

## PLANO CITY COUNCIL

**WILL OPEN THE MEETING AT 5:00 P.M. AND IMMEDIATELY THEREAFTER CONVENE INTO EXECUTIVE SESSION, FOLLOWED BY THE PRELIMINARY OPEN MEETING IN THE PLANO MUNICIPAL BUILDING, 1520 K AVENUE, MAY 23, 2016, IN COMPLIANCE WITH VERNON'S TEXAS CODES ANNOTATED, GOVERNMENT CODE CHAPTER 551 (OPEN MEETINGS ACT), AS FOLLOWS:**

**Mission Statement: The City of Plano is a regional and national leader, providing outstanding services and facilities through cooperative efforts that engage our citizens and that contribute to the quality of life in our community.**

### CALL TO ORDER

### EXECUTIVE SESSION

- |      |   |                |         |
|------|---|----------------|---------|
| I.   | Legal Advice<br>a) Respond to questions and receive legal advice on agenda items<br>b) Code of Conduct - Chapter 2, Article IV, City Code of Ordinances<br>c) North Texas Municipal Water District Water Contract | Mims           | 30 min. |
| II.  | Litigation<br>a) Elizabeth Carruth, et al. v. City of Plano, et al. RE: Petition for Referendum Regarding Plano Tomorrow Plan   | Mims           | 10 min. |
| III. | Economic Development<br>Discuss a financial offer or other incentive to a business prospect to locate, stay, or expand in Plano and consider any commercial and financial information from the business prospect  | Glasscock/Bane | 10 min. |
| IV.  | Real Estate<br>a) Downtown Plano  | Carr           | 10 min. |
| V.   | Personnel - Appointment<br>a) Heritage Commission - Interim Members   | Council        | 5 min.  |

**PRELIMINARY OPEN MEETING**

I.	Consideration and action resulting from Executive Session discussion Personnel - Appointment a) Heritage Commission-Interim Members	Council	5 min.
II.	Personnel - Appointments/Reappointments Animal Shelter Advisory Board - Interim Member	Council	5 min.
III.	Council Appointments to Various Committees and Organizations	LaRosiliere	5 min.
IV.	Collin County Appraisal District Presentation	Daffin	20 min.
V.	CoServ Electric Transmission Line Route	Youngkin/Mugg	15 min.
VI.	Planning Departmental Report	Day	15 min.
VII.	Consent and Regular Agendas	Council	5 min.
VIII.	Council items for discussion/action on future agendas	Council	5 min.

**In accordance with the provisions of the Open Meetings Act, during Preliminary Open Meetings, agenda items will be discussed and votes may be taken where appropriate.**

***Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.***



# Memorandum

**Date:** May 19, 2016

**To:** Honorable Mayor and City Council  
City Manager Glasscock  
City Secretary Henderson

**From:** Alice Snyder, Assistant City Secretary

**Subject:** Personnel  
Executive and Worksession Meetings

The following appointments will be considered at the May 23, 2016 Council meeting.

<b><u>Executive Session</u></b>	<b><u>Worksession Meeting</u></b>
-Heritage Commission (2 Interim Members)	-Animal Shelter Advisory Committee (Interim Member)



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# **CITY OF PLANO**

**MAY 23, 2016**

*Presented by: Bo Daffin, Chief Appraiser*

# AGENDA

- HISTORY OF APPRAISAL DISTRICTS.
- COLLIN CAD GENERAL STATS.
- ANNUAL CYCLES & KEY DATES.
  - [WWW.COLLINCAD.ORG](http://WWW.COLLINCAD.ORG)
- “ACTIVITY” IS THE KEY WORD.
- COLLIN COUNTY & CITY OF PLANO 2016 TAXABLE VALUE ESTIMATES.
- APPRAISAL NOTICE RECEIVED. NOW WHAT?
- ARB PROTEST HEARINGS.
- DISCUSSION.

# **APPRAISAL DISTRICTS**

## **HISTORY & STRUCTURE**

# ESTABLISHMENT

- ▣ Established in 1981, following passage of *The Property Tax Code* (SB 621) during the 1979 Legislative Session.
  - Legislation to restructure the property tax system was pushed by Representative Wayne Peveto and Senator Grant Jones.
  - Peveto's House version became law and thereafter was called the "Peveto bill".
  - 254 appraisal districts created.
  - 1982 was the first year for taxes to be levied on the basis of the appraised values provided by the newly created appraisal districts.
  - Eliminated duplicate appraisal of property by counties, school districts, cities and special districts.

# APPRAISAL DISTRICT STRUCTURE

- PRIMARY GOVERNANCE:

- CONSTITUTION, PROPERTY TAX CODE & GOVERNMENT CODE.

- COLLIN:

- SIX MEMBER BOARD OF DIRECTORS:
- BOARD OF DIRECTOR MEMBERS ARE NOT PAID.
- TWO YEAR TERMS, BEGINNING EVEN # YEARS.
- FIVE BOARD MEMBERS ELECTED BY OUR TAXING ENTITIES.
- COUNTY TAX ASSESSOR/COLLECTOR AUTOMATICALLY ON THE BOARD AS NON-VOTING MEMBER.

# **COLLIN CAD GENERAL STATS**

# COLLIN CAD

- ▣ Collin CAD is a political subdivision of the State.
- ▣ 58 Member taxing entities:
  - Collin County
  - Collin County College District
  - 22 School Districts
  - 29 Cities/Towns
  - 5 Special Districts

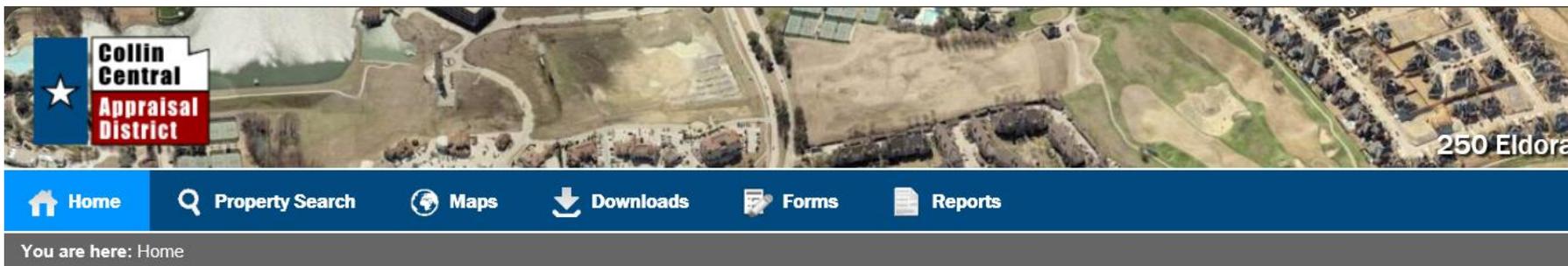
Currently located at 250 Eldorado Pkwy, McKinney. Prior to constructing our current facility we occupied lease spaces in Plano or Allen.

# COLLIN CAD

- ▣ 886 Square miles total.
  - ▣ 567,040 acres.
  - ▣ 554 Square miles east of Hwy. 75 (62.50%)
  - ▣ 332 Square miles west of Hwy. 75 (37.50%)
- ▣ Five largest cities based on area.
  - ▣ Plano, 69.67 square miles.
  - ▣ McKinney, 66.63 square miles.
  - ▣ Frisco (Collin County), 42.51 square miles.
  - ▣ Wylie, 35.99 square miles.
  - ▣ Allen, 26.33 square miles.

# **ANNUAL CYCLES & KEY DATES**

# WWW.COLLINCAD.ORG



## What's new?

Here you'll find a list of the most recent changes to our website.

- Our 2016 Residential Homestead Application form is now online and can be found [here](#) .
- Our 2016 Business Personal Property Rendition Form and Depreciation Schedule are now online and can be found [here](#) .

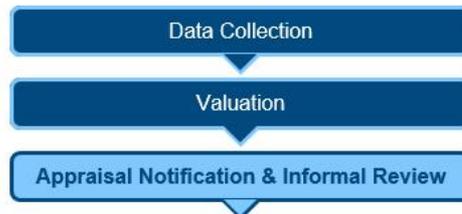
## Mission Statement

*The mission of the Collin Central Appraisal District is to appraise all property in the Collin County Appraisal District at market value equally and uniformly, and to communicate that value annually to each taxpayer and taxing jurisdiction.*

## Key Annual Cycles

Below is a visual representation of where we are in several Appraisal District related calendar cycles.

### Appraisal & Informal Review Cycle



### Exemption & Rendition Cycle



### ARB Protest & Roll Certification Cycle



\* denotes the active phase within a cycle.

Each of the nine buttons displayed in the “Key Annual Cycles” section of our website link to a summary page that describes each process. The information below, from “THE ARB PROTEST AND ARB HEARING PHASE” is being used to demonstrate the website structure.

## **The ARB Protest and ARB Hearing Phase**

### **May 1 - July 20**

The Notice of Appraised Value will list the protest filing deadline for the subject property. The following bullet points outline how the deadline is determined and the general workflow for conducting protest hearings.

- The statutory deadline for filing your written protest, per the Texas Property Tax Code, is May 31 or 30 days after the Notice of Appraised Value date, whichever is later. If the deadline falls on a weekend or legal holiday the deadline is automatically extended to the next business day.
- Protests must be written and must be signed by the owner or someone authorized to protest on behalf of the owner. The ARB will not accept protests via fax or email.
- Many residential properties are eligible for eFile protests. If eFile is available on your property the Notice of Appraised Value mailing will contain a PIN and instructions regarding protest filing via eFile.
- The ARB’s scheduling staff will notify you at least 15 days prior to your ARB hearing.
- Typically, residential hearings will be conducted from early June to early July. Commercial real property hearings are generally conducted from mid June to mid July. Business Personal Property hearings are generally conducted in mid July.
- The ARB schedules hearings by dockets, with several properties in each docket. The ARB scheduling notice will advise you of the hearing date, docket time and sign-in procedures for your docket.
- The ARB conducts its hearings at the offices of the Appraisal District, located at 250 Eldorado Parkway, McKinney, TX 75069.
- Protests are heard by three member panels, with as many as eight ARB dockets running concurrently.
- ARB hearings are open to the public and your protest will be decided during your hearing, by a public vote of the panel members conducting the hearing. You will know the outcome of your protest hearing immediately and the ARB will send you formal written notice of their protest determination.
- There will be information in the formal ARB hearing determination notice regarding your avenues of appealing the ARB's determination. These include litigation in District court and based on the property value you will have an option for binding Arbitration. The District will provide information about the process, but we cannot provide legal advice.
- The Appraisal Review Board has a separate website with more detailed information about the ARB. The ARB’s website is available at the following URL: <http://www.collinarb.org> 

# 2016 KEY DATES

- January 1..... Assessment date**
- April 29.....Mail 2016 ‘Notices of Appraised Value’**
- May 2 .....Deadline for chief appraiser to certify estimates of taxable value to entities**
- May 2 – May 31.....Informal appraisal reviews by CCAD appraisers with property owners and tax agents**
- May 16..... Last filing deadline for BPP Renditions**
- May 31.....Deadline to file formal written protests to ARB**
- June 6 - July 18..... Appraisal Review Board Hearings**
- July 20.....Deadline for ARB to approve 2016 appraisal records**
- July 25.....Deadline for chief appraiser to certify 2016 appraisal rolls**

**ACTIVITY**



**ACTIVITY**

**ACTIVITY**

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# ACTIVITY

- LAND DEVELOPMENT ACTIVITY IS UP.
  - AG ROLLBACKS ARE UP.
- RESIDENTIAL ACTIVITY IS UP.
  - RESIDENTIAL INVENTORY SUPPLY IS VERY LOW.
  - AVERAGE DAYS ON MARKET IS LOW.
- COMMERCIAL ACTIVITY IS UP.
- NEW BUSINESS PERSONAL PROPERTY ACCOUNTS ARE UP.
- EXEMPTION FILINGS ARE UP, WITH 10,000+/- NEW EXEMPTION APPLICATIONS EXPECTED.
- NEW CONSTRUCTION IS UP.
- IN GENERAL, EXISTING PROPERTY VALUES ARE UP.

# ACTIVITY



- COLLIN CAD MAILES A NOTICE OF APPRAISED VALUE TO EVERY PROPERTY OWNER, EVERY YEAR.
  - THIS EXCEEDS THE GENERAL REQUIREMENTS OF THE TAX CODE.
    - THE APPRAISED VALUE IS HIGHER THAN PREVIOUS YEAR. THE BOARD OF DIRECTORS CAN WAIVE THIS REQUIREMENT, IF THE VALUE INCREASE IS LESS THAN \$1,000.
    - APPRAISED VALUE IS GREATER THAN VALUE RENDERED BY THE OWNER.
    - THE PROPERTY WAS NOT ON THE APPRAISAL ROLL LAST YEAR.
    - AN EXEMPTION APPROVED LAST YEAR WAS CANCELED OR REDUCED FOR THE CURRENT YEAR.
- APPRAISAL NOTICE COUNTS ARE UP.
  - 2016 Total Notice Count Estimate: 324,082.
    - 226,983 of the total are eFile eligible residential properties.
  - 2015 Total Notice Count: 305,539
    - 219,267 of the total were eFile eligible residential properties.

# ACTIVITY



- **FORMAL PROTESTS ARE EXPECTED TO BE UP.**
  - 2015 Total Protest Count: 42,689 (13.97% of total parcel count)
    - 24,107 of the 42,689 were filed by property tax agents.
  - 2016 Estimated Protest Count:
    - Estimated range is 46,000 to 50,000 protests filed.
    - Protest count, based on 15% of 324,082 Appraisal Notices = 48,612
    - We expect 55% to 60% of the total protests filed to be filed by property tax agents. Using the calculated estimate of 48,612 protests, approximately 27,000 to 29,000 will be tax agent protests.
  - 2016 Estimated Protest Market Value (at the beginning of ARB hearings):
    - Estimated range, using 2015 as a guide, is \$36,000,000,000 to \$38,000,000,000 in market value protested.
      - On June 8, 2015, just as ARB hearings were beginning, there was \$33,188,000,000 under protest. This represented approximately 27% of market value.

# **SINGLE FAMILY RESIDENTIAL**

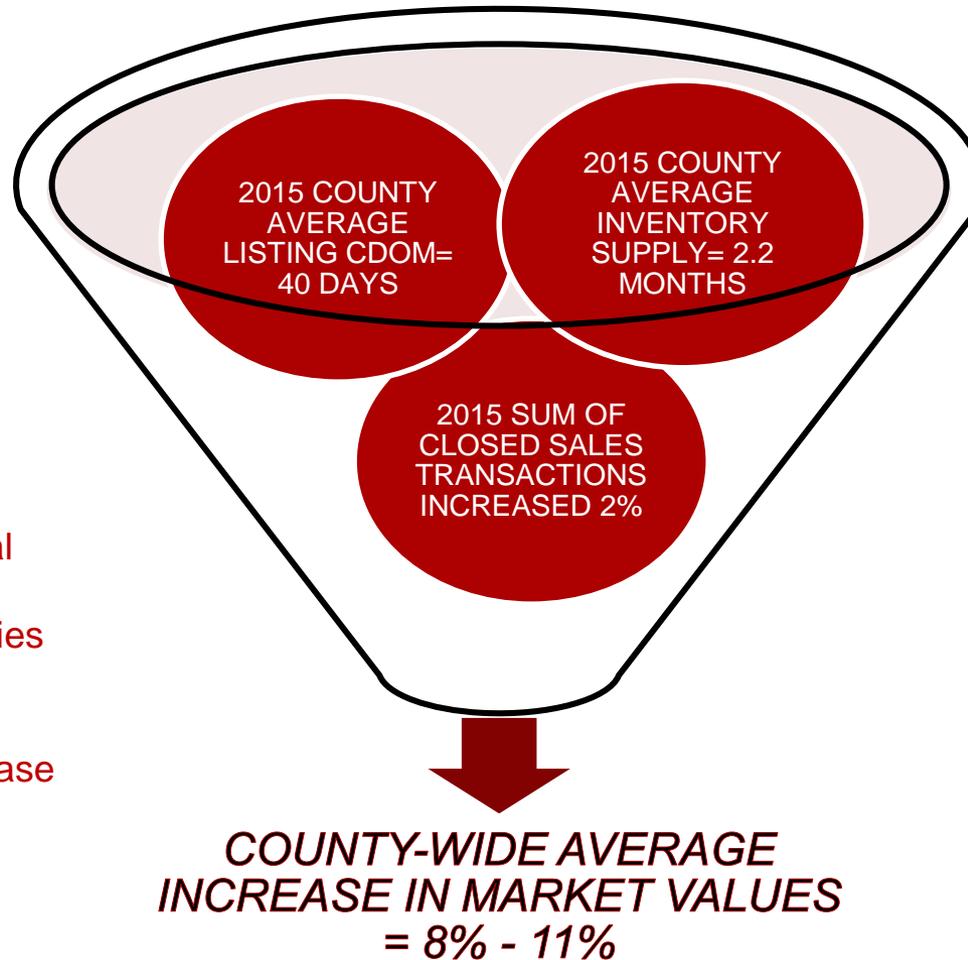


## COLLIN COUNTY RESIDENTIAL SALES INFORMATION

CITY	AVERAGE MONTHS SUPPLY OF INVENTORY			AVERAGE CUMULATIVE DAYS ON MARKET			CLOSED SALES		
	2014	2015	% CHNG	2014	2015	% CHNG	2014	2015	% CHNG
ALLEN	2.1	1.8	-14%	39	41	5%	1,654	1,657	0%
ANNA	2.3	1.8	-22%	42	38	-10%	358	445	24%
BLUE RIDGE	7.1	4.8	-32%	86	91	6%	33	45	36%
CELINA	4.6	3.8	-17%	70	57	-19%	274	366	34%
DALLAS	2	1.8	-10%	40	33	-18%	646	584	-10%
FAIRVIEW	3.7	3	-19%	46	53	15%	189	209	11%
FARMERSVILLE	5.4	4.8	-11%	78	69	-12%	77	93	21%
FRISCO	1.7	1.9	12%	41	35	-15%	1,803	1,572	-13%
JOSEPHINE	4.5	2.4	-47%	76	73	-4%	36	30	-17%
LAVON	2.7	2	-26%	54	49	-9%	134	161	20%
LOWRY CROSSING	3	1.8	-40%	27	31	15%	26	24	-8%
LUCAS	6.4	4.9	-23%	73	67	-8%	107	128	20%
MCKINNEY	2.1	1.8	-14%	41	39	-5%	3,755	3,779	1%
MELISSA	3.2	2.4	-25%	55	50	-9%	215	283	32%
MURPHY	1.9	2.1	11%	40	40	0%	321	290	-10%
NEVADA	4.2	5.8	38%	74	45	-39%	69	59	-14%
NEW HOPE	2.6	2.1	-19%	77	68	-12%	5	12	140%
PARKER	7.1	8.2	15%	85	50	-41%	65	57	-12%
<b>PLANO</b>	<b>1.7</b>	<b>1.5</b>	<b>-12%</b>	<b>33</b>	<b>32</b>	<b>-3%</b>	<b>3,437</b>	<b>3,478</b>	<b>1%</b>
PRINCETON	3	1.9	-37%	52	37	-29%	234	233	0%
PROSPER	4.8	4.3	-10%	75	92	23%	426	505	19%
RICHARDSON	2.1	1.6	-24%	41	34	-17%	363	344	-5%
ROYSE CITY	5.1	2.4	-53%	83	52	-37%	77	79	3%
SACHSE	2.1	2	-5%	44	39	-11%	164	169	3%
ST PAUL	1.9	9	374%	70	57	-19%	11	38	245%
WYLIE	1.7	1.7	0%	38	33	-13%	919	1,005	9%
<b>COUNTY</b>	<b>2.1</b>	<b>2.2</b>	<b>5%</b>	<b>42</b>	<b>40</b>	<b>-5%</b>	<b>15,418</b>	<b>15,672</b>	<b>2%</b>

