

City of Plano – August 2019 – Ordinances and Resolutions

Resolution No. 2019-8-1(R): To authorize the filing of application for federal funds in an amount not to exceed \$251,091.89 under the Fiscal Year 2019 Homeland Security Grant Program through the Office of the Governor of Texas; designating the Director of Emergency Management as authorized representative of the City of Plano for the purpose of giving required assurances and acting in connection with said application and providing required information; and declaring an effective date.

Ordinance No. 2019-8-2 (Zoning Case 2019-010): To amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 116 for Arcade on 0.1 acre of land located 71 feet west of Custer Road and 166 feet south of Parker Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-90-Retail; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

Ordinance No. 2019-8-3 (Zoning Case 2019-005): To amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, amending Specific Use Permit No. 550 for Day Care Center and granting Specific Use Permit No. 551 for Private School on 7.5 acres located at the southeast corner of Legacy Drive and Ohio Drive in the City of Plano, Collin County, Texas, presently zoned Single-Family Residence-7 with Specific Use Permit No. 550 for Day Care Center; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

Resolution No. 2019-8-4(R): To accept the Certified Appraisal Rolls for Fiscal Year 2019-20 for Collin County and Denton County; and providing an effective date.

Ordinance No. 2019-8-5: To repeal Ordinance No. 2018-1-3 and Ordinance No. 2012-6-19, codified as Article VI, Heritage Resource Preservation, of Chapter 16, Planning and Development, of the Code of Ordinances; and replacing the provisions with a new Heritage Preservation Ordinance; providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

Ordinance No. 2019-8-6: To repeal Ordinance No. 2017-2-2, codified as Article II, Ad Valorem Taxes, Division 3, Historic Structures, of Chapter 20, Taxation, of the Code of Ordinances; and replacing the provisions establishing the Heritage Tax Exemption Program for the City; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

Ordinance No. 2019-8-7: To abandon all right, title and interest of the City, in and to that certain Right-of-Way, situated in the Joseph Klepper Survey, Abstract No. 213, being all of a 157 square foot tract of land as described in instrument number 94-0043790, and all of a 3,147 square foot tract of land as described in instrument number 94-0048019, Deed Records of Collin County, Texas; quitclaiming all right, title and interest of the City in such Right-of-Way to the property owner, MM CCM 48M, LLC, to the extent of its interest; authorizing the City Manager or his authorized designee to execute any documents deemed necessary; and providing an effective date.

Ordinance No. 2019-8-8 (Zoning Case 2019-011): To amend various sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, as a result of recent state legislative actions and to ensure compliance with state law; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

Ordinance No. 2019-8-9 (Subdivision Ordinance Amendment 2019-001): To amend Section 3.1 (General) of Article III (Platting Procedures) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as heretofore amended, as a result of recent state legislative actions and to ensure compliance with state law; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

RESOLUTION NO. 2019-8-1(R)

A Resolution of the City of Plano, Texas, authorizing the filing of application for federal funds in an amount not to exceed \$251,091.89 under the Fiscal Year 2019 Homeland Security Grant Program through the Office of the Governor of Texas; designating the Director of Emergency Management as authorized representative of the City of Plano for the purpose of giving required assurances and acting in connection with said application and providing required information; and declaring an effective date.

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Plano, Texas to apply for federal funds for Fiscal Year 2019 Homeland Security Grant Program through the Office of the Governor of Texas to be used to carry out homeland security projects; and

WHEREAS, the City desires to apply for grants identified with the following grant numbers: 3916701 (2019 UASI- Plano Hazmat); 3918101 (2019 UASI- Plano EOD Suits); 3917701 (2019 UASI- Plano HDU Vehicle); and

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City Council assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the City Council designates the Director of Emergency Management as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grants on behalf of the application agency.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS THAT:

Section I. The submission of the grant application for the above-referenced grant numbers for the Fiscal Year 2019 Homeland Security Grant Program to the Office of the Governor is hereby approved and the Director of Emergency Management is designated as the authorized official to act on behalf of the City of Plano with regard to these grants.

Section II. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 12th day of August, 2019.



Harry LaRosiliere, MAYOR

*Rich Smith for Mayor
Mayor Pro Tem*

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

ORDINANCE NO. 2019-8-2

Zoning Case 2019-010

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 116 for Arcade on 0.1 acre of land out of the Mary Katherine and Sally Owens Survey, Abstract No. 672, located 71 feet west of Custer Road and 166 feet south of Parker Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-90-Retail; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 12th day of August 2019, for the purpose of considering granting Specific Use Permit No. 116 for Arcade on 0.1 acre of land out of the Mary Katherine and Sally Owens Survey, Abstract No. 672, located 71 feet west of Custer Road and 166 feet south of Parker Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-90-Retail; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 12th day of August 2019; and

WHEREAS, the granting of Specific Use Permit No. 116 for Arcade on 0.1 acre of land out of the Mary Katherine and Sally Owens Survey, Abstract No. 672, located 71 feet west of Custer Road and 166 feet south of Parker Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-90-Retail will not be detrimental to the public health, safety and general welfare, or otherwise offensive to the neighborhood; and

WHEREAS, the City Council is of the opinion and finds that the granting of the specific use permit will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 116 for Arcade on 0.1 acre of land out of the Mary Katherine and Sally Owens Survey, Abstract No. 672, located 71 feet west of Custer Road and 166 feet south of Parker Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-90-Retail, said property being more fully described on the legal description in Exhibit A attached hereto.

Section II. The change in Section I is granted subject to the following:

1. Arcade machines have the following restrictions:

ORDINANCE NO. 2019-8-2

- a. Maximum of 70 computers, 5 gaming consoles, and 5 cabinet machines are permitted.
- b. Must not have wireless internet capability or access.

2. Alcohol must not be served.

Section III. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 12TH DAY OF AUGUST 2019.

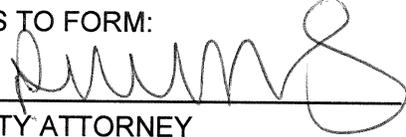


 Harry LaRosiliere, MAYOR

*Rich Smith - for Mayor
 Mayor Pro Tem*

ATTEST:


 Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:


 Paige Mims, CITY ATTORNEY

Zoning Case 2019-010

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Mary Katherine and Sally Owens Survey, Abstract No. 672, being part of the Custer Park Shopping Center, Lot 3, Block A, an addition to the City of Plano as recorded in Volume N, Page 650-651 of the Collin County Map Records, with said premises being more particularly described as follows:

COMMENCING at a ½" iron rod found marking the southeast corner of a northeast boundary line labeled South 44°56'30" East, 91.92 feet, from which the centerline intersection of Custer Road and Parker Road bears North 31°00'00" East, 135.00 feet (as shown on plat);

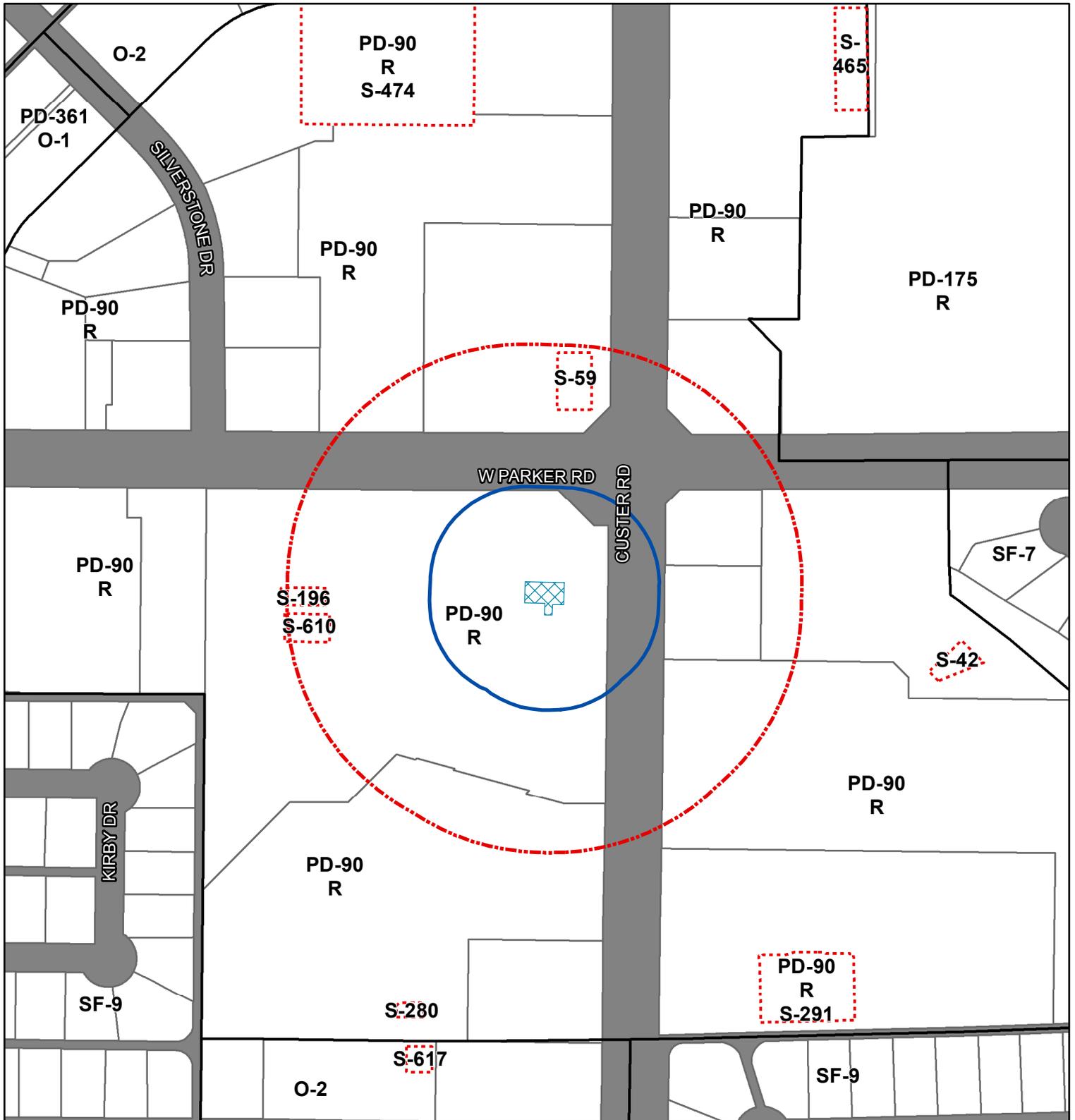
THENCE passing through said Lot 3, South 26°52'25" West, 113.69 feet to a point on the second floor of a 2-Story Building at the intersection of the east facing of said 2-Story Building with the center of an existing 6" demising wall (running west), and marking the POINT OF BEGINNING and northeast corner of the herein described premises;

THENCE with the second floor of said building and its east facing and the east line of said premises, South 00°36'00" West, 38.73 feet to a point at the intersection of said building facing with the center of an existing 6" demising wall(running west), and marking the southeast corner of said premises;

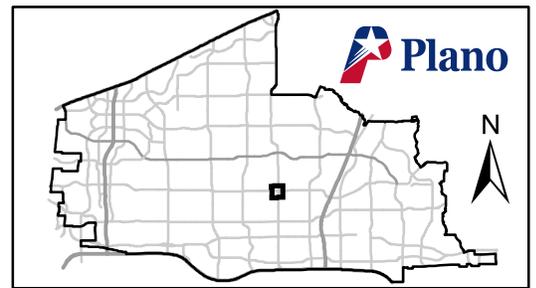
THENCE passing through Lot 3, and with the center of said second story existing 6" demising walls as follows: North 89°24'00" West, 19.45 feet to a point marked by two intersecting walls; South 00°36'00" West, 18.70 feet to a point marked by two intersecting walls; North 89°24'00" West, 13.50 feet to a point marked by two intersecting walls; North 00°36'00" East, 20.05 feet to a point marked by two intersecting walls; North 89°24'00" West, 35.70 feet to a point marked by two intersecting walls, being in the east wall of an interior hallway, and marking the most westerly southwest corner of said premises;

THENCE passing through said Lot 3, with the most westerly line of said premises, and with the center of said second floor existing 6" demising east wall of said interior hallway, North 00°36'00" East, 37.38 feet to a point marked by two intersecting walls, and being the northwest corner of said premises;

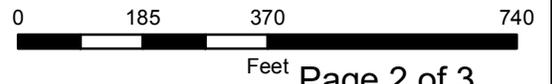
THENCE passing through said Lot 3, the north line of said premises, and with the center of said second floor existing 6" demising wall, South 89°24'00" East, 68.65 feet to the PLACE OF BEGINNING and CONTAINING 2,863 square feet or 0.066 acres of land.

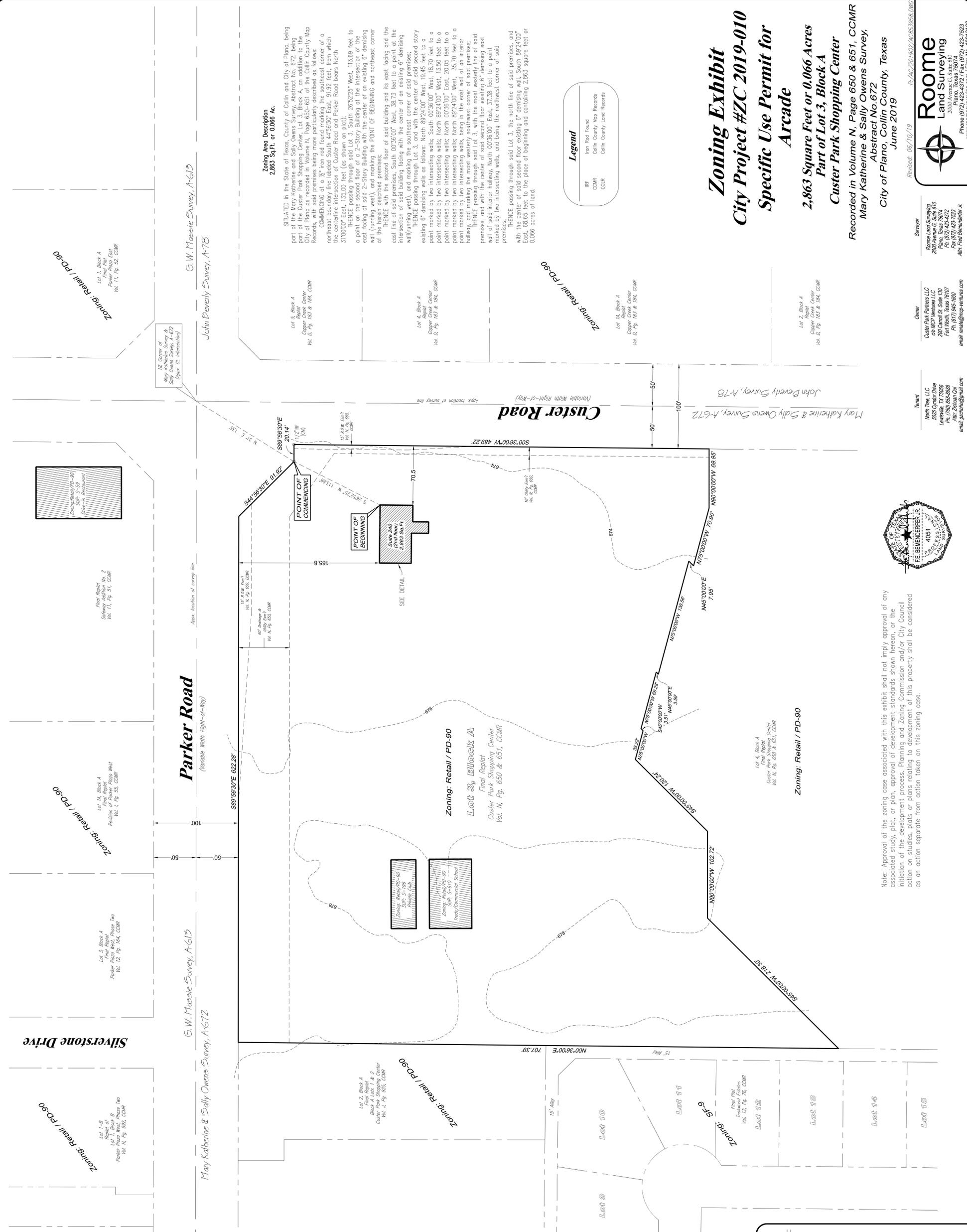
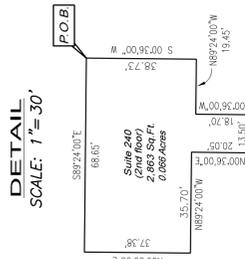
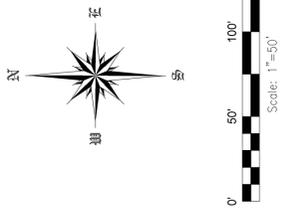


Zoning Case: 2019-010
 Title: Planned Development-90-Retail (PD-90-R)
 Zoning: Specific Use Permit for Arcade



- 500' Courtesy Notification Buffer
- Zoning Boundary Change/SUP
- Specific Use Permit
- 200' Notification Buffer
- City Limits
- Streets
- Zoning Boundary
- Subject Property





Zoning Area Description
2,863 Sq.Ft. or 0.066 Ac.

