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 the long-term and immediate quality of life in our community.

Members of the City Council and the Planning & Zoning Commission discuss the Envision Oak Point small area plan at a Joint Work Session on January 29, 2018.

The Collinwood House, constructed in the 1860s, was successfully relocated from the future Windhaven Meadows Park site to a nearby farm on Bishop Road.
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Each year, the Planning Department publishes an annual report to provide a comprehensive summary of all Planning Department activities from the previous year. Specifically, the 2019 Annual Planning Department Report includes:

- **Planning Department Overview**
  - Organizational Structure
  - Boards & Commissions
  - Awards & Accomplishments
  - In the Community

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

- **Comprehensive Planning**
  - Plano Tomorrow Updates
  - Mobility Planning
  - Expressway Corridors Study
  - Envision Oak Point

- **Land Records**
  - 2018 Accomplishments

- **Heritage Preservation**
  - Applications & Accomplishments
  - Grants & Tax Exemptions
  - Preservation Plano 150

- **Demographics**
  - Plano Fast Facts
  - Demographic Inquiries
  - 2020 Census Address Update

- **School Districts Overview**
  - Housing Permit Data
  - Plano ISD Enrollment Figures

- **Housing Overview**
  - Housing Unit Types
  - Existing Housing
  - Projected Housing
  - Active & Potential Residential Areas Summary
Plano is located in Collin and Denton Counties, approximately 20 miles northeast of Downtown Dallas. With a population of 283,100, Plano is the ninth most populous city in Texas. The city is an affluent hub for many corporate headquarters, including six Fortune 1000 companies, and serves as a major employment center in the Dallas-Fort Worth region with over 200,000 jobs. Quality medical care facilities, superior education opportunities, and excellent recreational and cultural amenities contribute to the quality of life for Plano’s citizens.

**About Plano, TX**

Plano’s Population Growth

Plano experienced rapid population growth from 1970 through 2000; however, population growth has since slowed as the amount of land available for residential development is mostly built out. New residential development is primarily occurring in small-lot, single-family subdivisions and mixed-use centers. Additional redevelopment potential may exist in underutilized retail and aging commercial centers. 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, 2019 are located to the right. For more information or for additional demographic data, contact a planner at (972) 941-7151.

Sources: U.S. Census Bureau, Texas Workforce Commission, Denton and Collin Counties, North Central Texas Council of Governments, City of Plano Planning and Economic Development Departments
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 immediate and long-term quality of life in our community. Comprised of 27 employees, the department is structured into six workgroups including: Administrative Support, Development Review, Development Services, Comprehensive Planning, Heritage & Information, and Land Records. A description of these divisions is provided on the following pages. The Department has a variety of employee accreditations from the American Planning Association, Congress for New Urbanism, and American Society of Landscape Architects. Over 70 percent of the department’s full-time planners and landscape architects have received professional employee accreditation.
Planning Department Overview

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

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

Development Services
- Assists with citizen and customer inquiries regarding active development cases, zoning regulations, and application procedures
- Administers the Zoning Ordinance, including routine maintenance, major updates, and enforcement
- Reviews development proposals and provides recommendations to the Planning & Zoning Commission and City Council

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

Heritage & Information
- Analyzes data and prepares reports on land use, population, demographics, schools, employment, and housing
- Administers the Heritage Preservation Ordinance, Heritage Tax Exemptions, and the Heritage Grant program
- Reviews alterations to historic buildings and provides recommendations to the Heritage Commission

Land Records
- Maintains GIS layers including public utilities, streets, zoning, annexation, parcels, right-of-way, and easements
- Catalogs and provides public access to engineering record drawings for development within the city
- Assigns new addresses, verifies existing addresses, and responds to address change requests
Boards and Commissions

The Planning Department supports both 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 to review plats and site plans for new development and redevelopment projects. The commission also makes recommendations to City Council regarding zoning and rezoning petitions, amendments to the zoning ordinance and development regulations, and updates to the Comprehensive Plan. The Commission meets on the first and third Monday of each month beginning at 7:00 p.m. in the Plano Municipal Center.

Planning & Zoning Commission Members

John Muns, Chair - Appointed 2015
M. Nathan Barbera, 1st Vice Chair - Appointed 2012
Hilton Kong, 2nd Vice Chair - Appointed 2015
Susan Plonka - Appointed 2015
Joyce Beach - Appointed 2016
Bob Gibbons - Appointed 2016
Michael Thomas - Appointed 2017
Arthur Stone - Appointed 2018

Special thanks to Tim Moore for his service on the Planning & Zoning Commission through October 2018.

Heritage Commission

The Heritage Commission is a seven-member board appointed by the City Council to review new construction, exterior alterations, and demolitions to historic properties and to make recommendations to City Council on designations of historic buildings, preservation grants, heritage tax exemptions, and updates to the Preservation Plan. The Commission generally meets on the fourth Tuesday of each month beginning at 6:00 p.m. in the Plano Municipal Center.