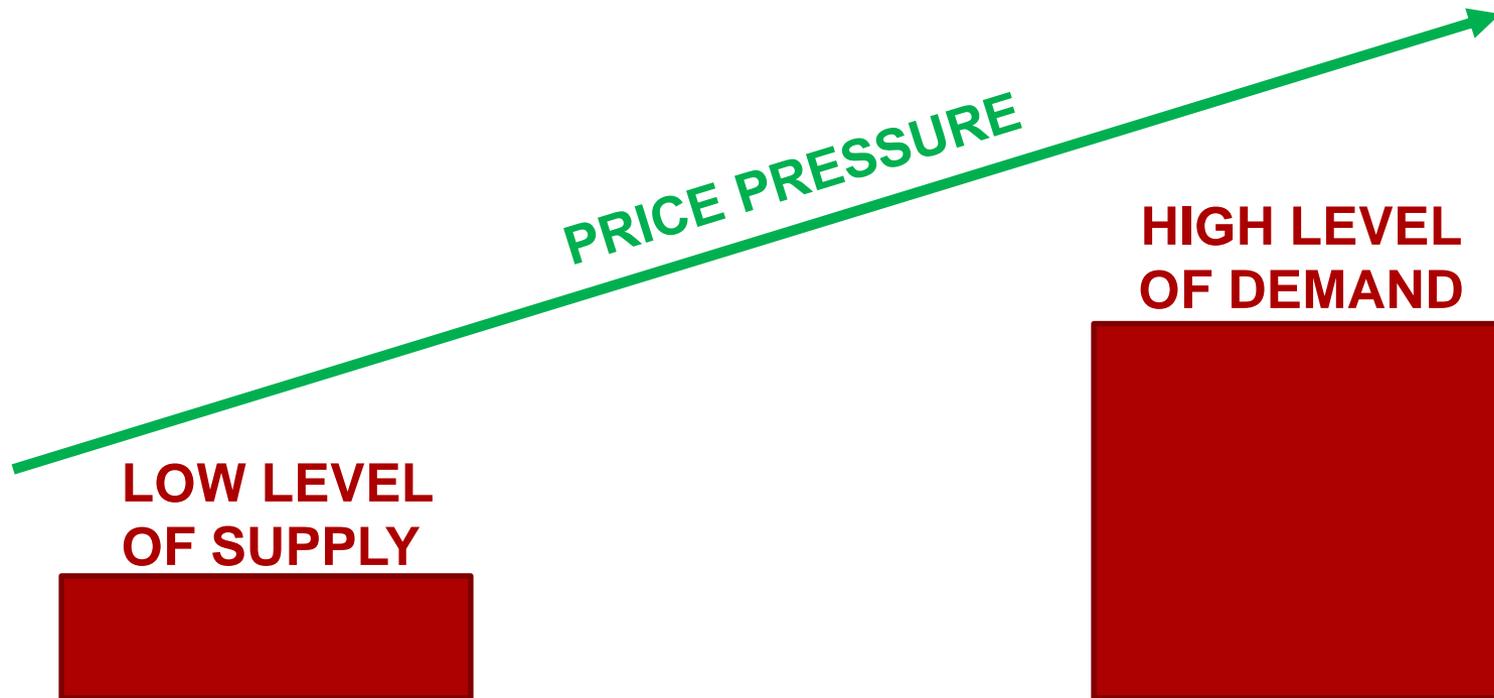
State-wide home inventory at 3.6 months. National average is 5.5 months. Around 6.5 months of inventory is considered balanced.

# 2016 RESIDENTIAL OUTLOOK



The 10% residential appraisal cap, on homestead properties & exemptions will impact the actual taxable value increase realized.

# RESIDENTIAL SUPPLY & DEMAND



**Collin County single family home inventory at around 2.2 months. State-wide 3.6 months. National avg. 5.5 months. 6.0 to 6.5 months of inventory is considered balanced.**

# COMMERCIAL

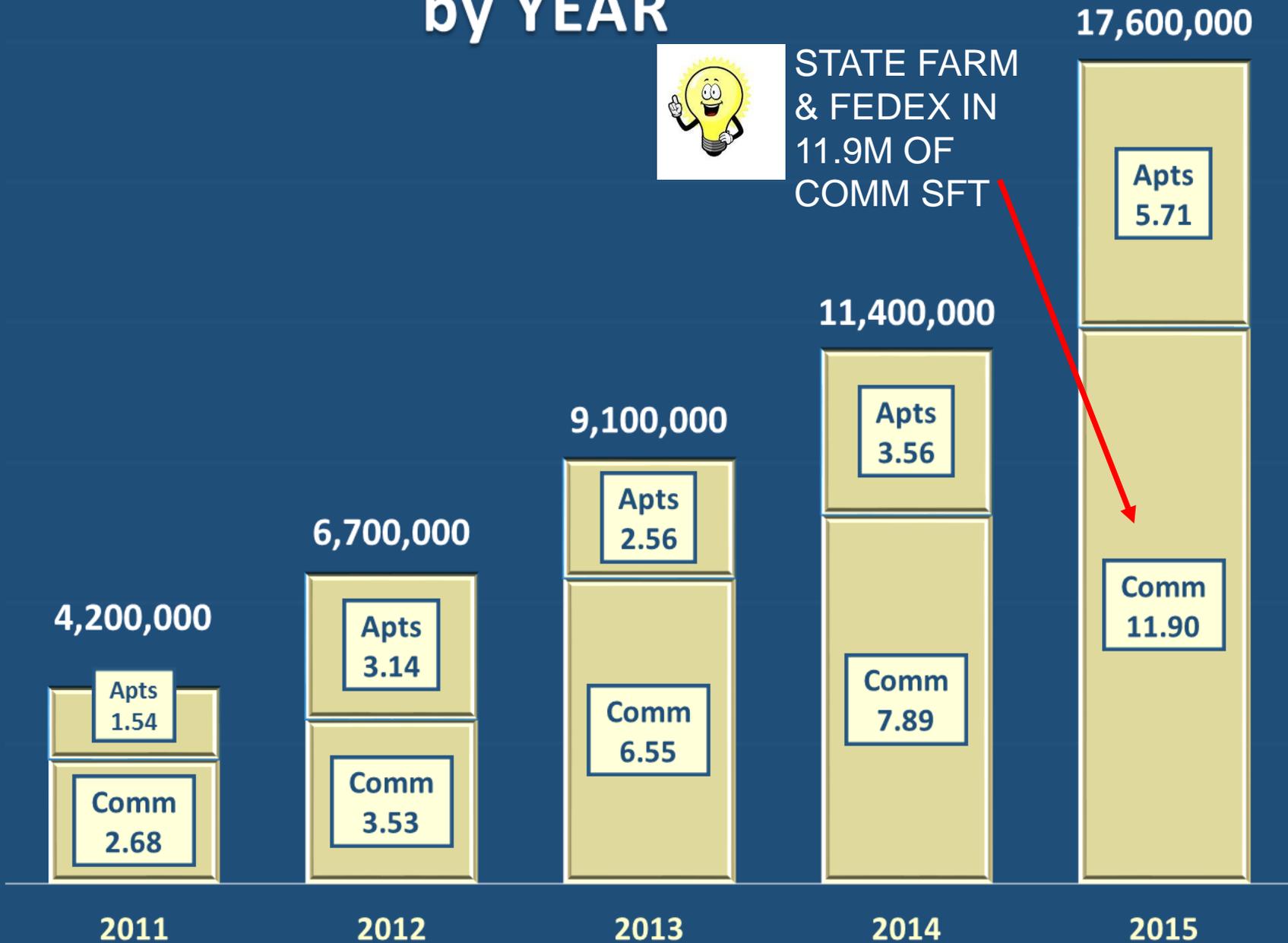
# New Commercial Square Feet Built by YEAR

MILLIONS

18.00  
15.00  
12.00  
9.00  
6.00  
3.00  
0.00



STATE FARM  
& FEDEX IN  
11.9M OF  
COMM SFT



2011

2012

2013

2014

2015

**2.1M SFT.**

**TOYOTA NORTH AMERICAN HEADQUARTERS**



**14 STORY OFFICE, 15 STORY HOTEL**

**LEGACY WEST**



**COWBOYS, 12K SEAT INDOOR STADIUM**

**FORD CENTER AT THE STAR IN FRISCO**



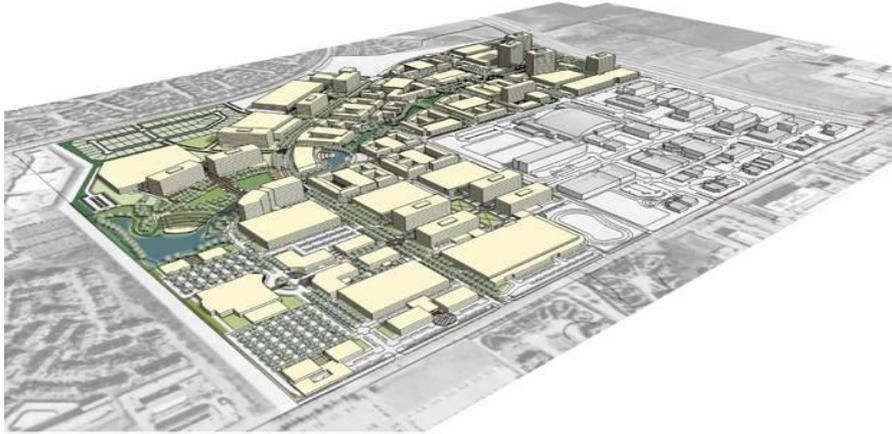
**93 AC. MIXED USE, START WITH 300K SFT.**

**RETAIL**

**GATES OF PROSPER**



**242 AC. MIXED USE, 4M SFT. OFFICE  
FRISCO STATION**



**42 AC. MIXED USE, 4M SFT. OFFICE  
THE GATE**



**175 AC. MIXED USE, 6M SFT. OFFICE  
WADE PARK**



**FIVE BUILDING 1M SFT. OFFICE CAMPUS  
JP MORGAN CHASE**



**2 LUXURY HOTELS, 1300 UNITS MULTI  
FAMILY & 600K SFT. RETAIL**

**CITY OF PLANO  
&  
COLLIN COUNTY**

**2016 ESTIMATED TAXABLE VALUE**

**CITY OF PLANO**

*Note: 2016 Market  
Value Estimate  
\$39,000,000,000*

**TAXABLE:**

2015 CERTIFIED TAXABLE VALUE, SUPP#13, MARCH 2, 2016	2016 CERTIFIED ESTIMATE OF TAXABLE VALUE, APRIL 29, 2016	2016 CERTIFIED TAXABLE VALUE CHANGE COMPARED TO 2015 SUPP #13	ESTIMATED TAXABLE VALUE % INCREASE ATTRIBUTED TO NEW CONSTRUCTION
\$30,351,109,465	\$33,000,000,000	8.73%	2.44%
2016 ESTIMATED NEW CONSTRUCTION (INCLUDED IN CERTIFIED EST TAXABLE)	2016 ANNEXATIONS TAXABLE (INCLUDED IN CERTIFIED EST TAXABLE)	2016 TAXABLE VALUE OF EXISTING PROPERTY, AFTER ESTIMATED NEW EXEMPTIONS LOSSES	CALCULATED (ESTIMATE) PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR, AFTER NEW EXEMPTIONS
\$741,000,000	\$0	\$32,259,000,000	6.29%

**FREEZE ADJUSTED TAXABLE:**

ESTIMATED 2016 OVER-65 FREEZE TAXABLE LOSS	2016 ESTIMATED OF FREEZE ADJUSTED TAXABLE VALUE	2015 OVER-65 FREEZE TAXABLE LOSS, AS OF SUPP#13, MARCH 2, 2016	2015 FREEZE ADJUSTED TAXABLE VALUE, AS OF SUPP#13, MARCH 2, 2016
\$2,596,771,350	\$30,403,228,650	\$2,237,572,389	\$28,113,537,076

**HOMESTEAD, AVERAGE MARKET VALUE:**

2016 AVG HOMESTEAD MARKET VALUE	2015 AVG HOMESTEAD MARKET VALUE
\$311,000	\$291,717

<b><u>COLLIN COUNTY</u></b>			
<b>TAXABLE:</b>	<i>Note: 2016 Market Value Estimate</i>  <b>\$125,000,000,000</b>		
<b>2015 TAXABLE VALUE</b>	<b>2016 PRELIMINARY ESTIMATE OF TAXABLE VALUE</b>	<b>ESTIMATED YEAR-OVER-YEAR TAXABLE VALUE CHANGE</b>	<b>ESTIMATED TAXABLE VALUE % INCREASE ATTRIBUTED TO NEW CONSTRUCTION</b>
<b>\$96,570,037,325</b>	<b>\$106,700,000,000</b>	<b>10.49%</b>	<b>3.47%</b>
<b>2016 ESTIMATED NEW CONSTRUCTION (INCLUDED IN ESTIMATED TAXABLE)</b>	<b>2016 ANNEXATIONS ESTIMATED TAXABLE VALUE</b>	<b>2016 TAXABLE VALUE OF EXISTING PROPERTY, AFTER ESTIMATED NEW EXEMPTIONS</b>	<b>CALCULATED (ESTIMATE) PERCENT CHANGE IN EXISTING PROPERTY TAXABLE, YEAR-OVER-YEAR, AFTER NEW EXEMPTIONS</b>
<b>\$3,346,570,000</b>	<b>\$0</b>	<b>\$103,353,430,000</b>	<b>7.02%</b>
<b>HOMESTEAD, AVERAGE MARKET VALUE:</b>			
<b>2016 AVG HOMESTEAD MARKET VALUE, ESTIMATE</b>	<b>2015 AVG HOMESTEAD MARKET VALUE</b>		
<b>\$305,000 TO \$312,000</b>	<b>\$285,338</b>		

**YOU HAVE THE NOTICE OF APPRAISED  
VALUE. NOW WHAT?**

# CHECKLIST, pg. 1

- MAKE NOTE OF THE PROTEST DEADLINE IN YOUR CALENDAR. WHEN IN DOUBT, FILE A PROTEST TO PROTECT YOURSELF. YOU CAN ALWAYS AGREE TO WITHDRAW THE PROTEST PRIOR TO YOUR ARB HEARING.
- VERIFY RECORD KEEPING ITEMS. NAME, ADDRESS, LEGAL DESCRIPTION, Etc.
- VERIFY TAXING UNITS THAT ARE LISTED TO TAX THE PROPERTY.
- VERIFY THAT YOUR HOMESTEAD AND/OR OTHER EXEMPTIONS ARE LISTED CORRECTLY.
- FOR THOSE WITH 65&OLDER OR DISABLED EXEMPTIONS, VERIFY THE FREEZE CEILING TAX AMOUNT.

# CHECKLIST, pg. 2

- CHECK TO SEE IF PROPERTY IS eFILE ELIGIBLE. THIS WILL ALLOW YOU TO PROTEST, PROVIDE EVIDENCE AND COMMUNICATE WITH CCAD ELECTRONICALLY.
- IF THE MARKET VALUE INCREASED MORE THAN 10% AND YOU HAD A HOMESTEAD ON THE PROPERTY LAST YEAR, AND YOU DID NOT ADD IMPROVEMENTS, THEN THE APPRAISED VALUE (NOT THE MARKET VALUE) SHOULD HAVE CAPPED AT +10%.
- SCHEDULING NOTE:
  - IN PERSON INFORMAL MEETINGS ARE BASED ON “FIRST COME BASIS”, “BY YOUR APPRAISER”.
  - THE ARB SCHEDULES IN DOCKETS FOR 8 – 10 CONCURRENT HEARING PANELS.
    - ARB SCHEDULER MUST GIVE YOU 15-DAY ADVANCE NOTICE OF YOUR HEARING, UNLESS YOU WAIVE THE 15-DAY REQUIREMENT.
    - YOU CAN SIGN-IN TO YOUR DOCKET 30 MINUTES PRIOR TO DOCKET START TIME.
    - THERE IS THE ABILITY TO GET A HEARING RESCHEDULED. REVIEW THE ARB SCHEDULING PACKET AND CONTACT THE ARB SCHEDULER.
- TAX NOTE:
  - I WOULD VERIFY THE AMOUNT GOING INTO YOUR PROPERTY TAX ESCROW TO BE SURE THE ACCOUNT IS PROPERLY FUNDED WHEN THE TAX BILL ARRIVES IN OCTOBER..

