and serves as a major employment center in the Dallas-Fort Worth region with over 220,000 jobs, according to JOBSEQ. 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 20 years as the amount of land available for residential development is mostly built out. Even with redevelopment considered, this slowed growth trend is projected to continue, with an estimated population of 322,000 to 331,000 in 2050. With less than 5% undeveloped land remaining in Plano, future population growth will depend largely upon infill and redevelopment of existing commercial sites around the city.
Plano Fast Facts

The most requested statistics for Plano as of January 1, 2022, are found on this page. For more information or additional demographic data, contact a planner at (972) 941-7151.

Sources:  City of Plano (Total population estimate & housing data), 2020 Census (Minority population), JOBSEQ (Workforce estimate), Collin County Central Appraisal District (Average single-family appraisal), 2019 American Community Survey (All other demographic data)
Planning Department Overview

The Planning Department is committed to providing outstanding long-range planning, zoning and development, heritage preservation, and land records 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 Development Review, Long Range Planning, Heritage & Information, Development Services, Land Records, and Administrative Support. 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 the New Urbanism, the GIS Certification Institute, and American Society of Landscape Architects. A total of 67 percent of the full-time planners and landscape architects (excluding vacancies) have received professional employee accreditation.
Planning Department Overview

Administrative Support
- Coordinates customer service operations, such as departmental phone calls, visitors to the suite (including Engineering), payments, mail, and deliveries
- Manages Planning & Zoning Commission and Heritage Commission meeting agendas, minutes, notices, and procedures
- Coordination of budgeting and purchasing activities for the Planning Department

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 and support to the Planning & Zoning Commission, regarding development proposals

Long Range Planning
- Facilitates implementation of 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 engineering as-built drawings, and coordinates customer access to these records
- Edits and maintains parcel data, address records, and commercial drainage impervious figures in the city's permit land licensing software

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
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 development and redevelopment projects and zoning amendments to property and development regulations. The Commission is also the body responsible for making recommendations to City Council on updates to the Comprehensive Plan and the Community Investment Program (CIP).

Planning & Zoning Commission Members
David Downs, Chair - Appointed 2019
Rick Horne, 1st Vice Chair - Appointed 2019
Gary Cary, 2nd Vice Chair - Appointed 2020
Michael Bronsky - Appointed 2021
Tosan Olley - Appointed 2021
Bennett Ratliff - Appointed 2021
Arthur Stone - Appointed 2018
Tianle Tong - Appointed 2021

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
Nancy Baldwin, Vice Chair - Appointed 2019
Nayeer Ale-Rasool - Appointed 2021
Karen Bowen - Appointed 2020
Chris Robertson - Appointed 2021
Dub Spencer - Appointed 2016
Jane Watson - Appointed 2020

Special thanks to Nathan Barbera, Robert Gibbons, Allan Samara, and Gwen Walters for their service on the Planning & Zoning Commission through October 2021.

Special thanks to Tyler Moore and Jason Morgan for their service on the Heritage Commission through June and October 2021, respectively.

2021 STATS
REGULAR MEETINGS
22
PROJECTS/PLANS APPROVED
289
2021 STATS
REGULAR MEETINGS
10
CERTIFICATES OF APPROPRIATENESS APPROVED
21
Recent Awards and Accolades

- **2021 Honor Award | Preservation Texas:**
  - *Preservation Plano 150*

- **2021 Planning Excellence Award | American Planning Association - Texas Chapter**

- **2020 Commission of the Year | National Alliance of Preservation Commissions**

- **2020 Planning Achievement Award | American Planning Association - Texas Chapter:**
  - *Expressway Corridor Environmental Health Policy (SILVER Level)*

- **2020 Planning Excellence Award | American Planning Association - Texas Chapter**

- **2019 Planning Achievement Awards | American Planning Association - Texas Chapter:**
  - *Backyard Cottage Regulations (GOLD Level)*
  - *Preservation Plano 150 (GOLD Level)*
  - *Envision Oak Point (SILVER Level)*

- **2019 Planning Excellence Award | American Planning Association - Texas Chapter**

2021 Key Accomplishments

- **COVID Response |** transitioned from COVID protocols that included fully remote work operations to working in office during the spring of 2021.

- **Comprehensive Plan 2021 |** facilitated discussions with the Comprehensive Plan Review Committee and Planning & Zoning Commission that led to adoption of a new comprehensive plan to guide growth and development of the city.

- **Haggard Park Heritage District Design Standards |** updated the design standards that regulate exterior alterations and new construction in the district.

- **New Zoning Districts (NBD & RCD) |** adopted two new zoning classifications to implement the Envision Oak Point Plan’s vision for the Plano Event Center site.

- **Zoning Process Improvements |** implemented new tools to better inform residents about new and active zoning change petitions.

- **Backyard Chickens |** coordinated with other city departments on the passage of an ordinance allowing backyard chickens for residents.

- **Suite Renovation |** the Planning Department’s offices, conference rooms, and cubicles in Suite 250 were renovated in the first quarter of 2021, while most employees worked from home due to the COVID-19 pandemic.


Heritage Commissioners and members of the Planning staff were recognized for winning Preservation Texas’ 2021 Honor Award at a City Council meeting on September 13, 2021.

The Planning Department's suite of offices, conference rooms, and cubicles were renovated during winter and spring of 2021.
Planning Department Return to Work

In June 2021, the Planning Department began returning staff to the office on rotating shifts with limited public access. This included serving walk-in customers at the front counter, hosting in-person meetings with residents and developers, and continuing Planning & Zoning Commission and Heritage Commission meetings live at the Plano Municipal Center. While the department offered in-person customer service, most interaction occurred over the phone or through digital audio and video platforms, such as Skype or Zoom, through the end of the year. Throughout this transition, staff has continued to maintain a high level of customer service to the community.

Planning Department In the Community

In addition to returning to the office, the Planning Department resumed its long tradition of giving back to the community through fundraisers and charitable donations, including:

Virtual Peanut Butter Drive
The Planning and Engineering Departments once again worked together to donate to the city's annual Peanut Butter Drive for the North Texas Food Bank. In 2021, the departments collected monetary donations equating to approximately 63 lbs. of peanut butter.