Heritage Commission Members

Harold Sickler, Chair - Appointed 2015
Brian Bedingfield, Vice Chair - Appointed 2016
Jason Morgan - Appointed 2016
Dub Spencer - Appointed 2016
Corbin Baumel - Appointed 2017
Brock Karahan - Appointed 2018
Kendal Reed - Appointed 2018

Special thanks to John Brooks and Craig Perry for their service on the Heritage Commission through October 2018.
Recent Awards and Accolades

• 2018 American Planning Association - Texas Chapter Planning Excellence Award
• 2018 American Planning Association - Texas Chapter Current Planning Awards Honorable Mention for Online Zoning Response Map
• 2017 American Planning Association - Texas Chapter Planning Excellence Award
• 2017 American Planning Association National Planning Excellence Award - Daniel Burnham Award for a Comprehensive Plan for Plano Tomorrow
• 2017 South Central Arc Users Conference - Best in Show for Online Registration of Great American Cleanup Event
• 2016 American Planning Association - Comprehensive Plan Standards for Sustaining Places Silver Level Recognized Plan for Plano Tomorrow
• 2016 American Planning Association - Texas Chapter Comprehensive Plan Award for Plano Tomorrow
• 2016 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

2018 Key Accomplishments

• Successful adoption of major planning initiatives, including Envision Oak Point and Preservation Plano 150 (see Page 20)
• Improvement in the department’s average customer satisfaction rating from 4.94 to 4.99 (out of 5) despite an increase in the total number of development applications received for the fifth consecutive year
• Listing of the Saigling House (c. 1918) on the National Register of Historic Places and designation as a local historic landmark
• Relocation of the historic Collinwood House (c. 1860) from the future Windhaven Park to a nearby farm on Bishop Road
• Completed renovation of Plano Municipal Center Suite 250 lobby and employee break room for the Planning and Engineering Departments
• Improved Certificate of Occupancy and zoning enforcement procedures in collaboration with Building Inspections and Property Standards

Planning & Zoning Commissioners and staff from the Planning and Technology Services Departments were recognized for receiving awards from the Texas Chapter of the American Planning Association at a City Council meeting on October 22, 2018.

Customer Service Figures

- Customer Satisfaction Surveys Received: 80
- Average Customer Rating Out of 5.0: 4.99
- Walk-Ins Assisted: 6,692
- Telephone Calls Answered: 13,631
Planning Department in the Community

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

Tools 4 School
To kick off the 2018-2019 school year, several members of the Planning staff volunteered at a Tools 4 School event to hand out backpacks and school supplies to families in need.

Canned Food Donations
As part of a team-building scavenger hunt in September 2018, one of the clues sent Planning staff to purchase canned goods and deliver them to Minnie's Food Pantry. In all, over $150 in canned goods were donated.

5th Annual Peanut Butter Drive
For the second year, the Planning and Engineering Departments competed to donate the most peanut butter to the City of Plano's Annual Peanut Butter Drive. Together, the staff of the two departments collected over 450 lbs. of peanut butter to donate to the North Texas Food Bank. The Engineering Department took the crown in 2018, collecting approximately 4.8 lbs. per employee.

Adopt An Angel
In December 2018, Planning Department staff donated clothing, toys, small electronics, and various gift cards to a family in need as part of the Adopt an Angel program. The family included a 2 year old boy and 10 year old girl.
The continued strength of the real estate market has increased the number of project submittals by 71% over the past five years. In the fiscal year 2017-2018, which began on October 1, 2017 and ended on September 30, 2018, the Planning Department received 853 project submittals.

### Project Submittals Received by the Planning Department 2012-18 fiscal years

- **853** PLATS
- **137** LANDSCAPE PLANS
- **216** PLANS
- **220** OTHER

### PROJECT TYPE SUBMITTALS

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<tr>
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<td>Amended Plat</td>
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<td>Subdivision Ordinance Amendment</td>
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**GRAND TOTAL** 853

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Data source: City of Plano
Major Development Projects

A number of major developments received initial approval, began construction, or were completed across the city in 2018. Mixed-use development projects approved in recent years continue to add new phases as new neighborhoods fill in the remaining undeveloped land zoned for residential.

ZONING APPROVED:

1. Mustang Square
   S of Sam Rayburn Tollway, W of Rasor Blvd
   Conceptual plans for this 34-acre mixed-use development include an estimated 140,000 sf of office, nearly 180,000 sf in retail, a hotel, and approximately 96 townhomes. Construction is anticipated to begin in 2019.

2. The Commodore
   SE of Preston Rd and Rasor Blvd
   Construction began on 99 single-family units and 288 multifamily units on this 30-acre mixed-use development. Future phases will add up to 212 multifamily units and an estimated 80,000 sf of office/retail space.