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Mary Katherine & Sally Owens Survey, Abstract No. 672, being part of the John Beverly Survey, Block 3, Block A, Collin County Map Records, with said premises being more particularly described as follows:
 COMMENCING at a 1/2" iron rod found marking the southeast corner of a northeast boundary line labeled South 44°56'30" East, 91.92 feet, from which the centerline intersection of Custer Road and Parker Road bears North 31°00'00" East, 135.00 feet (as shown on plat);
 THENCE passing through said Lot 3, South 26°52'25" West, 113.69 feet to a point on the second floor of a 2-Story Building at the intersection of the wall marking the southeast corner of said building on an existing 6' demising wall (under duct) and marking the POINT OF BEGINNING and northeast corner of the herein described premises;
 THENCE with the second floor of said building and its east facing and east line of said premises, South 00°36'00" West, 38.73 feet to a point at the intersection of said building facing with the center of an existing 6' demising wall (running west), and marking the southeast corner of said premises;
 THENCE, passing through Lot 3, and with the center of said second story existing 6' demising walls as follows: North 89°24'00" West, 19.45 feet to a point marked by two intersecting walls; South 00°36'00" West, 13.50 feet to a point marked by two intersecting walls; North 89°24'00" West, 20.05 feet to a point marked by two intersecting walls; North 89°24'00" East, 35.70 feet to a point marked by two intersecting walls, being in the east wall of an interior hallway marking the southeast corner of said building on an existing 6' demising wall (under duct) and marking the POINT OF BEGINNING and east line of said premises; and with the center of said second floor existing 6' demising east wall of said interior hallway, North 00°36'00" East, 37.38 feet to a point marked by two intersecting walls, and being the northwest corner of said premises;
 THENCE, passing through said Lot 3, the north line of said premises, and with the center of said second floor existing 6' demising wall, South 89°24'00" East, 88.65 feet to the place of beginning and containing 2,863 square feet or 0.066 acres of land.

Legend

RF	Iron Rod Found
CCMR	Collin County Map Records
CCLR	Collin County Land Records

Zoning Exhibit

City Project #ZC 2019-010

Specific Use Permit for Arcade

2,863 Square Feet or 0.066 Acres
Part of Lot 3, Block A
Custer Park Shopping Center

Recorded in Volume N, Page 650 & 651, CCMR
 Mary Katherine & Sally Owens Survey,
 Abstract No. 672
 City of Plano, Collin County, Texas
 June 2019

Revised: 06/10/19
 P:\AC\201902\ACBS3958.DWG

Roome Land Surveying
 2000 Avenue G, Suite 810
 Plano, Texas 75074
 Ph: (972) 422-8272
 Fax: (972) 422-8273
 www.roomeandsurveying.com | E-mail: No. 10013100

Surveyor
 Roome Land Surveying
 2000 Avenue G, Suite 810
 Plano, Texas 75074
 Ph: (972) 422-8272
 Fax: (972) 422-8273
 Alt: Fred Bembenderer, Jr.

Owner
 Custer Park Partners LLC
 c/o MCP Ventures LLC
 200 Carol St. Suite 130
 Fort Worth, Texas 76107
 Ph: (817) 545-1600
 Fax: (817) 545-1600
 email: msa@custerpark-ventures.com



Tenant
 North Tree LLC
 5025 Oyster Drive
 Lewisville, TX 75056
 Ph: (760) 658-8888
 Alt: Zhongxin Du
 email: gcr@northtree.com

Note: Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.



ORDINANCE NO. 2019-8-3

Zoning Case 2019-005

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, amending Specific Use Permit No. 550 for Day Care Center and granting Specific Use Permit No. 551 for Private School on 7.5 acres out of the Jessie Stiff Survey, Abstract No. 793, located at the southeast corner of Legacy Drive and Ohio Drive in the City of Plano, Collin County, Texas, presently zoned Single-Family Residence-7 with Specific Use Permit No. 550 for Day Care Center; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 22nd day of July 2019, for the purpose of amending Specific Use Permit No. 550 for Day Care Center and granting Specific Use Permit No. 551 for Private School on 7.5 acres out of the Jessie Stiff Survey, Abstract No. 793, located at the southeast corner of Legacy Drive and Ohio Drive in the City of Plano, Collin County, Texas, presently zoned Single-Family Residence-7 with Specific Use Permit No. 550 for Day Care Center; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 12th of August 2019; and

WHEREAS, amending Specific Use Permit No. 550 for Day Care Center and granting Specific Use Permit No. 551 for Private School on 7.5 acres out of the Jessie Stiff Survey, Abstract No. 793, located at the southeast corner of Legacy Drive and Ohio Drive in the City of Plano, Collin County, Texas, presently zoned Single-Family Residence-7 with Specific Use Permit No. 550 for Day Care Center, would not be detrimental or injurious to the public health, safety and general welfare, or otherwise offensive to the neighborhood; and

WHEREAS, the City Council is of the opinion and finds that the granting of the specific use permit will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

ORDINANCE NO. 2019-8-3

IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to amend Specific Use Permit No. 550 for Day Care Center and grant Specific Use Permit No. 551 for Private School on 7.5 acres out of the Jessie Stiff Survey, Abstract No. 793, located at the southeast corner of Legacy Drive and Ohio Drive in the City of Plano, Collin County, Texas, presently zoned Single-Family Residence-7 with Specific Use Permit No. 550 for Day Care Center, said property being more fully described on the legal description in Exhibit A attached hereto.

Section II. The change in Section I as it relates to Specific Use Permit No. 550 for Day Care Center is subject to the following stipulations:

- a. Maximum number of children: 304
- b. After May 31, 2020, this specific use permit rolls back to its state without restrictions as it was prior to Ordinance No. 2019-8-3.

Section III. The change in Section I as it relates to Specific Use Permit No. 551 for Private School is granted subject to the following stipulations:

- a. Maximum number of students: 50. This number must be combined with the number of day care center children and must not exceed a combined total of 304 children as restricted by Specific Use Permit No. 550 for Day Care Center.
- b. Students must be under 14 years of age.
- c. An irrigated landscaped edge with a combination of trees and shrubs must be installed between the easternmost building and the eastern property line.
- d. Solid waste enclosures must be located between Ohio Drive and the westernmost building.
- e. This specific use permit expires after May 31, 2020.

Section IV. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section V. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

ORDINANCE NO. 2019-8-3

Section VI. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VII. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VIII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section IX. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 12TH DAY OF AUGUST 2019.



Harry LaRosiliere, MAYOR

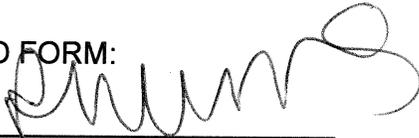
*Rec'd Smith - for Mayor
Mayor Pro Tem*

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

Zoning Case 2019-005

Whereas Montessori New Beginnings Academy, Inc. is the owner of a 7.47-acre tract of land located in the Jessie Stiff Survey, Abstract No. 793, City of Plano, Collin County, Texas, being all of Lot 1, Block 1, Legacy Ohio-Montessori Addition, an addition to the City of Plano as recorded in Instrument No. 20060921010004080, Official Public Records Collin County, Texas, and being more particularly described as follow:

BEGINNING at a set City of Plano monument (aluminum disk in concrete) for the southerly southeast corner for the intersection of Ohio Drive (variable width right of way) and Legacy Drive (variable width right of way), being the westerly northwest corner for said Lot 1;

THENCE N44°35'30"E, a distance of 33.74 feet to a set 5/8 inch iron rod with cap marked "Adams Surveying Company, LLC" (CIRS) for the most northerly northwest corner of said Lot 1 and being on the southerly right of way line for said Legacy Drive;

THENCE easterly with said southerly right of way line as follow: S87°50'52"E, a distance of 149.82 to a found 1 inch iron rod for the beginning of a curve to the left; Along said curve to the left, having a central angle of 13°20'33", a radius of 2511.80, an arc length of 584.92 feet, and a chord of N85°28'52"E, 583.60 feet to a set City of Plano monument (aluminum disk in concrete) to replace a found 1 inch iron rod for the northeast corner of said Lot 1;

THENCE S07°09'08"W leaving said right of way line, a distance of 583.44 feet to a set "X" in a concrete flume;

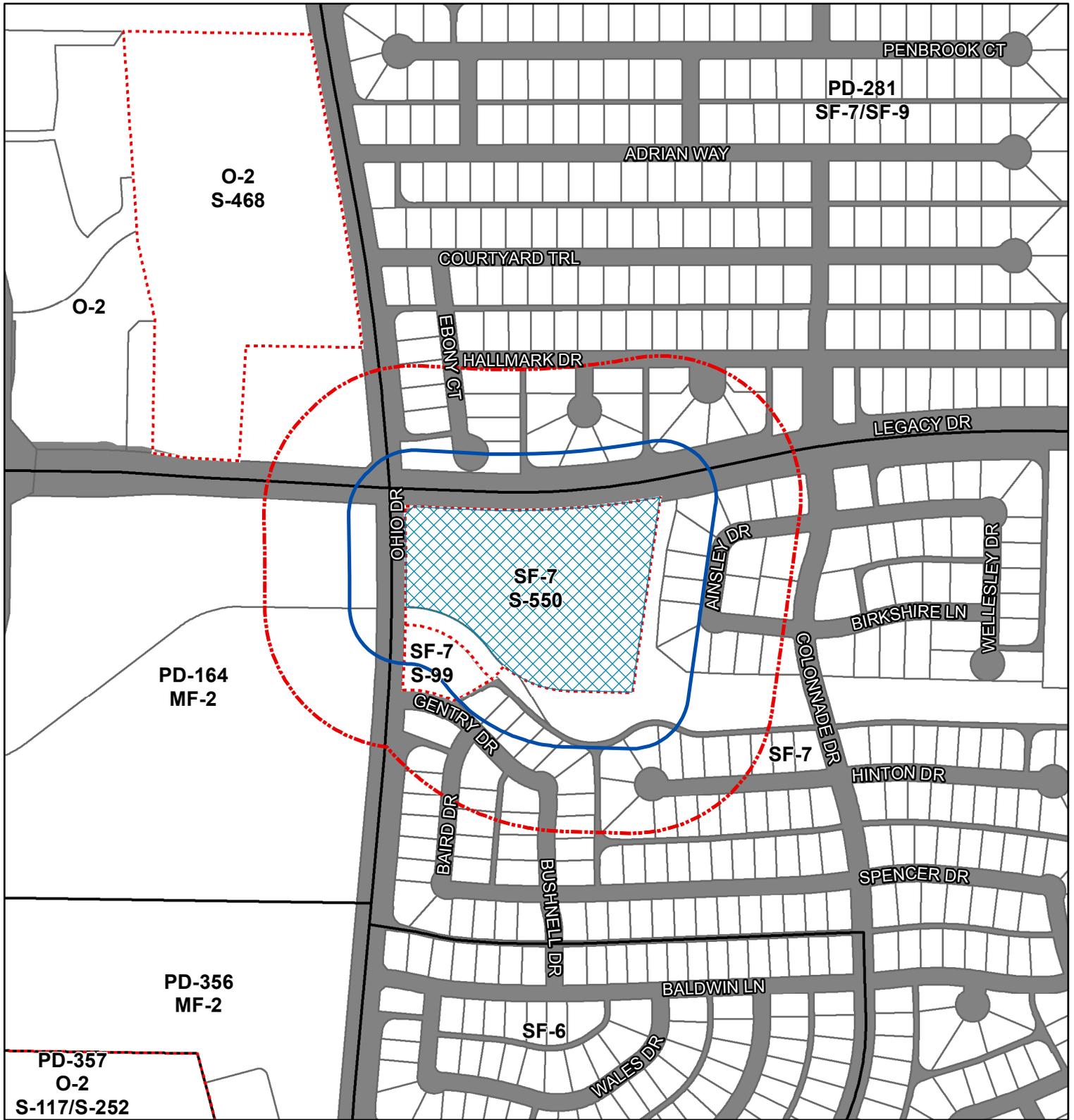
THENCE N89°25'38"W, a distance of 190.42 to a point for corner, being the beginning of a curve to the right;

THENCE westerly along said curve to the right, having a central angle of 52°22'56", a radius of 300.00 feet, an arc length of 274.27, and a chord of N63°14'08"W, 264.82 feet to a found 1 inch iron rod for a point of reverse curvature;

THENCE along said reverse curve, having a central angle of 53°12'26", a radius of 300.00, an arc length of 278.59 feet, and a chord of N63°38'50"W, 268.69 feet to a point for corner;

THENCE S89°44'58"W, a distance of 7.50 to a point for corner, being the southwest corner of said Lot 1, and being on the easterly right of way for Ohio Drive;

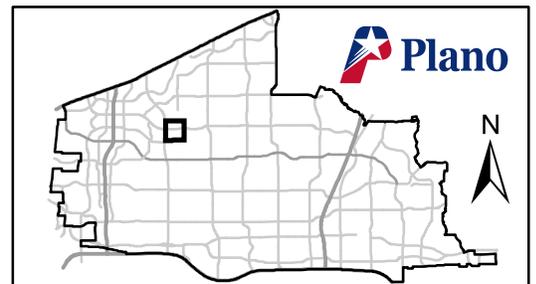
THENCE northerly along said right of way line and a curve to the left, having a central angle of 02°36'02", a radius of 6042.37, an arc length of 274.25 feet, and a chord of N01°33'01"W, 274.22 feet to the POINT OF BEGINNING and CONTAINING 7.47 acres (325,359 square feet) of land, more or less.



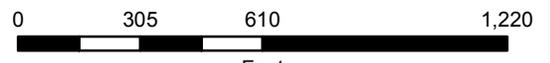
Zoning Case: 2019-005

Existing Zoning: Single-Family Residence-7 with Specific Use Permit No. 550 for Day Care Center (SF-7 w/ S-550)

Proposed Zoning: Specific Use Permit for Private School and Amend Specific Use Permit No. 550 for Day Care Center



- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Zoning Boundary Change/SUP
- City Limits
- Zoning Boundary
- Streets
- Specific Use Permit



RESOLUTION NO. 2019-8-4(R)

A Resolution of the City of Plano, Texas, accepting the Certified Appraisal Rolls for Fiscal Year 2019-20 for Collin County and Denton County; and providing an effective date.

WHEREAS, under V.T.C.A. Tax Code Section 26.04(b), the Tax Assessor for the City is required to submit the Appraisal Roll for the unit showing the total appraised assessed and taxable values of all property and the total taxable value of the new property to the City Council; and

WHEREAS, the certification of the 2019 Appraisal Roll by the Chief Appraiser, Central Appraisal District of Collin County, is attached hereto as Exhibit "A," and

WHEREAS, the calculation of the 2019 Collin County certified total value, including the value of new property is attached hereto as Exhibit "B," and

WHEREAS, the certification of the 2019 Appraisal Roll by the Chief Appraiser, Central Appraisal District of Denton County, is attached hereto as Exhibit "C," and

WHEREAS, the calculation of the 2019 Denton County certified total value, including the value of new property is attached hereto as Exhibit "D," and

WHEREAS, upon review of the Certified Appraisal Rolls of Collin County and Denton County and all matters attendant and related thereto, the City Council finds that the Certified Appraisal Rolls of Collin County and Denton County for the Fiscal Year of 2019-20 should be accepted.

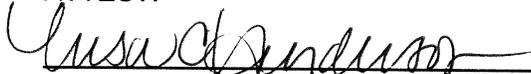
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Certified Appraisal Rolls for Collin County and Denton County for the Fiscal Year 2019-20, as submitted by the City Tax Assessors/Collector, are hereby accepted.

Section II. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS 12TH DAY OF AUGUST, 2019.

ATTEST:

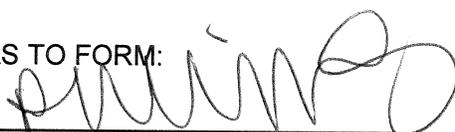


Lisa C. Henderson, CITY SECRETARY

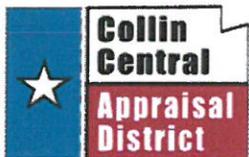


Harry LaRosiliere, **MAYOR**
Rick Smith - for Mayor
Mayor pro Tem

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY



Collin Central Appraisal District

PLANO CITY (CPL)

PROPERTY TAX CODE, SECTION 26.01(a)

2019 CERTIFICATION OF APPRAISAL ROLL

I, Bo Daffin, Chief Appraiser for the Collin Central Appraisal District, solemnly swear that the attached is that portion of the approved Appraisal Records of the Collin Central Appraisal District which lists property taxable by PLANO CITY and constitutes the Certified Appraisal Roll for PLANO CITY with the amounts listed on the attached totals pages, with the heading "2019 Certified Totals".

Bo Daffin

Signature of Chief Appraiser

July 12, 2019

Date

Note: The Collin Central Appraisal District Appraisal Review Board approved the appraisal records on July 3, 2019.

PROPERTY TAX CODE, SECTION 26.01(c)

2019 CERTIFICATION OF PROPERTIES UNDER PROTEST AND NOT INCLUDED IN CERTIFIED ROLL ABOVE

I, Bo Daffin, Chief Appraiser for the Collin Central Appraisal District, solemnly swear that the attached is that portion of the Appraisal Records of the Collin Central Appraisal District which lists property taxable by PLANO CITY but NOT included on the Certified Appraisal Roll for PLANO CITY, since these properties are currently under Protest. The protested property values are listed on the attached totals pages, with the subheading "Under ARB Review Totals".

If there are no attached pages labeled with the subheading "Under ARB Review Totals" then all protests within PLANO CITY were completed by July 3, 2019 and included in the Certified Roll listed above.