# CHECKLIST, pg. 3

- MARKET VALUE REVIEW.
  - START WITH PHYSICAL COMPONENTS. NUMBER OF IMPROVEMENTS, LIVING SFT, GARAGE SFT, PORCHES ETC., USING DETAIL FROM COLLINCAD.ORG.
    - FOR NEW CONSTRUCTION, FIND OUT FROM THE BUILDER WHETHER THE IMPROVEMENTS WERE LESS THAN 100% COMPLETE ON JANUARY 1<sup>ST</sup>.
  - MORE PHYSICAL COMPONENTS. COMPILE PICTURES & CURRENT REPAIR ESTIMATES FOR SUCH ITEMS AS FOUNDATION ISSUES, WATER LEAKS AND OTHER CONDITIONS AFFECTING VALUE, WHICH WERE EXISTING ON JANUARY 1<sup>ST</sup>.
  - ENLIST THE ASSISTANCE OF REAL ESTATE EXPERTS, REGARDING SALES AND LIST PRICES FOR YOUR AREA.
    - OR, DECIDE WHETHER YOU WANT A PROPERTY TAX AGENT, ATTORNEY OR OTHER ELIGIBLE PERSON TO REPRESENT YOU IN THE PROCESS.
  - REVIEW YOUR DATA AND DETERMINE WHETHER AN INFORMAL MEETING, FORMAL PROTEST OR BOTH MIGHT BE NEEDED.

# CHECKLIST, pg. 4

- IN PERSON, INFORMAL REVIEW WITH YOUR APPRAISER. (IF YOU CHOOSE NOT TO USE EFILE PROCESS)
  - START WITH PHYSICAL COMPONENTS. NUMBER OF IMPROVEMENTS, LIVING SFT, GARAGE SFT, PORCHES ETC., COMPARING YOUR HOME TO DETAILS IN CCAD'S DATABASE.
    - FOR NEW CONSTRUCTION, TALK ABOUT WHETHER THE IMPROVEMENTS WERE LESS THAN 100% COMPLETE ON JANUARY 1<sup>ST</sup> AND/OR IN THE NAME OF THE BUILDER ON JANUARY 1<sup>ST</sup>.
  - PRESENT YOUR PICTURES & CURRENT REPAIR ESTIMATES FOR SUCH ITEMS AS FOUNDATION ISSUES, WATER LEAKS AND OTHER CONDITIONS AFFECTING VALUE, WHICH WERE EXISTING ON JANUARY 1<sup>ST</sup>.
  - PRESENT MARKET DATA YOU OR YOUR EXPERT COMPILED.
    - OR, AUTHORIZE YOUR PROPERTY TAX AGENT, ATTORNEY OR OTHER ELIGIBLE PERSON TO REPRESENT YOU AT THE MEETING.
  - REVIEW THE DISTRICT'S INFORMATION AND POTENTIAL SETTLEMENT OFFER.
    - REMEMBER IT IS OK TO GET THE DISTRICT'S COMPS AND DATA, AND TELL THE APPRAISER YOU WANT TO STUDY THE MATTER. THE APPRAISER CAN PRINT A SETTLEMENT FORM AND SEND IT WITH YOU. LATER YOU CAN SIGN AND FAX BACK TO US OR DISCARD AND PROCEED TO ARB HEARING. **BE SURE THIS HAPPENS PRIOR TO THE PROTEST DEADLINE OR SCHEDULED ARB HEARING DATE, WHICHEVER IS EARLIER.**

**ARB**

# FORMAL ARB HEARINGS, pg. 1

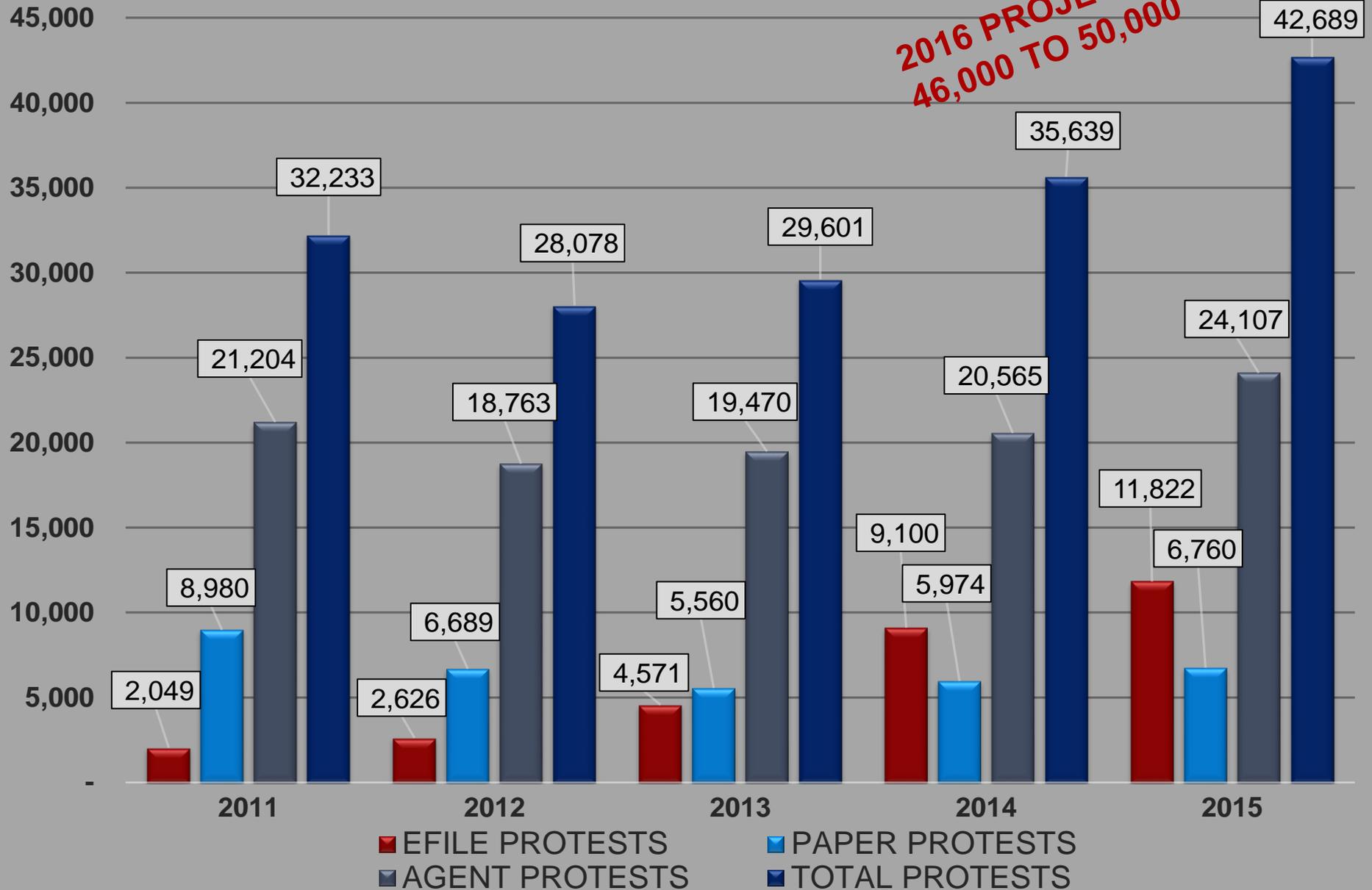
- THE ARB IS NOT HIRED BY THE CHIEF APPRAISER, DISTRICT OR BOARD OF DIRECTORS. A DISTRICT JUDGE APPOINTS THE ARB.
- THREE MEMBER PANELS HEAR SWORN TESTIMONY AND RECEIVE EVIDENCE FROM THE OWNER, AND/OR OWNER'S AGENT, AND THE DISTRICT'S APPRAISER.
- SCHEDULED FOR AROUND 15 - 20 MINUTES PER HEARING.
- THE TAX CODE REQUIRES THAT BOTH PARTIES EXCHANGE EVIDENCE PRIOR TO THE HEARING.
  - DISTRICT'S EVIDENCE IS UPLOADED TO OUR eDOCS SITE. THE OWNER OR OWNER'S AGENT IS NOTIFIED THAT THE DISTRICT'S DOCUMENTS FOR THE ARB ARE READY TO VIEW AND/OR PRINT.
  - THE PROPERTY OWNER PRESENTS THEIR EVIDENCE AT CHECK-IN AND IT IS UPLOADED OR SCANNED TO THE ARB RECORD.

# FORMAL ARB HEARINGS, pg. 2

- ALL ARB HEARINGS MUST BE HELD IN AN OPEN MEETING.
- ALL ARB DECISIONS MUST BE MADE IN AN OPEN MEETING.
- ONCE AN ACTION IS TAKEN BY THE ARB, THE ARB MUST NOTIFY THE OWNER OR OWNER'S AGENT, IN WRITING, REGARDING THE ACTION.
  - THIS NOTIFICATION STARTS THE CLOCK ON THE TIMEFRAME TO APPEAL TO THE NEXT LEVEL.

# **FIVE YEAR HISTORY OF PROTESTS FILED**

# PROTEST TOTALS



# DISCUSSION

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# Memorandum

**Date:** May 17, 2016

**To:** City Council  
Bruce D. Glasscock, City Manager  
Jack Carr, Deputy City Manager

**From:** Christina Day, Director of Planning

**Subject:** Department Presentation on May 23, 2016

In support of the Planning Department's presentation at the May 23, 2016 preliminary open meeting, please find our new annual report attached. The Planning Department prepared a development report for many years, which was suspended in 2010. The department continued to prepare an annual housing study, which began at the request of City Council in 2003.

Due to sustained interest in more complete development activity, we have reinitiated a comprehensive report, which we hope you find useful. Highlights include:

- Page 6: Plano Fast Facts page for quick demographic and economic data,
- Pages 11-13: Major development projects and zoning cases,
- Page 19: Introduction of story maps in GIS,
- Pages 22-23: School district overview, and
- Pages 24-31: Detailed housing data.

The report will also be available online at [www.planoplanning.org](http://www.planoplanning.org).

# ANNUAL PLANNING DEPARTMENT REPORT

# TWENTY SIXTEEN



*City of Plano, Texas*

2015 American Planning Association Great Places in America "Great Neighborhood" Recognition for the Downtown Plano Neighborhood



The American Planning Association  
celebrates excellence in planning

# CONTENT

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# City Leadership

## PLANO CITY COUNCIL

Honorable Mayor **Harry LaRosiliere**

Mayor Pro Tem **Lisa Smith**

Deputy Mayor Pro Tem **Ben Harris**

**Tom Harrison**

**Rick Grady**

**Ron Kelley**

**David Downs**

**Angela Miner**

## CITY MANAGEMENT

**Bruce Glasscock** City Manager

**Jack Carr** Deputy City Manager

**Jim Parrish** Deputy City Manager

**Lashon Ross** Deputy City Manager

**Mark Israelson** Assistant City Manager

## About This Report

Each year, the Planning Department publishes an Annual Housing Study, which reviews existing and projected housing within the city. The 2016 report is an expansion of the traditional Annual Housing Study and incorporates new components to provide a comprehensive summary of all Planning Department activities. Specifically, the Plano Annual Planning Department Report includes:

- Demographics
- Planning Department Overview
- Development Review
- Comprehensive Planning
- Heritage Preservation
- Research and Analysis
- Geographic Information Systems
- Housing Overview
- School District Overview

# About Plano, TX

Plano is located in Collin and Denton Counties, approximately 20 miles northeast of Downtown Dallas. With a population of 274,960, Plano is the ninth most populous city in Texas. The city is an affluent hub for many corporate headquarters, including six Fortune 1000 Headquarters, and serves as a major employment center in the Dallas-Fort Worth region with over 150,000 jobs. Quality medical care facilities, superior education opportunities, and excellent recreational and cultural amenities contribute to the quality of life for Plano's citizens.



POPULOUS  
CITY IN TX



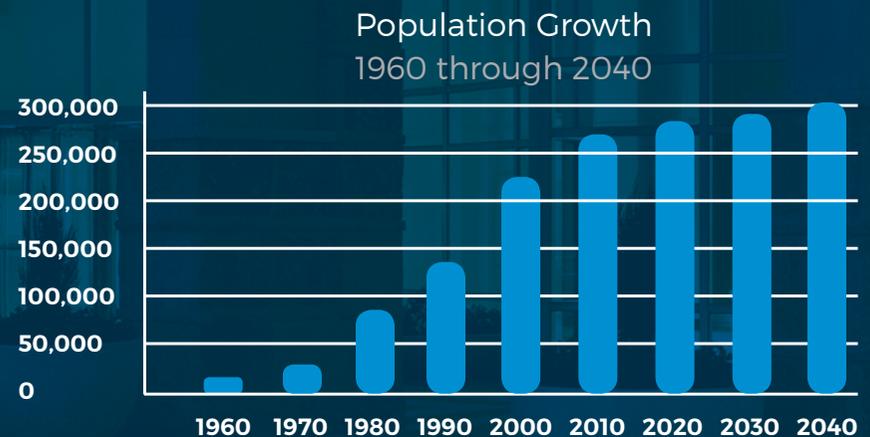
FORTUNE 1000  
HEADQUARTERS



150,000+  
JOBS

## Plano's Population Growth

Plano experienced rapid population growth from the 1970s through 2000, however, population growth has slowed over the last 16 years as the amount of land available for residential development is mostly built out. New redevelopment may occur in underutilized retail centers, which could produce additional residential uses in the city. However, even with redevelopment considered, this slowed growth trend is projected to continue with an estimated population of 300,000 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, 2016 are located to the right. For more information or for any additional demographic data, contact a planner at 972-941-7151.

Sources: US Census Bureau, Texas Workforce Commission, Denton and Collin Counties, the North Central Texas Council of Governments, and the City of Plano Planning Department

## Population

**Total Population:** 274,960

Males: 50%  
Females: 50%

### Growth Rate:

Annual (1/1/15 - 1/1/16): 1%  
5-Yr Compound Annual: 1%

**Median Age:** 38.1

**Children:** 25%

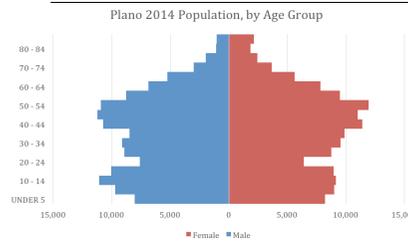
Under 5: 6%  
5 - 9: 7%  
10 - 14: 7%  
15 - 17: 5%

**Adults:** 75%

18 - 24: 8%  
25 - 44: 28%  
45 - 64: 29%  
Seniors (65+): 10%

**Population w/ Disability:** 6%

**Seniors w/ Disability:** 27%



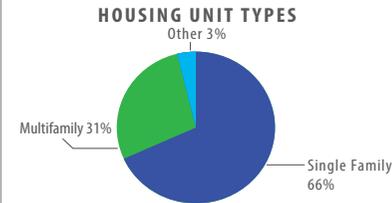
**Minority Population:** 43%

Non-Hispanic, One Race:  
Asian: 18%  
Black: 7%  
Other: 3%  
White: 57%  
Hispanic (Any Race): 15%

## Housing

**Total Housing Units:** 110,840

SF: 66%  
MF: 31%  
Other: 3%



### Tenure Type:

Owner Units: 63%  
Rental Units: 37%

**Vacancy Rate:** 4.8%

**Total Households (HH):** 102,182

Family HH: 71%  
Married-Couple w/ children: 36%  
w/o children: 64%  
Non-Family HH: 29%

**HHs w/ Senior(s):** 19%

**Single Parent HHs:** 9%

Average HH Size: 2.65  
Average Family Size: 3.18

## Economy

**Median HH Income:** \$82,944

**Workforce Estimate:** 151,300

### Educational Attainment:

High-School / GED: 93%  
Bachelor's or greater: 55%

**Unemployment Rate:** 3.5%

### Top Occupations:

Mgmt, Science, Bus: 54%  
Sales & Office: 24%  
Service: 12%

**Avg Commute (minutes):** 25.7

### Method of Commute:

Drive Alone: 82%  
Carpool: 7%  
Public Transit: 1%  
Work at Home: 8%  
Other (walk/bike): 2%

**Average SF Appraisal:** \$291,717

**Median Monthly Mortgage:** \$1,926

**Median Monthly Rent:** \$1,115

### Housing Burden (>30% Income)

Homeowner w/mortgage: 26%  
Homeowner w/o mortgage: 11%  
Renter: 42%

**Poverty Rate:** 7.6%

Families: 5%  
Children: 10%  
Seniors: 8%

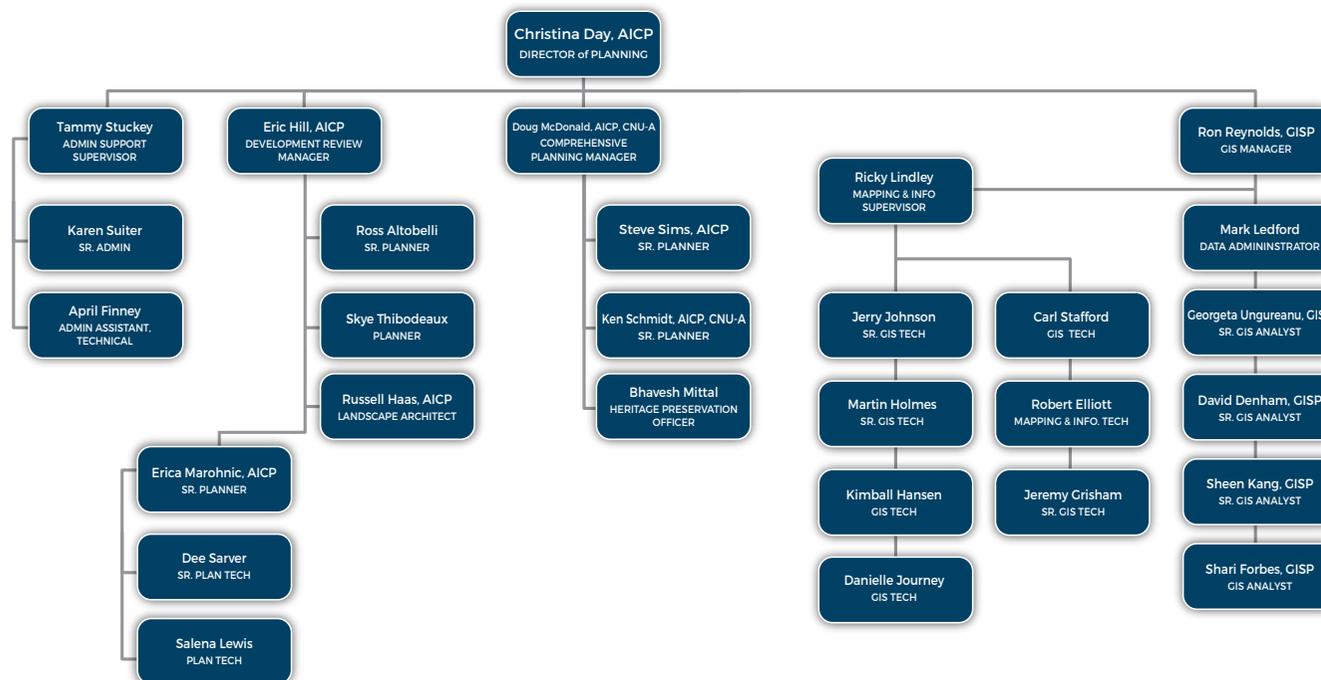
# Planning Department Overview

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

The Department is comprised of 29 employees structured within four divisions including: Administrative Support, Development Review, Comprehensive Planning, and Geographic Information Systems (GIS). A description of these divisions is provided on the following pages.