3. Heritage Creekside
   N of PGBT, W of Alma Dr
   The eastern portion of the development, including 24,000 sf of retail, 328 multifamily units, 105 townhomes, and 41 single-family units, are nearing completion. Plans for the western portions include an estimated 18 single-family units, 95 townhomes, 300 multifamily units, two hotels, over 2 million sf of office, and 90,000 sf of retail space.

4. Legacy Central
   W of US 75, S of Legacy Dr
   This 93-acre project includes renovation of over 400,000 sf of office, construction of at least 20,000 sf of retail, and 1,300 multifamily units at the former Texas Instruments campus. A 33,000 sf fitness center, 8,300 sf restaurant, and 50,000 sf office opened this year. Construction also began on additional office renovations and 385 multifamily units.

5. Legacy Town Center
   E of Dallas North Tollway, N and S of Legacy Dr
   This office project will add over 215,000 sf of office space to the existing Legacy Town Center development.

6. New Residential Subdivisions
   Homes continue to be built in single-family subdivisions across the city, including the Villages of Prairie Commons (West), Villages of Middleton, The Trails of Glenwood, and Parkway Heights.

UNDER CONSTRUCTION:

7. Legacy West
   W of Dallas North Tollway, N and S of Legacy Dr
   In addition to large corporate headquarters, there are over 360,000 sf of office, 320,000 sf of retail space, a hotel, 68 single-family homes, and 621 multifamily units now open at Legacy West. Construction continues on 58 single-family homes and over 800 mid-rise units. Future phases will add an estimated 3 million sf of office, 25,000 sf of retail, and up to 360 multifamily units.

COMPLETED PROJECTS:

8. North Texas Food Bank
   N of Mapleshade Ln, E of Coit Rd
   250,000+ sf warehouse and distribution center

9. Liberty Mutual
   NW of Dallas Pkwy & Headquarters Dr
   1 million+ sf office and headquarters

10. JP Morgan Chase
    NW of Communications Pkwy & Headquarters Dr
    960,000+ sf office and headquarters

11. TCC Legacy Kinkaid
    E of Dallas Pkwy, S of Legacy Dr
    316 mid-rise multifamily units

12. Granite Park, Phase VII
    N of Headquarters Dr, W of Parkwood Blvd
    336,000+ sf office building
### Requests for Residential Uses

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<td>Amend Planned Development-207-8 to modify development standards and allow new uses</td>
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<td>Approved - 11/26/18</td>
<td>09/06/18</td>
<td>93.9</td>
<td>Amend Planned Development-21-EC to revise floor area ratio and remove private street names</td>
</tr>
<tr>
<td>ZC2018-023</td>
<td>Approved - 11/26/18</td>
<td>09/06/18</td>
<td>1.0</td>
<td>Heritage Resource Designation of Saigling House</td>
</tr>
<tr>
<td>ZC2018-010</td>
<td>Approved - 12/11/17</td>
<td>04/20/17</td>
<td>NA</td>
<td>Modify noise standards</td>
</tr>
<tr>
<td>ZC2018-039</td>
<td>Approved - 03/26/18</td>
<td>12/27/17</td>
<td>NA</td>
<td>Modify standards related to Certificates of Occupancy</td>
</tr>
<tr>
<td>ZC2018-008</td>
<td>Approved - 06/25/18</td>
<td>05/09/18</td>
<td>NA</td>
<td>Update various sections for consistency with the new Heritage Preservation Ordinance</td>
</tr>
<tr>
<td>ZC2018-018</td>
<td>Approved - 11/12/18</td>
<td>08/23/18</td>
<td>NA</td>
<td>Modify various standards of the Zoning Ordinance for consistency and clarification</td>
</tr>
<tr>
<td>ZC2018-020</td>
<td>Pending Consideration</td>
<td>09/06/18</td>
<td>NA</td>
<td>Modify signage standards related to the Dallas North Tollway Overlay District</td>
</tr>
<tr>
<td>ZC2018-027</td>
<td>Pending Consideration</td>
<td>10/25/18</td>
<td>NA</td>
<td>Modify standards related to Refuse and Recycling Containers and Compactors</td>
</tr>
<tr>
<td>ZC2018-032</td>
<td>Pending Consideration</td>
<td>11/20/18</td>
<td>NA</td>
<td>Modify standards related to Commercial Antennas and Network Nodes</td>
</tr>
<tr>
<td>ZC2018-033</td>
<td>Pending Consideration</td>
<td>12/13/18</td>
<td>NA</td>
<td>Create new use for Backyard Cottages and associated standards (formerly ZC2018-036)</td>
</tr>
</tbody>
</table>

**Notes:** Items listed as "Pending Consideration" had not received formal action as of 01/01/19 and will be carried to the 2020 Annual Report with an updated status.
2018 Zoning Application
Location Map

All Submitted Applications
Numbers Correspond with Summary Chart on Page 14

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

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.
Undeveloped Land

An analysis of Plano’s remaining undeveloped land is conducted every quarter by the Planning Department and GIS Division of the Technology Services Department. As of January 1, 2019, the City of Plano has approximately 2,506 acres of undeveloped land remaining in the city. This figure excludes property within the floodplain. Of the 2,506 acres, only 362 acres remain zoned for residential uses. The scarcity of developable land in Plano resulted in the creation of an Undeveloped Land Policy in the Comprehensive Plan.