Bo Daffin

Signature of Chief Appraiser

July 12, 2019

Date

**NOTE: Please be advised that the property values appearing on the 'Under ARB Review Totals' page in your certified totals packet reflect the current 2019 Market and Taxable Values for the properties Under ARB Review without any Section 26.01(c) adjustments. In order to arrive at the taxable value to use for the effective tax rate calculations for your entity, you will need to use the taxable value from the 'ARB Approved Totals' page, along with the 'Total Value Used' that appears in the Lower Value Used section on the Effective Rate Assumption page. The Total Value Used on the Effective Rate Assumption page is the assessed value Under ARB Review that has been calculated in accordance with Property Tax Code, Section 26.01(c). The 'Grand Totals' page is the combined 'ARB Approved Totals' plus the 'Under ARB Review Totals' – which have not been adjusted. (The formula for calculating the total taxable remaining under protest is as follows: Taxable Value from "ARB Approved Totals" plus Total Value Used from the "Effective Rate Assumptions" Lower Value Used section minus Total Exemptions amount from the "Under ARB Review Totals".)*

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 89,397

CPL - PLANO CITY
ARB Approved Totals

7/11/2019 3:12:01PM

Land		Value			
Homesite:		6,267,641,194			
Non Homesite:		6,069,214,260			
Ag Market:		553,360,113			
Timber Market:		0		Total Land	(+) 12,890,215,567
Improvement		Value			
Homesite:		19,127,580,758			
Non Homesite:		17,549,424,831		Total Improvements	(+) 36,677,005,589
Non Real		Count	Value		
Personal Property:		11,729	4,073,791,942		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 4,073,791,942
				Market Value	= 53,641,013,098
Ag	Non Exempt	Exempt			
Total Productivity Market:	553,360,113	0			
Ag Use:	225,011	0	Productivity Loss	(-)	553,135,102
Timber Use:	0	0	Appraised Value	=	53,087,877,996
Productivity Loss:	553,135,102	0			
				Homestead Cap	(-) 228,179,703
				Assessed Value	= 52,859,698,293
				Total Exemptions Amount (Breakdown on Next Page)	(-) 9,831,755,446
				Net Taxable	= 43,027,942,847

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	285,345,884	183,087,860	549,454.32	563,254.95	950			
DPS	3,990,660	3,171,387	8,388.13	8,388.13	14			
OV65	5,516,022,504	3,733,641,406	12,187,322.59	12,270,328.89	15,750			
Total	5,805,359,048	3,919,900,653	12,745,165.04	12,841,971.97	16,714	Freeze Taxable	(-) 3,919,900,653	
Tax Rate	0.460300							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
DP	326,389	221,111	191,847	29,264	1			
OV65	3,657,573	2,566,058	2,177,372	388,686	9			
Total	3,983,962	2,787,169	2,369,219	417,950	10	Transfer Adjustment	(-) 417,950	
						Freeze Adjusted Taxable	= 39,107,624,244	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 192,757,559.44 = 39,107,624,244 * (0.460300 / 100) + 12,745,165.04

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 89,397

CPL - PLANO CITY
ARB Approved Totals

7/11/2019

3:12:14PM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	35	1,041,763,010	0	1,041,763,010
CHODO	1	12,509,944	0	12,509,944
CHODO (Partial)	4	8,883,628	0	8,883,628
DP	963	36,780,000	0	36,780,000
DPS	14	0	0	0
DV1	231	0	2,067,500	2,067,500
DV1S	13	0	65,000	65,000
DV2	141	0	1,309,500	1,309,500
DV2S	4	0	30,000	30,000
DV3	110	0	1,065,000	1,065,000
DV3S	3	0	30,000	30,000
DV4	289	0	2,178,000	2,178,000
DV4S	47	0	414,000	414,000
DVHS	206	0	65,830,211	65,830,211
DVHSS	19	0	5,400,012	5,400,012
EX-XD	1	0	89,030	89,030
EX-XG	2	0	578,207	578,207
EX-XI	1	0	2,329,225	2,329,225
EX-XJ	20	0	111,354,409	111,354,409
EX-XL	3	0	1,124,220	1,124,220
EX-XU	3	0	502,248	502,248
EX-XV	1,895	0	3,282,586,756	3,282,586,756
EX-XV (Prorated)	5	0	1,966,678	1,966,678
EX366	360	0	94,892	94,892
FR	64	230,241,422	0	230,241,422
FRSS	1	0	384,047	384,047
HS	53,578	4,033,165,671	0	4,033,165,671
HT	85	14,160,224	0	14,160,224
LVE	56	308,586,143	0	308,586,143
OV65	16,764	659,224,798	0	659,224,798
OV65S	112	4,420,000	0	4,420,000
PC	48	2,069,602	0	2,069,602
PPV	14	256,698	0	256,698
SO	10	295,371	0	295,371
Totals		6,352,356,511	3,479,398,935	9,831,755,446

Exhibit "B" to Resolution No. 2019-8-4(R)

Land	Value			
Homesite:	195,050,982			
Non Homesite:	14,949,621			
Ag Market:	235,271			
Timber Market:	0	Total Land	(+)	210,235,874

Improvement	Value			
Homesite:	604,693,806			
Non Homesite:	20,620,873	Total Improvements	(+)	625,314,679

Non Real	Count	Value		
Personal Property:	152	235,079,239		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				1,070,629,792

Ag	Non Exempt	Exempt		
Total Productivity Market:	235,271	0		
Ag Use:	494	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	234,777	0		1,070,395,015
			Homestead Cap	(-)
				5,607,427
			Assessed Value	=
				1,064,787,588
			Total Exemptions Amount	(-)
			(Breakdown on Next Page)	148,906,905
			Net Taxable	=
				915,880,683

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	3,919,488	2,675,792	9,625.31	9,663.20	11			
OV65	36,135,847	25,218,558	94,579.12	95,096.70	88			
Total	40,055,335	27,894,350	104,204.43	104,759.90	99	Freeze Taxable	(-)	
Tax Rate	0.460300							27,894,350

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	585,863	428,690	301,691	126,999	1		
Total	585,863	428,690	301,691	126,999	1	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							887,859,334

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,191,020.94 = 887,859,334 * (0.460300 / 100) + 104,204.43

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 2,313

CPL - PLANO CITY
Under ARB Review Totals

7/11/2019

3:12:14PM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	14,085,095	0	14,085,095
DP	11	440,000	0	440,000
DV1	3	0	29,000	29,000
DV2	3	0	22,500	22,500
DV3	2	0	20,000	20,000
DV4	3	0	24,000	24,000
DVHS	1	0	219,615	219,615
FR	4	4,024,479	0	4,024,479
HS	1,546	125,112,528	0	125,112,528
OV65	127	4,929,688	0	4,929,688
Totals		148,591,790	315,115	148,906,905

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 91,710

CPL - PLANO CITY
Grand Totals

7/11/2019 3:12:01PM

Land		Value			
Homesite:		6,462,692,176			
Non Homesite:		6,084,163,881			
Ag Market:		553,595,384			
Timber Market:		0		Total Land	(+) 13,100,451,441
Improvement		Value			
Homesite:		19,732,274,564			
Non Homesite:		17,570,045,704		Total Improvements	(+) 37,302,320,268
Non Real		Count	Value		
Personal Property:		11,881	4,308,871,181		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 4,308,871,181
				Market Value	= 54,711,642,890
Ag	Non Exempt	Exempt			
Total Productivity Market:	553,595,384	0			
Ag Use:	225,505	0	Productivity Loss	(-)	553,369,879
Timber Use:	0	0	Appraised Value	=	54,158,273,011
Productivity Loss:	553,369,879	0			
			Homestead Cap	(-)	233,787,130
			Assessed Value	=	53,924,485,881
			Total Exemptions Amount (Breakdown on Next Page)	(-)	9,980,662,351
			Net Taxable	=	43,943,823,530

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	289,265,372	185,763,652	559,079.63	572,918.15	961		
DPS	3,990,660	3,171,387	8,388.13	8,388.13	14		
OV65	5,552,158,351	3,758,859,964	12,281,901.71	12,365,425.59	15,838		
Total	5,845,414,383	3,947,795,003	12,849,369.47	12,946,731.87	16,813	Freeze Taxable	(-) 3,947,795,003
Tax Rate	0.460300						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	326,389	221,111	191,847	29,264	1		
OV65	4,243,436	2,994,748	2,479,063	515,685	10		
Total	4,569,825	3,215,859	2,670,910	544,949	11	Transfer Adjustment	(-) 544,949
						Freeze Adjusted Taxable	= 39,995,483,578

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 196,948,580.38 = 39,995,483,578 * (0.460300 / 100) + 12,849,369.47

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 91,710

CPL - PLANO CITY
Grand Totals

7/11/2019

3:12:14PM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	36	1,055,848,105	0	1,055,848,105
CHODO	1	12,509,944	0	12,509,944
CHODO (Partial)	4	8,883,628	0	8,883,628
DP	974	37,220,000	0	37,220,000
DPS	14	0	0	0
DV1	234	0	2,096,500	2,096,500
DV1S	13	0	65,000	65,000
DV2	144	0	1,332,000	1,332,000
DV2S	4	0	30,000	30,000
DV3	112	0	1,085,000	1,085,000
DV3S	3	0	30,000	30,000
DV4	292	0	2,202,000	2,202,000
DV4S	47	0	414,000	414,000
DVHS	207	0	66,049,826	66,049,826
DVHSS	19	0	5,400,012	5,400,012
EX-XD	1	0	89,030	89,030
EX-XG	2	0	578,207	578,207
EX-XI	1	0	2,329,225	2,329,225
EX-XJ	20	0	111,354,409	111,354,409
EX-XL	3	0	1,124,220	1,124,220
EX-XU	3	0	502,248	502,248
EX-XV	1,895	0	3,282,586,756	3,282,586,756
EX-XV (Prorated)	5	0	1,966,678	1,966,678
EX366	360	0	94,892	94,892
FR	68	234,265,901	0	234,265,901
FRSS	1	0	384,047	384,047
HS	55,124	4,158,278,199	0	4,158,278,199
HT	85	14,160,224	0	14,160,224
LVE	56	308,586,143	0	308,586,143
OV65	16,891	664,154,486	0	664,154,486
OV65S	112	4,420,000	0	4,420,000
PC	48	2,069,602	0	2,069,602
PPV	14	256,698	0	256,698
SO	10	295,371	0	295,371
Totals		6,500,948,301	3,479,714,050	9,980,662,351

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 89,397

CPL - PLANO CITY
ARB Approved Totals

7/11/2019 3:12:14PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	70,050		\$104,402,360	\$25,101,290,215	\$20,075,275,167
B	Multi-Family Residential	1,210		\$234,203,207	\$4,938,304,231	\$4,918,012,418
C1	Vacant Lots and Tracts	435		\$0	\$256,194,179	\$256,193,179
D1	Qualified Open-Space Land	127	1,490.3580	\$0	\$553,360,113	\$223,118
D2	Improvements on Qualified Open-Space La	17		\$0	\$772,340	\$688,469
E	Rural Land, Non Qualified Open-Space Lan	243	812.7209	\$681,384	\$192,986,705	\$190,074,709
F1	Commercial Real Property	2,375		\$209,416,967	\$12,978,740,489	\$12,106,498,828
F2	Industrial and Manufacturing Real Property	329		\$271,740,772	\$2,034,228,302	\$2,005,331,462
J2	Gas Distribution Systems	2		\$0	\$76,652,122	\$76,652,122
J3	Electric Companies and Co-Ops	53		\$0	\$222,549,331	\$221,536,841
J4	Telephone Companies and Co-Ops	119		\$0	\$114,672,403	\$114,672,403
J5	Railroads	13		\$0	\$1,314,365	\$1,314,365
J6	Pipelines	2		\$0	\$200,698	\$200,698
J7	Cable Television Companies	2		\$0	\$1,974,936	\$1,974,936
L1	Commercial Personal Property	10,908		\$16,329,238	\$3,099,393,021	\$2,757,988,211
L2	Industrial and Manufacturing Personal Prop	8		\$0	\$51,296,409	\$15,307,364
M1	Tangible Personal Mobile Homes	389		\$110,638	\$4,326,298	\$4,103,694
O	Residential Real Property Inventory	880		\$50,400,286	\$135,873,658	\$135,873,658
S	Special Personal Property Inventory	117		\$0	\$146,021,204	\$146,021,204
X	Totally Exempt Property	2,361		\$85,883,248	\$3,730,862,079	\$0
	Totals		2,303.0789	\$973,168,100	\$53,641,013,098	\$43,027,942,846

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 2,313

CPL - PLANO CITY
Under ARB Review Totals

7/11/2019 3:12:14PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	2,092		\$3,088,096	\$792,549,138	\$656,480,633
B	Multi-Family Residential	47		\$0	\$12,714,585	\$12,378,332
C1	Vacant Lots and Tracts	4		\$0	\$3,463,858	\$3,463,858
D1	Qualified Open-Space Land	1	6.5810	\$0	\$235,271	\$494
D2	Improvements on Qualified Open-Space La	1		\$0	\$70,564	\$70,564
E	Rural Land, Non Qualified Open-Space Lan	3	10.2778	\$0	\$1,664,717	\$1,664,717
F1	Commercial Real Property	12		\$0	\$22,550,318	\$22,550,318
F2	Industrial and Manufacturing Real Property	3		\$0	\$2,302,102	\$2,302,102
J2	Gas Distribution Systems	1		\$0	\$1,209,930	\$1,209,930
J3	Electric Companies and Co-Ops	1		\$0	\$9,713,019	\$9,713,019
J4	Telephone Companies and Co-Ops	6		\$0	\$8,570,465	\$8,570,465
L1	Commercial Personal Property	143		\$1,146,537	\$215,308,358	\$197,198,784
L2	Industrial and Manufacturing Personal Prop	1		\$0	\$277,467	\$277,467
	Totals		16.8588	\$4,234,633	\$1,070,629,792	\$915,880,683

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 91,710

CPL - PLANO CITY
Grand Totals

7/11/2019 3:12:14PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	72,142		\$107,490,456	\$25,893,839,353	\$20,731,755,800
B	Multi-Family Residential	1,257		\$234,203,207	\$4,951,018,816	\$4,930,390,750
C1	Vacant Lots and Tracts	439		\$0	\$259,658,037	\$259,657,037
D1	Qualified Open-Space Land	128	1,496.9390	\$0	\$553,595,384	\$223,612
D2	Improvements on Qualified Open-Space La	18		\$0	\$842,904	\$759,033
E	Rural Land, Non Qualified Open-Space Lan	246	822.9987	\$681,384	\$194,651,422	\$191,739,426
F1	Commercial Real Property	2,387		\$209,416,967	\$13,001,290,807	\$12,129,049,146
F2	Industrial and Manufacturing Real Property	332		\$271,740,772	\$2,036,530,404	\$2,007,633,564
J2	Gas Distribution Systems	3		\$0	\$77,862,052	\$77,862,052
J3	Electric Companies and Co-Ops	54		\$0	\$232,262,350	\$231,249,860
J4	Telephone Companies and Co-Ops	125		\$0	\$123,242,868	\$123,242,868
J5	Railroads	13		\$0	\$1,314,365	\$1,314,365
J6	Pipelines	2		\$0	\$200,698	\$200,698
J7	Cable Television Companies	2		\$0	\$1,974,936	\$1,974,936
L1	Commercial Personal Property	11,051		\$17,475,775	\$3,314,701,379	\$2,955,186,995
L2	Industrial and Manufacturing Personal Prop	9		\$0	\$51,573,876	\$15,584,831
M1	Tangible Personal Mobile Homes	389		\$110,638	\$4,326,298	\$4,103,694
O	Residential Real Property Inventory	880		\$50,400,286	\$135,873,658	\$135,873,658
S	Special Personal Property Inventory	117		\$0	\$146,021,204	\$146,021,204
X	Totally Exempt Property	2,361		\$85,883,248	\$3,730,862,079	\$0
	Totals		2,319.9377	\$977,402,733	\$54,711,642,890	\$43,943,823,529

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD	2019 CERTIFIED TOTALS	As of Certification
Property Count: 91,710	CPL - PLANO CITY Effective Rate Assumption	7/11/2019 3:12:14PM

New Value

TOTAL NEW VALUE MARKET:	\$977,402,733
TOTAL NEW VALUE TAXABLE:	\$808,042,508

New Exemptions

Exemption	Description	Count	2018 Market Value
EX-XD	11.181 Improving property for housing with volunteer labor	1	\$86,430
EX-XJ	11.21 Private schools	2	\$131,952
EX-XV	Other Exemptions (public, religious, charitable, and other property not rep	61	\$81,471,051
EX366	House Bill 366 - Under \$500	98	\$56,600
ABSOLUTE EXEMPTIONS VALUE LOSS			\$81,746,033

Exemption	Description	Count	Exemption Amount
DP	Disabled Person	10	\$374,800
DV1	Disabled Veteran 10% - 29%	11	\$55,000
DV2	Disabled Veteran 30% - 49%	8	\$60,000
DV3	Disabled Veteran 50% - 69%	10	\$100,000
DV4	Disabled Veteran 70% - 100%	28	\$336,000
DV4S	Disabled Veteran Surviving Spouse 70% - 100%	2	\$12,000
DVHS	100% Disabled Veteran Homestead	4	\$1,129,400
HS	General Homestead	840	\$68,543,875
OV65	Age 65 or Older	1,034	\$41,170,916
OV65S	Age 65 or Older Surviving Spouse	3	\$120,000
PARTIAL EXEMPTIONS VALUE LOSS		1,950	\$111,901,991
NEW EXEMPTIONS VALUE LOSS			\$193,648,024

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS	\$193,648,024
------------------------------------	----------------------

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
54,795	\$379,629	\$79,881	\$299,748

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
54,781	\$379,544	\$79,851	\$299,693

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2,313	\$1,070,629,792.00	\$828,742,142

Exhibit "B" to Resolution No. 2019-8-4(R)

11/11

Land	Value			
Homesite:	1,188,850			
Non Homesite:	160,798,996			
Ag Market:	0			
Timber Market:	0	Total Land	(+)	161,987,846

Improvement	Value			
Homesite:	2,638,347			
Non Homesite:	473,731,764	Total Improvements	(+)	476,370,111

Non Real	Count	Value		
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				0
				638,357,957

Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	638,357,957
Productivity Loss:	0	0	Homestead Cap	(-)	330,820
			Assessed Value	=	638,027,137
			Total Exemptions Amount	(-)	34,386,919
			(Breakdown on Next Page)		
			Net Taxable	=	603,640,218

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	466,921	195,217	419.54	419.54	4		
Total	466,921	195,217	419.54	419.54	4	Freeze Taxable	(-)
Tax Rate	0.460300						195,217
						Freeze Adjusted Taxable	=
							603,445,001

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,778,076.88 = 603,445,001 * (0.460300 / 100) + 419.54

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 171

CPL - PLANO CITY
Grand Totals

7/16/2019

5:11:21PM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	4	17,745,950	0	17,745,950
EX-XV	11	0	16,086,791	16,086,791
HS	12	354,178	0	354,178
OV65	5	200,000	0	200,000
Totals		18,300,128	16,086,791	34,386,919