Christina Day, Director of Planning



## Planning Department Contact Information

1520 K Avenue, Suite 250

Plano, Texas 75074

P: 972-941-7151

F: (972) 941-7396

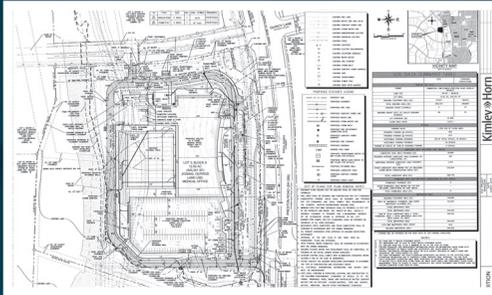
[www.planoplanning.org](http://www.planoplanning.org)

# Planning Department Overview



## Administrative Support

- Establishes and maintains project files and records
- First point of contact for telephone inquiries and visitors
- Coordinates payment for development applications
- Manages Planning & Zoning Commission and Heritage Commission meeting procedures



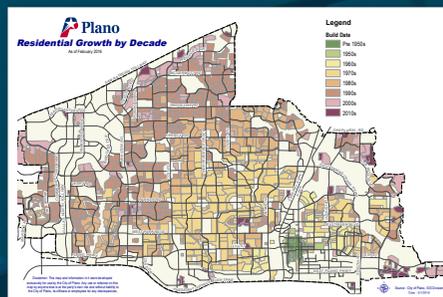
## Development Review

- Coordinates zoning and development activities for the city including: zoning, platting, and site plans
- Assists with citizen inquiries regarding active development cases and Zoning Ordinance regulations
- Oversees the compliance and maintenance of the Zoning Ordinance, Subdivision Regulations, and other special district design guidelines
- Supports the Planning & Zoning Commission



## Comprehensive Planning

- Develops and coordinates long-range planning efforts for the city including: the Comprehensive Plan, small area plans, community design plans, and demographic data
- Assists with citizen inquiries regarding demographics, special plans, or heritage resource properties
- Oversees the city's Heritage Preservation program including: Certificates of Appropriateness, historic tax exemptions, and heritage grants
- Supports the Heritage Commission and Planning & Zoning Commission



## Geographic Information Systems

- Provides Geographic Information System mapping services for internal city departments. Services include: mapped data maintenance, mapping support for city software applications, and fulfillment of cartography service requests.
- Conducts mapping research and data analysis for all city departments
- Creates addressing for the city
- Assists customers with existing infrastructure and land location based documents

# Recent Awards and Accolades

- 2013 North Central Texas Council of Governments Celebrating Leadership in Development Excellence (CLIDE) Award for the Downtown Plano Vision and Strategy Update
- 2014 American Planning Association – Texas Chapter Long Range Planning Award for the Downtown Plano Vision and Strategy Update
- 2014 American Planning Association – Texas Chapter Community of the Year Award
- 2014 American Planning Association – Texas Chapter Planning Excellence Award
- 2015 North Central Texas Council of Governments CLIDE Award for Heritage Creekside Urban Mixed-Use Neighborhood Plan
- 2015 Urban Land Institute Impact Award for Downtown Plano
- 2015 American Planning Association – Texas Chapter Planning Excellence Award
- 2015 American Planning Association Great Places in America “Great Neighborhood” recognition for the Downtown Plano neighborhood

## 2015 Accomplishments

- Completed a reorganization of the city's Zoning Ordinance.
- Initiated a new online project tracking system, TRAKiT, to assist with department coordination for development project review and allow project data to become more accessible for the public.
- Amended the Zoning Ordinance to expand public notice requirements and mandate signage on subject properties for zoning cases.
- Completed a 27-month planning process for the Plano Tomorrow Comprehensive Plan, the first web-based comprehensive plan employed by a Texas Community. [www.planotomorrow.org](http://www.planotomorrow.org)
- Redesigned Geographic Information Systems (GIS) to support a 24/7 operation with redundant systems and conformity to Technology Services standards.
- Enhanced the GIS website for a cleaner look and with additional functionality.



2015 American Planning Association Great Places in America “Great Neighborhood” recognition for the Downtown Plano neighborhood.



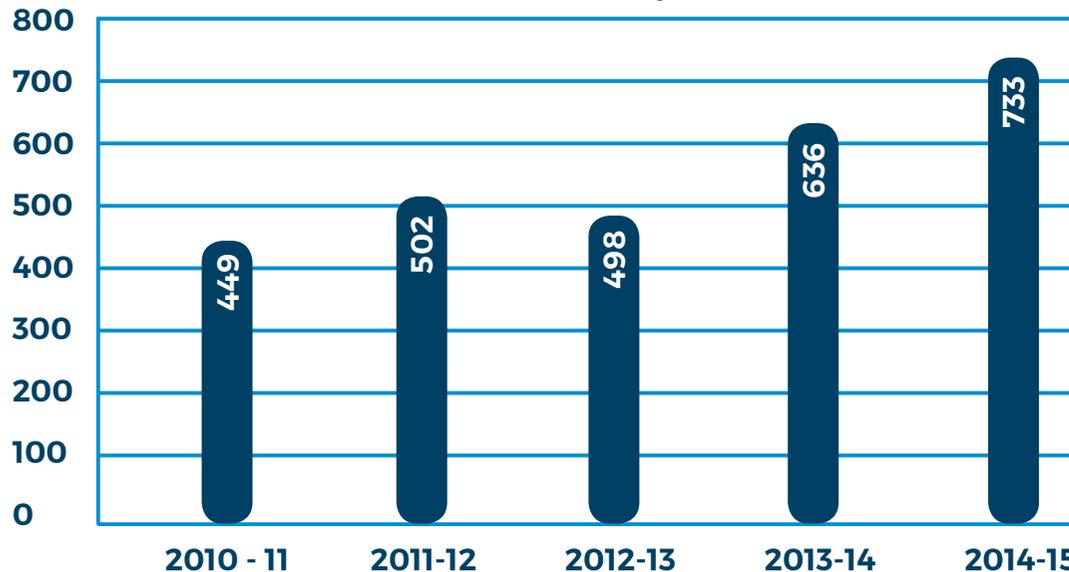
2014 American Planning Association – Texas Chapter Community of the Year

# Development Review

The strength of the real estate market has increased the amount of project submittals by 47% over the past two years. In the 2014-2015 fiscal year, which began on October 1, 2014 and ended on September 30, 2015, the Planning Department received 733 project submittals.



Project Submittals Received by the Planning Department  
2010-15 fiscal years



PROJECT TYPE	SUBMITTALS
<b>Plats</b>	
Amended Plat	1
Conveyance Plat	11
Final Plat	25
Minor Plat	0
Preliminary Plat	39
Preliminary Replat	39
Replat	47
Revised Conveyance Plat	8
Revised Preliminary Plat	3
Revised Preliminary Replat	1
<b>Plat Subtotal</b>	<b>174</b>

<b>Plans</b>	
Concept Plan	37
Development Plan	0
Preliminary Site Plan	64
Revised Concept Plan	4
Revised Preliminary Site Plan	6
Revised Site Plan	60
Site Plan	67
<b>Plan Subtotal</b>	<b>238</b>

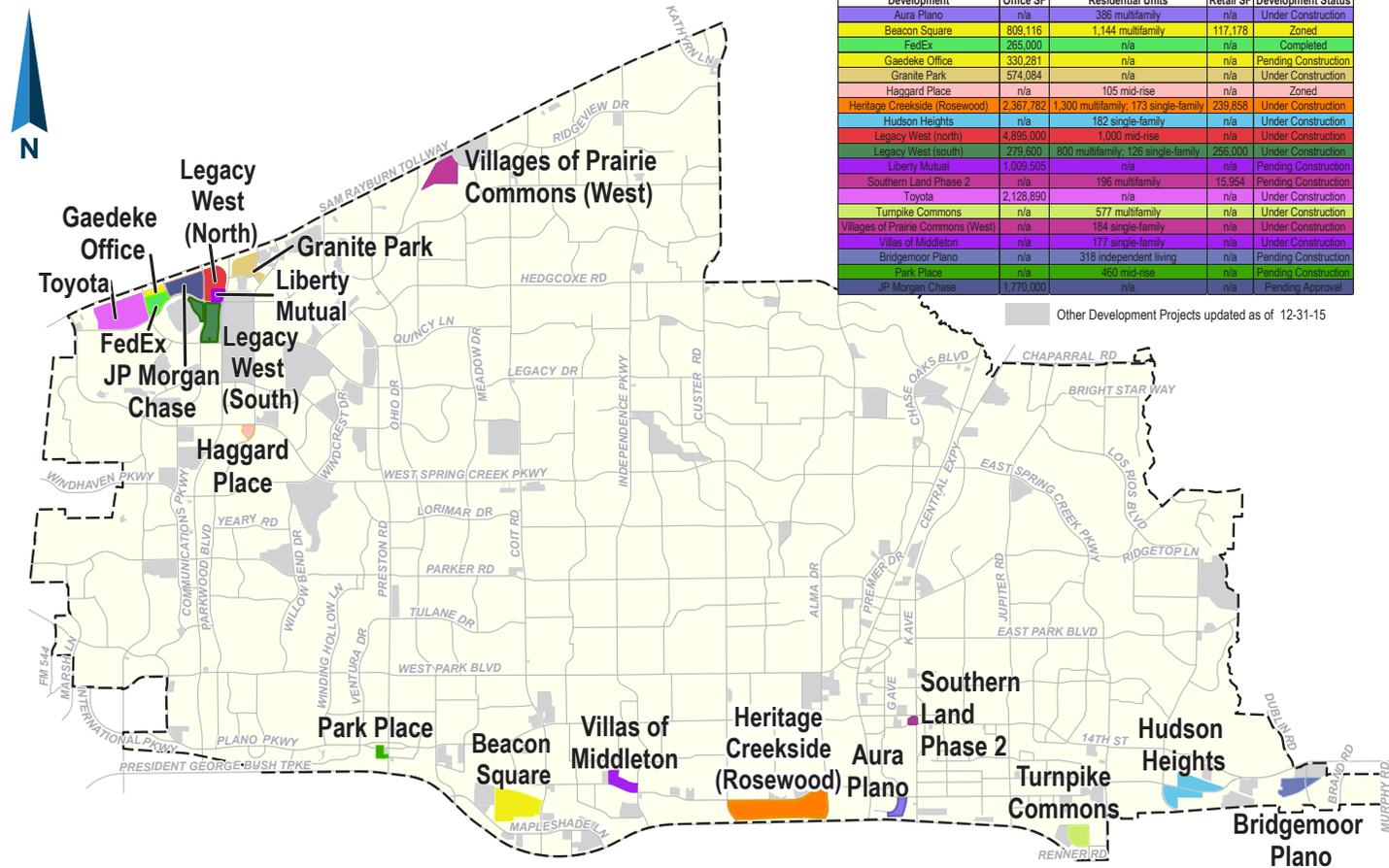
<b>Landscape Plans</b>	
General Tree Survey	46
Landscape Plan	74
Revised Landscape Plan	20
Revised Specific Tree Survey	0
Revised Tree Preservation Plan	0
Specific Tree Survey	1
Tree Preservation Plan	14
<b>Landscape Subtotal</b>	<b>155</b>

Façade Plans	33
Revised Façade Plans	2
Preliminary Right-of-Way Dedication Plat	0
Right-of-Way Dedication Plat	1
Substantially Conforming Site Plans	95
Zoning Cases	33
Other (Subdivision Ord., Annexations, etc.)	2

Data source: City of Plano

# Major Project Developments

A number of major residential and nonresidential project developments are currently under construction or are pending construction as of January 1, 2016. Major project developments include mixed-use developments, office developments over 200,000 square feet, and residential subdivisions over 150 units.

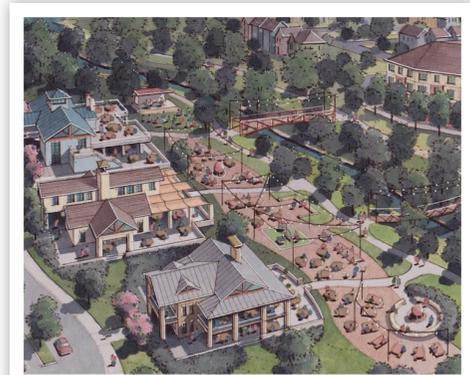


Development	Office SF	Residential Units	Retail SF	Development Status
Aura Plano	n/a	386 multifamily	n/a	Under Construction
Beacon Square	809,116	1,144 multifamily	117,178	Zoned
FedEx	265,000	n/a	n/a	Completed
Gaedeke Office	330,281	n/a	n/a	Pending Construction
Granite Park	574,084	n/a	n/a	Under Construction
Haggard Place	n/a	105 mid-rise	n/a	Zoned
Heritage Creekside (Rosewood)	2,367,782	1,300 multifamily, 173 single-family	239,858	Under Construction
Hudson Heights	n/a	162 single-family	n/a	Under Construction
Legacy West (north)	4,895,000	1,000 mid-rise	n/a	Under Construction
Legacy West (south)	279,800	800 multifamily, 126 single-family	259,000	Under Construction
Liberty Mutual	1,009,505	n/a	n/a	Pending Construction
Southern Land Phase 2	n/a	196 multifamily	n/a	Pending Construction
Toyota	2,128,890	n/a	n/a	Under Construction
Turnpike Commons	n/a	577 multifamily	n/a	Under Construction
Villages of Prairie Commons (West)	n/a	184 single-family	n/a	Under Construction
Villas of Middleton	n/a	177 single-family	n/a	Under Construction
Bridgemoor Plano	n/a	318 independent living	n/a	Pending Construction
Park Place	n/a	460 mid-rise	n/a	Pending Construction
JP Morgan Chase	1,770,000	n/a	n/a	Pending Approval

Other Development Projects updated as of 12-31-15



Toyota North American Headquarters



Heritage Creekside (Rosewood)



Liberty Mutual Insurance

Data source: City of Plano, GIS Division  
Date : 12/31/2015

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# 2015 Zoning Application Summary

Of the 31 zoning applications submitted to the city during the 2015 calendar year, 14 were requests for residential development and eight were requests for nonresidential development. The remaining requests were to modify existing development standards (no use change) and requests for Zoning Ordinance amendments. A list of all zoning cases for 2015 is provided along with a corresponding map on Page 13 to illustrate the locations for these requests.

Items listed as “Awaiting Council” had not received formal action as of January 1, 2016 and will be carried to the 2017 Annual Report with an updated status.

MAP NUMBER (P.13)	CASE NUMBER	CITY COUNCIL ACTION AS OF 01/01/16	RECEIVED DATE	ACRES	DESCRIPTION
<b>REQUESTS FOR RESIDENTIAL USES</b>					
1	ZC-2015-02	Approved 03/23/15	01/22/15	5.4	Request for a Specific Use Permit for Single-Family Residence Attached.
2	ZC-2015-03	Approved 06/22/15	02/05/15	31.6	Request to rezone from Agricultural to Planned Development-Multifamily Residence-3 to allow for Independent Living Facility with modified development standards.
3	ZC-2015-05	Withdrawn	02/19/15	5.0	Request for a Specific Use Permit for Independent Living Facility.
4	ZC-2015-09	Approved 04/27/15	02/19/15	0.3	Request for a Specific Use Permit for Household Care Institution.
5	ZC-2015-10	Denied	03/12/15	30.3	Request to rezone from Light Industrial-1 to Planned Development-Corridor Commercial to allow Single-Family Residences as a permitted use with modified development standards.
6	ZC-2015-12	Withdrawn	03/26/15	4.2	Request to rezone from Agriculture and Estate Development to Agricultural.
7	ZC-2015-14	Withdrawn	03/26/15	16.0	Request to rezone from Commercial Employment to Planned Development - Commercial Employment to allow for the additional use of Mid-Rise Residential with modified development standards.
8	ZC-2015-16	Denied	05/07/15	9.0	Request to rezone from Light Industrial-1 to Planned Development-Light Industrial-1 to allow for the additional use of Multifamily Residence with modified development standards.
9	ZC-2015-18	Awaiting Council	06/11/15	61.6	Request to amend Planned Development-109-Retail/General Office and Planned Development-60-General Office to allow for Patio Homes.
10	ZC-2015-23	Approved 10/12/15	08/13/15	31.0	Request to rezone from Agricultural to Single-Family Residence-6.
11	ZC-2015-24	Denied	09/24/15	17.0	Request to rezone from Corridor Commercial to Planned Development-Corridor Commercial to allow for Multifamily Residence with modified development standards.
12	ZC-2015-25	Approved 12/14/15	10/08/15	0.3	Request to rezone from Light Industrial-1 to Single-Family Residence-6.
13	ZC-2015-26	Awaiting Council	11/25/15	0.2	Request to rezone from Light Industrial-1 to Single-Family Residence-6.
14	ZC-2015-29	Awaiting Council	12/23/15	9.4	Request to rezone from Neighborhood Office to Single-Family Residence Attached.
<b>REQUESTS FOR NON-RESIDENTIAL USES</b>					
15	ZC-2015-01	Approved 03/17/15	01/08/15	1.2	Request for Specific Use Permit for Food Truck Park.
16	ZC-2015-04	Approved 04/27/15	02/05/15	5.5	Request for a Specific Use Permit for Mini-Warehouse/Public Storage.
17	ZC-2015-13	Approved 06/08/15	03/26/15	0.3	Request to rezone from Retail to Light Industrial-1.
18	ZC-2015-19	Approved 8/10/15	06/11/15	3.2	Request to rezone from General Office to Retail.
19	ZC-2015-20	Withdrawn	07/23/15	2.3	Request for a Specific Use Permit for Mini-Warehouse/Public Storage.
20	ZC-2015-21	Withdrawn	07/23/15	0.1	Request for a Specific Use Permit for Commercial Antenna Support Structure.
21	ZC-2015-22	Approved 10/12/15	08/13/15	0.2	Request for a Specific Use Permit for Trade School.
22	ZC-2015-28	Awaiting Council	12/23/15	0.1	Request for a Specific Use Permit for Commercial Antenna Support Structure.
<b>REQUESTS TO MODIFY DEVELOPMENT STANDARDS (NO LAND USE CHANGE)</b>					
23	ZC-2015-08	Approved 04/27/15	03/12/15	27.9	Request to amend Planned Development-75-Retail/General Office to modify open storage regulations.
24	ZC-2015-11	Denied	03/26/15	14.5	Request to rezone from Research/Technology Center to Planned Development-Research/Technology Center to allow for modified development standards including, but not limited to, loading requirements and office-showroom/warehouse regulations.
25	ZC-2015-17	Approved 7/24/15	05/21/15	137.3	Request to amend Planned Development-64-Central Business-1 to modify development standards for Mid-Rise Residential.
26	ZC-2015-27	Awaiting Council	12/21/15	1.4	Request to rezone from Downtown Business/Government to Planned Development-Downtown Business/Government in order to modify standards related to Single-Family Residence Attached.
27	ZC-2015-30	Awaiting Council	12/23/15	275.1	Request to amend Planned Development-65-Central Business-1 to modify development standards related to signage.
28	ZC-2015-31	Awaiting Council	12/23/15	137.3	Request to amend Planned Development-64-Central Business-1 to modify development standards related to Mid-Rise Residential.
<b>REQUESTS FOR ZONING ORDINANCE AMENDMENTS</b>					
NA	ZC-2015-06	Approved 5/11/15	02/19/15	NA	Request to amend various sections of the Zoning Ordinance related to general organization and to perform minor modifications of various regulations.
NA	ZC-2015-07	Withdrawn	02/19/15	NA	Request to amend various sections of the Zoning Ordinance to include policy statement recommendations related to Housing Density, Infill Housing, and Mixed-Use Policy Statements and Land Use Polices from the Comprehensive Plan.
NA	ZC-2015-15	Approved 05/11/15	03/12/15	NA	Request to amend Article 6 (Procedures and Administration) and related sections of the Zoning Ordinance pertaining to public notice requirements for zoning petitions.