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

Data source: City of Plano
Date: 01/01/19

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Comprehensive Planning

Comprehensive Plan Map Amendments

In October 2018, the City Council adopted amendments to the Future Land Use Map, Growth and Change Map, Park Master Plan Map, and the Bicycle Transportation Map of the Comprehensive Plan. These map amendments were needed in order to account for updates to the Parks, Recreation, Trails, & Open Space Master Plan, and to reflect development that has occurred since the Comprehensive Plan’s October 2015 adoption. To learn more about these amendments and to review the plan implementation outcomes reflected in the Comprehensive Plan Annual Report, please visit www.planotomorrow.org.

Mobility Planning Program

The Planning Department recently re-allocated an existing position in order to establish a mobility planning program for the city. The Mobility Planner position is dedicated to improving mobility choice and safety for all people in Plano. While automobile travel will remain the primary form of transportation in Plano, a key area of focus for the mobility planning program is to ensure that safe and effective mobility options are accommodated for pedestrians, bicyclists, transit riders, and motorists of all ages and abilities. Implementation of this program will require an innovative, partnership-based approach to addressing the emerging transportation challenges of the city and region.

Expressway Corridor Air and Noise Pollution Study

The Redevelopment of Regional Transportation Corridors Policy of the Comprehensive Plan includes an action item identifying a need for the city to develop design guidelines for residential development adjacent to expressways, with the intent to reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions. The Expressway Corridor Air and Noise Pollution Study was initiated this year to meet the intent of this action and to guide future policy considerations related to public health impacts adjacent to Plano Expressway Corridors. The modeling of current and future impacts is currently underway and will be presented to city leadership in early 2019.
Heritage Preservation

Plano’s cultural heritage and historic character provide a distinctive environment for residents and business owners with two heritage districts and 34 individually designated heritage resources.

Certificate of Appropriateness (CA) Applications

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

2018 Key Accomplishments

1. Preservation Plano 150: An update to the Heritage Preservation Plan, including a new list of properties eligible for historic designation.
2. Heritage Preservation Ordinance: A major update added protections for contributing structures and clarified heritage application procedures.
3. Downtown & Haggard Park Surveys: Maps were added to the district ordinances to show the updated classification and location of all contributing, compatible, and non-contributing structures.

Certificate of Appropriateness (CA) Applications Received 2014-2018 calendar years

Data source: City of Plano

Members of the Heritage Commission and Planning staff attended the National Alliance of Preservation Commissions FORUM Conference in Des Moines, Iowa in July 2018.
The Heritage Commission provides recommendations to City Council as part of the Heritage Preservation Grant Program, which is funded by hotel/motel taxes. The grant program is offered to local nonprofit organizations that support heritage preservation and heritage tourism in Plano. Listed to the right are the total funds allocated as part of the Heritage Preservation Grant Program and the recipients of these funds. Since 2004, over $10.4 million has been allocated to organizations promoting heritage programming and tourism in the City of Plano.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>FUNDING_ALLOCATED</th>
<th>RECIPIENTS</th>
</tr>
</thead>
</table>
| FY 2018-19 | $800,000 | • Heritage Farmstead Museum - $470,964  
• Plano Conservancy - $249,329  
• Texas Pool Foundation - $62,250  
• North Texas Masonic Museum and Library - $17,457 |
| FY 2017-18 | $755,045 | • Heritage Farmstead Museum - $490,000  
• Plano Conservancy - $265,045 |
| FY 2016-17 | $798,847 | • Heritage Farmstead Museum - $466,720  
• Plano Conservancy - $263,783  
• Plano Art Association - $68,344 |
| FY 2015-16 | $782,358 | • Heritage Farmstead Museum - $496,500  
• Plano Conservancy - $250,358  
• North Texas Masonic Museum and Library - $35,500 |
| FY 2014-15 | $779,250 | • Heritage Farmstead Museum - $536,500  
• Plano Conservancy - $220,000  
• North Texas Masonic Museum and Library - $22,750 |

**Heritage Preservation Tax Exemptions**

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

<table>
<thead>
<tr>
<th>YEAR</th>
<th>ESTIMATED_CITY_TAX_EXEMPTION_FOR_ELIGIBLE_PROPERTIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$57,140</td>
</tr>
<tr>
<td>2017</td>
<td>$56,248</td>
</tr>
<tr>
<td>2016</td>
<td>$40,993</td>
</tr>
<tr>
<td>2015</td>
<td>$36,892</td>
</tr>
<tr>
<td>2014</td>
<td>$37,288</td>
</tr>
</tbody>
</table>
Major Plans Adopted

Envision Oak Point
Following completion of the community input and plan development phases in 2017, and subsequent revisions based upon City Council feedback, Envision Oak Point was adopted on July 23, 2018. This small area plan provides a consensus vision to guide future development/redevelopment across a 730-acre segment of northeast Plano, now known as the Oak Point area. To learn more about the plan and the vision for Oak Point, please visit www.planoplanning.org.