Adopt an Angel
In December 2021, the Planning Department staff donated toys, games, clothing, housewares, gift cards, and a bicycle to a local family.
Comprehensive Plan 2021

On November 8, 2021, City Council adopted the Plano Comprehensive Plan 2021, a new 20-to-30 year guide for the future development and redevelopment of the city. An online, user-friendly format allows the public to easily review contents of the Plan, link to supplemental documents and materials, and stay informed about implementation and updates to the Plan. Polling features also allow ongoing community input on top priorities of the Plan, which will be provided periodically to the city’s appointed and elected officials. To view the Plan, visit www.PlanoCompPlan.org.

www.PlanoCompPlan.org

Unique Features of the Plan

- Community-Based: The Plan was developed by the Plano community and is designed to prioritize the community's current needs while supporting the city's long-term vision.
- Data-Driven: Existing and projected city data serves as the foundation of the Plan. Real-time data will be used to inform decision making and evaluate and update the Plan.
- Interactive: The web-based Plan invites the community to engage with each of the Plan elements online, providing feedback on priorities during Plan development and implementation.
- Precise: Elements of the Plan guide and manage development, providing specificity to establish reasonable community expectations for Plano in the future.
- Evolving: The Plan is a living document that will be continuously updated, using current data and community preferences, to meet the needs of the community.
In November 2019, City Council appointed 16 Plano residents to form the Comprehensive Plan Review Committee (CPRC). Their task was to review the land use, density, transportation, and growth management elements of the Comprehensive Plan and, working with the Planning and Zoning Commission (P&Z), recommend necessary updates in these areas. A minimum of 75% approval from the CPRC and 50% approval from the P&Z were required for recommendations to move forward to public outreach and consideration by the City Council. On September 28, 2021, the CPRC completed their work with a unanimous recommendation to approve the new comprehensive plan.

**CPRC Membership**

- Doug Shockey, Chair
- Mike Bronsky, Vice Chair
- Jeff Beckley
- Jaci Crawford
- Jim Dillavou
- Erin Dougherty
- Carolyn Doyle
- Xinyi Gong
- Richard “Larry” Howe
- Mary Jacobs
- Hilton Kong
- Salvatore La Mastra
- Michael Lin*
- Jijie “Jack” Liu
- Yoram Solomon
- Sara Wilson

*resigned August 2021

**Major Updates Resulting from the CPRC Process**

- **Guiding Principles**
- **New/Revised Future Land Use Categories**
- **Future Land Use Dashboards**
- **Redevelopment & Growth Management Policy**
- **Existing Land Use & Housing Inventory**
- **Zoning Process Improvements**

- **Meetings Held**: 44
- **Policy Areas Modified**: 18
- **Maps Modified or Eliminated**: 2

Planning Department Report 2022
**Development & Zoning**

During fiscal year 2020-2021, which ran from October 1, 2020 to September 30, 2021, the Planning Department received 705 project submittals. This is a 21% increase over the previous fiscal year, showing a continued demand for development in Plano despite the construction costs and labor supply impacts of COVID-19 on the nation’s economy.

<table>
<thead>
<tr>
<th>Category</th>
<th>Submittals</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLATS</td>
<td>135</td>
</tr>
<tr>
<td>Amended Plat</td>
<td>5</td>
</tr>
<tr>
<td>Conveyance Plat</td>
<td>3</td>
</tr>
<tr>
<td>Final Plat</td>
<td>17</td>
</tr>
<tr>
<td>Minor Plat</td>
<td>2</td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>23</td>
</tr>
<tr>
<td>Preliminary Replat</td>
<td>34</td>
</tr>
<tr>
<td>Replat</td>
<td>37</td>
</tr>
<tr>
<td>Revised Conveyance Plat</td>
<td>5</td>
</tr>
<tr>
<td>Revised Preliminary Plat</td>
<td>4</td>
</tr>
<tr>
<td>Revised Preliminary Replat</td>
<td>5</td>
</tr>
<tr>
<td>Plat Subtotal</td>
<td>135</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Submittals</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLANS</td>
<td>307</td>
</tr>
<tr>
<td>Concept Plan</td>
<td>21</td>
</tr>
<tr>
<td>Development Plan</td>
<td>3</td>
</tr>
<tr>
<td>Preliminary Site Plan</td>
<td>32</td>
</tr>
<tr>
<td>Revised Concept Plan</td>
<td>5</td>
</tr>
<tr>
<td>Revised Preliminary Site Plan</td>
<td>11</td>
</tr>
<tr>
<td>Revised Site Plan</td>
<td>70</td>
</tr>
<tr>
<td>Site Plan</td>
<td>50</td>
</tr>
<tr>
<td>Substantially Conforming Site Plans</td>
<td>115</td>
</tr>
<tr>
<td>Plan Subtotal</td>
<td>307</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Submittals</th>
</tr>
</thead>
<tbody>
<tr>
<td>LANDSCAPE PLANS</td>
<td>142</td>
</tr>
<tr>
<td>General Tree Survey</td>
<td>33</td>
</tr>
<tr>
<td>Landscape Plan</td>
<td>50</td>
</tr>
<tr>
<td>Revised General Tree Survey</td>
<td>7</td>
</tr>
<tr>
<td>Revised Landscape Plans</td>
<td>52</td>
</tr>
<tr>
<td>Landscape Plan Subtotal</td>
<td>142</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Submittals</th>
</tr>
</thead>
<tbody>
<tr>
<td>OTHER PLANS</td>
<td>121</td>
</tr>
<tr>
<td>Façade Plans</td>
<td>87</td>
</tr>
<tr>
<td>Traffic Impact Analysis</td>
<td>3</td>
</tr>
<tr>
<td>Zoning Cases</td>
<td>29</td>
</tr>
<tr>
<td>Open Space Plans</td>
<td>2</td>
</tr>
<tr>
<td>Other Subtotal</td>
<td>121</td>
</tr>
</tbody>
</table>

**Grand Total** 705

Data source: City of Plano
Zoning Process Improvements

Various improvements have been made to the department’s zoning processes, which provide additional notice, transparency, and information about zoning petitions. These include revamped zoning notices, a zoning case alert system, and an Active Zoning Petitions webpage. The improvements are in response to suggestions from the Comprehensive Plan Review Committee (CPRC). For more information about these changes, please visit www.PlanoCompPlan.org/zoningimprovements.

Redesigned Zoning Notices

By state law, the City of Plano is required to mail written notice to property owners within 200 feet of a proposed zoning change. The City exceeds this minimum requirement by also providing courtesy notices to property owners within 500 feet. These notices were redesigned in 2021 for user-friendliness and now provide a QR code to access the most up-to-date information about the zoning case, via the active zoning petitions webpage.

Active Zoning Petitions Webpage

The city’s Active Zoning Petitions Webpage also received an overhaul in 2021, and now includes copies of draft plans and standards (when required), location maps, public hearing dates, and a table comparing the existing and proposed zoning districts.