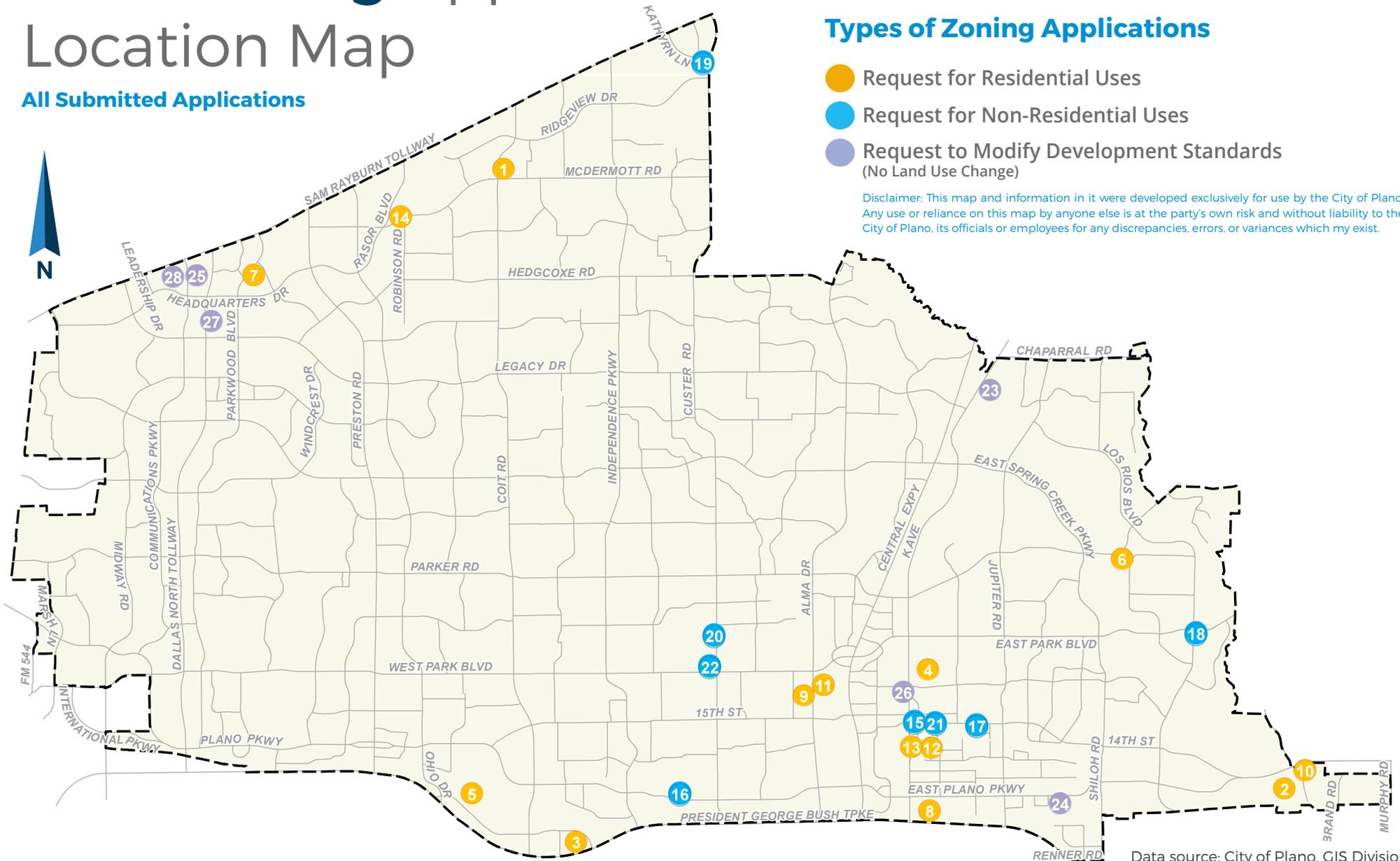
# 2015 Zoning Application Location Map

All Submitted Applications

## Types of Zoning Applications

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

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, GIS Division  
Date: 12/31/2015

# Undeveloped Land

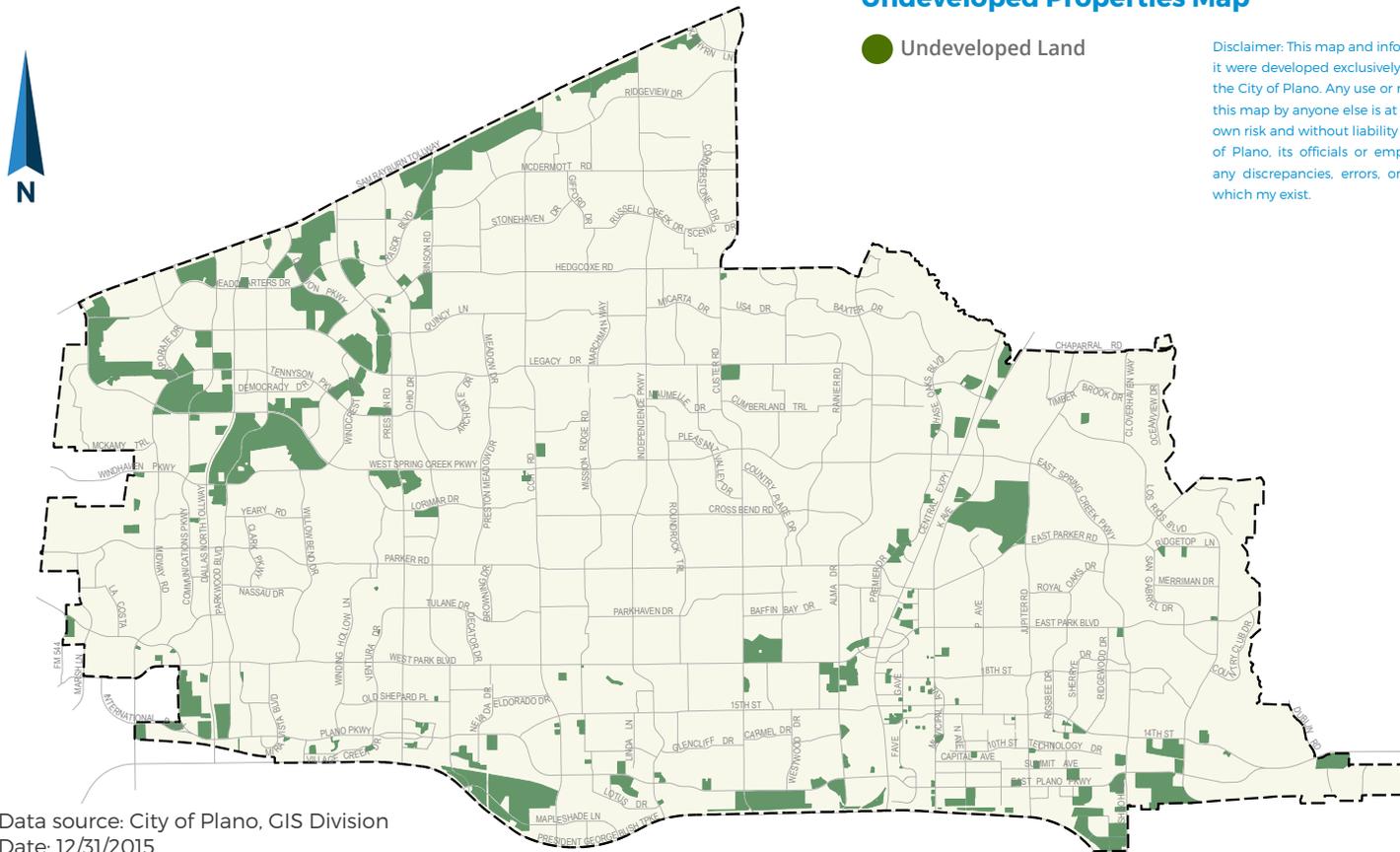
An analysis of Plano's remaining undeveloped land is conducted every quarter by the Comprehensive Planning and GIS divisions. As of January 1, 2016, the City of Plano has approximately 2,900 acres of undeveloped land remaining in the city. This figure excludes property within the floodplain. Of the 2,900 acres, only 522 acres remain zoned for residential uses. The scarcity of developable land in Plano resulted in the creation of a new Undeveloped Land Policy in the Plano Tomorrow Comprehensive Plan.

Plano Tomorrow 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."

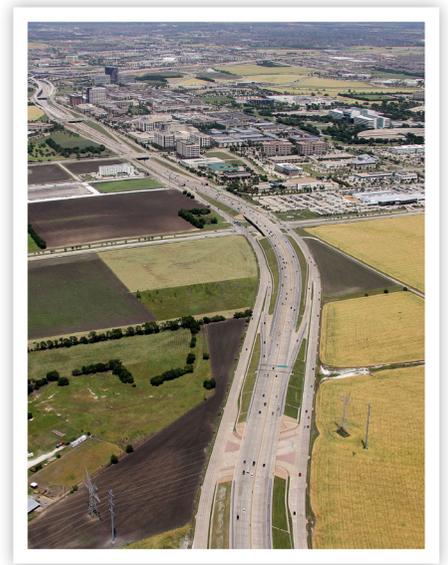
## Undeveloped Properties Map

● Undeveloped Land

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Data source: City of Plano, GIS Division  
Date: 12/31/2015



# Comprehensive Planning

**Plano Tomorrow Comprehensive Plan - [www.planotomorrow.org](http://www.planotomorrow.org)**

The city has a long history of comprehensive planning dating back to the first Comprehensive Plan in 1963. These early planning efforts have been instrumental in the layout, construction, and enhancement of the community. On October 12, 2015, the Plano Tomorrow Comprehensive Plan was adopted, which builds on the foundation of our past planning efforts by reinforcing our current strengths and addressing opportunities for change.

There are 41 policies and 273 action statements within the Plano Tomorrow plan, all of which are intended to work together to improve Plano for the future, balancing the diverse needs and desires of our varied and dynamic community. To view the plan, visit the Plano Tomorrow website above. The web-based, interactive format of Plano Tomorrow is an emerging concept in cities around the world and is the first to be introduced by a Texas community. An annual progress report of the plan's implementation will be produced by the Planning Department at the end of each calendar year.



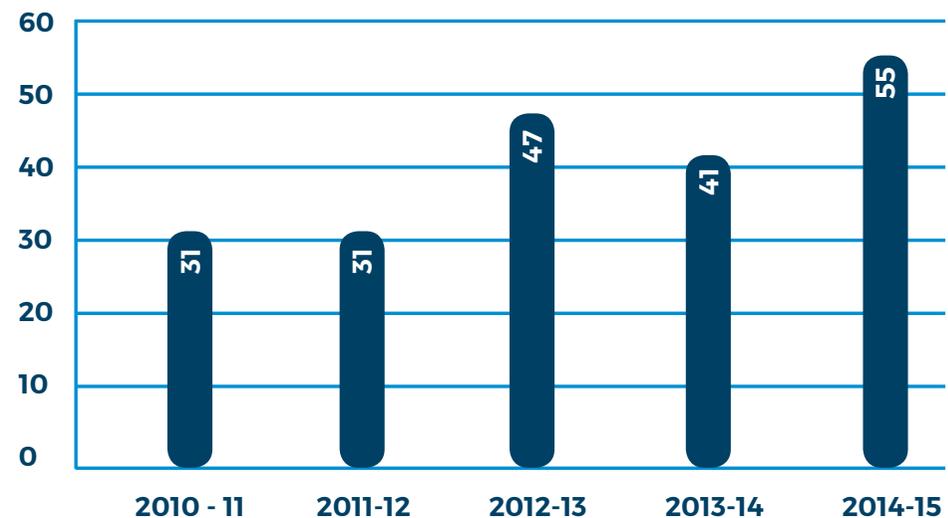
# Heritage Preservation

A city's history is one of the most important factors shaping its identity. In 1979, with rapid population increase and threats to historic resources, Plano adopted the first Heritage Preservation Plan to protect city landmarks. Today, Plano's cultural heritage and historic character provide a distinctive environment for residents and business owners with two heritage districts and 32 individually designated historic resources.

## Certificates of Appropriateness

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 protect the historic integrity of the structure. The number of CAs have increased over the past five years due to new and existing business reinvestment in Downtown Plano.

Certificate of Appropriateness Applications Received  
2010-15 fiscal years



Data source: City of Plano

# Heritage Preservation Grants

The Heritage Commission provides recommendations to City Council as part of the Heritage Preservation Grant Program, which is funded from hotel/motel tax. 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.

YEAR	FUNDING ALLOCATED	RECIPIENTS
FY 2015-16	\$782,358	<ul style="list-style-type: none"> <li>Heritage Farmstead Museum - \$496,500</li> <li>Plano Conservancy - \$250,358</li> <li>North Texas Masonic Museum and Library \$35,500</li> </ul>
FY 2014-15	\$779,250	<ul style="list-style-type: none"> <li>Heritage Farmstead Museum - \$536,500</li> <li>Plano Conservancy - \$220,000</li> <li>North Texas Masonic Museum and Library \$22,750</li> </ul>
FY 2013-14	\$768,468	<ul style="list-style-type: none"> <li>Heritage Farmstead Museum - \$530,000</li> <li>Plano Conservancy - \$221,568</li> <li>North Texas Masonic Museum and Library \$16,900</li> </ul>
FY 2012-13	\$735,583	<ul style="list-style-type: none"> <li>Heritage Farmstead Museum - \$530,000</li> <li>Plano Conservancy - \$189,500</li> <li>North Texas Masonic Museum and Library \$16,083</li> </ul>
FY 2011-12	\$676,500	<ul style="list-style-type: none"> <li>Heritage Farmstead Museum - \$487,000</li> <li>Plano Conservancy - \$189,500</li> </ul>

Data source: City of Plano



\$782,358 HERITAGE PRESERVATION GRANTS



CERTIFICATE OF APPROPRIATENESS APPLICATIONS



INCREASE IN CA APPLICATIONS SINCE 2011-12



\$36,892 MUNICIPAL TAX EXEMPTIONS

# 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 right is the total municipal tax exemption that is granted to contributing and individually designated heritage resources in Plano each year.