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 171

CPL - PLANO CITY
Grand Totals

7/16/2019 5:11:21PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	29		\$0	\$3,827,197	\$2,942,199
B	Multi-Family Residential	5		\$0	\$55,484,049	\$55,484,049
C1	Vacant Lots and Tracts	10		\$0	\$5,803,586	\$5,803,586
E	Rural Land, Non Qualified Open-Space Lan	4	112.3990	\$0	\$15,881,333	\$15,881,333
F1	Commercial Real Property	17		\$1,566,585	\$27,842,546	\$27,842,546
F2	Industrial and Manufacturing Real Property	92		\$11,423,648	\$513,123,031	\$495,377,081
J3	Electric Companies and Co-Ops	3		\$0	\$309,424	\$309,424
X	Totally Exempt Property	11		\$0	\$16,086,791	\$0
Totals			112.3990	\$12,990,233	\$638,357,957	\$603,640,218

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 171

CPL - PLANO CITY
Effective Rate Assumption

7/16/2019

5:11:21PM

New Value

TOTAL NEW VALUE MARKET:	\$12,990,233
TOTAL NEW VALUE TAXABLE:	\$12,990,233

New Exemptions

Exemption	Description	Count
-----------	-------------	-------

ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
OV65	Age 65 or Older	1	\$40,000
PARTIAL EXEMPTIONS VALUE LOSS		1	\$40,000
NEW EXEMPTIONS VALUE LOSS			\$40,000

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$40,000
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New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12	\$147,575	\$57,083	\$90,492

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12	\$147,575	\$57,083	\$90,492

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
3	\$3,440,554.00	\$1,424,299

Exhibit "B" to Resolution No. 2019-8-4(R)

TIF III

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 795

CPL - PLANO CITY

Grand Totals

7/16/2019

5:10:09PM

Land		Value			
Homesite:		11,976,988			
Non Homesite:		300,391,354			
Ag Market:		4,746,440			
Timber Market:		0		Total Land	(+) 317,114,782
Improvement		Value			
Homesite:		28,277,601			
Non Homesite:		609,874,356		Total Improvements	(+) 638,151,957
Non Real		Count	Value		
Personal Property:		0	0		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 0
				Market Value	= 955,266,739
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,746,440	0			
Ag Use:	1,864	0	Productivity Loss	(-)	4,744,576
Timber Use:	0	0	Appraised Value	=	950,522,163
Productivity Loss:	4,744,576	0			
				Homestead Cap	(-) 419,346
				Assessed Value	= 950,102,817
				Total Exemptions Amount (Breakdown on Next Page)	(-) 143,861,819
				Net Taxable	= 806,240,998

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	248,802	70,180	154.89	154.89	3			
OV65	2,627,923	1,528,275	5,188.76	5,215.81	14			
Total	2,876,725	1,598,455	5,343.65	5,370.70	17	Freeze Taxable	(-) 1,598,455	
Tax Rate	0.460300							
							Freeze Adjusted Taxable	= 804,642,543

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,709,113.28 = 804,642,543 * (0.460300 / 100) + 5,343.65

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 795

CPL - PLANO CITY
Grand Totals

7/16/2019

5:10:32PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	3	120,000	0	120,000
EX-XU	2	0	462,248	462,248
EX-XV	150	0	136,921,014	136,921,014
HS	71	3,357,893	0	3,357,893
HT	14	2,320,664	0	2,320,664
OV65	17	680,000	0	680,000
	Totals	6,478,557	137,383,262	143,861,819

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD

2019 CERTIFIED TOTALS

As of Certification

Property Count: 795

CPL - PLANO CITY
Grand Totals

7/16/2019 5:10:32PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-Family Residential	159		\$2,776,588	\$33,584,842	\$26,869,960
B	Multi-Family Residential	17		\$8,122,531	\$196,582,955	\$196,582,955
C1	Vacant Lots and Tracts	84		\$0	\$14,640,293	\$14,640,293
D1	Qualified Open-Space Land	4	11.3719	\$0	\$4,746,440	\$1,864
E	Rural Land, Non Qualified Open-Space Lan	6	2.3389	\$0	\$711,157	\$711,157
F1	Commercial Real Property	277		\$13,625,812	\$443,260,435	\$443,077,414
F2	Industrial and Manufacturing Real Property	68		\$41,000	\$117,120,001	\$117,120,001
J2	Gas Distribution Systems	1		\$0	\$35,393	\$35,393
J3	Electric Companies and Co-Ops	2		\$0	\$58,163	\$58,163
J4	Telephone Companies and Co-Ops	2		\$0	\$1,362,401	\$1,362,401
J5	Railroads	2		\$0	\$0	\$0
O	Residential Real Property Inventory	37		\$2,819,046	\$5,781,397	\$5,781,397
X	Totally Exempt Property	152		\$1,093,556	\$137,383,262	\$0
	Totals		13.7108	\$28,478,533	\$955,266,739	\$806,240,998

Exhibit "B" to Resolution No. 2019-8-4(R)

Collin CAD	2019 CERTIFIED TOTALS	As of Certification
Property Count: 795	CPL - PLANO CITY Effective Rate Assumption	7/16/2019 5:10:32PM

New Value

TOTAL NEW VALUE MARKET:	\$28,478,533
TOTAL NEW VALUE TAXABLE:	\$21,059,895

New Exemptions

Exemption	Description	Count	2018 Market Value
EX-XV	Other Exemptions (public, religious, charitable, and other property not rep	7	\$2,434,264
ABSOLUTE EXEMPTIONS VALUE LOSS			\$2,434,264

Exemption	Description	Count	Exemption Amount
HS	General Homestead	8	\$653,337
OV65	Age 65 or Older	3	\$120,000
PARTIAL EXEMPTIONS VALUE LOSS			\$773,337
NEW EXEMPTIONS VALUE LOSS			\$3,207,601

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$3,207,601

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
71	\$236,472	\$53,201	\$183,271

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
71	\$236,472	\$53,201	\$183,271

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
5	\$5,862,835.00	\$5,334,300

APPRAISAL REVIEW BOARD

DENTON COUNTY, TEXAS

ORDER APPROVING APPRAISAL RECORDS
FOR 2019

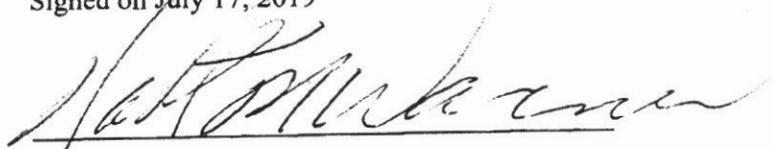
On July 17, the Appraisal Review Board of Denton County, Texas, met to approve the appraisal records for tax year 2019.

The Board finds that the appraisal records, as corrected by the Chief Appraiser according to the orders of the Board, should be approved.

The Board finds that the sum of the appraised values, as determined by the Chief Appraiser, on all properties on which protests have been filed but not determined by this Board is five percent or less of the total appraised value of all other taxable properties.

The Board therefore APPROVES the appraisal records as corrected.

Signed on July 17, 2019

A handwritten signature in black ink, appearing to read "Robert Warner", is written over a horizontal line.

Robert Warner
CHAIRPERSON APPRAISAL REVIEW BOARD

CERTIFICATION OF 2019 ROLL

July 23, 2019

"I, Rudy Durham, Chief Appraiser for the Denton Central Appraisal District, solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value determined as required by law."



RUDY DURHAM, CHIEF APPRAISER
DENTON CENTRAL APPRAISAL DISTRICT



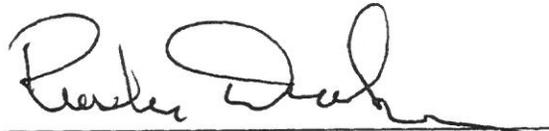
BEATRICE LORNE
NOTARY PUBLIC
EXPIRES:02-08-2023



CERTIFICATION OF 2019 AND PRIOR YEAR SUPPLEMENTAL ROLL

July 23, 2019

"I, Rudy Durham, Chief Appraiser for the Denton Central Appraisal District, solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value determined as required by law."



RUDY DURHAM, CHIEF APPRAISER
DENTON CENTRAL APPRAISAL DISTRICT



BEATRICE LORNE
NOTARY PUBLIC
EXPIRES: 02-08-2023

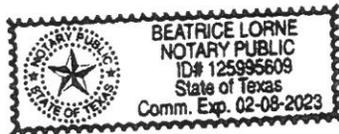


Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 2,267

C29 - PLANO CITY OF
ARB Approved Totals

7/18/2019

4:50:56PM

Land		Value			
Homesite:		282,356,550			
Non Homesite:		228,022,911			
Ag Market:		73,374,533			
Timber Market:		0		Total Land	(+) 583,753,994
Improvement		Value			
Homesite:		846,042,815			
Non Homesite:		269,262,591		Total Improvements	(+) 1,115,305,406
Non Real		Count	Value		
Personal Property:	92	76,556,247			
Mineral Property:	0	0			
Autos:	0	0		Total Non Real	(+) 76,556,247
				Market Value	= 1,775,615,647
Ag	Non Exempt	Exempt			
Total Productivity Market:	73,374,533	0			
Ag Use:	489,967	0		Productivity Loss	(-) 72,884,566
Timber Use:	0	0		Appraised Value	= 1,702,731,081
Productivity Loss:	72,884,566	0		Homestead Cap	(-) 1,144,706
				Assessed Value	= 1,701,586,375
				Total Exemptions Amount	(-) 354,237,052
				(Breakdown on Next Page)	
				Net Taxable	= 1,347,349,323

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	5,460,358	3,923,786	15,717.45	15,760.97	11			
DPS	564,018	451,214	1,647.53	1,647.53	1			
OV65	285,253,734	203,632,007	759,004.61	769,692.43	556			
Total	291,278,110	208,007,007	776,369.59	787,100.93	568	Freeze Taxable	(-) 208,007,007	
Tax Rate	0.460300							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	937,523	670,019	556,749	113,270	2			
Total	937,523	670,019	556,749	113,270	2	Transfer Adjustment	(-) 113,270	
						Freeze Adjusted Taxable	= 1,139,229,046	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 6,020,240.89 = 1,139,229,046 * (0.460300 / 100) + 776,369.59

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 2,267

C29 - PLANO CITY OF
ARB Approved Totals

7/18/2019

4:52:44PM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	65,238,603	0	65,238,603
DP	12	480,000	0	480,000
DPS	1	0	0	0
DV1	6	0	65,000	65,000
DV2	2	0	19,500	19,500
DV3	9	0	100,000	100,000
DV4	9	0	36,000	36,000
DV4S	4	0	48,000	48,000
DVHS	6	0	2,504,312	2,504,312
DVHSS	2	0	668,319	668,319
EX-XV	25	0	76,905,729	76,905,729
EX366	6	0	1,026	1,026
HS	1,604	184,705,046	0	184,705,046
OV65	581	22,785,517	0	22,785,517
OV65S	18	680,000	0	680,000
Totals		273,889,166	80,347,886	354,237,052

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 83

C29 - PLANO CITY OF
Under ARB Review Totals

7/18/2019

4:50:56PM

Land	Value			
Homesite:	8,467,122			
Non Homesite:	0			
Ag Market:	0			
Timber Market:	0	Total Land	(+)	8,467,122

Improvement	Value			
Homesite:	22,069,787			
Non Homesite:	0	Total Improvements	(+)	22,069,787

Non Real	Count	Value		
Personal Property:	3	135,566		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				135,566
				30,672,475

Ag	Non Exempt	Exempt		
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	0	0		30,672,475
			Homestead Cap	(-)
				24,180
			Assessed Value	=
				30,648,295
			Total Exemptions Amount	(-)
			(Breakdown on Next Page)	5,442,834
			Net Taxable	=
				25,205,461

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	2,046,005	1,356,805	6,245.37	11,198.91	7		
Total	2,046,005	1,356,805	6,245.37	11,198.91	7	Freeze Taxable	(-)
Tax Rate	0.460300						

Freeze Adjusted Taxable = 23,848,656

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX

116,020.73 = 23,848,656 * (0.460300 / 100) + 6,245.37

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 83

C29 - PLANO CITY OF
Under ARB Review Totals

7/18/2019

4:52:44PM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	66	5,162,834	0	5,162,834
OV65	6	240,000	0	240,000
OV65S	1	40,000	0	40,000
Totals		5,442,834	0	5,442,834

Exhibit "D" to Resolution No. 2019-8-4(R)

Land	Value			
Homesite:	290,823,672			
Non Homesite:	228,022,911			
Ag Market:	73,374,533			
Timber Market:	0	Total Land	(+)	592,221,116

Improvement	Value			
Homesite:	868,112,602			
Non Homesite:	269,262,591	Total Improvements	(+)	1,137,375,193

Non Real	Count	Value		
Personal Property:	95	76,691,813		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				1,806,288,122

Ag	Non Exempt	Exempt		
Total Productivity Market:	73,374,533	0		
Ag Use:	489,967	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	72,884,566	0		1,733,403,556
			Homestead Cap	(-)
				1,168,886
			Assessed Value	=
				1,732,234,670
			Total Exemptions Amount (Breakdown on Next Page)	(-)
				359,679,886
			Net Taxable	=
				1,372,554,784

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,460,358	3,923,786	15,717.45	15,760.97	11		
DPS	564,018	451,214	1,647.53	1,647.53	1		
OV65	287,299,739	204,988,812	765,249.98	780,891.34	563		
Total	293,324,115	209,363,812	782,614.96	798,299.84	575	Freeze Taxable	(-)
Tax Rate	0.460300						209,363,812

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	937,523	670,019	556,749	113,270	2		
Total	937,523	670,019	556,749	113,270	2	Transfer Adjustment	(-)
							113,270
						Freeze Adjusted Taxable	=
							1,163,077,702

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 6,136,261.62 = 1,163,077,702 * (0.460300 / 100) + 782,614.96

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 2,350

C29 - PLANO CITY OF
Grand Totals

7/18/2019

4:52:44PM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	65,238,603	0	65,238,603
DP	12	480,000	0	480,000
DPS	1	0	0	0
DV1	6	0	65,000	65,000
DV2	2	0	19,500	19,500
DV3	9	0	100,000	100,000
DV4	9	0	36,000	36,000
DV4S	4	0	48,000	48,000
DVHS	6	0	2,504,312	2,504,312
DVHSS	2	0	668,319	668,319
EX-XV	25	0	76,905,729	76,905,729
EX366	6	0	1,026	1,026
HS	1,670	189,867,880	0	189,867,880
OV65	587	23,025,517	0	23,025,517
OV65S	19	720,000	0	720,000
Totals		279,332,000	80,347,886	359,679,886

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 2,267

C29 - PLANO CITY OF
ARB Approved Totals

7/18/2019 4:52:44PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,028		\$9,609,587	\$1,122,835,397	\$910,856,467
B	MULTIFAMILY RESIDENCE	1		\$0	\$48,483,582	\$48,483,582
C1	VACANT LOTS AND LAND TRACTS	100		\$0	\$15,449,694	\$15,449,694
D1	QUALIFIED AG LAND	7	122.8180	\$0	\$73,374,533	\$489,605
D2	NON-QUALIFIED LAND	1		\$0	\$7,253	\$1,075
E	FARM OR RANCH IMPROVEMENT	3	13.5212	\$0	\$5,911,915	\$4,660,985
F1	COMMERCIAL REAL PROPERTY	20		\$12,518,702	\$361,752,796	\$300,054,575
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$303,140	\$303,140
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$4,601,890	\$4,601,890
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$971,270	\$971,270
J7	CABLE TELEVISION COMPANY	2		\$0	\$121,300	\$121,300
L1	COMMERCIAL PERSONAL PROPE	71		\$83,859	\$64,841,602	\$61,301,220
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$54,520	\$54,520
X	TOTALLY EXEMPT PROPERTY	31		\$0	\$76,906,755	\$0
	Totals		136.3392	\$22,212,148	\$1,775,615,647	\$1,347,349,323

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 83

C29 - PLANO CITY OF
Under ARB Review Totals

7/18/2019 4:52:44PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	80		\$466,911	\$30,536,909	\$25,069,895
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$135,566	\$135,566
	Totals		0.0000	\$466,911	\$30,672,475	\$25,205,461

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 2,350

C29 - PLANO CITY OF
Grand Totals

7/18/2019 4:52:44PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,108		\$10,076,498	\$1,153,372,306	\$935,926,362
B	MULTIFAMILY RESIDENCE	1		\$0	\$48,483,582	\$48,483,582
C1	VACANT LOTS AND LAND TRACTS	100		\$0	\$15,449,694	\$15,449,694
D1	QUALIFIED AG LAND	7	122.8180	\$0	\$73,374,533	\$489,605
D2	NON-QUALIFIED LAND	1		\$0	\$7,253	\$1,075
E	FARM OR RANCH IMPROVEMENT	3	13.5212	\$0	\$5,911,915	\$4,660,985
F1	COMMERCIAL REAL PROPERTY	20		\$12,518,702	\$361,752,796	\$300,054,575
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$303,140	\$303,140
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$4,601,890	\$4,601,890
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$971,270	\$971,270
J7	CABLE TELEVISION COMPANY	2		\$0	\$121,300	\$121,300
L1	COMMERCIAL PERSONAL PROPE	74		\$83,859	\$64,977,168	\$61,436,786
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$54,520	\$54,520
X	TOTALLY EXEMPT PROPERTY	31		\$0	\$76,906,755	\$0
	Totals		136.3392	\$22,679,059	\$1,806,288,122	\$1,372,554,784