Zoning Case Alert System

A Zoning Case Alert System was created to allow residents to sign-up for email alerts when new zoning cases are submitted within pre-selected ZIP codes. This new system is intended to raise awareness of pending zoning cases as soon as the case is submitted. This is likely before public notices are mailed or signs are posted on the property.
2021 Zoning Action Summary

<table>
<thead>
<tr>
<th>CASE NUMBER</th>
<th>STATUS AS OF 01/01/22</th>
<th>RECEIVED DATE</th>
<th>ACRES</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC2020-031</td>
<td>Withdrawn</td>
<td>11/12/20</td>
<td>0.9</td>
<td>Rezone from Agricultural (A) to Single-Family Residence-7 (SF-7)</td>
</tr>
<tr>
<td>ZC2020-032</td>
<td>Approved - 02/22/21</td>
<td>12/10/20</td>
<td>3.8</td>
<td>Rezone from Corridor Commercial (CC) to Planned Development-Corridor Commercial (PD-CC)</td>
</tr>
<tr>
<td>ZC2021-004</td>
<td>Approved - 02/04/21</td>
<td>02/04/21</td>
<td>16.8</td>
<td>Rezone from Single-Family Residence-9 (SF-9) to Single-Family Residence-6 (SF-6)</td>
</tr>
<tr>
<td>ZC2021-007</td>
<td>Approved - 06/28/21</td>
<td>03/11/21</td>
<td>1.5</td>
<td>Rezone from Planned Development:342-Single-Family Residence-9 (PD-342-SF-9) to Planned Development-Patio Home (PD-PH)</td>
</tr>
<tr>
<td>ZC2021-022</td>
<td>Approved - 11/08/21</td>
<td>08/12/21</td>
<td>3.1</td>
<td>Rezoning Specific Use Permit (SUP) No. 58 for Country Club and Private Club</td>
</tr>
<tr>
<td>ZC2021-015</td>
<td>Pending Consideration</td>
<td>06/10/22</td>
<td>2.9</td>
<td>Rezone from Corridor Commercial (CC) to Planned Development-Urban Residential (PD-UR)</td>
</tr>
<tr>
<td>ZC2021-017</td>
<td>Approved - 06/24/21</td>
<td>09/24/21</td>
<td>1.2</td>
<td>Specific Use Permit (SUP) for Multi-Family Residence</td>
</tr>
<tr>
<td>ZC2021-018</td>
<td>Approved - 08/23/21</td>
<td>06/24/21</td>
<td>1.2</td>
<td>Rezone from Light Commercial (LC) and Two-Family Residence (2F) to Single-Family Residence Attached (SF-A)</td>
</tr>
<tr>
<td>ZC2021-019</td>
<td>Approved - 11/08/21</td>
<td>07/26/21</td>
<td>16.0</td>
<td>Rezone from Planned Development-446-Retail/General Office (PD-446-R/O2) and Corridor Commercial (CC) to Planned Development-Single-Family Residence Attached (PD-SF-A)</td>
</tr>
<tr>
<td>ZC2021-021</td>
<td>Pending Consideration</td>
<td>11/05/21</td>
<td>5.2</td>
<td>Rezone from Light Commercial to Planned Development-Urban Residential (PD-UR)</td>
</tr>
<tr>
<td>ZC2021-029</td>
<td>Pending Consideration</td>
<td>11/23/21</td>
<td>4.0</td>
<td>Specific Use Permit (SUP) for Continuing Care Facility and to reschedule Specific Use Permit No. 322 (S-322) for Arcade</td>
</tr>
<tr>
<td>ZC2021-031</td>
<td>Pending Consideration</td>
<td>12/21/21</td>
<td>10.2</td>
<td>Specific Use Permit (SUP) for Independent Living Facility</td>
</tr>
<tr>
<td>ZC2021-016</td>
<td>Denied - 08/09/21</td>
<td>06/25/21</td>
<td>1.7</td>
<td>Specific Use Permit (SUP) for Sewage Treatment Plant and Service Yard</td>
</tr>
<tr>
<td>ZC2020-024</td>
<td>Withdrawn</td>
<td>07/31/20</td>
<td>11.4</td>
<td>Rezone from Agricultural (A) to Neighborhood Office (O-1)</td>
</tr>
<tr>
<td>ZC2021-012</td>
<td>Approved - 09/27/21</td>
<td>07/13/20</td>
<td>7.8</td>
<td>Specific Use Permit (SUP) for Transit Center/Station</td>
</tr>
<tr>
<td>ZC2021-019</td>
<td>Approved - 04/26/21</td>
<td>07/23/20</td>
<td>5.5</td>
<td>Specific Use Permit (SUP) for Transit Center/Station</td>
</tr>
<tr>
<td>ZC2021-020</td>
<td>Approved - 04/26/21</td>
<td>07/23/20</td>
<td>1.6</td>
<td>Specific Use Permit (SUP) for Transit Center/Station</td>
</tr>
<tr>
<td>ZC2021-028</td>
<td>Approved - 01/11/22</td>
<td>10/8/20</td>
<td>0.1</td>
<td>Specific Use Permit (SUP) for Private Club</td>
</tr>
<tr>
<td>ZC2021-030</td>
<td>Approved - 04/26/21</td>
<td>01/07/21</td>
<td>0.5</td>
<td>Rezone from Retail (R) to Light Industrial (LI-1)</td>
</tr>
<tr>
<td>ZC2021-005</td>
<td>Approved - 04/26/21</td>
<td>02/18/21</td>
<td>5.0</td>
<td>Rezone from Regional Employment (RE) to Commercial Employment (CE) and Specific Use Permit (SUP) for New Vehicle Dealer</td>
</tr>
<tr>
<td>ZC2021-008</td>
<td>Approved - 07/26/21</td>
<td>04/08/21</td>
<td>2.2</td>
<td>Amend Planned Development-94-Retail (PD-94-R) to add Restaurant/Cafeteria use and modify development standards</td>
</tr>
<tr>
<td>ZC2021-009</td>
<td>Approved - 07/26/21</td>
<td>04/22/21</td>
<td>5.8</td>
<td>Specific Use Permit (SUP) for Used Vehicle Dealer</td>
</tr>
<tr>
<td>ZC2022-010</td>
<td>Withdrawn</td>
<td>05/13/21</td>
<td>4.3</td>
<td>Rezone from Regional Employment (RE) to Regional Commercial (RC)</td>
</tr>
<tr>
<td>ZC2021-012</td>
<td>Approved - 09/27/21</td>
<td>05/27/21</td>
<td>10.8</td>
<td>Amend Planned Development-472-Corridor Commercial (PD-472-CC) to modify the adopted site plan and development standards</td>
</tr>
<tr>
<td>ZC2021-014</td>
<td>Approved - 09/13/21</td>
<td>06/10/20</td>
<td>8.0</td>
<td>Amend Planned Development-195-Corridor Commercial (PD-195-CC) to add Car Wash use and modify development standards</td>
</tr>
<tr>
<td>ZC2021-031</td>
<td>Approved - 09/13/21</td>
<td>07/23/20</td>
<td>0.1</td>
<td>Specific Use Permit (SUP) for Commercial Antenna Support Structure</td>
</tr>
<tr>
<td>ZC2021-023</td>
<td>Approved - 12/07/21</td>
<td>08/12/21</td>
<td>8.2</td>
<td>Rezone from Planned Development-243-General Office (PD-243-O-2) to General Office (O-2)</td>
</tr>
<tr>
<td>ZC2021-024</td>
<td>Pending Consideration</td>
<td>09/09/21</td>
<td>0.1</td>
<td>Specific Use Permit (SUP) for Commercial Antenna Support Structure</td>
</tr>
<tr>
<td>ZC2021-025</td>
<td>Denied - 12/06/21</td>
<td>09/23/21</td>
<td>5.9</td>
<td>Rezone from Corridor Commercial to Planned Development-Corridor Commercial (PD-CC)</td>
</tr>
<tr>
<td>ZC2021-028</td>
<td>Pending Consideration</td>
<td>11/08/21</td>
<td>0.1</td>
<td>Specific Use Permit (SUP) for Arcade</td>
</tr>
<tr>
<td>ZC2021-030</td>
<td>Pending Consideration</td>
<td>12/21/21</td>
<td>0.9</td>
<td>Specific Use Permit (SUP) for School Trade</td>
</tr>
<tr>
<td>ZC2021-023</td>
<td>Approved - 01/25/21</td>
<td>12/13/14</td>
<td>50.3</td>
<td>Rezone from General Office (O-2) to Neighborhood Business Design (NBD)</td>
</tr>
<tr>
<td>ZC2021-002</td>
<td>Approved - 04/06/21</td>
<td>01/07/21</td>
<td>156.3</td>
<td>Amend Urban Mixed Use-1 (UMU-1) to modify development standards</td>
</tr>
<tr>
<td>ZC2021-003</td>
<td>Withdrawn</td>
<td>04/03/21</td>
<td>3.8</td>
<td>Amend Planned Development-374 Fire Station (PD-374-F) to modify development standards</td>
</tr>
<tr>
<td>ZC2020-029</td>
<td>Approved - 01/11/21</td>
<td>10/27/20</td>
<td>6.9</td>
<td>Amend Planned Development-374-Retail (PD-374-R) to modify development standards</td>
</tr>
<tr>
<td>ZC2021-016</td>
<td>Approved - 10/25/21</td>
<td>08/10/21</td>
<td>103.6</td>
<td>Amend Urban Mixed Use-3 (UMU-3) to modify development standards</td>
</tr>
<tr>
<td>ZC2021-007</td>
<td>Withdrawn</td>
<td>05/23/19</td>
<td>NA</td>
<td>Modify standards related to Signage</td>
</tr>
<tr>
<td>ZC2020-012</td>
<td>Approved - 01/25/21</td>
<td>05/04/20</td>
<td>NA</td>
<td>Establish the Neighborhood Business Design (NBD) zoning district</td>
</tr>
<tr>
<td>ZC2020-013</td>
<td>Approved - 01/25/21</td>
<td>05/04/20</td>
<td>NA</td>
<td>Establish the Residential Community Design (RCD) zoning district</td>
</tr>
<tr>
<td>ZC2021-014</td>
<td>Pending Consideration</td>
<td>05/21/20</td>
<td>NA</td>
<td>Amend various sections of the Zoning Ordinance for necessary clarifications and improvements in regulations</td>
</tr>
<tr>
<td>ZC2021-011</td>
<td>Approved - 07/26/21</td>
<td>05/18/20</td>
<td>NA</td>
<td>Modify standards pertaining to Community Center, Public Building, Library, and related uses</td>
</tr>
<tr>
<td>ZC2021-013</td>
<td>Approved - 08/09/21</td>
<td>06/10/20</td>
<td>NA</td>
<td>Modify standards related to conformance with state legislative changes</td>
</tr>
<tr>
<td>ZC2021-020</td>
<td>Approved - 09/27/21</td>
<td>07/08/20</td>
<td>NA</td>
<td>Modify standards related to Backyard Chickens</td>
</tr>
<tr>
<td>ZC2021-028</td>
<td>Pending Consideration</td>
<td>10/12/21</td>
<td>NA</td>
<td>Modify standards related to Special Vehicle Parking</td>
</tr>
</tbody>
</table>