Preservation Plano 150
Public workshops were held in January, May, and August 2018 to gather community input and feedback on Preservation Plano 150, the update to the city’s heritage preservation plan. Adopted on November 26, 2018, this plan establishes goals, policies, and actions to guide the city’s heritage preservation program. Also included is an updated list of properties eligible for designation as a historic landmark or district. To learn more about Preservation Plano 150, please visit www.historicplano.org.
Land Records

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

Customer Service Figures

- **155** maps produced
- **2,444** customers assisted
- **2,535** record drawings added
- **668,941** GIS updates

2018 Key Accomplishments

- Completion of the Zoning Ordinance Hyperlinking Project
- Stormwater to Cartegraph Implementation
- Review of 2018 Aerial Photographs from the North Central Texas Council of Governments
- Revised payment policy for private utility companies with a franchise agreement with the City of Plano
Demographics and Information

Local Update of Census Addresses (LUCA)

In preparation for the 2020 Census, staff from the Planning and Technology Services Departments reviewed the residential address information of over 115,000 properties in Plano. This program, known as the Local Update of Census Addresses (LUCA), helps ensure the U.S. Census Bureau has accurate address information so that every household in Plano receives a census form in April 2020.

Demographic Inquiries

The Heritage & Information work group provides demographic analysis and research assistance for City Council, city departments, and the public. The graphic below displays the number of information requests over the last five years. On average, 169 requests are completed each calendar year.

Plano Census Tracts

Number of Demographic Research Inquiries
2014-18 calendar years

Data source: City of Plano
School Districts Overview

Under 18 Age Distribution

Approximately 66,000 people in Plano are under the age of 18 years, equating to about one in four residents. The percentage of children in the city has been decreasing over the past 30 years due to the smaller share of children under the age of 10 years. This is not unique to Plano and mirrors similar trends in the nation’s population.

<table>
<thead>
<tr>
<th>AGE CATEGORY</th>
<th>1990 CENSUS</th>
<th>2000 CENSUS</th>
<th>2010 CENSUS</th>
<th>2017 ACS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5 years</td>
<td>8.6%</td>
<td>8.3%</td>
<td>6.4%</td>
<td>5.5%</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>8.7%</td>
<td>8.3%</td>
<td>7.3%</td>
<td>6.3%</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>4.7%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>30.1%</td>
<td>28.7%</td>
<td>26.0%</td>
<td>23.5%</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plano</td>
<td>248</td>
<td>393</td>
<td>409</td>
<td>314</td>
<td>383</td>
<td>292</td>
</tr>
<tr>
<td>Frisco</td>
<td>122</td>
<td>97</td>
<td>35</td>
<td>28</td>
<td>44</td>
<td>82</td>
</tr>
<tr>
<td>Lewisville</td>
<td>34</td>
<td>29</td>
<td>14</td>
<td>12</td>
<td>13</td>
<td>8</td>
</tr>
<tr>
<td>TOTAL</td>
<td>404</td>
<td>519</td>
<td>458</td>
<td>354</td>
<td>440</td>
<td>382</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plano</td>
<td>263</td>
<td>1,326</td>
<td>1,664</td>
<td>122</td>
<td>500</td>
<td>409</td>
</tr>
<tr>
<td>Frisco</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>320</td>
<td>848</td>
<td>288</td>
</tr>
<tr>
<td>Lewisville</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>263</td>
<td>1,326</td>
<td>1,664</td>
<td>442</td>
<td>1,348</td>
<td>697</td>
</tr>
</tbody>
</table>

## Students Per Unit/Acre

<table>
<thead>
<tr>
<th>Category</th>
<th>Per Acre</th>
<th>Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Only (Detached)</td>
<td>0.44</td>
<td>0.04</td>
</tr>
<tr>
<td>Residential Only (Attached)</td>
<td></td>
<td>0.49</td>
</tr>
<tr>
<td>First floor may include commercial and/or flex space</td>
<td>0.38</td>
<td>1.84</td>
</tr>
<tr>
<td>Residential Only</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.44 students per unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.04 students per unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0.38 students per unit</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## School-Age Children Generated by New Development (estimated)