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 2,267

C29 - PLANO CITY OF
ARB Approved Totals

7/18/2019 4:52:44PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A020	BUILDER HOME PLANS - REFERENC	2		\$0	\$0	\$0
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	1,208		\$9,550,244	\$807,391,313	\$659,377,140
A4	CONDOS	129		\$0	\$38,995,317	\$28,856,956
A5	TOWNHOMES	420		\$0	\$113,716,063	\$95,133,240
A6	REAL, RESIDENTIAL GOLF COURSE	269		\$59,343	\$162,732,704	\$127,489,131
B1	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$48,483,582	\$48,483,582
C1	REAL, VACANT PLATTED RESIDENTI	96		\$0	\$8,225,463	\$8,225,463
C2	COMMERCIAL VACANT LOT	4		\$0	\$7,224,231	\$7,224,231
D1	QUALIFIED AG LAND	7	122.8180	\$0	\$73,374,533	\$489,605
D2	FARM AND RANCH IMPSS ON QUALI	1		\$0	\$7,253	\$1,075
E1	LAND AND IMPROVMENTS (NON AG Q	2		\$0	\$5,910,915	\$4,659,985
E4	VACANT NON QUALIFIED NON HOME	1		\$0	\$1,000	\$1,000
F010	COMMERCIAL BUILDER PLANS - RE	1		\$0	\$246,668	\$246,668
F1	REAL COMMERCIAL	20		\$12,518,702	\$361,506,128	\$299,807,907
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$303,140	\$303,140
J3	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$4,601,890	\$4,601,890
J4	REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$971,270	\$971,270
J7	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$121,300	\$121,300
L1	BPP TANGIBLE COMERCIAL PROPER	37		\$83,859	\$63,006,274	\$59,465,892
L2	BPP TANGIBLE INDUSTRIAL PROPER	1		\$0	\$54,520	\$54,520
L3	BPP TANGIBLE COMMERCIAL LEASE	34		\$0	\$1,835,328	\$1,835,328
X		31		\$0	\$76,906,755	\$0
	Totals		122.8180	\$22,212,148	\$1,775,615,647	\$1,347,349,323

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 83

C29 - PLANO CITY OF
Under ARB Review Totals

7/18/2019 4:52:44PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	61		\$466,911	\$24,311,442	\$19,880,900
A4	CONDOS	1		\$0	\$159,955	\$159,955
A5	TOWNHOMES	1		\$0	\$139,870	\$139,870
A6	REAL, RESIDENTIAL GOLF COURSE	17		\$0	\$5,925,642	\$4,889,170
L1	BPP TANGIBLE COMERCIAL PROPER	1		\$0	\$129,829	\$129,829
L3	BPP TANGIBLE COMMERCIAL LEASE	2		\$0	\$5,737	\$5,737
Totals			0.0000	\$466,911	\$30,672,475	\$25,205,461

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 2,350

C29 - PLANO CITY OF
Grand Totals

7/18/2019 4:52:44PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A020	BUILDER HOME PLANS - REFERENC	2		\$0	\$0	\$0
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	1,269		\$10,017,155	\$831,702,755	\$679,258,040
A4	CONDOS	130		\$0	\$39,155,272	\$29,016,911
A5	TOWNHOMES	421		\$0	\$113,855,933	\$95,273,110
A6	REAL, RESIDENTIAL GOLF COURSE	286		\$59,343	\$168,658,346	\$132,378,301
B1	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$48,483,582	\$48,483,582
C1	REAL, VACANT PLATTED RESIDENTI	96		\$0	\$8,225,463	\$8,225,463
C2	COMMERCIAL VACANT LOT	4		\$0	\$7,224,231	\$7,224,231
D1	QUALIFIED AG LAND	7	122.8180	\$0	\$73,374,533	\$489,605
D2	FARM AND RANCH IMPSS ON QUALI	1		\$0	\$7,253	\$1,075
E1	LAND AND IMPROVMENTS (NON AG Q	2		\$0	\$5,910,915	\$4,659,985
E4	VACANT NON QUALIFIED NON HOME	1		\$0	\$1,000	\$1,000
F010	COMMERCIAL BUILDER PLANS - RE	1		\$0	\$246,668	\$246,668
F1	REAL COMMERCIAL	20		\$12,518,702	\$361,506,128	\$299,807,907
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$303,140	\$303,140
J3	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$4,601,890	\$4,601,890
J4	REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$971,270	\$971,270
J7	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$121,300	\$121,300
L1	BPP TANGIBLE COMERCIAL PROPER	38		\$83,859	\$63,136,103	\$59,595,721
L2	BPP TANGIBLE INDUSTRIAL PROPER	1		\$0	\$54,520	\$54,520
L3	BPP TANGIBLE COMMERCIAL LEASE	36		\$0	\$1,841,065	\$1,841,065
X		31		\$0	\$76,906,755	\$0
	Totals		122.8180	\$22,679,059	\$1,806,288,122	\$1,372,554,784

Exhibit "D" to Resolution No. 2019-8-4(R)

DENTON County

2019 CERTIFIED TOTALS

As of Certification

Property Count: 2,350

C29 - PLANO CITY OF
Effective Rate Assumption

7/18/2019

4:52:44PM

New Value

TOTAL NEW VALUE MARKET: **\$22,679,059**
TOTAL NEW VALUE TAXABLE: **\$21,724,250**

New Exemptions

Exemption	Description	Count	2018 Market Value	
EX-XV	Other Exemptions (including public property, r	1		\$0
EX366	HB366 Exempt	1		\$655
ABSOLUTE EXEMPTIONS VALUE LOSS				\$655

Exemption	Description	Count	Exemption Amount
DP	Disability	1	\$40,000
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	2	\$22,000
DV4	Disabled Veterans 70% - 100%	2	\$12,000
HS	Homestead	52	\$6,303,829
OV65	Over 65	37	\$1,433,200
PARTIAL EXEMPTIONS VALUE LOSS			95
NEW EXEMPTIONS VALUE LOSS			\$7,816,684

Increased Exemptions

Exemption	Description	Count	Increased Exemption_Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$7,816,684

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,670	\$570,372	\$114,393	\$455,979
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,668	\$567,512	\$113,825	\$453,687

DENTON County

2019 CERTIFIED TOTALS

As of Certification

C29 - PLANO CITY OF
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
83	\$30,672,475.00	\$25,205,461

ORDINANCE NO. 2019-8-5

AN ORDINANCE OF THE CITY OF PLANO, TEXAS, REPEALING ORDINANCE NO. 2018-1-3 AND ORDINANCE NO. 2012-6-19, CODIFIED AS ARTICLE VI, HERITAGE RESOURCE PRESERVATION, OF CHAPTER 16, PLANNING AND DEVELOPMENT, OF THE CODE OF ORDINANCES; AND REPLACING THE PROVISIONS WITH A NEW HERITAGE PRESERVATION ORDINANCE; PROVIDING A PENALTY CLAUSE, A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, A PUBLICATION CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Plano established provisions for historic landmark preservation for the City of Plano for the purpose of protecting and preserving places and areas of historical and cultural importance to the City of Plano, by Ordinance Nos. 79-12-13, 81-12-10, Subsection (d) of Section II of Ordinance No. 83-10-10, and Ordinance No. 88-10-12, and such Ordinances were collectively codified as Article VI, Historic Landmark Preservation, of Chapter 16, Planning and Development, of the Code of Ordinances of the City of Plano; and

WHEREAS, the above ordinances were subsequently repealed and replaced by the City Council of the City of Plano on February 23, 1998, by Ordinance No. 98-2-26; again repealed and replaced on August 24, 1998, by Ordinance No. 98-8-35; again repealed and replaced on October 8, 2007, by Ordinance No. 2007-10-23; amended on June 25, 2012, by Ordinance No. 2012-6-19; and repealed and replaced on January 8, 2018 effective July 9, 2018, by Ordinance 2018-1-3; and

WHEREAS, the provisions of Ordinance No. 2012-6-19 related to Heritage Commissioner abstentions were not repealed and inadvertently omitted from Ordinance 2018-1-3; and

WHEREAS, legislation adopted by the State of Texas requires us to further update the ordinance to comply with state law; and

WHEREAS, upon the recommendation of the Heritage Commission, the City Council now finds that it is necessary to adopt updated provisions for heritage preservation within the City of Plano and that such provisions are in the best interest of the City and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. Ordinance No. 2018-1-3, duly passed and approved by the City Council of the City of Plano, Texas, on January 8, 2018 and effective July 9, 2018, is hereby repealed in its entirety.

Section II. Ordinance No. 2012-6-19, duly passed and approved by the City Council of the City of Plano, Texas, on June 25, 2012, is hereby repealed in its entirety.

Section III. Article VI, Heritage Resource Preservation, of Chapter 16, Planning and Development, of the Code of Ordinances of the City of Plano is hereby replaced as follows:

“Sec. 16-101. General and Purpose.

ORDINANCE NO. 2019-8-5

(a) *Purpose.* The City Council of the City of Plano hereby finds and declares as a matter of public policy that the preservation of the city's heritage, including the recognition and protection of historic landmarks and icons, promotion of the historic culture, enhancement of the public's knowledge of the city's historical past, and development of civic pride in the beauty and noble accomplishments in the past, is a public necessity and is required in the interest of the culture, prosperity, education, and welfare of the people. The aspirations of this article are to:

- (1) Safeguard the city's history and culture by promoting the value and importance reflected in recognizing founders of the city, establishing historic landmarks, teaching the evolution of the area, and fostering general heritage preservation;
- (2) Protect, enhance, and perpetuate historic resources and districts which represent or reflect distinctive and important elements of the city's cultural, social, economic, political, archaeological, and architectural history;
- (3) Promote the city's heritage by educating and attracting tourists and visitors while providing incidental support and stimulus to business and industry;
- (4) Enhance and protect property values, recognize the owner's property rights, promote economic development, and foster sustainability;
- (5) Promote the city's heritage by encouraging the use of historic resources;
- (6) Promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the city;
- (7) Increase historical awareness, including educating the youth of the city, in order to strengthen the culture, prosperity, and welfare of local citizens and visitors to the city;
- (8) Encourage stabilization, restoration, maintenance, and improvements of such properties; and
- (9) Provide input and advice to the City Council regarding matters of heritage preservation.

(b) *Fees, Forms, and Procedures.* City Council may establish a schedule of fees as required to recoup costs related to the administration of this ordinance. The Director of Planning may establish procedures, forms, and standards with regard to the content, format, and number of copies of information constituting an application under this ordinance.

Sec. 16-102. Enabling Authority.

This article is enabled by Sections 211.001 and 211.003 of the Texas Local Government Code:

211.001 Purpose

ORDINANCE NO. 2019-8-5

The powers granted under this subchapter are for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance.

...

211.003 Zoning Regulations Generally

The governing body of a municipality may regulate:

...

(b) In the case of designated places and areas of historical, cultural or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration or razing of buildings and other structures.

...

Sec. 16-103. Definitions.

Accessory Building means a structure or use that is clearly subordinate to and functionally related to the primary building or use, which contributes to the comfort, convenience, or necessity of occupants of the primary building or use on the same platted lot. An Accessory Building does not include a Landscape Feature.

Archaeology means the science or study of the material remains of past life or activities and physical site, location, or context in which they are found, as delineated in the Department of the Interior's Archaeological Resources Protection Act of 1979.

Building means a resource created principally to shelter any form of human activity.

Certificate of Appropriateness (CA) means a signed and dated document evidencing the approval of the Heritage Commission or Heritage Preservation Officer when he or she is authorized to approve such certification, for work proposed by an owner or applicant that is subject to this Ordinance.

Certified Local Government (CLG) means a local government certified or recognized by the State Historic Preservation Office (SHPO) and the National Park Service (NPS), as an active partner in the Federal Historic Preservation Program with a demonstrated commitment to preserve, protect, and increase awareness of cultural heritage found in the built environment.

Compatible Structure means a structure within a heritage district that was substantially constructed after the district's period of significance, but fits within the existing character of the heritage district to reflect existing buildings in massing, height, scale, material, roof, color, architectural details, and general appearance, or is built in accordance with an approved Certificate of Appropriateness (CA).

ORDINANCE NO. 2019-8-5

Contributing Structure means a structure within a heritage district that was substantially constructed within the district's period of significance and retains a significant amount of its physical integrity and character-defining features including location, setting, design, construction, workmanship, or association with historical persons or events.

Delegation of Duties means the list of duties that are delegated to the Heritage Preservation Officer by the Heritage Commission, as amended from time to time.

Demolition means an act or process (not withstanding acts of God, criminal activity, etc.) which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historic, or architectural integrity.

Demolition by Neglect means allowing a structure, whether intentional or unintentional, to fall into such a state of disrepair that it becomes necessary or desirable to demolish it.

Demolition Delay means suspension by the City of Plano of an application for removal or demolition of a structure.

Design Standards means guidelines adopted by the City Council to provide direction in making determinations that proposed actions are in compliance with this ordinance and consistent in maintaining the historic character of the structure, district, and city.

Designation or Heritage Designation means approval of an "H" or "HD" zoning overlay district on a property or group of properties in combination with the underlying (base) zoning district.

Heritage Commission or Commission means the Heritage Commission of the City of Plano.

Heritage District or Heritage Resource District (HD) means an area which includes two (2) or more structures or sites, together with their accessory buildings, fences, and other appurtenances that are of historical, cultural, archaeological, or architectural importance, and that has received designation from the Plano City Council as a unified district. A heritage district may have within its boundaries contributing, compatible, and non-contributing structures.

Heritage Landmark or Individually Designated Heritage Resource (H) means a structure, site, or landmark, together with its accessory buildings, fences, and other appurtenances, of historical, cultural, archaeological, or architectural importance that has received designation from the Plano City Council on its own and not as part of a heritage district. It may or may not also be located within a heritage district as part of a separate designation.

Heritage Preservation or Historic Preservation means the identification, evaluation, recordation, documentation, acquisition consistent with the Fifth Amendment of the United States Constitution, protection, management, repairs, rehabilitation, restoration, stabilization, maintenance, and reconstruction of historic structures or property, or any one or more of the foregoing activities.

ORDINANCE NO. 2019-8-5

Heritage Preservation Officer (HPO) means a staff person for the City of Plano whose duties encompass all heritage preservation activities for the city as established in accordance with Section 16-106 of the Code of the City of Plano.

Heritage Preservation Plan or Preservation Plan means a document created by the Heritage Commission to provide a current inventory of heritage resources, a list of potential heritage resources, and to make policy recommendations to guide heritage preservation activities for the City of Plano.

Heritage Resource means a property or properties designated by the City Council as a Heritage Landmark (H) or Heritage District (HD).

Heritage Resource Survey means a comprehensive survey involving the identification, research, and documentation of buildings, sites, and structures of any historic, cultural, archaeological, or architectural importance.

Landscape Feature means an outdoor enhancement for recreational or aesthetic use.

Maintenance means any work for which the purpose and effect of which is to correct or protect with least degree of intervention any deterioration or decay of or damage to a structure or property, or any part thereof, and to repair or replace the same, as nearly as may be practicable, to avoid any further deterioration, decay, or damage, using the same materials or those materials available which are as close as practicable to the original and all of which must comply with applicable codes and ordinances. Maintenance does not include a change in design, material, or outward appearance, but does include in-kind repairs or replacements.

Minor In-kind Repairs or Replacements means small-scale repairs or replacements to correct minor problems or damage to the exterior of a structure or building, not including a change in design, material, or outward appearance. Examples that satisfy this definition include, but are not limited to touch up painting, spot replacement of shingles, replacement of a windowpane, caulking, and securing loose boards.

National Register of Historic Places means the nation's official list of buildings, districts, and sites, including structures and objects, significant in American history and culture, architecture, archeology, and engineering maintained by the National Park Service and administered on a state-wide basis by the Texas Historical Commission.

National Historic Landmark means a nationally significant historic place designated by the Secretary of the Interior for its exceptional value or quality in illustrating or interpreting the heritage of the United States.

Non-Contributing Structure means a structure within a heritage district that was substantially constructed after the district's period of significance and is not an integral part of the historic, archaeological and architectural fabric of the district or the city, or was substantially constructed within the district's period of significance and does not retain a significant portion of its architectural or design integrity.

ORDINANCE NO. 2019-8-5

Potential Heritage Resource means a property listed in the Preservation Plan that, according to preliminary research, may have historical, cultural, archaeological or architectural importance, either as an individual property or as part of larger district. A potential heritage resource has not received designation, but has the potential to become designated with further historic research, restoration, or property owner interest.

Preservation means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Reasonable Rate of Return means a reasonable profit or capital appreciation, which may accrue from the use or ownership of a structure or property as the result of an investment or labor.

Reconstruction means the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Recorded Texas Historical Landmark means a state designation for buildings important for their historical associations and which have retained a high degree of their original historic fabric, at least 50 years of age, and retained their original exterior appearance.

Rehabilitation means the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Relocation means any change of the location of a structure, object, or material thing in its present setting to another setting.

Restoration means the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Secretary of the Interior's Standards for Rehabilitation means the standards established by the Secretary of the Interior for advising federal agencies on the preservation and rehabilitation of historic properties listed or eligible for listing on the National Register of Historic Places.

ORDINANCE NO. 2019-8-5

State Antiquities Landmark means a designation made by the Texas Historical Commission and, in the case of privately owned property, with the landowner's permission. This designation can include buildings as well as archeological sites. For a building to be designated as a State Archeological Landmark, it must first be listed on the National Register of Historic Places.

Sec. 16-104. Heritage Commission – Established.

- (a) *Creation.* There is hereby created a Commission to be known as the Heritage Commission of the City, referred to as the "Commission" in this article.
- (b) *Members, Appointments, and Qualifications.* The Commission shall be composed of seven (7) members appointed by the City Council. The seven (7) members shall be appointed from the citizens of the City of Plano, and, if possible, consideration should be given to a property owner from each heritage district and owners of heritage landmarks. All members should have a demonstrated interest, competence, or knowledge in historic preservation, history, planning, architecture, real estate, legal, archaeology, or other related field.
- (c) *Terms.* The members serve for staggered terms of two (2) years ending on October 31; however, a member may serve until his or her successor is appointed. Vacancies shall be filled by appointment for the unexpired term only.
- (d) *Compensation.* The Commission members shall serve without compensation for their service.
- (e) *Officers.* The City Council shall appoint the chairperson of the Commission. The Commission shall designate a vice-chairperson from the appointed members.
- (f) *Removal from office.* The City Council may remove any member from the Commission at will, for any or no reason.
- (g) *Meetings.* The minutes of each meeting shall be filed in the Planning Department. All meetings of the Commission are open to the public (with the exception of Executive Sessions as allowed by the Texas Open Meetings Act). Both applicants and remonstrators may give testimony as determined by law, or in accordance with adopted by-laws, or in the discretion of the chairperson if no law or by-law applies. Notice of meetings is published by the Commission in accordance with the Texas Open Meetings Act.
- (h) *By-laws.* The Commission shall adopt the Heritage Commission Rules and Procedures to detail the duties of its officers and ensure the efficiency of its meetings.
- (i) *Abstentions.* No commissioner who is on the board of a nonprofit organization shall discuss, deliberate or vote on the nonprofit organization's application request for funding and shall abstain on all matters relating hereto.