75% of zoning cases averaged a final decision within approximately 90 days, however the total average time was significantly increased in 2021 due to several complex cases and ordinance amendments that required more time than the typical zoning case for various reasons.

75% of zoning cases averaged a final decision within approximately 90 days, however the total average time was significantly increased in 2021 due to several complex cases and ordinance amendments that required more time than the typical zoning case for various reasons. Changes to land use not part of the request.
Application Location Map

Types of Zoning Applications

- Request for Residential Uses
- Request for Non-Residential Uses
- Request for Mixed Uses
- Request to Modify Development Standards (No Land Use Change)

Zoning Application Status

- # Approved
- # Pending Consideration
- ○ Withdrawn
- # Denied

All Submitted Applications

Numbers correspond with summary chart on page 16

Data source: City of Plano
Date: 01/01/22

Disclaimer: This map and information were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party’s own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.
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, 2022, the City of Plano has approximately **2,139 acres** of undeveloped land (4.6%) remaining in the city. This figure excludes property within the floodplain. Of the 2,139 acres of undeveloped land remaining, approximately 500 acres are zoned for residential uses.

**Undeveloped Land Policy:**
“Plano will reserve its remaining undeveloped land for high quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.”

**Undeveloped Properties Map**
- Undeveloped Parcels (2,139 acres)
- Parcels Developed in 2021 (116 acres)
- Plano City Limits
- Major Thoroughfares

Data source: City of Plano
Date: 01/01/2022
Major Development Projects

A number of major developments received initial approval, began construction, or were completed across the city in 2021. A map and description of these projects are provided below with details about the amount and type of residential and non-residential elements of each project.

**The Almanac**

Located on farmland owned by the Haggard family, this future development was rezoned in November 2021. Concept plans include almost 750,000 sq. ft. of office, 31,000 sq. ft. of retail, a 98-room hotel, almost 30 acres of park space, 700 multifamily units, and 427 assisted living units.