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plano</td>
<td>118</td>
<td>187</td>
<td>203</td>
<td>154</td>
<td>151</td>
<td>105</td>
</tr>
<tr>
<td>Frisco</td>
<td>116</td>
<td>92</td>
<td>33</td>
<td>22</td>
<td>30</td>
<td>43</td>
</tr>
<tr>
<td>Lewisville</td>
<td>18</td>
<td>15</td>
<td>7</td>
<td>6</td>
<td>6</td>
<td>4</td>
</tr>
<tr>
<td>TOTAL</td>
<td>252</td>
<td>294</td>
<td>243</td>
<td>182</td>
<td>187</td>
<td>152</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plano</td>
<td>11</td>
<td>53</td>
<td>67</td>
<td>52</td>
<td>20</td>
<td>26</td>
</tr>
<tr>
<td>Frisco</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Lewisville</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11</td>
<td>53</td>
<td>67</td>
<td>62</td>
<td>37</td>
<td>35</td>
</tr>
</tbody>
</table>

Data sources: City of Plano, Frisco ISD, Plano ISD and Templeton Demographics.
School Enrollment
Overview for Plano ISD

The Plano Independent School District (PISD) had an enrollment of 53,057 students for the 2018-19 school year, a 1.5% decrease from 2017-18. Since the 2011-12 school year, enrollment at PISD has steadily decreased by a total of 2,602 students, or 4.7%, 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 school years is the increasing gap between the number graduating seniors and entering kindergarten students. Beginning in 2012-2013, enrollment of kindergarten students fell below the number of graduating seniors, and has continued to decline as the number of graduating seniors increased. These trends are consistent with demographic data for Plano reported by the U.S. Census Bureau regarding age distribution. Since the 2000 Census, the number of children under five years of age along with young adults has been decreasing.

Plano ISD Housing/Student Projections

Almost 73% (39,000) of Plano ISD students are residents of the City of Plano. Over 7,800 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 1,250 students over the next ten years. The Planning Department will continue to study future demographic changes among school-age children in partnership with Plano ISD.
Housing Overview

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

- Describe current and future distribution of housing by type;
- Estimate the amount of potential housing to be built in Plano; and
- Identify the location 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, 2019.

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>NUMBER OF UNITS</th>
<th>PERCENT OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>68,973</td>
<td>60%</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td>4,249</td>
<td>4%</td>
</tr>
<tr>
<td>Duplex</td>
<td>493</td>
<td>0%*</td>
</tr>
<tr>
<td>Mixed-Use Single-Family</td>
<td>497</td>
<td>0%*</td>
</tr>
<tr>
<td>Total Single-Family</td>
<td>74,212</td>
<td>65%</td>
</tr>
<tr>
<td>Traditional Multifamily</td>
<td>26,422</td>
<td>23%</td>
</tr>
<tr>
<td>Mixed-Use Multifamily</td>
<td>8,207</td>
<td>7%</td>
</tr>
<tr>
<td>Mid-Rise (5 stories or higher)</td>
<td>1,973</td>
<td>2%</td>
</tr>
<tr>
<td>Total Multifamily</td>
<td>36,602</td>
<td>32%</td>
</tr>
<tr>
<td>Retirement Housing/Other**</td>
<td>4,223</td>
<td>3%</td>
</tr>
<tr>
<td>GRAND TOTAL</td>
<td>115,037</td>
<td>100%</td>
</tr>
</tbody>
</table>

*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 and mobile homes

Data source: City of Plano
Housing Unit Types
Examples of Existing General Characteristics

**Single-Family Detached**
- Individual garages
- 1 to 2 stories in height
- 1 to 10 units per acre
- 2.91 persons per household

**Single-Family Attached** (townhouse)
- Individual garages
- 2 to 3 stories in height
- 7 to 12 units per acre
- 2.91 persons per household

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

**Traditional Multifamily**
- Surface parking lots
- 1 to 3 stories in height
- 12 to 22 units per acre
- 2.05 persons per household

**Mixed-Use Single-Family**
Urban-style single-family incorporated with non-residential uses.
- Individual garages
- 2 to 3 stories in height
- 7 to 15 dwelling units per acre
- 1.75 persons per household

**Mixed-Use Multifamily**
Urban-style multifamily incorporated with non-residential uses.
- Structured parking
- Less than 5 stores in height
- 30 to 100 dwelling units per acre
- 1.53 persons per household

**Mid-Rise Residential**
Urban-style multifamily with self-contained amenities.
- Structured parking
- 5 stories or greater in height
- 40 to 150 dwelling units per acre
- 1.53 persons per household

**Retirement Housing**
Independent living facilities, assisted living facilities, and long term care facilities.
- Surface parking lots
- 2 to 4 stories in height
- 21.5 to 100 units per acre
- 1.35 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 2018

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>UNITS ISSUED IN 2018</th>
<th>PENDING UNITS**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>166</td>
<td>482</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td>98</td>
<td>266</td>
</tr>
<tr>
<td>Duplex</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mixed-Use Single-Family</td>
<td>124</td>
<td>389</td>
</tr>
<tr>
<td>Traditional Multifamily</td>
<td>24</td>
<td>40</td>
</tr>
<tr>
<td>Mixed-Use Multifamily</td>
<td>288</td>
<td>2,394</td>
</tr>
<tr>
<td>Mid-Rise</td>
<td>385</td>
<td>498</td>
</tr>
<tr>
<td>Retirement Housing</td>
<td>180</td>
<td>0</td>
</tr>
<tr>
<td>GRAND TOTAL</td>
<td>1,265</td>
<td>4,069</td>
</tr>
</tbody>
</table>

**Pending Units include single-family lots and multifamily units which have been approved by plat or zoning, but which had not been issued building permits as of January 1, 2019. 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 20-year estimate of the projected distribution of Plano’s housing stock by housing type. These numbers are estimates and are subject to change dependent on market conditions and land use policies adopted in future years.