Sec. 16-105. Heritage Commission – Powers and Duties.

The Commission shall have the power to perform the following acts:

ORDINANCE NO. 2019-8-5

- (a) Adopt or amend Heritage Commission Rules and Procedures, as needed;
- (b) Review and take action on all Certificates of Appropriateness applications for compliance with adopted design standards pursuant to this article;
- (c) Periodically review and recommend to the City Council the update of criteria to be used in determining whether certain buildings, structures, land, areas, and districts should be designated as heritage resources;
- (d) Evaluate applications requesting the designation of a heritage resource;
- (e) Recommend to the City Council that an application be submitted to begin a city-initiated designation of a heritage resource;
- (f) Recommend conferral of recognition upon the owners of heritage resources by means of certificates, plaques, or markers;
- (g) Review and make comments to the Texas Historical Commission concerning the nomination of properties within its jurisdiction to the National Register of Historic Places;
- (h) Periodically review and recommend to the City Council the update of guidelines or standards to be used in determination of whether to grant or deny certificates of appropriateness for proposed alterations to the exterior of a heritage resource;
- (i) Make recommendations to the City Council concerning the utilization of state, federal, or private funds to promote the preservation of heritage resources within the city;
- (j) Receive, review, and recommend grant applications from area historic preservation agencies, groups, or organizations and make a recommendation to the City Council on the recipient's grant and amount to be awarded, if any;
- (k) Recommend to City Council the acceptance of donations, grants, funds, or gifts of historic property, and recommend to City Council the acquisition of heritage resources that cannot otherwise be preserved. The Commission shall not obligate the City of Plano without prior consent by City Council;
- (l) Participate in private, state, and federal historic preservation programs with the consent of the City Council;
- (m) Encourage public understanding of and involvement in the unique historical, architectural, and cultural heritage of the City of Plano through educational and interpretive programs;
- (n) Recommend incentive programs for preservation, such as tax exemptions, and administer the programs at the will of City Council;
- (o) Update the Heritage Preservation Plan subject to provisions in Section 16-108 and recommend to the City Council approval of the plan;

ORDINANCE NO. 2019-8-5

- (p) Present an annual report to the City Council summarizing the work completed during the previous year;
- (q) Adopt and amend the Delegation of Duties, as needed;
- (r) Conduct, review, and approve heritage resource surveys; and
- (s) Perform any task otherwise authorized by this Article.

Sec. 16-106. Heritage Preservation Officer – Established.

- (a) *Creation.* There is hereby created a staff person to be known as the Heritage Preservation Officer.
- (b) *Appointment.* The City Manager, or his or her designee, shall appoint a qualified staff person, as outlined in the Secretary of the Interior's Professional Qualification Standards, to serve as the Heritage Preservation Officer.

Sec. 16-107. Heritage Preservation Officer – Powers and Duties.

The Heritage Preservation Officer shall have the power and duty to perform the following acts:

- (a) Administer this article and advise the Commission on matters submitted to the Commission;
- (b) Set deadlines for submittals to the Commission in order to assure adequate staff review time and proper notification of the Commission and general public;
- (c) Review Certificates of Appropriateness, and grant or deny same in accordance with the provisions of this article for routine maintenance and for any other action which the Commission has specifically delegated review under the Delegation of Duties or otherwise;
- (d) Coordinate the city's heritage preservation activities with those of local, state, and federal agencies as well as other municipal departments and the general public;
- (e) Submit to the Texas Historical Commission a list or inventory of designated heritage resources;
- (f) File with the appropriate county a list of designated heritage resources;
- (g) Assist in developing community outreach programs to support the heritage preservation program;
- (h) Manage reporting requirements to monitor and maintain Certified Local Government (CLG) status;
- (i) Monitor and report to the Texas Historical Commission all actions affecting any Recorded Texas Historic Landmark, State Antiquities Landmark, and National Register property, as deemed necessary;

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- (j) Help maintain and update heritage resource surveys, as needed; and
- (k) Perform any task otherwise authorized by this Article.

Sec. 16-108. Heritage Preservation Plan.

- (a) *Purpose.* The Preservation Plan is the guiding policy document for the city's heritage preservation program and related activities. The plan elaborates upon and works toward the goals and objectives identified in this Article and Heritage Preservation Policy of the Comprehensive Plan. The plan:
 - (1) Maintains an inventory of heritage resources;
 - (2) Develops a list of potential heritage resources that have the potential to become designated with further historic research, restoration, or property owner interest;
 - (3) Develops a strategic framework which includes goals and objectives of the heritage preservation program; and
 - (4) Seeks and integrates community feedback.
- (b) *Review and Recommendation by the Heritage Commission.* The Commission will review the Preservation Plan and make a recommendation to City Council.
- (c) *Decision by the City Council for Plan Adoption.* The City Council will adopt by resolution the Preservation Plan.

Sec. 16-109. Heritage Resource Surveys.

- (a) *Purpose.* The purpose of completing a heritage resource survey is to identify and gather historic information on buildings, structures, and sites in the city that are at least fifty (50) years or older that may qualify for designation as a heritage resource. The Heritage Commission, Heritage Preservation Officer, or its designees, may conduct surveys for existing and potential heritage resources, as needed.
- (b) *Survey Data.* Heritage resource surveys may vary in scope and detail, however all surveys should include, at a minimum, the following information for all properties within the survey:
 - (1) Location of the property;
 - (2) Photographs of the property;
 - (3) Date of construction or approximate date of construction;
 - (4) Architectural style of the structure;
 - (5) Defining architectural details, including their materials, color, and condition; and

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- (6) Accessory structures and landscape features.
- (c) *Building Category and Integrity Evaluation.* After information for the heritage resource survey is compiled, the Heritage Commission shall review the properties surveyed to determine:
 - (1) If based upon the age of the structure and its historical, architectural, or cultural significance, the buildings are historic or non-historic;
 - (2) Whether the properties would be classified as contributing, compatible, or non-contributing to the surveyed area or the overall history and character of the city or other jurisdiction should the area be designated as a heritage district; and
 - (3) To what extent each structure retains its key, character-defining features.

A heritage resource survey map showing the location of all potential contributing, compatible, and non-contributing structures should be included with the survey.

- (d) *Approval.* The Heritage Commission shall approve the results of a heritage resource survey. Approval of a survey shall not establish any additional restrictions upon the properties within the survey, nor shall the structure categorization make any property within the survey eligible for any potential heritage tax exemptions, unless or until a property or group of properties are designated as a heritage resource through the procedure in Section 16-110 of this article.

Sec. 16-110. Designation of Heritage Resources – Criteria.

- (a) *Purpose.* The purpose of designating a heritage resource is to bring it to the attention of the general public and protect it from inappropriate changes or demolition.
- (b) *Criteria for Designating Heritage Landmarks.* Any building, structure, site, or object, must be at least fifty (50) years old and must substantially comply with two (2) or more of the following:
 - (1) Possesses significance in history, architecture, archeology, or culture.
 - (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
 - (3) Is associated with events that have made a significant impact in the city's past.
 - (4) Represents the work of a master designer, builder, or craftsman.
 - (5) Embodies the distinctive characteristics of a type, period, or method of construction.
 - (6) Represents an established and familiar visual feature of the city.
 - (7) Is identified with a person who significantly contributed to the culture and development of the city.

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- (8) Is a unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.
- (c) *Criteria for Designating Heritage Districts.* A district may be designated if it includes two (2) or more structures or sites at least fifty (50) years old, together with their accessory buildings, fences, and other appurtenances that are of historical, cultural, archaeological, or architectural importance and substantially complies with all of the following:
- (1) Contains properties and an environmental setting which meet two (2) or more of the criteria for designation of a heritage landmark;
 - (2) Constitutes a unique area of the City, such as a neighborhood or business center; and
 - (3) Contains two (2) or more properties that have been classified as contributing as part of a heritage resource survey.
- (d) *Heritage Resource Survey Map.* All proposed heritage districts shall contain a map illustrating the location of all contributing, compatible, and non-contributing properties and structures within the district as informed by the completion of a heritage resource survey.
- (e) *Original Construction Site.* Listed structures should typically remain on the original construction site. In the event that a potential heritage resource structure has been moved, the Commission shall determine if the structure can be designated. A priority listing of potential relocation sites is referenced in Section 16-116 (c) (8).
- (f) *Criteria for Removing a Heritage Resource Designation.* The designation of an heritage landmark or heritage district, whether in whole or in part, may be removed if the heritage resource no longer complies with the criteria for designation in Section 16-100(b) and (c) of this Article, and:
- (1) A heritage landmark located outside of a heritage district has been relocated or involuntarily destroyed and on-site new construction would not fit within the historic character of the site or the surrounding area.
 - (2) A heritage resource located within a heritage district has been involuntarily destroyed, relocated outside of the heritage district, or has lost its historic integrity, and where removal of the designation would not create a gap, hole, or other irregular shape in the boundaries of a heritage district that would be detrimental to the existing character of the district as a whole.

Sec. 16-111. Designation of Heritage Resources – Procedure.

- (a) *Property Owner-Initiated Designation.* Any person or corporation having a proprietary interest in a property may submit an application to designate the property as a heritage resource or heritage district. Applications shall be made in writing on a form suitable to the Planning Department and accompanied by payment of the appropriate fee to be charged by the City of Plano, Texas, for administering the application.

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- (1) *Signature Requirements – Heritage Landmarks.* Application for designation of a heritage landmark shall require the signatures of all owners of the property, or their authorized agents.
 - (2) *Signature Requirements – Heritage District.* Applications for designation of heritage districts must contain the signatures of property owners, or authorized agents, of at least sixty percent (60%) of the total number of lots or parcels of land in the proposed district boundaries, as determined by the most recently approved municipal tax roll in which the district is located.
- (b) *City-Initiated Designation.* The Heritage Commission or Planning & Zoning Commission may recommend to the City Council an application be submitted to designate any property, structure, site, or district within the incorporated limits of the City of Plano as a heritage landmark or heritage district. The City Council may, on its own motion, direct city staff to initiate designation proceedings. Upon approval of such motion, the Heritage Preservation Officer shall prepare a heritage resource designation application and zoning petition on behalf of the City of Plano. Pursuant to Section 211.0165 of the Texas Local Government Code, city-initiated designation of a heritage landmark shall require:
- (1) Written consent of the property owner, which may be withdrawn at any time in the process; or
 - (2) A three-fourths vote of approval by the Heritage Commission or Planning and Zoning Commission to move forward to City Council, and a three-fourths vote of approval by City Council.
- (c) *Heritage Landmark Designation Impact Statement.* At least fifteen (15) calendar days prior to the public hearing at the Heritage Commission for designation of a heritage landmark, staff shall provide the property owner(s) with a Heritage Landmark Designation Impact Statement that includes:
- (1) Regulations that are authorized to be applied to the heritage landmark after the designation;
 - (2) Procedures for the designation;
 - (3) Tax benefits that are authorized to be applied to the heritage landmark after the designation, if any; and
 - (4) Rehabilitation or repair programs offered by the City of Plano for a heritage landmark, if any.
- (d) *Review and Recommendation by the Heritage Commission.* Upon staff's acceptance or completion of an application, the Heritage Preservation Officer shall schedule a public hearing at the next practicable Heritage Commission meeting. At least ten (10) calendar days prior to the Heritage Commission meeting, a written courtesy notice of the public hearing shall be sent to all owners of real property within 500 feet of the property or properties on which the designation is proposed. The Heritage Commission shall make a recommendation to the Planning & Zoning Commission as to whether or not the

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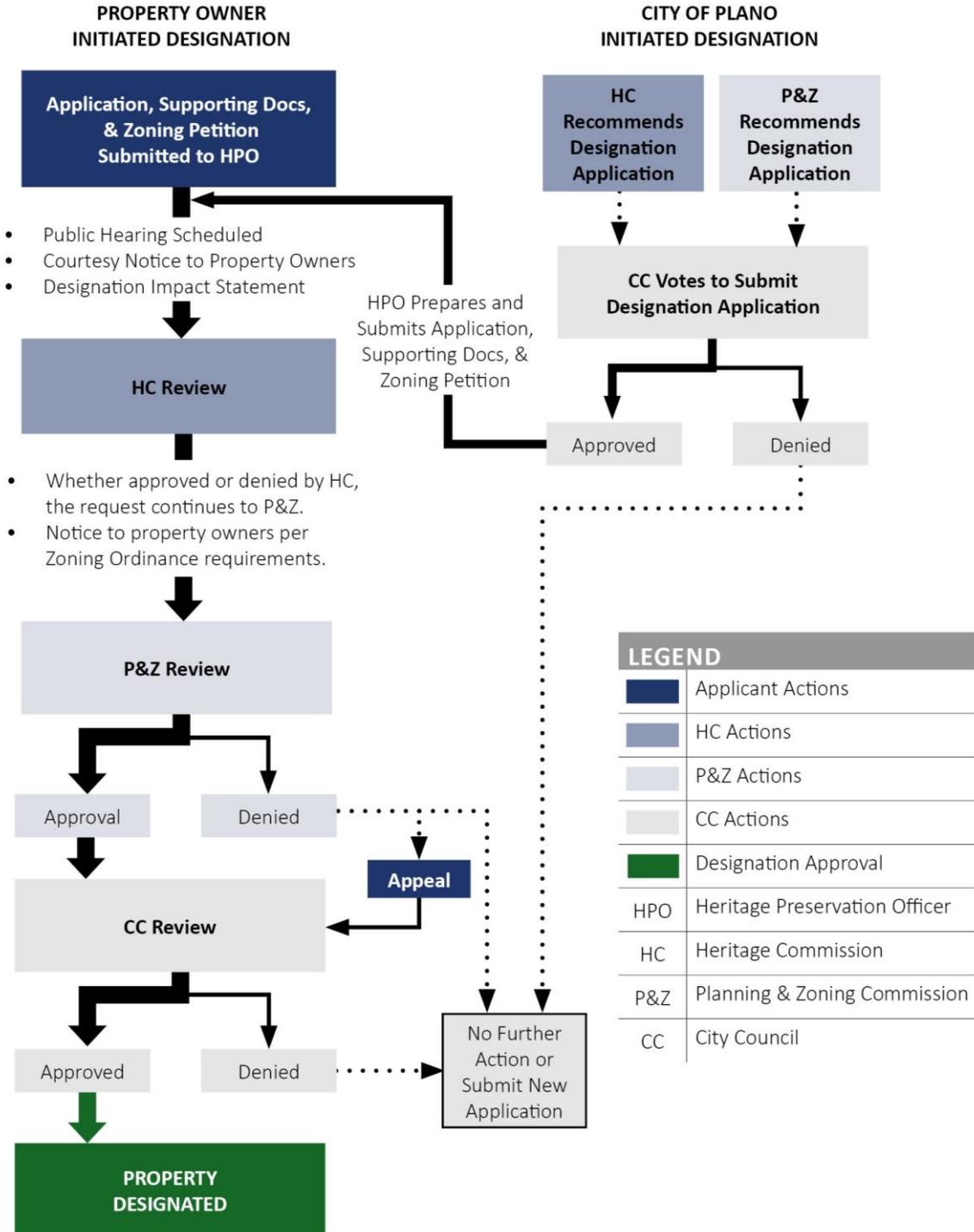
property, district, or site is eligible for heritage resource designation according to the criteria in Section 16-110 of this article and the merits of the application.

- (e) *Review and Recommendation by the Planning & Zoning Commission.* Upon receiving a recommendation by the Heritage Commission, the matter shall be scheduled by staff for a public hearing before the Planning & Zoning Commission. The matter shall proceed in the same manner as a petition for the amendment of the Zoning Ordinance. The Planning & Zoning Commission will consider the criteria for designation specified in the Zoning Ordinance.
- (f) *Decision by the City Council.* The matter shall proceed to the City Council in the same manner and in the same instances as a petition for the amendment of the Zoning Ordinance, except as noted in Section 16-111(b). In the event that the City Council approves the amendment to the Zoning Ordinance, the property shall be designated “H” for a heritage landmark or “HD” for a heritage district. If the City Council does not approve the designation, the procedure for successive applications for petitions for the amendment of the Zoning Ordinance for a particular tract of property shall apply.
- (g) *Decision Recordation.* Upon passage by the City Council of an ordinance designating property as “H” or “HD,” the City Secretary shall file a copy of the ordinance with the appropriate county clerk, in accordance with state law, and the appropriate county tax assessor, together with a written notice briefly stating the fact of the designation and shall send a copy of such notice by certified mail to the owner of the affected property. Designated properties, districts, or sites shall be governed by the comprehensive zoning ordinance of the city and the ordinance establishing the heritage resource.
- (h) *Amendment or Removal.* The same application and procedure that is followed for the designation of heritage resources shall apply for amendment or removal of the designation, except:
 - (1) An owner of any individual property within a heritage district may submit an application to remove only their property from the district without requiring the signatures of at least sixty percent (60%) of the total number of lots of parcels of land within the district boundaries.
 - (2) An owner of any individual property within a heritage district may submit an application to amend the categorization of their property as contributing, compatible, or non-contributing without requiring the signatures of at least sixty percent (60%) of the total number of lots or parcels of land within the district boundaries.
 - (3) The Commission or the Heritage Preservation Officer may initiate amendments to a heritage landmark or heritage district ordinance without a motion from City Council as described in subsection (b) above.

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Exhibit 1 – Summary of the Heritage Resource Designation Procedure

Date specific requirements are located in Section 16-111. In the case of conflict between Exhibit 1 and the ordinance language, the ordinance language shall prevail.



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Sec. 16-112. Certificate of Appropriateness – Review Required.