**Assembly Park**

Rezoned in 2020, this project will see redevelopment of the former Plano Market Square Mall site. Planned project components include conversion of approximately 180,000 sq. ft. of the mall building into office space, 16,000 sq. ft. of new retail and restaurant, and 312 multifamily units.

**Beacon Square**

This future mixed-use development was originally zoned in 2014, and will ultimately include over 800,000 sq. ft. of office, 70,000 sq. ft. of retail, and 1,100 multifamily units. Preliminary plats and site plans have been approved for the eastern portions of the project, with construction anticipated to begin in 2022.

**Collin Creek Mall Redevelopment**

This site was rezoned in 2019 to allow a major, mixed-use development. Plan review, site preparation, and mall demolition has continued since that time. Planned project components include 1.3 million sq. ft. of office, 300,000 sq. ft. of retail, two hotels, approximately 6.5 acres of park space, 2,300 multifamily units, 500 single-family units, and 300 independent living units.

**First Baptist Church Redevelopment**

Rezoned for mixed-use development in 2019, this project will include preservation/re-use of the historic chapel, over 10,000 sq. ft. of office, approximately 20,000 sq. ft. of retail, 270 multifamily units, and 50 single-family units. Construction of the townhomes began in 2021.

**Granite Park**

Progress continues in the Granite Park development, with an 18-story, 440,000 sq. ft. office tower at the corner of SH 121 and Granite Parkway beginning construction in 2021.

**H-E-B**

Construction began on the first H-E-B grocery store in Plano. Plans include the 165,000 sq. ft. grocery store and fuel center, as well as 22,000 sq. ft. in additional retail space. Construction is anticipated for completion in late 2022.

**Heritage Creekside**

Rezoned in 2014, the eastern phases of this development are largely complete, while construction in the central phases continues. Completed components include 24,000 sq. ft. of retail, 630 multifamily units, and 259 single-family units. Remaining components include over 1.5 million sq. ft. of office, over 310,000 sq. ft. of retail, including a hotel, restaurants, and a private recreation center for residents, as well as 670 multifamily units and 32 single-family units.

**Legacy Town Center**

The few remaining undeveloped parcels in the Legacy Town Center North development continue to fill in, with new office developments pending construction. These include a 13-story, 338,000 sq. ft. office tower on Legacy Circle and an 11-story, 351,000 sq. ft. office tower on Baltic Boulevard.

**Legacy West**

Originally rezoned in 2014, this landmark mixed-use development is nearing completion. Built-out components include over 3.5 million sq. ft. of office, 615,000 sq. ft. of retail, 6 acres of open space, a hotel, 823 mid-rise units, 621 multifamily units, and 126 single-family units. Remaining components include at least 900,000 sq. ft. of office and 177 mid-rise units.

**Mustang Square**

Rezoned for mixed-use development in 2018, this project will include approximately 140,000 sq. ft. of office, 180,000 sq. ft. of retail, a hotel, and 97 single-family units. Site work on portions of the project are underway.

**Plano Gateway**

Rezoned for mixed-use in 2011, completed project components include over 35,000 sq. ft. of office, 80,000 sq. ft. of retail, 831 multifamily units, and 292 independent living units. Construction is underway on 347 multifamily units and 61 single-family units. Future components include at least 112,000 sq. ft. of office, 112,000 sq. ft. of retail, and 208 single-family units.

**Promontory on Preston**

Rezoned in 2020, site planning for this mixed-use redevelopment continued through 2021. Approved project components include approximately 128,000 sq. ft. of retail and 264 multifamily units.

**TCC Legacy**

The first phase of this office park includes a 22-story, 101,000 sq. ft. office tower, which is nearing completion at the corner of Legacy Dr. and Communications Pkwy.
Certificate of Appropriateness (CA) Applications

Certificates of Appropriateness (CAs) are issued to project applicants after review of development proposals involving historic buildings. This review ensures that all proposed improvements are consistent with heritage guidelines and preserve the historic integrity of each structure.

Haggard Park Heritage District Design Standards

The City of Plano partnered with Post Oak Preservation Solutions to update the Haggard Park Heritage District Design Standards. Between November 2020 and August 2021, they met three times with the general public, five times with a stakeholder committee, and three times with the Heritage Commission to receive feedback from the community. The final design standards include more photographic and illustrative examples of appropriate and inappropriate ways to make additions and alterations to historic structures in the districts. The document also details the history of the Haggard Park neighborhood and its architectural styles, offering guidance for rehabilitation, maintenance, and additions to historic buildings, as well as construction of new buildings. City Council approved the updated standards on September 13, 2021.
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. The photos to the right show properties operated by recipients of grant funding awarded in FY2021-22. Since 2004, over $12.4 million has been received by organizations promoting heritage programming and tourism in the City of Plano.

In FY 2021-22, $642,410 were allocated for three local nonprofit organizations, including the Heritage Farmstead Museum ($389,000), the Plano Conservancy ($198,410), and the Texas Pool Foundation ($55,000).

Data source: City of Plano
Image credits: Heritage Farmstead Museum, Plano Conservancy, Texas Pool Foundation

Heritage Preservation Grants

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. Plano ISD and Collin College also participate in the Heritage Preservation Tax Exemption Program. Last year, 66 of 88 (75%) Heritage properties approved for the program were in fairly good condition, as observed during the annual Heritage Tax Exemption survey.
Long Range Planning

With the new DART Silver Line service likely to stimulate development interest in the properties surrounding the new stations, the Long Range Planning team has neared completion of a Silver Line Corridor Market Assessment and Economic Development Strategy to understand the underlying economic potential of the station areas. The assessment, awarded to AECOM and started in the fall of 2020, has studied the market potential of the transit corridors, and the final report will include economic development analysis and strategies to guide future investment as well as transit-supporting land use planning and zoning activities in these areas. Final results of the study are anticipated in February 2022.

Silver Line Corridor Market Assessment and Economic Development Strategy

Comprehensive Plan 2021 - PlanoCompPlan.org

The Plano Comprehensive Plan 2021 was adopted unanimously by City Council on November 8, 2021. The new Plan will serve as the 20 to 30 year guide for Plano’s future development and redevelopment. After 20 months, the Comprehensive Plan Review Committee (CPRC) and Planning & Zoning Commission (P&Z) completed their work and unanimously moved forward a plan that included changes to many of the most impactful parts of the Plan. New content was created in areas related to Land Use, Density, Transportation, and Growth Management. The resulting plan is a web-based, interactive document providing residents, stakeholders, and decision makers the ability to easily browse content and stay up to date on implementation.