**Potential for Redevelopment**

Based on the Future Land Use Map, new residential uses may be considered as part of redevelopment within the “Compact Complete Center,” “Transit Corridor,” “Regional Center,” and “Neighborhood Center” land use designations. The redevelopment housing projections may bring an additional 5,300 housing units, contributing to potential population of approximately 300,000 people in Plano in the next 20 years. Various types of housing will likely make up these 5,300 housing units. Single-family residential, however, is expected to remain the dominant housing type for the 20-year estimate (59%).

### Future Distribution of Housing by Type

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th>EXISTING UNITS</th>
<th>PROJECTED UNITS</th>
<th>FINAL ESTIMATE</th>
<th>PERCENT OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>68,973</td>
<td>1,358</td>
<td>70,331</td>
<td>54%</td>
</tr>
<tr>
<td>Single-Family Attached</td>
<td>4,249</td>
<td>865</td>
<td>5,114</td>
<td>4%</td>
</tr>
<tr>
<td>Duplex</td>
<td>493</td>
<td>0</td>
<td>493</td>
<td>0%</td>
</tr>
<tr>
<td>Mixed-Use Single-Family</td>
<td>497</td>
<td>1,090</td>
<td>1,587</td>
<td>1%</td>
</tr>
<tr>
<td>Traditional Multifamily</td>
<td>26,422</td>
<td>458</td>
<td>26,880</td>
<td>21%</td>
</tr>
<tr>
<td>Mixed-Use Multifamily</td>
<td>8,207</td>
<td>4,528</td>
<td>12,735</td>
<td>10%</td>
</tr>
<tr>
<td>Mid-Rise (5 stories or higher)</td>
<td>1,973</td>
<td>798</td>
<td>2,771</td>
<td>2%</td>
</tr>
<tr>
<td>Other**</td>
<td>4,223</td>
<td>568</td>
<td>4,791</td>
<td>4%</td>
</tr>
<tr>
<td>Redevelopment</td>
<td>-</td>
<td>5,300</td>
<td>5,300</td>
<td>4%</td>
</tr>
<tr>
<td>Total Single-Family Types</td>
<td>74,212</td>
<td>3,313</td>
<td>77,525</td>
<td>59%</td>
</tr>
<tr>
<td>Total Multifamily Types</td>
<td>36,602</td>
<td>5,784</td>
<td>42,386</td>
<td>33%</td>
</tr>
<tr>
<td>Total Other**/Redevelopment Types</td>
<td>4,223</td>
<td>5,868</td>
<td>10,091</td>
<td>8%</td>
</tr>
<tr>
<td>GRAND TOTAL</td>
<td>115,037</td>
<td>14,965</td>
<td>130,002</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Other represents recreational vehicles, mobile homes, and retirement housing including independent living facilities, assisted living facilities, and long term care facilities.**
Active and Potential Residential Areas Map

Active and Potential Residential Areas as of January 1, 2019
(Area Summaries on Pages 32-33)

2018 Completed Residential Areas
(Area Summaries on Page 33)

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: 01/01/19

Planning Department Report 2019
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 30. Listed to the right are the definitions of the abbreviated zoning designations listed in the Active and Potential Housing Areas Summary on pages 32 and 33.

• 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 potential residential units, which have not been issued a building permit as of January 1, 2019, but could be built in the future in accordance with current zoning. A map located on page 30 identifies the location of these sites. The map also illustrates completed residential areas from past reports.

1. N of Parker Rd and E of Arbor Vista Dr
   - Land zoned Agricultural
   - Estimated single-family lots (not platted): 21
   - Estimated population: 60 people
   - Estimated completion date: 2029

2. N of McKamy Rd, W of Midway Rd, S of Spring Creek Pkwy
   - Land zoned SF-7, SF-9, and SF-20
   - Undeveloped single-family lots: 6
   - Estimated population: 83 people
   - Estimated completion date: 2024

3. NW Spring Creek Pkwy and Tennyson Pkwy
   - Land zoned PH, SF-A, and SF-9
   - Undeveloped single-family lots: 29
   - Estimated population: 83 people
   - Estimated completion date: 2021

4. NW Tennyson Pkwy and Corporate Dr
   - Land zoned CE
   - Estimated multifamily units: 40
   - Estimated population: 74 people
   - Estimated date of completion: 2021