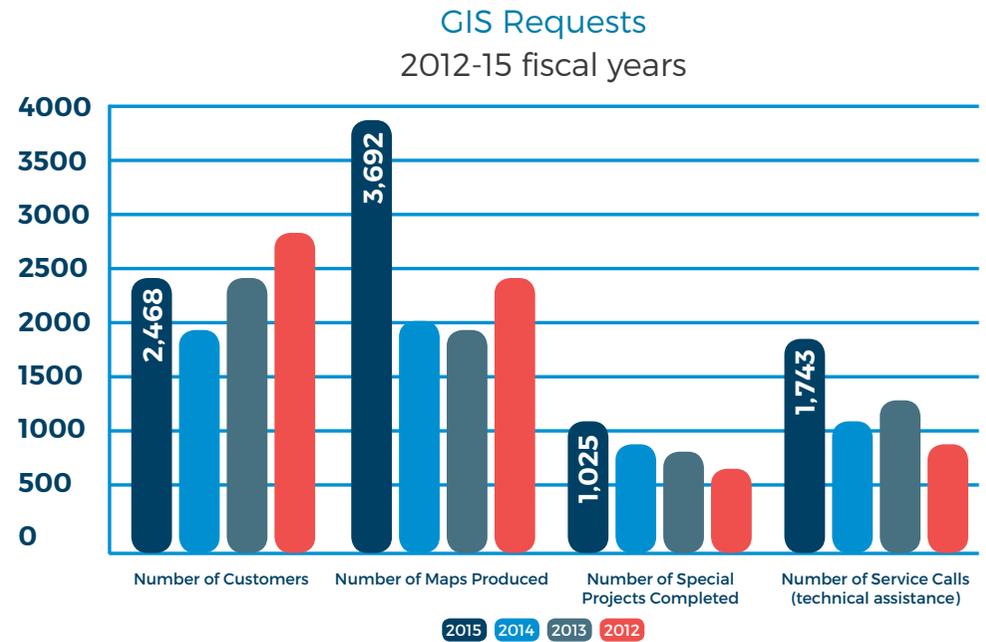
YEAR	TOTAL MUNICIPAL TAX EXEMPTION FOR ELIGIBLE PROPERTIES
2015	\$36,892
2014	\$37,288
2013	\$35,076
2012	\$35,552
2011	\$32,367

Data source: City of Plano

# Research and Analysis

## Geographic Information Systems (GIS)

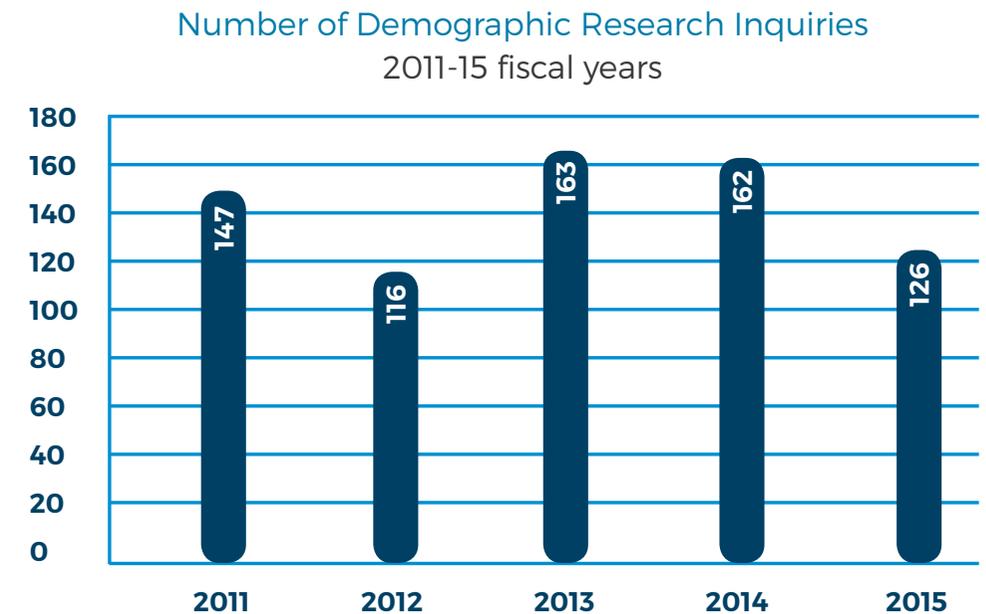
The GIS Division is tasked with mapping, research, and data analysis for all city departments. Staff assisted 2,468 customers, produced 3,692 maps, completed 1,025 special project requests, and provided technical assistance through 1,743 service calls during the 2015 fiscal year.



# Demographic Inquiries

## Comprehensive Planning

The Comprehensive Planning Division provides demographic analysis and research assistance for City Council, city departments, and the public. The graphic to the right displays the trend for the number of information request over the last five years. On average, 142 requests are completed each fiscal year.



Data source: City of Plano

# Geographic Information Systems

The GIS Division provides support to all city departments. The following pages are examples of how GIS was used or improved in 2015.

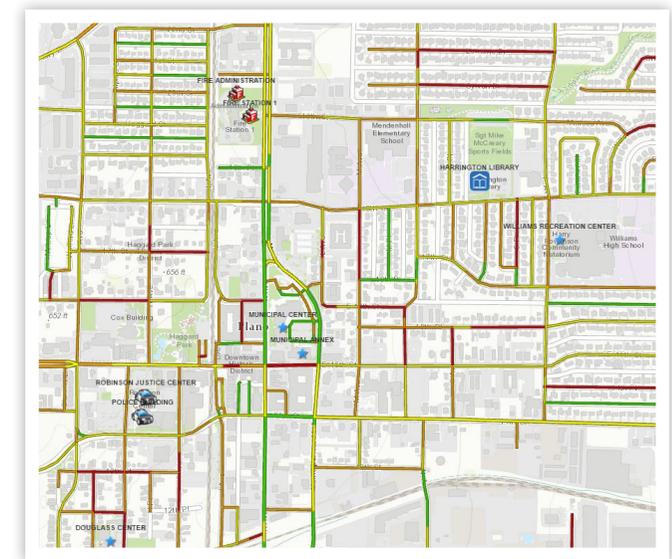
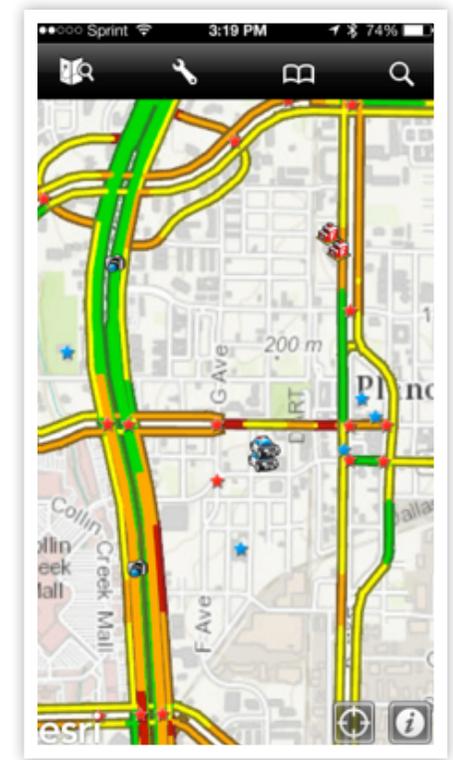
## Server Replacements

The GIS Division rebuilt its system with the Technology Services Department over the summer of 2015 based upon a study by the city's GIS vendor, Environmental Systems Research Institute (ESRI). The new system was redesigned to support the increasing number of existing and future data systems that contain mapping components.

## Vantage Points Application

Vantage Points is the state-of-the-art GIS viewer application that allows city employees to easily query and analyze GIS and other department-specific data. The application uses GIS technology to improve efficiency, increase productivity, and save time and money.

For example, the GIS Division has implemented the Vantage Points application with the Crime Watch Division and Public Safety Records Management, which previously had limited research capabilities utilizing paper maps and Google Map data. The new interactive maps provide specialized city data that can be easily accessed by employees. This has reduced the time spent on special project research while increasing accuracy for police reports.



# Geographic Information Systems

## Story Maps

This year, the GIS Division introduced a new research and analysis tool called Story Maps to visually showcase programs and projects in a more interactive format for the public. Story Maps combine authoritative maps with narrative text, images, and multimedia content. The image below is an example of the city's first Story Map, which showcases Plano's Individually Designed Heritage Resources. The public can access the map, scroll through photos of structures, and navigate the exact location of the structure.

**Welcome to the City of Plano Heritage Resources Map Tour!**

In the mid-1800s a small group of pioneers settled in north Texas in the area we know today as Plano. By 1890, Plano had a population of 1,200, two railroads, six churches, two steam gristmill-cotton gins, three schools, and two newspapers.

Map labels include: Millsap Ln, Wofford Ln, G Ave, 17th St, H Ave, 18th Pl, 18th St, 18th Pl, 17th St, 18th Pl, 17th St, 15th Pl, 15th St, 14th St, 13th St, J Ave, K Ave, Municipal Ave, L Ave, M Ave, N Pl, O Ave, P Ave, Q Ave, R Ave, S Ave, T Ave, U Ave, V Ave, W Ave, X Ave, Y Ave, Z Ave, AAve, ABve, ACve, ADve, AEve, AFve, AGve, AHve, AIve, AJve, AKve, ALve, AMve, ANve, AOve, APve, AQve, ARve, ASve, ATve, AUve, AVve, AWve, AXve, AYve, AZve, BAve, BBve, BCve, BDve, BEve, BFve, BGve, BHve, BIve, BJve, BKve, BLve, BMve, BNve, BOve, BPve, BQve, BRve, BSve, BTve, BUve, BVve, BWve, BXve, BYve, BZve, CAve, CBve, CCve, CDve, CEve, CFve, CGve, CHve, CIve, CJve, CKve, CLve, CMve, CNve, COve, CPve, CQve, CRve, CSve, CTve, CUve, CVve, CWve, CXve, CYve, CZve, DAve, DBve, DCve, DDve, DEve, DFve, DGve, DHve, DIve, DJve, DKve, DLve, DMve, DNve, DOve, DPve, DQve, DRve, DSve, DTve, DUve, DVve, DWve, DXve, DYve, DZve, EAve, EBve, ECve, EDve, EEve, EFve, EGve, EHve, EIve, EJve, EKve, ELve, EMve, ENve, EOve, EPve, EQve, ERve, ESve, ETve, EUve, EVve, EWve, EXve, EYve, EZve, FAve, FBve, FCve, FDve, FEve, FFve, FGve, FHve, FIve, FJve, FKve, FLve, FMve, FNve, FOve, FPve, FQve, FRve, FSve, FTve, FUve, FVve, FWve, FXve, FYve, FZve, GAve, GBve, GCve, GDve, GEve, GFve, GGve, GHve, GIve, GJve, GKve, GLve, GMve, GNve, GOve, GPve, GQve, GRve, GSve, GTve, GUve, GVve, GWve, GXve, GYve, GZve, HAve, HBve, HCve, HDve, HEve, HFve, HGve, HHve, HIve, HJve, HKve, HLve, HMve, HNve, HOve, HPve, HQve, HRve, HSve, HTve, HUve, HVve, HWve, HXve, HYve, HZve, IAve, IBve, ICve, IDve, IEve, IFve, IGve, IHve, IIve, IJve, IKve, ILve, IMve, INve, IOve, IPve, IQve, IRve, ISve, ITve, IUve, IVve, IWve, IXve, IYve, IZve, JAve, JBve, JCve, JDve, JEve, JFve, JGve, JHve, JIve, JJve, JKve, JLve, JMve, JNve, JOve, JPve, JQve, JRve, JSve, JTve, JUve, JVve, JWve, JXve, JYve, JZve, KAve, KBve, KCve, KDve, KEve, KFve, KGve, KHve, KIve, KJve, KKve, KLve, KMve, KNve, KOve, KPve, KQve, KRve, KSve, KTve, KUve, KVve, KWve, KXve, KYve, KZve, LAve, LBve, LCve, LDve, LEve, LFve, LGve, LHve, LIve, LJve, LKve, LLve, LMve, LNve, LOve, LPve, LQve, LRve, LSve, LTve, LUve, LVve, LWve, LXve, LYve, LZve, MAve, MBve, MCve, MDve, MEve, MFve, MGve, MHve, MIve, MJve, MKve, MLve, MMve, MNve, MOve, MPve, MQve, MRve, MSve, MTve, MUve, MVve, MWve, MXve, MYve, MZve, NAve, NBve, NCve, NDve, NEve, NFve, NGve, NHve, NIve, NJve, NKve, NLve, NMve, NNve, NOve, NPve, NQve, NRve, NSve, NTve, NUve, NVve, NWve, NXve, NYve, NZve, OAve, OBve, OCve, ODve, OEve, OFve, OGve, OHve, OIve, OJve, OKve, OLve, OMve, ONve, OOve, OPve, OQve, ORve, OSve, OTve, OUve, OVve, OWve, OXve, OYve, OZve, PAve, PBve, PCve, PDve, PEve, PFve, PGve, PHve, PIve, PJve, PKve, PLve, PMve, PNve, POve, PPve, PQve, PRve, PSve, PTve, PUve, PVve, PWve, PXve, PYve, PZve, QAve, QBve, QCve, QDve, QEve, QFve, QGve, QHve, QIve, QJve, QKve, QLve, QMve, QNve, QOve, QPve, QQve, QRve, QSve, QTve, QUve, QVve, QWve, QXve, QYve, QZve, RAve, RBve, RCve, RDve, REve, RFve, RGve, RHve, RIve, RJve, RKve, RLve, RMve, RNve, ROve, RPve, RQve, RRve, RSve, RTve, RUve, RVve, RWve, RXve, RYve, RZve, SAve, SBve, SCve, SDve, SEve, SFve, SGve, SHve, SIve, SJve, SKve, SLve, SMve, SNve, SOve, SPve, SQve, SRve, SSve, STve, SUve, SVve, SWve, SXve, SYve, SZve, TAve, TBve, TCve, TDve, TEve, TFve, TGve, THve, TIve, TJve, TKve, TLve, TMve, TNve, TOve, TPve, TQve, TRve, TSve, TTve, TUve, TVve, TWve, TXve, TYve, TZve, UAve, UBve, UCve, UDve, UEve, UFve, UGve, UHve, UIve, UJve, UKve, ULve, UMve, UNve, UOve, UPve, UQve, URve, USve, UTve, UYve, UZve, VAve, VBve, VCve, VDve, VEve, VFve, VGve, VHve, VIve, VJve, VKve, VLve, VMve, VNve, VOve, VPve, VQve, VRve, VSve, VTve, VUve, VVve, VWve, VYve, VZve, WAve, WBve, WCve, WDve, WEve, WFve, WGve, WHve, WIve, WJve, WKve, WLve, WMve, WNve, WOve, WPve, WQve, WRve, WSve, WTve, WUve, WVve, WXve, WYve, WZve, XAve, XBve, XCve, XDve, XEve, XFve, XGve, XHve, XIve, XJve, XKve, XLve, XMve, XNve, XOve, XPve, XQve, XRve, XSve, XTve, XUve, XVve, XWve, XXve, XYve, XZve, YAve, YBve, YCve, YDve, YEve, YFve, YGve, YHve, YIve, YJve, YKve, YLve, YMve, YNve, YOve, YPve, YQve, YRve, YSve, YTve, YUve, YVve, YWve, YXve, YYve, YZve, ZAve, ZBve, ZCve, ZDve, ZEve, ZFve, ZGve, ZHve, ZIve, ZJve, ZKve, ZLve, ZMve, ZNve, ZOve, ZPve, ZQve, ZRve, ZSve, ZTve, ZUve, ZVve, ZWve, ZXve, ZYve, ZZve.

City of Plano, Texas Parks & Wildlife, Esri, HERE, DeLo...

POWERED BY ESRI

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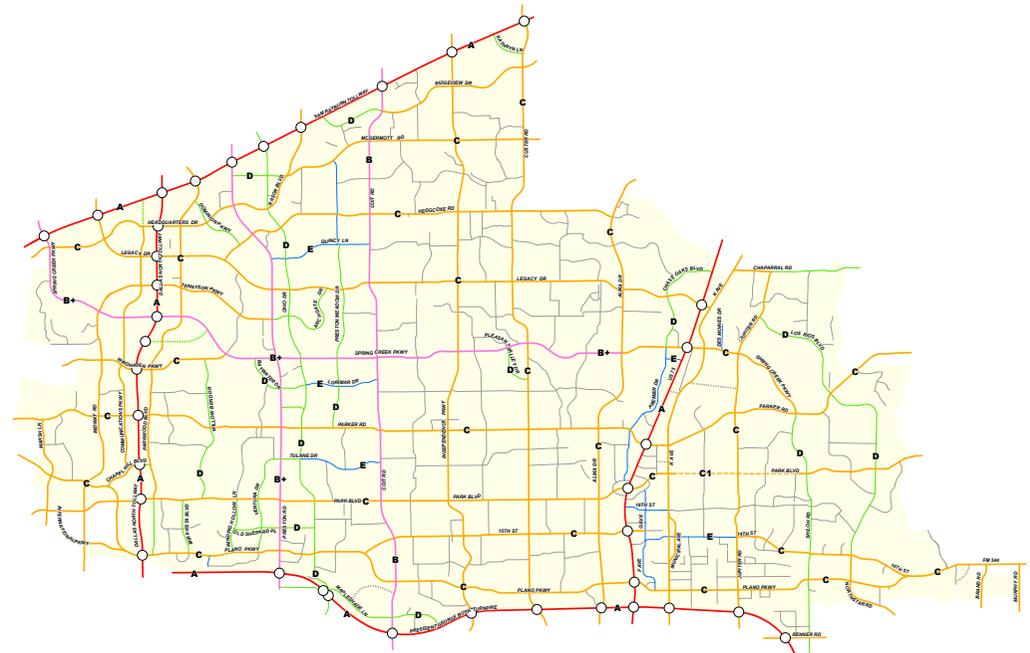
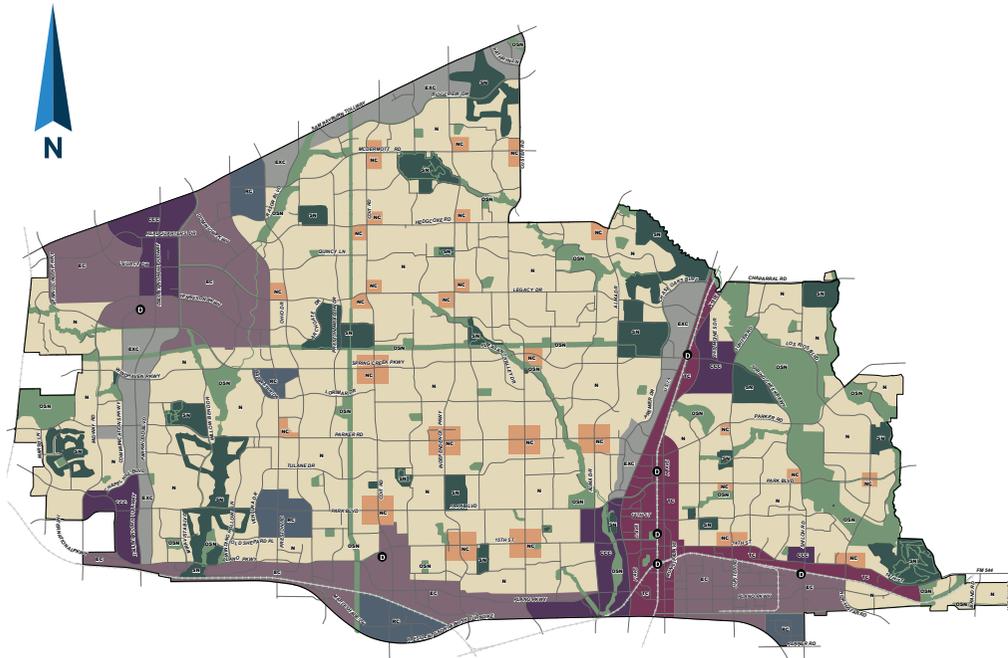
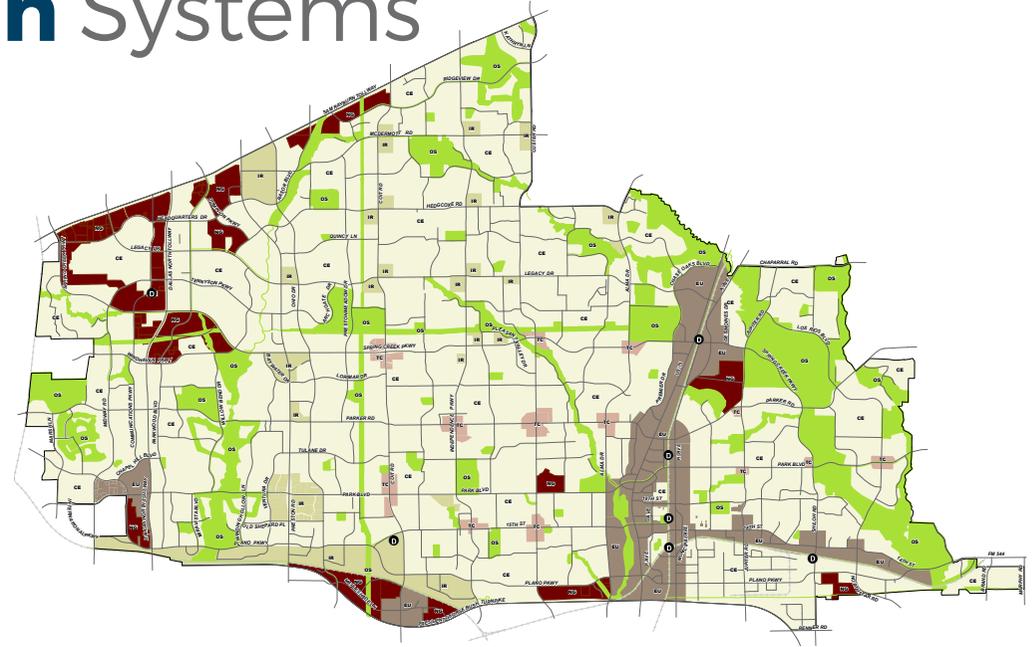
# Geographic Information Systems

## In-House Mapping for the Comprehensive Plan

This year, the GIS Division converted all Comprehensive Plan maps to the city's GIS database, allowing for in-house management and maintenance of maps.