Dashboards & Interactive Tools

Two new data tools were developed in 2021 to support demographic reporting, establish a baseline of land use data for the city, and enable the data-driven elements of the new Comprehensive Plan. These include:

- The Housing Dashboard, which provides quick, reliable, and sortable access to data about existing residential developments across the city, such as the type, location, unit count, density, year built, zoning, and more; and
- The Land Use & Housing Inventory (LUHI), which tracks changes to the city’s overall mix of employment and housing uses. This tool allows staff, developers, and the public to compare the existing mix of uses in an area to the future mix of uses recommended by the Comprehensive Plan.
According to the results of the 2020 Census, the City of Plano's official population on April 1, 2020 Census was 285,494 people. The 2020 Census results also showed a continuing trend of increasing racial and ethnic diversity among the residents of Plano (see graph below). Also, the percentage and number of people identifying themselves as two or more races doubled since the 2010 Census from 2% to 4% of the population. Due to complications from the COVID-19 pandemic, initial results from the 2020 Census were delayed until August 2021. This release was limited to data required by all levels of governments for redistricting purposes, including total population, housing counts, race and ethnicity, and the population aged 18 and over. Additional 2020 Census data will be published in 2022.
Development Services

The Development Services group is responsible for zoning enforcement and updates and maintenance of the Zoning and Subdivision Ordinances. These include routine updates for clarity and conformance with changes to state law, as well as major changes to keep pace with emerging trends and implementation of the Comprehensive Plan. The group also strives to create highly accessible, user-friendly documents to enhance understanding of the city’s development regulations.

2021 Key Accomplishments

Internal Support & Research
As the primary group responsible for maintenance of the Zoning Ordinance, the Development Services team researches emerging trends and special topics that may not fit neatly within existing regulations and, when necessary, brings forward Zoning Ordinance amendments for Planning & Zoning Commission consideration. In 2021, amendments included requirements for backyard chickens, in partnership with the Animal Services Department, and updates to community centers, public buildings, and library uses.

Zoning Enforcement Solutions
When zoning violations are discovered in the community, corrective measures are often required to bring the property into compliance with community standards. The Development Services team assists property owners through this process, helping them find solutions or attain the necessary approvals. Some of these may be simple fixes, or can be more complex, requiring a zoning change or site plan approval. Example issues from 2021 include backyard cottages, as well as dumpster locations and enclosures.

Legislative Updates
In 2021, the 87th Texas Legislature passed two bills requiring updates to the Zoning Ordinance: House Bill 1475, regarding variance requests, and Senate Bill 1585, regarding historic districts. The Development Services team worked with the Building Inspections Department, City Attorney’s Office, and Heritage & Information team to draft the needed changes to the Zoning Ordinance, which were approved by City Council.
Land Records

The Land Records group is responsible for providing records and drawings linked to features within the city's automated mapping system and maintaining major base layers using GIS and parcel address information. The group 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 commercial drainage impervious data.

**2021 Key Accomplishments**

**Right-of-Way Interactive Map**
Working with the Technology Services Department, the Land Records team produced an interactive right-of-way map, allowing city staff to quickly and easily find information regarding city right-of-way, parcels, and residential subdivisions. The map also links to the original land record drawings dedicating the right-of-way and individual parcel details from the Collin or Denton Central Appraisal Districts.

**Annexations Interactive Map**
The Land Records team developed an interactive annexations map in collaboration with the Technology Services Department. This internal map displays annexations, disannexations, and boundary agreements across the city, also providing links to adoption ordinances and deeds filed with Collin or Denton Counties, when available. This information provides current status of the City's municipal boundaries for internal and external users.

**Drainage Fee Appeal Form**
Land Records worked in collaboration with Technology Services, Engineering, and Utility Billing to develop, test, and review a new Drainage Fee Appeal Form. The form was developed to assist with appeals resulting from an increase to drainage rates in November 2020. Land Records participates in the appeal process by researching the impervious area from approved site plans and updating the GIS data used by Utility Billing to determine the accurate drainage fee. This improved data and appeal process often results in savings for property owners affected by the rate change.
School Districts Overview

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. There are very small areas in the northeastern quadrant of the City within the Allen ISD. The number of new residential permits issued within the Plano, Frisco, and Lewisville ISDs, within the City of Plano, and the estimated number of school-age children generated from these new permits, are illustrated on page 28.

Under 18 Age Distribution

Approximately 64,000 people 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.

<table>
<thead>
<tr>
<th>AGE CATEGORY</th>
<th>1990 CENSUS</th>
<th>2000 CENSUS</th>
<th>2010 CENSUS</th>
<th>2019 ACS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5 years</td>
<td>8.6%</td>
<td>8.3%</td>
<td>6.3%</td>
<td>5.4%</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>8.7%</td>
<td>8.3%</td>
<td>7.3%</td>
<td>5.8%</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>8.3%</td>
<td>7.8%</td>
<td>7.7%</td>
<td>7.0%</td>
</tr>
<tr>
<td>15 to 17 years</td>
<td>4.5%</td>
<td>4.3%</td>
<td>4.6%</td>
<td>4.3%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>30.1%</td>
<td>28.7%</td>
<td>25.9%</td>
<td>22.5%</td>
</tr>
</tbody>
</table>

This is largely due to a smaller share of children under the age of 10. While similar trends are occurring at the national and regional level, Plano is experiencing a decline in share of younger children at a more rapid pace.

Children Under 10 Years of Age
National, State, & Local Trends (1990-2019)

Data source (Table and Graph): 1990-2010 U.S. Decennial Census, 2019 American Community Survey (ACS)
School Enrollment
Overview for Plano ISD

The Plano Independent School District (PISD) had an enrollment of 49,481 students for the 2021-22 school year, a 1.4% decrease from 2020-21. The decrease in students is mostly attributed to the COVID-19 pandemic. However, enrollment at PISD has been steadily decreasing since the 2012-13 school year, with a total reduction of 5,704 students, or 10.3%, 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 has been decreasing.

Plano ISD Housing/Student Projections
Almost 73% (36,027) of Plano ISD students are residents of the City of Plano. Over 10,000 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 1,125 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. Refer to page 28 for more information on housing/student projections.