5. Legacy Town Center and Legacy West
   - Land zoned PD-64-CB-1, PD-65-CB-1, and CB-1
   - Undeveloped mixed-use single-family lots: 58
   - Estimated mixed-use multifamily units: 259
   - Estimated mid-rise residential units: 188
   - Estimated population: 726 people
   - Estimated completion date: 2024

6. SW Spring Creek Pkwy and Parkwood Blvd
   - Land zoned RC with Specific Use Permit for mid-rise residential
   - Estimated mid-rise residential units: 300
   - Estimated population: 429 people
   - Estimated completion date: 2029

7. NW Windhaven Pkwy and Spring Creek Pkwy
   - Land zoned PD-242-MF-2
   - Estimated multifamily units: 341
   - Estimated population: 627 people
   - Estimated completion date: 2029

8. SE Parker Rd and Preston Rd
   - Land zoned PH and SF-A
   - Undeveloped platted single-family lots: 16
   - Estimated population: 46 people
   - Estimated completion date: 2020

9. SW Lorimar Dr and Ohio Dr
   - Land zoned R with Specific Use Permit for single-family lots
   - Undeveloped single-family platted lots: 39
   - Estimated population: 112 people
   - Estimated completion date: 2021

10. N of Spring Creek Pkwy, E of Preston Rd
    - Land zoned PD-101-R/O-2
    - Undeveloped single-family attached platted lots: 22
    - Estimated population: 59 people
    - Estimated completion date: 2020

11. SE Rasor Blvd and Preston Rd
    - Land zoned PD-16-R/O-2
    - Undeveloped mixed-use single-family lots: 97
    - Estimated mixed-use multifamily units: 212
    - Estimated population: 448 people
    - Estimated completion date: 2023

12. SW Hedgcoxe Rd and Robinson Rd
    - Land zoned PD-156-SF-A
    - Estimated single-family attached lots (not platted): 187
    - Estimated population: 501 people
    - Estimated completion date: 2029

13. SW Sam Rayburn Tollway and Rasor Blvd
    - Land zoned PD-32-RC
    - Undeveloped single-family lots: 96
    - Estimated population: 257 people
    - Estimated completion date: 2024

14. SW Sam Rayburn Tollway and Ridgeview Dr
    - Land zoned PD-497-SF-A
    - Undeveloped single-family lots: 115
    - Estimated population: 329 people
    - Estimated completion date: 2024

15. N of McDermott Rd, E of Coit Rd
    - Land zoned PD-434-R with Specific Use Permit for single-family attached housing
    - Undeveloped single-family attached lots: 40
    - Estimated population: 107 people
    - Estimated completion date: 2024

16. E of Coit Rd from Denham Way to Dalston Ln
    - Land zoned SF-6
    - Undeveloped single-family lots: 34
    - Estimated population: 97 people
    - Estimated completion date: 2021

17. SW Lorimar Dr and Coit Rd
    - Land zoned PH and SF-9
    - Undeveloped single-family lots: 28
    - Estimated population: 80 people
    - Estimated completion date: 2021

18. N of Plano Pkwy and E of Rockcliff St
    - Land zoned PD-39-SF-6
    - Undeveloped single-family lots: 10
    - Estimated population: 29 people
    - Estimated completion date: 2021

19. N of Mapleshade Ln and W of Coit Rd
    - Land zoned UMU-2
    - Estimated mixed-use multifamily units: 1,144
    - Estimated population: 1,635 people
    - Estimated completion date: 2025

20. NW Plano Pkwy and Independence Pkwy
    - Land zoned PD-495-SF-A
    - Undeveloped single-family attached lots: 108
    - Estimated population: 289 people
    - Estimated completion date: 2023

21. NE Park Blvd and Custer Rd
    - Land zoned PD-224-SF-6/SF-7/PH and PD-225-SF-A
    - Estimated single-family lots (not platted): 217
    - Estimated single-family attached lots (not platted): 125
    - Estimated population: 956 people
    - Estimated completion date: 2026
Completed Residential Construction Areas

All permits for units which could be built in accordance with current zoning have been issued in these residential areas.

**A**
- N of Hedgcoxe Road and W of Preston Meadow Drive
  - Preston Hollow 2 - 18 single-family lots

**B**
- S of Sam Rayburn Tollway and E of Coit Road
  - Northglen 1 - 113 single-family lots

**C**
- NW Mapleshade Lane and President George Bush Tpke
  - Orchard Park Market Plaza - 180 Independent Living Facility units

**D**
- N of Merriman Drive and E of Los Rios Boulevard
  - Merriman Estates – 102 single-family lots

**E**
- SE Plano Parkway and North Star Road
  - Hudson Heights 1 and 2 - 104 single-family lots

**F**
- S of 14th Street and E of Plano Parkway
  - Malibu Estates – 69 single-family lots