Other benefits from this conversion include:

- Saving the department approximately \$3,000 in production costs
- Updates to the map can be made immediately with no waiting period and at no additional costs from a third-party vendor
- Maps are representative of the real geography of Plano
- Staff has the ability to use this data for research and analysis



# School District Overview

## Under 18 Age Distribution

There are almost 68,000 children under the age of 18 years who live in Plano, representing approximately one fourth of the city's population. The percentage of children in the city has been decreasing over the past 26 years due to the smaller numbers and share of children under the age of 5 years. This is not unique to Plano and mirrors similar trends with the nation's population.

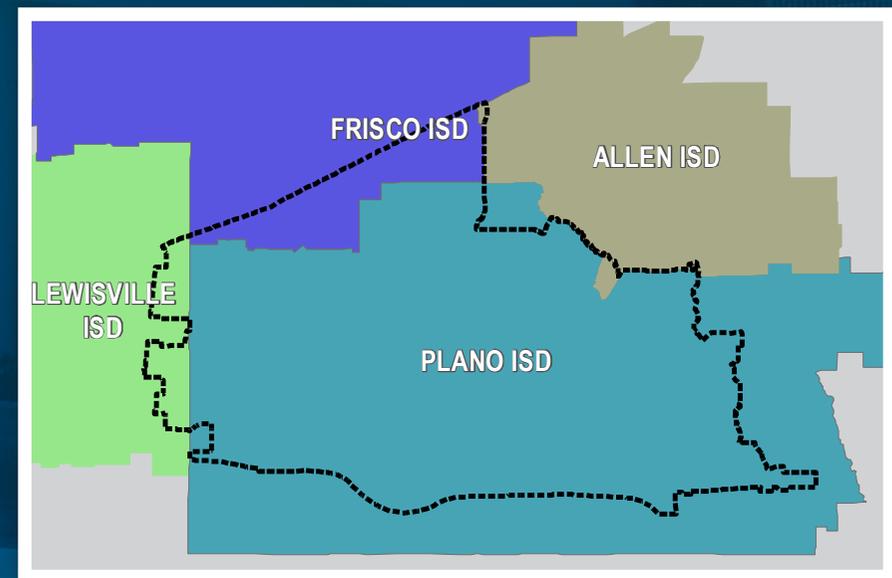
City of Plano  
Under 18 Age Distribution, In Percent

AGE CATEGORY	1990 CENSUS	2000 CENSUS	2010 CENSUS	2014 ACS
Under 5 years	8.6%	8.3%	6.4%	6.0%
5 to 9 years	8.7%	8.3%	7.3%	6.9%
10 to 14 years	8.3%	7.8%	7.7%	7.4%
15 to 17 years	4.5%	4.3%	4.6%	4.7%
TOTAL	30.1%	28.7%	26.0%	25.0%

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

## Residential Building Permits by School District

Four school districts serve the City of Plano; however, the Allen ISD only serves non-residential areas. The number of new residential permits issued for each school district within the City of Plano and the estimated school-age children from these new permits is illustrated on the following page.



# School District Overview

Single-Family Permits by School District

DISTRICT	2010	2011	2012	2013	2014	2015
Plano	147	162	286	248	393	409
Frisco	140	166	143	122	97	35
Lewisville	20	18	24	34	29	14
<b>TOTAL</b>	<b>307</b>	<b>346</b>	<b>453</b>	<b>404</b>	<b>519</b>	<b>458</b>

Data source: City of Plano

Estimated School Age Children from Single Family Development by School District

DISTRICT	2010	2011	2012	2013	2014	2015
Plano	69	68	122	118	187	203
Frisco	133	158	136	116	92	33
Lewisville	10	9	12	18	15	7
<b>TOTAL</b>	<b>212</b>	<b>235</b>	<b>270</b>	<b>252</b>	<b>294</b>	<b>243</b>

Source: Frisco ISD, Plano ISD and Templeton Demographics. Note - Single-family refers to single-family attached (townhomes) and detached housing units.

Students per Unit/Students per Acre Calculations



Multifamily Permits by School District

DISTRICT	2010	2011	2012	2013	2014	2015
Plano	0	0	972	263	1,326	1,664
Frisco	213	554	0	0	0	0
Lewisville	0	0	0	0	0	0
<b>TOTAL</b>	<b>213</b>	<b>554</b>	<b>972</b>	<b>263</b>	<b>1,326</b>	<b>1,664</b>

Data source: City of Plano

Estimated School Age Children from Multifamily Development by School District

DISTRICT	2010	2011	2012	2013	2014	2015
Plano	0	0	39	11	53	67
Frisco	11	28	0	0	0	0
Lewisville	0	0	0	0	0	0
<b>TOTAL</b>	<b>11</b>	<b>28</b>	<b>39</b>	<b>11</b>	<b>53</b>	<b>67</b>

Source: Frisco ISD, Plano ISD and Templeton Demographics. Note - Multifamily refers to traditional multifamily (under 30 dwelling units per acre), mixed-use multifamily (30 dwelling units or more per acre), and mid-rise residential (five stories or higher).

	MULTIFAMILY (GARDEN-STYLE)	MULTIFAMILY (MIXED USE)	SINGLE FAMILY (DETACHED)	SINGLE-FAMILY (ATTACHED)
Uses	Residential Only	First floor may include commercial and/or flex space	Residential Only	Residential Only
Students Per Unit	0.37 students per unit	0.04 students per unit	0.52 students per unit	0.23 students per unit
Students Per Acre	5.08 students per acre	2.51 students per acre	2.37 students per acre	3.08 students per acre

Data source: City of Plano, Templeton Demographics

There is a higher projected number of students from single-family development within the Frisco ISD service area as compared with Plano ISD. The difference is due to a greater number of households with school age children in the Frisco ISD service area as compared with the Plano ISD service area. Both service areas have similar projected student numbers from mixed-use multifamily development as noted in the table above.

# School Enrollment Overview for Plano ISD

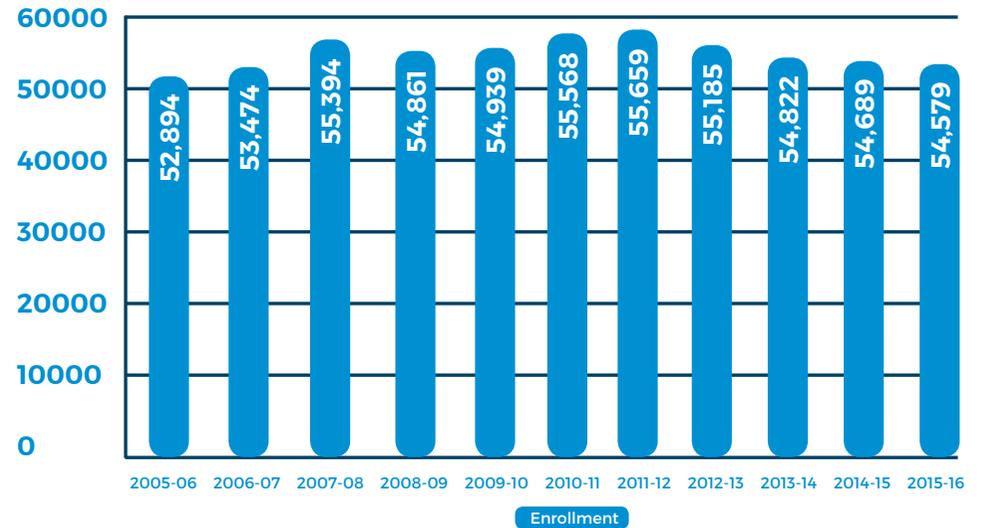
The Plano Independent School District (PISD) had an enrollment of 54,579 students as of October 30, 2015, a 0.5% decrease from 2014-15. Since the 2011-2012 school year, enrollment at PISD has steadily decreased by 1,080 students, or 1.9%, despite continued residential development in the City of Plano. Enrollment trends are shown in the chart to the right.

A significant factor contributing to enrollment trends over the past 11 school years is the similar class size of entering Kindergarten students and graduating seniors. Beginning in 2012-2013, enrollment of Kindergarten students fell below the number of graduating seniors, and has continued to decline as the amount of graduating seniors increase. 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

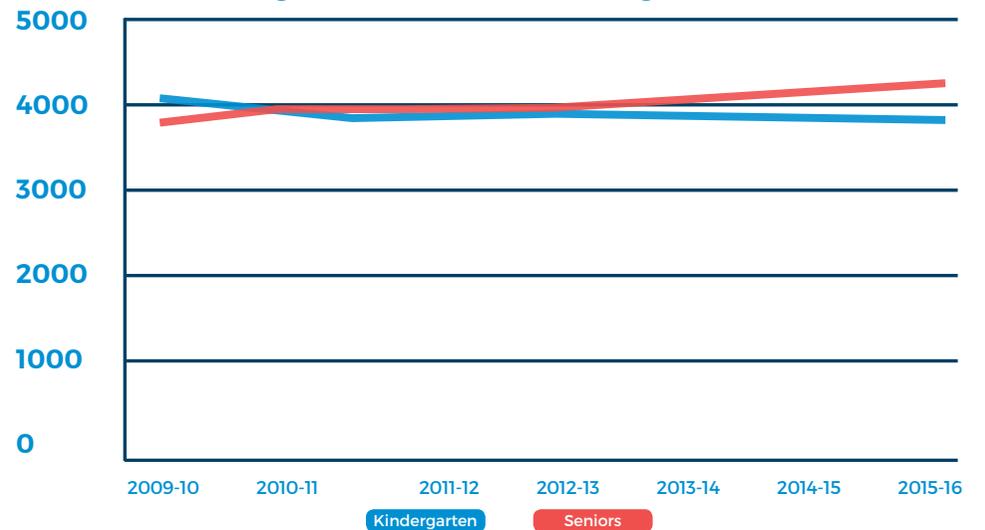
Approximately 73% (40,000) of Plano ISD students are residents of the City of Plano. An estimated 7,100 housing units comprised of both single-family and multifamily units may be built within the Plano portion of the Plano ISD service district as allowed by current zoning and future land use recommendations. This housing unit projection is estimated to result in an additional 1,300 students over the next ten years from the City of Plano. Other factors that could increase student enrollment for the City of Plano would be a transition of aging households to younger families with children. Plano's Planning Department will continue to study future demographic changes of school-age children in partnership with Plano ISD.

PISD Enrollment at Start of School Year



Data source: Plano Independent School District and Templeton Demographics

Plano ISD Class Size Comparison Kindergarten Students and High School Seniors



Data source: Plano ISD

# Plano Housing Overview

The Housing Overview is a culmination of the development review activities combined with building permits issued for residential development projects and provides a detailed analysis of housing construction in Plano. The overview will:

- Describe current and future distribution of housing by type; and
- Estimate the number of potential housing to be built in Plano; and
- Identify the location where new housing is occurring 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, 2016.



### Existing Housing Units January 1, 2016

HOUSING TYPE	NUMBER OF UNITS	PERCENT OF TOTAL
Single-family detached	68,216	62%
Single-family attached	3,963	4%
Mixed-use single-family	297	0%*
<b>Total Single-Family</b>	<b>72,476</b>	<b>66%</b>

Traditional multifamily	26,276	24%
Mixed-use multifamily	7,343	7%
Mid-rise (5 stories or higher)	460	0%*
<b>Total Multifamily</b>	<b>34,079</b>	<b>31%</b>

Duplex	493	0%*
Other**	3,792	3%
<b>TOTAL</b>	<b>110,840</b>	<b>100%</b>

\*Percentage totals are rounded up or down to the nearest whole number. Percentages less than 0.5% were rounded down to 0%.

\*\*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

# Housing Unit Types

## Examples of Existing General Characteristics



### Single-Family Detached

4,000 to 43,560 square foot individual lots, 1 to 10 units per acre, 2.90 persons-per-household



### Single-Family Attached (townhouse)

2,250 square foot lots, individual garages, 10 units per acre, 2.90 persons-per-household



### Duplex

8,000 square foot lots, individual garages, 10 units per acre, 2.45 persons-per-household



### Traditional Multifamily

Less than five stories, surface parking lots, less than 30 dwelling units per acre, 2.01 persons-per-household



### Mixed-Use Single-Family

Urban-style single-family incorporated with non-residential uses, shared parking structure or individual garages, 8 to 25 units per acre, 1.51 persons-per-household



### Mixed-Use Multifamily

Urban-style apartments incorporated with non-residential uses, shared parking structure, 30 or more dwelling units per acre, 1.66 persons-per-household



### Mid-Rise Residential

Five stories or greater, shared parking structure, self-contained amenities, 1.66 persons-per-household



### Retirement Housing

Ranges from independent living facilities, assisting living facilities, and long term care facilities, 21.5 to 100 units per acre, 1.32 persons-per-household

# Projected Housing Units

All areas of the city where housing is either under construction or could be built are assigned a study area number and displayed on the Active and Potential Residential Areas map on page 28. Descriptions of potential number of housing units by type, resulting population and estimated date of completion for each study area is found in the summary on pages 29 through 31. The data displayed in the table to the right is based on assumptions that the housing will be built within the next ten years and can be grouped into three different categories:

- **Platted lots** = platted residential lots that have not been issued building permits.
- **Zoning** = potential housing units that could be built on undeveloped land under current zoning regulations
- **Potential Housing** = current Plano Tomorrow Comprehensive Plan Future Land Use Map recommendations for residential development of the study area even if the zoning designation does not permit residential development. This category also includes the potential number of housing units listed on approved concept and or site plans where existing zoning allows the use.

Based on the three categories, 8,726 housing units of various types are either under construction or could be built based on existing zoning regulations and/or the Future Land Use Map recommendations. The projected housing units are estimated to be completed over the next ten years resulting in an additional 16,288 people, thus increasing the city's population to almost 290,200 people by 2026. The population is estimated by multiplying the completed housing units by the persons-per-household and occupancy rates.

10 Year Projections for New Housing Units and Population

HOUSING TYPE	PLATTED LOTS	ZONING	POTENTIAL HOUSING UNITS	TOTAL PROJECTED HOUSING UNITS	% OF TOTAL PROJECTED UNITS	PROJECTED POPULATION FROM UNITS	% OF TOTAL PROJECTED POPULATION
Single-family detached	811	245	757	1,813	21%	5,142	32%
Single-family attached	259	190	432	881	10%	2,384	15%
Mixed-use single-family	126	29	140	295	3%	445	3%
<b>Total Single-Family Units</b>	<b>1,196</b>	<b>464</b>	<b>1,329</b>	<b>2,989</b>	<b>34%</b>	<b>7,971</b>	<b>50%</b>

Multifamily	123	341	0	464	5%	837	5%
Mixed-use multifamily	320	3,335	0	3,655	42%	5,284	32%
Mid-rise	0	1,000	300	1,300	15%	1,879	11%
<b>Total Multi-family Units</b>	<b>443</b>	<b>4,676</b>	<b>300</b>	<b>5,419</b>	<b>62%</b>	<b>8,000</b>	<b>48%</b>

Duplex	0	0	0	0	0%	0	0%
Other*	318	0	0	318	4%	317	2%
<b>TOTAL</b>	<b>1,957</b>	<b>5,140</b>	<b>1,629</b>	<b>8,726</b>	<b>100%</b>	<b>16,288</b>	<b>100%</b>

\*Other represents retirement housing including independent living facilities, assisted living facilities, and long term care facilities.

# Future Housing Composition

The data in 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 the market conditions and the land use policies adopted in future years.

## Potential for Redevelopment

An additional category is introduced into this composition, representing "redevelopment". Based on the Future Land Use Map, new residential uses may be considered as part of underutilized retail center redevelopment within the "Compact Complete Center", "Transit Corridor", "Regional Center", and "Neighborhood Center" land use designations. The redevelopment housing projections may bring an additional 5,800 housing units contributing to potential population of approximately 300,000 people in Plano in the next 20 years. Various types of housing will likely makeup these 5,800 housing units. However, single-family residential (61%) is expected to remain the dominant housing type for the 20 year estimate.