PISD Enrollment at Start of School Year

Plano ISD Class Size Comparison
Kindergarten Students and High School Seniors

Data source: Plano ISD and Templeton Demographics

Data source: Plano ISD
### School Districts Overview

#### Residential Building Permits Per School District

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plano</td>
<td>383</td>
<td>292</td>
<td>156</td>
<td>207</td>
<td>177</td>
</tr>
<tr>
<td>Frisco</td>
<td>44</td>
<td>82</td>
<td>34</td>
<td>80</td>
<td>135</td>
</tr>
<tr>
<td>Lewisville</td>
<td>13</td>
<td>9</td>
<td>9</td>
<td>3</td>
<td>8</td>
</tr>
<tr>
<td>TOTAL</td>
<td>440</td>
<td>383</td>
<td>199</td>
<td>290</td>
<td>320</td>
</tr>
</tbody>
</table>

#### Students Per Unit/Acre

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plano</td>
<td>500</td>
<td>409</td>
<td>914</td>
<td>471</td>
<td>347</td>
</tr>
<tr>
<td>Frisco</td>
<td>848</td>
<td>288</td>
<td>0</td>
<td>212</td>
<td>0</td>
</tr>
<tr>
<td>Lewisville</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,348</td>
<td>697</td>
<td>914</td>
<td>683</td>
<td>347</td>
</tr>
</tbody>
</table>

#### Estimated School-Age Children from New Development

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plano</td>
<td>151</td>
<td>105</td>
<td>43</td>
<td>55</td>
<td>38</td>
</tr>
<tr>
<td>Frisco</td>
<td>30</td>
<td>43</td>
<td>8</td>
<td>31</td>
<td>75</td>
</tr>
<tr>
<td>Lewisville</td>
<td>6</td>
<td>4</td>
<td>4</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>TOTAL</td>
<td>187</td>
<td>152</td>
<td>55</td>
<td>87</td>
<td>116</td>
</tr>
</tbody>
</table>

### Data Sources
- City of Plano
- Frisco ISD, Plano ISD, Zonda Education

---

Planning Department Report 2022
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, 2022. The categories have been updated in this year’s report to reflect the Housing Types and neighborhood settings defined in the Comprehensive Plan 2021. Refer to page 30 for a brief description of the major housing types.

Plano’s traditional neighborhood setting is based on an approximately 1-mile block bounded by major roadways. Townhomes or apartments buffer single-family homes from commercial shopping centers at major intersections. Parks or schools are typically centrally located within the neighborhood block.

With few large tracts left for residential development, most newer housing projects have not fit Plano’s traditional neighborhood setting. Instead, they are built in a mixed-use neighborhood setting, with houses, townhomes, and apartments within walking distance to shopping and services, allowing a more efficient use of land.

The table above represents housing types that are counted by number of units. Institutional housing that is counted by number of beds, such as assisted living facilities, are not included in the Housing Overview.
Housing Unit Types
Examples of General Characteristics

**Single-Family Detached Types**
Homes located in Plano’s traditional neighborhood setting.
- Individual garages
- 1 to 2 stories in height
- 1 to 10 units per acre
- 2.97 persons per household

**Single-Family Attached Types**
Townhomes or duplexes located in Plano’s traditional neighborhood setting.
- Individual garages
- 1 to 2 stories (duplex)
- 2 to 3 stories (townhome)
- 1 to 10 units per acre
- 2.15 persons per household

**Garden-Style Multifamily**
Apartments located in Plano’s traditional neighborhood setting.
- Surface parking lots
- 1 to 3 stories in height
- 12 to 22 units per acre
- 2.14 persons per household

**Main Street-Style Multifamily**
Apartments located in a mixed-use neighborhood setting; may also include non-residential.
- Structured or garage parking
- Less than 5 stories in height
- 30 to 100 units per acre
- 1.48 persons per household

**Mixed-Use Single-Family**
Single-family attached or detached units in an mixed-use neighborhood setting.
- Individual garages
- 2 to 3 stories in height
- 10 to 40 units per acre
- 2.42 persons per household

**Small-Scale Multifamily**
Apartment complexes with less than 10 units per lot.
- Surface parking lots
- 1 to 2 stories in height
- 12 to 30 units per acre
- 2.67 persons per household

**Mid-Rise & High-Rise Multifamily**
5+ story apartments with self-contained amenities in a mixed-use neighborhood setting.
- Structured parking
- 5 to 9 stories (Mid-Rise)
- 10+ stories (High-Rise)
- 40 to 150 units per acre
- 1.48 persons per household

**Independent Living Facilities**
Housing complexes for seniors (55+) without medical services or assistance.
- Surface parking lots
- 1 to 4 stories in height
- 21.5 to 100 units per acre
- 1.20 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 2021

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>UNITS ISSUED IN 2021</th>
<th>PENDING UNITS*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Traditional SF-D</td>
<td>159</td>
<td>361</td>
</tr>
<tr>
<td>Traditional SF-A</td>
<td>-</td>
<td>262</td>
</tr>
<tr>
<td>Mixed-Use SF-D</td>
<td>71</td>
<td>110</td>
</tr>
<tr>
<td>Mixed Use SF-A</td>
<td>87</td>
<td>487</td>
</tr>
<tr>
<td>Small-Scale MF</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Garden-Style MF</td>
<td>-</td>
<td>663</td>
</tr>
<tr>
<td>Main-Street MF</td>
<td>347</td>
<td>3,688</td>
</tr>
<tr>
<td>Mid-Rise MF</td>
<td>-</td>
<td>2,973</td>
</tr>
<tr>
<td>High-Rise MF</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Independent Living Facility</td>
<td>97</td>
<td>1,687</td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td><strong>761</strong></td>
<td><strong>10,231</strong></td>
</tr>
</tbody>
</table>

*Pending Units include single-family lots and multifamily units which either (1) have been issued a building permit but have not completed construction by 01/01/2022, or (2) have been approved by plat or zoning but have not been issued building permits.

### Long-Term Housing Permit Trends (1996-2021)

Data Source: City of Plano
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 future 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, rezonings, and land use policies adopted in future years.

Potential for Redevelopment

With less than 500 acres of undeveloped land zoned for residential uses, the potential for new housing in the city will be driven largely by redevelopment. Major opportunities for new housing outlined in the comprehensive plan include the redevelopment of retail shopping centers, transit-oriented development around the DART rail stations, and in areas identified by the Envision Oak Point Small Area Plan. These and other areas may bring an additional 17,000 housing units, contributing to a potential population of up to approximately 331,000 people in Plano by 2050. Single-family residential is expected to remain the dominant type of housing for the 20-year estimate (60%).
Active Residential Areas Map

Active Residential Developments
- Single-Family Detached
- Single-Family Attached
- Garden-Style Multifamily
- Independent Living
- Mixed Use (All Types)
- Downtown Plano (All Types)
- 2021 Completed Projects

Disclaimer: This map and information in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.

Data source: City of Plano
Date: 01/01/21

Planning Department Report 2022
## 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 33.