- (a) *Purpose.* The intent of the Certificate of Appropriateness is to insure that the integrity and character of Plano's heritage resources are maintained.
- (b) *Review Required.* No person or entity shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, stabilization, repair, site improvements, demolition, or relocation of any heritage resource which affect the exterior appearance of any structure without obtaining a Certificate of Appropriateness issued by the Commission or Heritage Preservation Officer, as appropriate, for the following types of work:
 - (1) Repair (other than maintenance), reconstruction, alteration, addition, stabilization, restoration, or rehabilitation;
 - (2) New construction on real property excluding public rights-of-way;
 - (3) Material changes in any doors, roofs, windows, masonry work, woodwork, light fixtures, signs, sidewalks, fences, steps, paving, and/or other exterior elements visible from a public right-of-way which affect the appearance and compatibility of the structure or property; or
 - (4) Demolition, removal, or relocation of a heritage resource, including any accessory buildings or landscape features.
- (c) *Maintenance and Minor in-kind Repair and Replacements.* Nothing in this article should be construed to prevent maintenance or minor in-kind repair of any exterior architectural feature of a heritage landmark or structure located in a heritage district. Repairs shall be made in accordance with the design standards established by the City Council.
- (d) *Emergency Repair.* If a heritage resource is unexpectedly damaged and the Heritage Preservation Officer determines that additional deterioration is likely to occur without immediate repair, the Heritage Preservation Officer may authorize the property owner, or agent on behalf of the property owner, to take temporary measures to stabilize and protect the structure. In such cases, the property owner, or agent on behalf of the property owner, shall apply for a Certificate of Appropriateness within ten (10) calendar days of completion of the emergency corrective measures. The corrective measures authorized under this subsection shall not permanently alter the architectural features of the heritage resource.
- (e) *Building Permit and Site Plan Approval.* Unless where otherwise excepted by this article, a Certificate of Appropriateness must be approved prior to issuance of any building permit or site plan approval. The Certificate of Appropriateness application shall be in addition to, and not in lieu of, any required building permit. Issuance of any necessary permits and approval of any plans from the Building Inspections, Planning, Public Works, or Environmental Health Departments are required with an approved Certificate of Appropriateness before work can commence.

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Sec. 16-113. Certificate of Appropriateness – Criteria.

In considering an application for a Certificate of Appropriateness, the Commission shall be guided by design standards/guidelines, where established for a heritage district, and the *Secretary of Interior's Standards for Rehabilitation of Historic Buildings*:

- (a) Every reasonable effort shall be made to adapt the property in a manner that requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (d) Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features of examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever practicable. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities, where practicable. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken in the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (h) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (i) Whenever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that, if additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.
- (j) Proposals for demolition, removal, or relocation of a heritage resource shall be evaluated under the provisions listed in Section 16-116 of this ordinance.

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Sec. 16-114. Certificate of Appropriateness – Procedure.

- (a) *Application Required.* The owner or his/her agent (architect, contractor, lessee, etc.) shall apply for a review of proposed changes and request a Certificate of Appropriateness.
- (b) *Heritage Preservation Officer Review.* The Heritage Preservation Officer may meet with the applicant as needed and review the proposed work according to the decision criteria as described in Section 16-113.
- (c) *Heritage Commission/Heritage Preservation Officer Decision.* The Commission or the Heritage Preservation Officer, if delegated review authority, shall deny, with or without prejudice, delay as permitted in Section 16-118(e), approve, or approve with modifications a Certificate of Appropriateness. The Heritage Preservation Officer shall provide a written notice of the decision to deny, delay, or accept the Certificate of Appropriateness with any approved conditions to the Building Inspections Department and applicant within ten (10) calendar days after the Commission meeting during which the application was considered. If the Commission/Heritage Preservation Officer has taken no action within sixty (60) calendar days of original receipt by the Planning Department, the building permit shall be issued by the Building Inspection Department.
- (d) *Changes in Building or Site Plans Following a Decision.* The applicant shall be allowed to work with the Heritage Preservation Officer to resolve any issues that may arise during the permit review process. No change shall be made in the application for any building permit after issuance of a Certificate of Appropriateness without resubmittal to the Heritage Preservation Officer.
- (e) *Appeal.*
 - (1) *Appeal of Heritage Preservation Officer Decision.* The applicant may appeal the decision of the Heritage Preservation Officer to the Commission by filing a written request with the Director of Planning within thirty (30) calendar days of the receipt of a written notice of the action taken by the officer. The Heritage Preservation Officer shall schedule the appeal for the next practicable Commission meeting.
 - (2) *Appeal of Heritage Commission Decision.* If the Commission has denied the Certificate of Appropriateness, the applicant, the Director of Planning, or two (2) members of the City Council may file in writing a notice of appeal to the City Council with the Director of Planning within thirty (30) calendar days after the date upon which the Commission notified the applicant of its decision. Such notification may take place by means of an oral ruling by the Commission at the public meeting. Written notice of any appeal shall be sent to the property owner. The notice of appeal shall set forth in clear and concise fashion the basis for the appeal. The City Secretary shall place the appeal on the next practicable City Council agenda, and the applicant shall be notified of the date of the hearing. The City Council, utilizing the criteria described in Section 16-113, shall deny, with or without prejudice, or approve, with or without conditions, or remand the item to the Commission for further proceedings consistent with City Council's decision.
- (f) *Resubmittal Following a Decision.* If the Commission is silent as to whether the denial is with or without prejudice, then the denial will be deemed to be without prejudice. All

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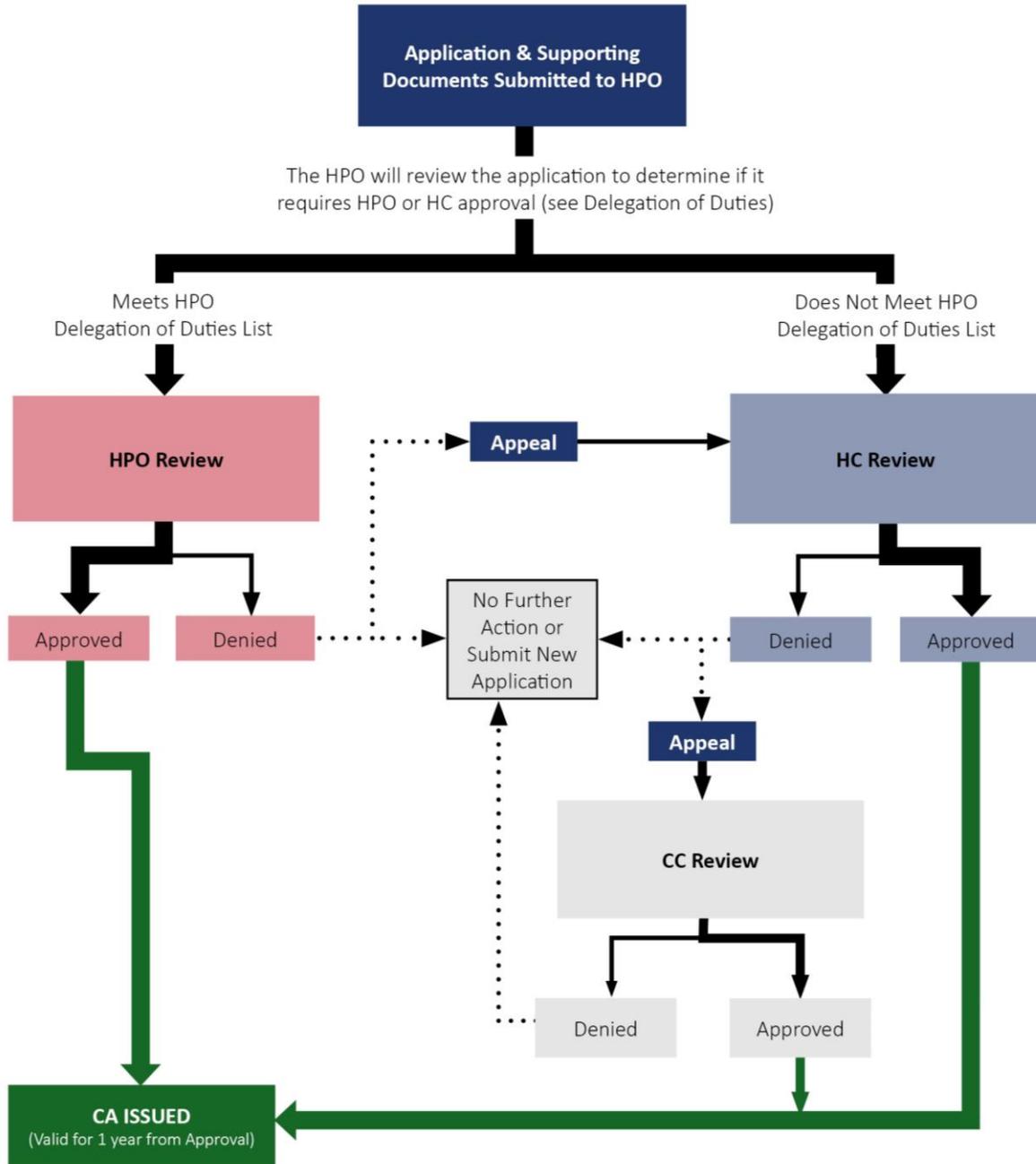
denials made by Heritage Preservation Officer shall be deemed as without prejudice. After a decision is reached by the Commission denying, with prejudice, an application for Certificate of Appropriateness, where no appeal is made to the City Council, a resubmittal of application will not be accepted for additional hearing within a twelve (12) month period from the date of final decision except upon written request by the applicant indicating the incorporation of changes in plans and specifications to the original application as recommended by the Commission. Denial of a Certificate of Appropriateness without prejudice permits reapplication immediately.

- (g) *Expiration.* Every Certificate of Appropriateness issued pursuant to this section shall expire and be void if the authorized work has not commenced within one (1) year from the date of approval or is suspended or abandoned at any time after the work commenced for a period of 180 calendar days. Failure to complete the work within the required time, including any extension(s), may result in the revocation of the Certificate of Appropriateness. Following expiration or revocation, approval of a new Certificate of Appropriateness application is required to commence construction.
- (h) *Extensions.* If work has not commenced, or has commenced but a delay greater than 180 calendar days is anticipated, extensions may be granted by the Heritage Preservation Officer for any period up to one (1) year. No combination of extensions shall exceed one (1) year from the original expiration date. Requests for extensions shall be submitted in the form as required by the Heritage Preservation Officer prior to the date of expiration and should include the following:
 - (1) Reason for requesting the extension; and
 - (2) A timetable for starting/restarting and completing work.

Denial of an extension request may be appealed to the Heritage Commission. The requested extension shall be scheduled for consideration at the next practicable Commission meeting.

Exhibit 2 – Summary of the Certificate of Appropriateness Procedure

Date specific requirements are located in Section 16-114. In the case of conflict between Exhibit 2 and the ordinance language, the ordinance language shall prevail.



LEGEND		
HPO- Heritage Preservation Officer	 	Applicant Actions
HC- Heritage Commission	 	Staff Actions
CC- City Council	 	HC Actions
CA- Certificate of Appropriateness	 	CC Actions
	 	CA Issued

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Sec. 16-115. Demolition, Removal, or Relocation – Review Required.

- (a) *Purpose.* It is the intent of this and succeeding sections to preserve historic and architectural resources of the city through limitations on demolition and removal of heritage resources to the extent it is economically feasible, practical, and necessary. The demolition or removal of heritage landmarks and contributing structures within a heritage district diminishes the city's historic character, significance, and authenticity and is discouraged.
- (b) *Review Required.* No building permit shall be issued to demolish, remove, or relocate a heritage resource, accessory building, or landscape feature without a Certificate of Appropriateness. The following resources require demolition review by the Heritage Preservation Officer or Heritage Commission:
- (1) *Heritage Landmarks.* The Commission shall render a decision to delay, deny, or grant a Certificate of Appropriateness for demolition, removal, or relocation.
 - (2) *Contributing Structure located within a Heritage District.* The Commission shall render a decision to delay, deny, or grant a Certificate of Appropriateness for demolition, removal, or relocation.
 - (3) *Compatible Structure located within a Heritage District.* The Commission shall render a decision to grant or delay a Certificate of Appropriateness for demolition, removal, or relocation, and shall not render a decision to deny.
 - (4) *Non-contributing Structure located within a Heritage District.* The Heritage Preservation Officer shall render a decision to grant a Certificate of Appropriateness for demolition, removal, or relocation, and shall not render a decision to deny.
 - (5) *Accessory buildings and landscape features identified as integral to the historic interpretation or integrity of the heritage resource in an area where a historic resource survey has been conducted.* The Commission shall render a decision to delay, deny, or grant a Certificate of Appropriateness for demolition, removal, or relocation.

Sec. 16-116. Demolition, Removal, or Relocation – Criteria.

- (a) *Valid Reasons for Demolition or Removal.*
- (1) The heritage resource is a non-contributing or compatible structure within a heritage district;
 - (2) The subject accessory structure and/or landscape feature is not integral to the historic interpretation or integrity of the heritage resource;
 - (3) The heritage resource has lost its architectural significance and/or historic integrity;
 - (4) Preserving the heritage resource creates an extreme economic hardship because there is no economically viable use of the current building;

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(5) The structure poses an imminent threat to public health or safety upon determination by the Chief Building Official and agreement by the Heritage Preservation Officer and Director of Planning; or

(6) The structure poses a threat to public health or safety.

(b) *Valid Reasons for Relocation.*

(1) The heritage resource is subject to future roadway, capital improvement project, or economic development plans and there are no reasonable alternatives except relocation; or

(2) All other preservation options have been exhausted.

(c) *Criteria for Decision.* A decision by the Commission to approve or deny a Certificate of Appropriateness for demolition, removal, or relocation for one of the above reasons shall be guided by:

(1) The historic, cultural, or architectural significance of the building, structure, site, or object;

(2) The historic, cultural, or architectural significance of the building, structure, site, or object to the character of a district;

(3) The difficulty or impossibility of reproducing such a building, structure, site, or object because of its unique design, features, material, detail, or unique location;

(4) Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood, district, or the city;

(5) Whether there are definite plans for development of the property if the proposed demolition is carried out, and the potential effect of those plans on the character of the district or surrounding area;

(6) Whether the demolition would result in a vacant lot or void in the continuous, historic building facade along the street;

(7) Whether reasonable measures can be taken to save the building, structure, site, or object;

(8) Whether the building, structure, site, or object is capable of earning a reasonable economic return on its value; and

(9) For relocation, whether the property owner has, in good faith, made efforts to relocate the structure in its entirety with a sense of place and time in the following order:

i. On the same site;

ii. Within a heritage district, if applicable;

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- iii. Within the City of Plano's municipal boundaries;
- iv. Within the same county boundaries;
- v. Within adjoining county boundaries; or
- vi. Within the State of Texas.

Sec. 16-117. Demolition, Removal, or Relocation – Required Documentation.

An applicant seeking to demolish, remove, or relocate a structure described in Section 16-115 must provide necessary documentation as proof to establish the necessity of a Certificate of Appropriateness. If the applicant is seeking approval for more than one reason, he/she shall provide all documentation required for each reason. The applicant, private persons, organizations, and city departments may submit relevant evidence in addition to the required documentation. The Commission may also request additional information beyond the required documentation. Documentation requirements are as follows:

(a) *Required Documentation for a Compatible or Non-Contributing Structure in a Heritage District.* Applicants seeking to demolish, remove, or relocate any compatible or non-contributing structure in a heritage district shall provide the following with their application:

- (1) Available records depicting the original construction of the existing structure, including drawings, pictures, or written descriptions.
- (2) Photographic documentation demonstrating the existing condition of the structure.

(b) *Required Documentation for a Heritage Landmark or Contributing Structure in a Heritage District.* Applicants for demolition, removal, or relocation of heritage landmarks or contributing structures in a heritage district shall state one or more of the following reasons for removal, demolition, or relocation, and shall provide the corresponding documentation to substantiate the request.

(1) *The heritage resource has lost its architectural significance and/or historic integrity.* An application for demolition, removal, or relocation of a heritage resource that has lost its architectural significance and/or historic integrity shall include the documentation listed below:

- i. Available records depicting the original construction of the existing structure, including drawings, historic photographs, or written descriptions.
- ii. Documentation of the current condition of the exterior of the existing structure, including drawings, photographs, or written descriptions. Documentation of the current condition of the interior is not required, but may be provided to support the request.
- iii. Definitive plans for the future development of the property. A Certificate of Appropriateness application for the future development of the property is strongly encouraged in concurrence with the demolition request.

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(2) *No economically viable use of the property exists.* An application for demolition, removal, or relocation of a heritage resource based on lack of economic viability shall include the documentation listed below. The City may retain an economic expert knowledgeable in the area of valuation, renovation, redevelopment, and rehabilitation of real estate to review the documentation submitted by each applicant and provide a written report to the Commission regarding the economic viability of each property. The application must include:

- i. The amount paid for the property and date of purchase;
- ii. Remaining balance on any mortgage or other financing secured by the property and annual debt service;
- iii. Real estate taxes for the previous three (3) years and assessed value according to the most recent valuation;
- iv. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
- v. The fair market value of the property at the time the application is filed as determined by a licensed appraiser;
- vi. Any listing of the property for sale or rent, name of the broker/agent, price asked for and offers received, if any, for the previous two (2) years, including relevant documents or affidavits;
- vii. The price or rent sought by the applicant;
- viii. Any advertisements placed for the sale or rent of the property;
- ix. A report from any one or more of the following: an architect, engineer, developer, real estate consultant, appraiser or other real estate profession experienced in rehabilitation of historic property as to the economic feasibility of rehabilitation or adaptive reuse of the existing structure on the property;
- x. Any other evidence that shows that the affirmative obligation to maintain the structure or property makes it impossible to realize a reasonable rate of return;
- xi. Form of ownership or operation of the property (i.e. sole proprietorship, trust, partnership, corporation, joint venture, for profit, not for profit, etc.);
- xii. A documented report attested to by a certified public accountant that includes the annual gross and net income, if any, from the property for the previous three (3) years; itemized operating and maintenance expenses, depreciation deduction, and annual cash flow before and after debt service, if any, during the same period (commercial properties only); and
- xiii. A statement as to why the structure cannot be moved or relocated to another similar site or within a heritage district.