Future Distribution of Housing by Type

HOUSING TYPE	EXISTING UNITS	PROJECTED UNITS	FINAL ESTIMATE	PERCENT OF TOTAL
Single-family detached	68,216	1,813	70,029	56%
Single-family attached	3,963	881	4,844	4%
Mixed-use single-family	297	295	592	1%
<b>Total Single-Family Units</b>	<b>72,476</b>	<b>2,989</b>	<b>75,465</b>	<b>61%</b>

Multifamily	26,276	464	26,740	21%
Mixed-use multifamily	7,343	3,655	10,998	9%
Mid-rise (5 stories or higher)	460	1,300	1,760	1%
<b>Total Multifamily Units</b>	<b>34,079</b>	<b>5,419</b>	<b>39,498</b>	<b>31%</b>

Duplex	493	0	493	0%
Other*	3,792	318	4,110	3%
<b>REDEVELOPMENT</b>	<b>0</b>	<b>5,800</b>	<b>5,800</b>	<b>5%</b>
<b>TOTAL</b>	<b>110,840</b>	<b>14,526</b>	<b>125,366</b>	<b>100%</b>

\*\*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 and Potential Residential Areas Map

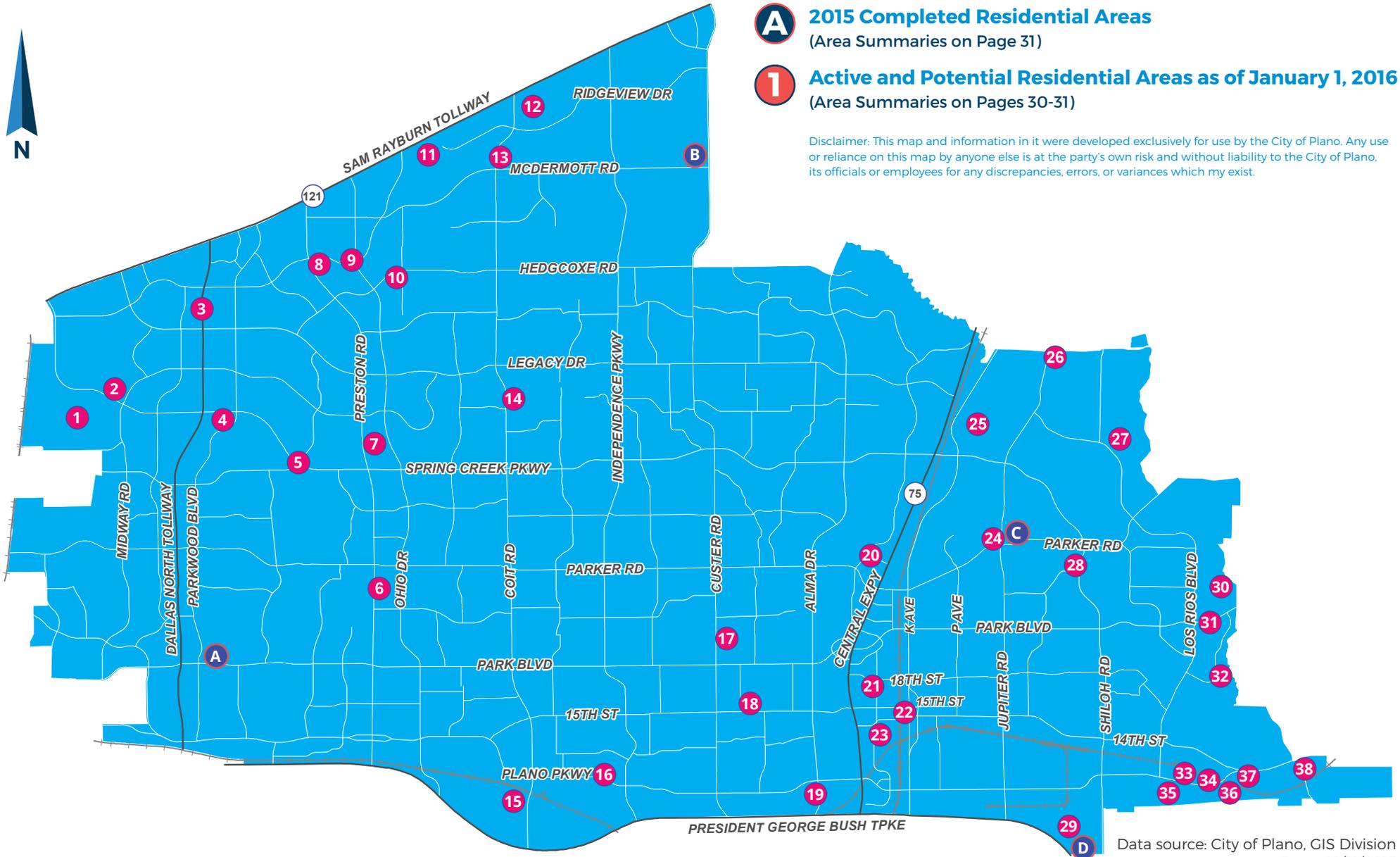


**2015 Completed Residential Areas**  
(Area Summaries on Page 31)



**Active and Potential Residential Areas as of January 1, 2016**  
(Area Summaries on Pages 30-31)

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, GIS Division  
Date : 12/31/2015

# Active and Potential Residential Areas

The results of the Housing Overview were calculated through review of areas where residential construction is underway or where housing could be built.

These locations are referred to as active and potential residential areas and are shown on the map on page 28. Listed to the right are the definitions of the abbreviated zoning designations listed in the Active and Potential Housing Areas Summary on the following pages 30 through 31.



- **PD** = Planned Development
- **MF-2** = Multifamily-2 (maximum 18 dwelling units per acre)
- **MF-3** = Multifamily-3 (maximum 21.5 dwelling units per acre)
- **2F** = Two Family (duplex) (minimum lot size of 8,000 square feet)
- **SF-A** = Single-Family Attached (townhouses with minimum lot size of 2,250 square feet)
- **PH** = Patio Home (minimum lot size of 4,000 square feet)
- **GR** = General Residential (zoning regulations for Douglass Community, bounded by 14th Street on the north, DART light rail line on the east, the Cotton Belt railroad on the south, and F Avenue on the west with a minimum lot size of 3,000 square feet)
- **UR** = Urban Residential (single-family development in a pedestrian oriented setting)
- **SF-6** = Single-Family-6 (minimum lot size of 6,000 square feet)
- **SF-7** = Single-Family-7 (minimum lot size of 7,000 square feet)
- **SF-9** = Single-Family-9 (minimum lot size of 9,000 square feet)
- **SF-20** = Single-Family-20 (minimum lot size of 20,000 square feet)
- **ED** = Estate Development (minimum lot size of 43,560 square feet – one acre or 85,000 square feet if any large animals are kept)
- **O-2** = General Office
- **CC** = Corridor Commercial
- **RC** = Regional Commercial
- **R** = Retail
- **BG** = Downtown/Business Government
- **CB-1** = Central Business-1
- **RE** = Regional Employment
- **CE** = Commercial Employment
- **RT** = Research Technology
- **UMU** = Urban Mixed-Use

# Active and Potential Residential Areas Summary

Below is a list of all active and potential residential areas. The map on page 28 identifies the location of sites with housing under construction or could be built in the future in accordance with current zoning and Future Land Use Map recommendations. The map also illustrates completed residential areas from past reports.

- 1. Northwest Plano – N of McKamy Trail, W of Midway Road, South of Spring Creek Parkway and east of the Burlington Northern Santa Fe Railroad**  
Land zoned SF-7, SF-9 and SF-20  
Undeveloped single-family platted lots: 7  
Estimated population: 20 people  
Estimated completion date: 2021
- 2. NW Spring Creek Parkway and Tennyson Parkway**  
Land zoned PH, SF-A and SF-9  
Undeveloped single-family platted lots: 72  
Estimated population: 204 people  
Estimated completion date: 2020
- 3. Legacy Town Center and Legacy West**  
Land zoned PD-64-CB-1, and PD-65-CB-1  
Undeveloped mixed-use single-family platted lots: 126  
Estimated mixed-use multifamily units: 575  
Estimated mid-rise residential units: 1,000  
Estimated population: 2,468 people  
Estimated completion date: 2021
- 4. SW Spring Creek Parkway and Parkwood Boulevard**  
Land zoned RC with Specific Use Permit #654 for mid rise residential  
Estimated mid-rise residential units: 300  
Estimated population: 434 people  
Estimated date of completion: 2026
- 5. NW Windhaven Parkway and Spring Creek Parkway**  
Land zoned PD-242-MF-2  
Estimated multifamily units: 341  
Estimated population: 615 people  
Estimated completion date: 2026
- 6. SE Parker Road and Preston Road**  
Land zoned PH and SF-A  
Undeveloped single-family platted lots: 54  
Estimated population: 153 people  
Estimated completion date: 2018
- 7. N of Spring Creek Parkway, E of Preston Road**  
Land zoned PD-101-R/O-2  
Undeveloped single-family attached platted lots: 88  
Estimated population: 238 people  
Estimated completion date: 2020
- 8. SE Razor Boulevard and Preston Road**  
Land zoned PD-159-O-2  
Estimated single-family lots (not platted): 78  
Estimated single-family attached lots (not platted): 92  
Estimated population: 470 people  
Estimated completion date: 2026
- 9. NW Headquarters Drive and Ohio Drive**  
Land zoned PD-20-MU  
Undeveloped single-family attached lots: 29  
Estimated mixed-use multifamily units: 320  
Estimated population: 507 people  
Estimated completion date: 2018
- 10. SW Hedgcoxe Road and Robinson Road**  
Land zoned PD-156-SF-A  
Estimated single-family attached lots (not platted): 187  
Estimated population: 506 people  
Estimated completion date: 2026
- 11. SW Sam Rayburn Tollway and Ridgeview Drive**  
Land zoned PD-497-SF-A  
Estimated undeveloped single-family attached lots (not platted): 37  
Estimated single-family detached lots (not platted): 147  
Estimated population: 517 people  
Estimated completion date: 2023
- 12. S of Sam Rayburn Tollway, E of Coit Road**  
Land zoned SF-6  
Undeveloped single-family platted lots: 60  
Estimated population: 170 people  
Estimated date of completion: 2019
- 13. N of McDermott Road, E of Coit Road**  
Land zoned PD-434-R with Specific Use Permit #658 for single-family attached housing  
Estimated single-family attached lots (not platted): 40  
Estimated population: 108 people  
Estimated date of completion: 2018
- 14. E of Coit Road from Denham Way to Dalston Lane**  
Land zoned SF-7  
Estimated single-family lots (not platted): 28  
Estimated population: 79 people  
Estimated date of completion: 2026
- 15. N of Mapleshade Lane and W of Coit Road**  
Land zoned UMU-2  
Estimated multifamily units: 1,144 units  
Estimated population: 1,654 people  
Estimated date of completion: 2021
- 16. NW Plano Parkway and Independence Parkway**  
Land zoned PD-475-SF-A  
Undeveloped single-family attached platted lots: 61  
Estimated single-family attached lots (not platted): 116  
Estimated population: 479 people  
Estimated date of completion: 2022
- 17. NE Park Boulevard and Custer Road**  
Land zoned: PD-224-SF-6/SF-7/PH and PD-225-SF-A  
Undeveloped single-family platted lots: 33  
Estimated single-family lots (not platted): 217  
Estimated single-family attached lots (not platted): 125  
Estimated population: 1,047 people  
Estimated date of completion: 2026
- 18. NE 15th Street and Rio Grande Drive**  
Land zoned SF-9  
Undeveloped single-family platted lots: 38  
Estimated population: 108 people  
Estimated date of completion: 2018
- 19. SW Plano Parkway and Alma Drive**  
Land zoned UMU-1  
Estimated mixed-use single-family lots (not platted): 140  
Estimated mixed-use multifamily units: 972  
Estimated population: 1,616 people  
Estimated date of completion: 2026
- 20. N of Premier Drive, E of Renaissance Drive**  
Land zoned PD-496-CC  
Estimated number of multifamily units: 123  
Estimated population: 222 people  
Estimated date of completion: 2018

## Completed Residential Construction Areas

**A** | NE corner of Park Boulevard and Parkwood Boulevard  
- Willow Bend Part 3 – 67 single-family attached lots

**B** | NW corner of McDermott Road and Custer Road  
- Renaissance Addition – 31 single-family detached lots

**C** | NE corner of Parker Road and Jupiter Road  
- Villas of Pecan Creek 1 and 2 - 98 single-family detached lots

**D** | N of Renner Road and W of Shiloh Road  
- Villas at Gateway – 292 independent living units

21. SW 18th Street and G Avenue  
Land zoned PD-179  
Undeveloped single-family platted lots: 60  
Estimated population: 170 people  
Estimated date of completion: 2019

22. Downtown Plano  
Land zoned BG and PD-123-BG  
Estimated mixed-use multifamily units: 260  
Estimated population: 376  
Estimated date of completion: 2021

23. Douglass Community  
Land zoned GR  
New homes issued permits in the Douglass Community during 2015: 5  
Estimated population: 14  
Estimated date of completion: 2016

24. NW Parker Road and Jupiter Road  
Land zoned Agricultural  
Estimated single-family lots (not platted): 402  
Estimated population: 1,140 people  
Estimated date of completion: 2026

25. N of Spring Creek Parkway, E of K Avenue  
Land zoned PH  
Undeveloped single-family platted lots: 22  
Estimated population: 62 people  
Estimated date of completion: 2017

26. SE Chaparral Road and Jupiter Road  
Land zoned R  
Undeveloped single-family platted lots: 17  
Estimated population: 48 people  
Estimated date of completion: 2017

27. NE Los Rios Boulevard and Cloverhaven Way  
Land zoned SF-6 and SF-7  
Undeveloped single-family platted lots: 50  
Estimated population: 142 people  
Estimated date of completion: 2018

28. S of Parker Road, W of Shiloh Road  
Land zoned SF-7  
Undeveloped single-family platted lots: 10  
Estimated population: 28 people  
Estimated date of completion: 2018

29. NE President George Bush Turnpike and Renner Road  
Land zoned PD-207-R  
Estimated multifamily units: 384  
Estimated population: 555 people  
Estimated date of completion: 2021

30. North of Merriman Drive and E of Los Rios Boulevard  
Land zoned SF-6  
Undeveloped single-family platted lots: 87  
Estimated population: 247 people  
Estimated date of completion: 2020

31. N and S of Park Boulevard, E of Los Rios Boulevard  
Land zoned PD-6-R-SUP #656 and SF-A  
Undeveloped single-family attached platted lots: 98  
Estimated population: 265 people  
Estimated date of completion: 2018

32. SE San Miguel Drive and Country Club Drive  
Land zoned SF-A  
Estimated single-family attached lots (not platted): 25  
Estimated population: 68 people  
Estimated completion date: 2026

33. W of Bradshaw Drive from Plano Parkway to 14th Street  
Land zoned SF-6  
Undeveloped single-family platted lots: 122  
Estimated population: 346 people  
Estimated date of completion: 2019

34. E of Bradshaw Drive, from Plano Parkway to 14th Street  
Land zoned PD-218-SF-6 and SF-A  
Undeveloped single-family platted lots: 26  
Undeveloped single-family attached platted lots: 12  
Estimated population: 106 people  
Estimated date of completion: 2017

35. SE Plano Parkway and North Star Road  
Land zoned SF-6  
Undeveloped single-family platted lots: 9  
Estimated population: 26 people  
Estimated date of completion: 2017

36. SE Plano Parkway and Bradshaw Drive  
Land zoned SF-6  
Undeveloped single-family platted lots: 78  
Estimated population: 221 people  
Estimated date of completion: 2019

37. S of 14th Street E of Plano Parkway  
Land zoned SF-6  
Undeveloped single-family platted lots: 61  
Estimated population: 173 people  
Estimated date of completion: 2019

38. S of 14th Street, E and W of Park Vista Road  
Land zoned PD-498-MF3 and SF-6  
Estimated single-family lots (not platted): 130  
Estimated retirement housing units: 318  
Estimated population: 686 people  
Estimated date of completion: 2022

# ANNUAL **PLANNING DEPARTMENT** REPORT T W E N T Y   S I X T E E N



*City of Plano, Texas*

Planning Department  
1520 K Avenue, Suite 250 Plano, Texas 75074

[WWW.PLANOPLANNING.ORG](http://WWW.PLANOPLANNING.ORG)

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## 2016 - Discussion/Action Items for Future Council Agendas

### May 30 – Memorial Day

**May 31 – Public Works Facility Tour – 8:00 a.m.**

***June 3 – Neighborhood Leadership Council–7:30 am***

***June 9 – Town Hall – Senator Florence Shapiro Council Chambers – 7:00 pm***

### **June 13**

- DART Report
- NTMWD Report
- Neighborhood Services Departmental Report
- Zoning Case 2016-013, Amend various sections of Articles 8, 10, 15, and 23 of the Zoning Ordinance.
- Consideration 2017 Council Meeting Dates

***June 9-12 – Texas City Management Association Conference – South Padre Island, TX***

***June 24-27 – Annual US Conference of Mayors – Indianapolis, IN***

**June 28 (Tuesday)**

### July 4 – Independence Day

### **July 25**

- Comprehensive Monthly Financial Report – June 2016

**July 27 (Wednesday)**

- Budget Presentation

**August 3 (Wednesday)**

- Grant Work Session

**August 8**

- Public Hearing on Operating Budget and Community Investment Program
- Community Investment Program Work Session
- Evaluation – City Attorney
- Collinwood House

***August 11 – Telephone Town Hall – 7:00 pm*****August 13 (Saturday)**

- Budget Work Session

**August 22**

- 1<sup>st</sup> Public Hearing on Tax Rate
- Evaluation – Municipal Judge

**August 25**

- Board & Commission Reception, Haggard Library, 6:00 p.m. – 7:30 p.m.

**August 31 (Wednesday)**

- 2<sup>nd</sup> Public Hearing on Tax Rate

**September 5 – Labor Day****September 12**

- Adoption of Budget
- Evaluation – City Manager

***September 23-25 – Plano Balloon Festival – Oak Point Park & Nature Preserve***

***September 25 – 28– ICMA Conference – Kansas City, MO***

**September 26**

- Deliberations – Evaluation of Council Appointees
- DART Report

***October 4-7 – TML Conference – Austin, TX***

***October 14– Neighborhood Leadership Council–7:30 am***

**October 10**

***October 24-27 - IACP Conference – Chicago, IL***

**October 24**

- Comprehensive Monthly Financial Report – September 2016

***November 10 – Town Hall Meeting – Municipal Center – 7-8 pm***

**November 14**

***November 16-19 – National League of Cities, Pittsburgh, PA***

***November 24-25 – Thanksgiving Holidays***

**November 28**