### Traditional Single-Family Detached (SF-D)

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
<th>SF-D Units Approved</th>
<th>SF-D Units Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Early Church Addition</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>2</td>
<td>Heritage Ridge Estates</td>
<td>107</td>
<td>46</td>
</tr>
<tr>
<td>3</td>
<td>Kings Gate</td>
<td>50</td>
<td>5</td>
</tr>
<tr>
<td>4</td>
<td>Medina Villas</td>
<td>42</td>
<td>13</td>
</tr>
<tr>
<td>5</td>
<td>Normandy Estates</td>
<td>139</td>
<td>7</td>
</tr>
<tr>
<td>6</td>
<td>Northbrook Place</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>7</td>
<td>Villages of Prairie Commons West</td>
<td>142</td>
<td>4</td>
</tr>
<tr>
<td>8</td>
<td>Villas at Andalus</td>
<td>32</td>
<td>17</td>
</tr>
</tbody>
</table>

### Traditional Single-Family Attached (SF-A)

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
<th>SF-A Units Approved</th>
<th>SF-A Units Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Premier Park Addition</td>
<td>146</td>
<td>146</td>
</tr>
<tr>
<td>12</td>
<td>Townhomes at 10th Street</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>13</td>
<td>Villas at Middleton 1 and 2</td>
<td>169</td>
<td>108</td>
</tr>
</tbody>
</table>

### Garden-Style Multifamily (MF-GS)

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
<th>MF-GS Units Approved</th>
<th>MF-GS Units Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>Condos at Normandy Estates</td>
<td>40</td>
<td>0</td>
</tr>
<tr>
<td>15</td>
<td>Legacy Square</td>
<td>359</td>
<td>359</td>
</tr>
<tr>
<td>16</td>
<td>Promontory on Preston</td>
<td>264</td>
<td>264</td>
</tr>
</tbody>
</table>

### Independent Living Facilities (ILF)

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
<th>ILF Units Approved</th>
<th>ILF Units Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>Bridgemoor Plaza</td>
<td>318</td>
<td>0</td>
</tr>
<tr>
<td>18</td>
<td>Gala at Premier</td>
<td>97</td>
<td>0</td>
</tr>
<tr>
<td>19</td>
<td>Ladera Heights</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>20</td>
<td>Mariposa Homes</td>
<td>180</td>
<td>180</td>
</tr>
<tr>
<td>21</td>
<td>Parker Road Marketplace</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>22</td>
<td>Plaza at Chase Oaks</td>
<td>227</td>
<td>227</td>
</tr>
<tr>
<td>23</td>
<td>Twin Rivers at Collin Creek</td>
<td>175</td>
<td>39</td>
</tr>
</tbody>
</table>
Mixed Use Areas (All Types)

- **24** Assembly Park
  - MF-MS Units Approved: 312
  - MF-MS Units Remaining: 312

- **25** Beacon Square
  - MF-MS Units Approved: 1,144
  - MF-MS Units Remaining: 1,144

- **26** Downtown Plano (All Types)
  - **33a** 15th Street Townhomes
    - SF-A Units Approved: 49
    - SF-A Units Remaining: 49
  - **33b** 17th Street Townhomes
    - SF-A Units Approved: 21
    - SF-A Units Remaining: 18
  - **33c** Ferro (Plano Marine)
    - MF-MS Units Approved: 385
    - MF-MS Units Remaining: 6
  - **33d** Collin Creek Mall
    - SF-A Units Approved: 500
    - SF-A Units Remaining: 2,300
    - MF-MR Units Approved: 2,300
    - MF-MR Units Remaining: 300
    - ILF Units Approved: 300
    - ILF Units Remaining: 300
  - **33e** First Baptist Church of Plano
    - MF-MR Units Approved: 50
    - MF-MR Units Remaining: 50
    - ILF Units Approved: 270
    - ILF Units Remaining: 270
  - **33f** The Almanac
    - MF-MS Units Approved: 700
    - MF-MS Units Remaining: 700
    - ILF Units Approved: 190
    - ILF Units Remaining: 190
  - **33g** PSW Homes Addition
    - SF-D Units Approved: 7
    - SF-D Units Remaining: 7

- **27** Downtown Plano (All Types)
  - **33a** 15th Street Townhomes
    - SF-A Units Approved: 49
    - SF-A Units Remaining: 49
  - **33b** 17th Street Townhomes
    - SF-A Units Approved: 21
    - SF-A Units Remaining: 18
  - **33c** Ferro (Plano Marine)
    - MF-MS Units Approved: 385
    - MF-MS Units Remaining: 6
  - **33d** Collin Creek Mall
    - SF-A Units Approved: 500
    - SF-A Units Remaining: 2,300
    - MF-MR Units Approved: 2,300
    - MF-MR Units Remaining: 300
    - ILF Units Approved: 300
    - ILF Units Remaining: 300
  - **33e** First Baptist Church of Plano
    - MF-MR Units Approved: 50
    - MF-MR Units Remaining: 50
    - ILF Units Approved: 270
    - ILF Units Remaining: 270
  - **33f** The Almanac
    - MF-MS Units Approved: 700
    - MF-MS Units Remaining: 700
    - ILF Units Approved: 190
    - ILF Units Remaining: 190
  - **33g** PSW Homes Addition
    - SF-D Units Approved: 7
    - SF-D Units Remaining: 7

- **28** Heritage Creekside
  - MF-MS Units Approved: 312
  - MF-MS Units Remaining: 312

- **29** K Avenue Lofts
  - MF-MR Units Approved: 226
  - MF-MR Units Remaining: 226

- **30** Legacy West
  - SF-D Units Approved: 126
  - SF-D Units Remaining: 0
  - MF-MR Units Approved: 1,800
  - MF-MR Units Remaining: 177

- **31** Mustang Square
  - SF-D Units Approved: 62
  - SF-D Units Remaining: 62
  - SF-A Units Approved: 35
  - SF-A Units Remaining: 35

- **32** Plano Gateway
  - SF-A Units Approved: 275
  - SF-A Units Remaining: 222
  - MF-MS Units Approved: 1,200
  - MF-MS Units Remaining: 22

Completed Projects (All Types)

- **A** Central Park on Preston
  - SF-D Units Constructed: 66

- **B** The Commodore
  - SF-D Units Constructed: 99
  - MF-MS Units Constructed: 500

- **C** Cyprus Villas
  - SF-D Units Constructed: 50

- **D** Legacy Central
  - MF-MR Units Constructed: 695

- **E** Silver Fern Addition
  - SF-A Units Constructed: 40

- **F** Villas at Wells Hill
  - SF-D Units Constructed: 28

Mixed-use single-family units at Heritage Creekside (Map #28)