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(3) *The structure poses an immediate threat to public health or safety.* If a heritage resource exhibits unsafe and dangerous conditions, poses a fire hazard or other public health or safety risk, and such danger or hazard is so great and so immediate that time normally taken for evaluation of the structure or consideration by the Commission should be circumvented to prevent immediate and substantial harm to persons or property, the Heritage Preservation Officer is authorized to approve emergency demolition, or removal of specific structural features that are the source of danger or hazard, upon finding both of the following by the Chief Building Official in consultation with the Director of Planning:

- i. The structure to be demolished, or the structural features to be removed, endanger public health or safety due to the risk of immediate:
 1. Physical damage to adjacent properties or structures from potential structural collapse or from pieces of the structure becoming detached and falling or blowing from the structure due to advanced deterioration or a serious state of disrepair;
 2. Encroachment into or physical damage within abutting public rights-of-way due to the conditions described in item 1 above; or
 3. Physical damage to public infrastructure, utilities, or other public facilities.
- ii. There is no reasonable way, other than demolition or removal of specific structural features, to eliminate the immediate threat.

(4) *The structure poses a threat to public health or safety.* An application for demolition or removal that poses a threat to public health or safety that is not an immediate threat as described immediately above shall include the documentation listed below. The owner must establish the necessary facts to prove demolition is necessary to alleviate a threat to public health and safety. The application must include:

- i. Documentation depicting the current condition of the structure, including drawings, photographs, or written descriptions;
- ii. A study regarding the nature, imminence, and severity of the threat, as performed by a licensed engineer or architect;
- iii. A study regarding both the cost or restoration of the structure and the feasibility (including architectural and engineering analyses) of restoration of the structure, as performed by a licensed architect or engineer; and
- iv. An assessment of the property by the Property Standards division, if requested by the Commission or applicant.

A recommendation by the Building Standards Commission may be requested by the Heritage Commission or applicant.

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Sec. 16-118. Demolition, Removal, or Relocation - Procedure.

- (a) *Application Required.* An owner or his or her designee seeking demolition, removal, or relocation of a structure described in Section 16-115 shall submit a Certificate of Appropriateness - Demolition Application to the Heritage Preservation Officer. The application must be signed and sworn to by all the owners of the property or their duly authorized representatives.
- (b) *Heritage Preservation Officer Review – Non-Contributing Structures.* If the structure proposed for demolition, removal, or relocation is classified as a non-contributing structure in a heritage district, the Heritage Preservation Officer shall have ten (15) calendar days to approve the application.
- (c) *Demolition Review Hearing – All Other Structures.* If the structure proposed for demolition, removal, or relocation is a heritage landmark or is classified as a contributing or compatible structure in a heritage district, the Heritage Preservation Officer shall schedule a public hearing for the next practicable Commission meeting. At least ten (10) calendar days prior to the public hearing, the applicant(s) shall be given written notice of the hearing to the address provided in the application and a written courtesy notice of the public hearing shall be sent to all owners of real property within 500 feet of the property or properties on which the demolition, removal, or relocation is proposed. At the hearing, the Commission shall review and consider all submitted documents and testimony of any interested parties.
- (d) *Demolition Review Decision.* The Commission must render a decision to approve, delay, or deny the application within sixty (60) calendar days of the receipt of the Certificates of Appropriateness application by the Planning Department. The Heritage Preservation Officer shall notify the applicant within five (5) calendar days of the final decision. Failure of the Commission to decide or suspend said application within the sixty (60) calendar day time limit described immediately above shall be deemed to be approval of the application and the Building Official shall issue the necessary permits to allow the requested demolition, removal, or relocation.
- (e) *Demolition Delay.*
 - (1) In the interest of identifying alternatives to save a structure, the Commission may suspend an application for removal, relocation, or demolition of a heritage landmark or contributing or compatible resources within a heritage district. The demolition, removal, or relocation of the structure may be delayed, and, in that event, the application shall be suspended for a period not exceeding ninety (90) calendar days from the date of the demolition review hearing. Within the suspension period, the Commission may request an extension of the suspension period by the City Council.
 - (2) If the City Council, after notice to the applicant and a public hearing, determines that there are likely to be reasonable grounds for preservation, the City Council may extend the suspension period for an additional period not exceeding one hundred twenty (120) calendar days, for a total of not more than two hundred forty (240) calendar days from the date of the Certificate of Appropriateness application. During the period of suspension of the application, no permit shall be issued for such

ORDINANCE NO. 2019-8-5

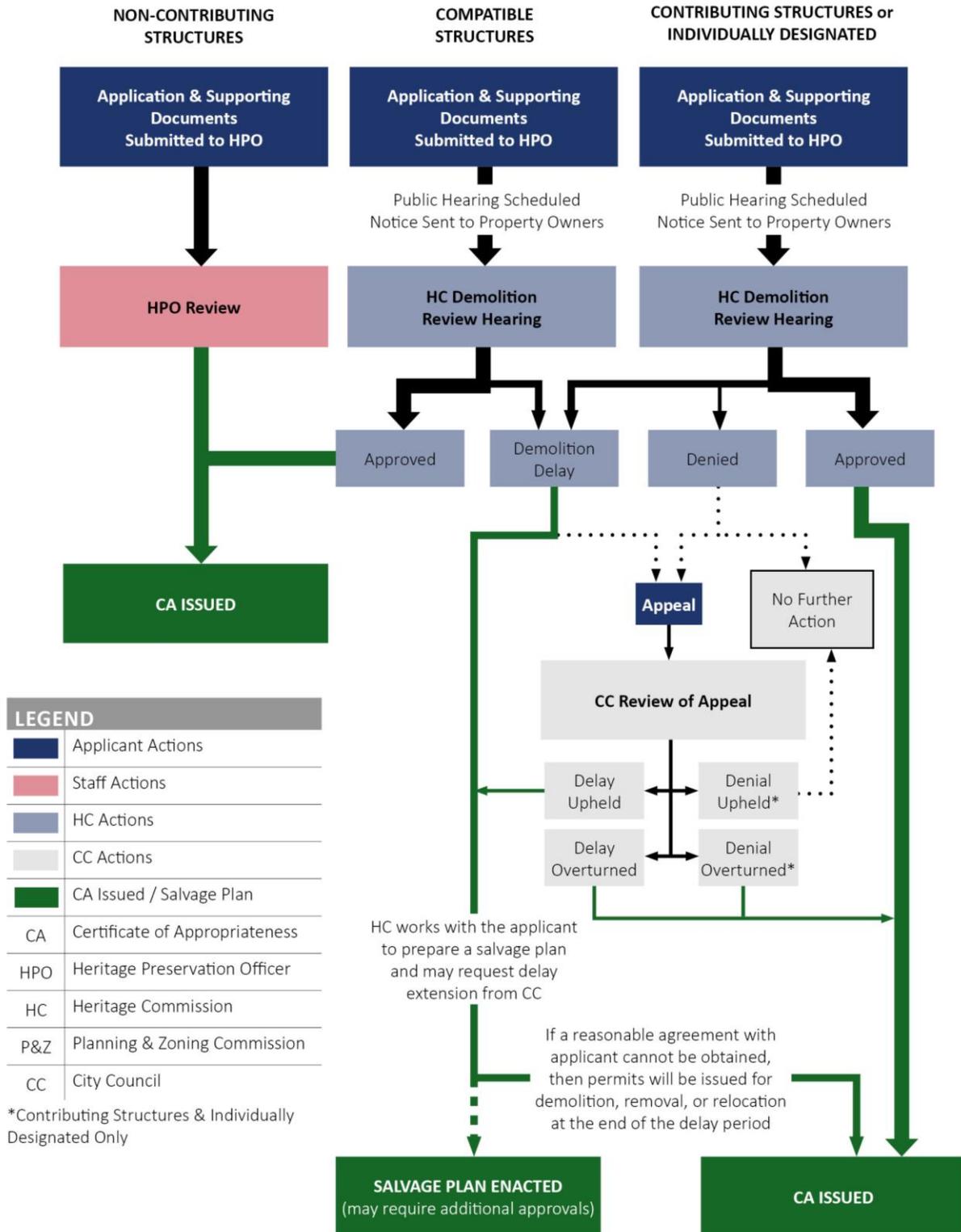
demolition, relocation, or removal, nor shall any person demolish, remove, or relocate the structure.

- (3) During the suspension time of the delay period, the Commission may prepare and submit to the applicant a salvage plan, which may suggest proposals to preserve the site for purposes consistent with this chapter. The plan may include recommendations for complete or partial tax abatements, tax credits, or authority for alteration or construction not inconsistent with the purposes of this article, and other actions allowable by law. The plan may also include an architectural salvage plan if the structure cannot be saved. The owner shall conduct in good faith with the local and state preservation organizations and interested parties a diligent effort to seek an alternative to removal or demolition. If a reasonable agreement for salvage cannot be obtained with the applicant, then the permits shall be issued for demolition, removal, or relocation at the end of the delay period.
- (4) Demolition delay shall not be ordered for properties that request relief based on the fact that they are not economically viable or for properties that are a threat to public health or safety.
- (f) *Appeal.* If the Commission has denied or delayed the Certificate of Appropriateness for demolition, removal, or relocation, the applicant may follow the same procedure for appeal set forth in Section 16-114(e).
- (g) *Emergency Demolition, Removal, or Relocation.* If any heritage resource, regardless of classification, is deemed by the Chief Building Official to pose an immediate threat to public health or safety pursuant to Section 16-117(b)(3), a Certificate of Appropriateness for total or partial demolition, removal, or relocation may be approved by the Heritage Preservation Officer at any time.

ORDINANCE NO. 2019-8-5

Exhibit 3 – Summary of Demolition, Removal, or Relocation Procedure

Date specific requirements are located in Section 16-118. In the case of conflict between Exhibit 3 and the ordinance language, the ordinance language shall prevail.



LEGEND	
 	Applicant Actions
 	Staff Actions
 	HC Actions
 	CC Actions
 	CA Issued / Salvage Plan
CA	Certificate of Appropriateness
HPO	Heritage Preservation Officer
HC	Heritage Commission
P&Z	Planning & Zoning Commission
CC	City Council

*Contributing Structures & Individually Designated Only

ORDINANCE NO. 2019-8-5

Sec. 16-119. Minimum Maintenance Requirement and Prevention of Deterioration.

Heritage resources shall be maintained in accordance with the minimum property, structural, health, and safety standards as adopted by the City of Plano. No owner, which is defined in this Section as a person, entity, association, or corporation with ownership, care, custody, or control over a heritage landmark or contributing structure within a heritage district shall permit the property to fall into a serious state of disrepair so as to result in the deterioration of any architectural feature which would produce a detrimental effect upon the character of the heritage district or the life and character of the property itself. Owners shall be required to fulfill a minimum level of maintenance on their property in order to keep it from deteriorating. Any of the following are prima facie evidence of a serious state of disrepair:

- (a) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall claddings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
- (b) Deterioration that causes a detrimental effect upon the special character of the district as a whole or the unique attributes and character of the structure.

Sec. 16-120. Demolition by Neglect.

Failure to provide the minimum maintenance required by Section 16-119 of this ordinance may result in a finding of demolition by neglect. If conditions of neglect are present or suspected, the Heritage Preservation Officer, in coordination with the Code Official, is authorized to lawfully investigate in an effort to prevent further deterioration.

(a) Procedure to Address Demolition by Neglect.

- (1) *Documentation of Neglect.* The Heritage Preservation Officer and Code Official shall document evidence of disrepair or neglect.
- (2) *Notification of Owner.* The Owner shall be notified in writing, providing specific information about the alleged deterioration, and requesting that the Owner to appear before the Commission at the next practicable regular meeting of the Commission. The notification shall be sent to the Owner by registered mail.
- (3) *Hearing.* The Commission shall conduct a hearing. The purpose of the hearing is to enable the Commission to make a fuller and more accurate determination of the existence and degree of deterioration and, the urgency for corrective action. The Owner may appear before the Commission in person or by agent.
- (4) *Appeal.* An Owner may follow the same procedure for appeal set forth in Section 16-114(e) for applicants to appeal the decision of the Commission.
- (5) *Required Action Upon Finding of Demolition by Neglect.* If the Commission determines that the deterioration has produced a detrimental effect on the architectural significance and/or historic integrity of the property or district, the Heritage Preservation Officer, in coordination with the Code Official, shall take the following actions:

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- i. Send notice to the Owner, by certified mail, describing the required repairs or stabilization and specifying:
 1. The repairs must be started within sixty (60) calendar days; and
 2. A date by which the repairs must be completed; as determined by the Commission.
 - ii. Meet with the Owner within ninety (90) calendar days after the notice is sent, if the Heritage Preservation Officer determines that it would be useful to discuss progress in making repairs and consider any issues that may delay completion of repairs.
 - iii. Administratively approve a Certificate of Appropriateness, if necessary, to expedite work.
- (b) The Heritage Preservation Officer or Code Official may refer a demolition by neglect case to the City Attorney for enforcement of this Section.
- (c) The requirements of this Section do not prohibit enforcement and prosecution under any other applicable law.

Sec. 16-121. Authority to Preserve Substandard Building as Historic Property.

The City may preserve a substandard building as permitted under Section 214.00111 of the Texas Local Government Code.

Sec. 16-122. Prohibited Acts, Penalty for Violation, and Enforcement.

- (a) It shall be unlawful to construct, reconstruct, remove, structurally alter, remodel, renovate, restore, demolish, raze, maintain, or failure to maintain any heritage resource in violation of the provisions of this article. In addition to other remedies, the City may institute any appropriate action or proceedings to prevent such unlawful construction, restoration, demolition, razing, maintenance, or failure to maintain, to restrain, correct, or abate such violation.
- (b) Any violation of the provisions or terms of this ordinance by any person, firm, or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.
- (c) All work performed pursuant to a Certificate of Appropriateness issued under this article shall conform to all of its requirements. It shall be the duty of the Heritage Preservation Officer to inspect periodically to assure such compliance. In the event work is not being performed in accordance with a Certificate of Appropriateness, or no Certificate of Appropriateness has been approved, or upon notification of such fact by the Commission and verification by the Heritage Preservation Officer, the Building Official shall issue a stop-work order and all work shall immediately cease. The property owner shall then be required to apply for a Certificate of Appropriateness and receive approval. No further work shall be undertaken on the project as long as a stop-work

ORDINANCE NO. 2019-8-5

order is in effect until a decision is rendered by the Heritage Preservation Officer or Commission on the application.

- (d) All required permits must be issued and plans approved by the Building Inspections, Planning, Public Works, and Environmental Health Departments before work can commence under an approved Certificate of Appropriateness."

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

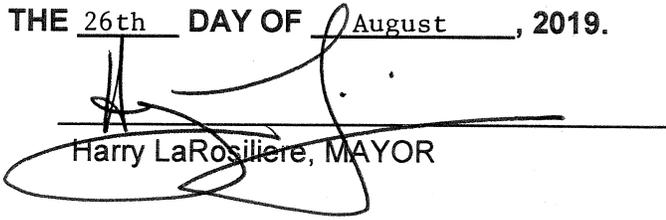
Section IV. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 26th DAY OF August, 2019.

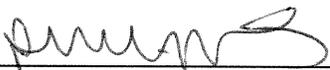

Harry LaRosiliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

ORDINANCE NO. 2019-8-6

AN ORDINANCE OF THE CITY OF PLANO, TEXAS, REPEALING ORDINANCE NO. 2017-2-2, CODIFIED AS ARTICLE II, AD VALOREM TAXES, DIVISION 3, HISTORIC STRUCTURES, OF CHAPTER 20, TAXATION, OF THE CODE OF ORDINANCES; AND REPLACING THE PROVISIONS ESTABLISHING THE HERITAGE TAX EXEMPTION PROGRAM FOR THE CITY; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE, A PENALTY CLAUSE, A PUBLICATION CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, Article 8, Section 1-F of the Texas Constitution and the Texas Tax Code, Section 11.24, enable the City of Plano to exempt from taxation part or all of the assessed value of a structure if the structure is designated as a historically or archeologically significant site in need of tax relief to encourage its preservation; and

WHEREAS, the City Council has heretofore established a program of designating historic sites and structures as heritage resources, through the zoning process, in order to preserve and protect the cultural heritage of Plano; and

WHEREAS, by Ordinance 84-8-24, the City Council established provisions for historic structures for the City of Plano to grant partial exemption from ad valorem taxes for certain structures which have been recommended for exemption, and such Ordinances were collectively codified as Article II, Division 3, Historic Structures, of Chapter 20 of the Code of Ordinances of the City of Plano; and

WHEREAS, designated heritage resources include heritage landmarks and heritage districts; and

WHEREAS, preservation of individually designated heritage landmarks and contributing structures within a heritage district is vital to the protection of the cultural heritage of Plano; and

WHEREAS, compatible structures within a heritage district contribute to the successful preservation of the heritage district by providing continuity, opportunities for economic development, and necessary infill; and

WHEREAS, the City Council wishes to provide tax relief for the purpose of encouraging historic preservation; and

WHEREAS, upon the recommendation of the Heritage Commission, the City Council now finds it is necessary to adopt updated provisions for the tax exemption program for heritage preservation within the City of Plano and that such provisions are in the best interest of the City and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

ORDINANCE NO. 2019-8-6

Section I. Ordinance No. 2017-2-2, passed and approved by the City Council of the City of Plano, Texas, on February 13, 2017, is hereby repealed in its entirety.

Section II. Article II, Ad Valorem Taxes, Division 3, Historic Structures, of Chapter 20, Taxation, of the Code of Ordinances of the City of Plano is hereby replaced as follows:

“Sec. 20-51. – Granting of Exemptions.

The City Council shall by ordinance, concurrent with the levy of taxes for each current year, approve for partial exemption from ad valorem taxes certain historically significant sites which have been recommended for exemption pursuant to provisions of this division.

Sec. 20-52. – Historically Significant Sites.

For the purpose of this division, historically significant sites are defined as structures within the (H) and (HD) zoning overlay districts, except for structures categorized as non-contributing structures within a (HD) zoning overlay district.

Sec. 20-53. – Classes of Historically Significant Sites.

Historically significant sites shall be divided into the following classes:

(1) *Class A.* Structures that are:

- a. Occupied exclusively for residential purposes; and
- b. Individually designated as a Heritage Landmark (H).

(2) *Class B.* Structures that are:

- a. Occupied in whole or in part for purposes other than residential; and
- b. Individually designated as a Heritage Landmark (H).

(3) *Class C.* Structures that are:

- a. Occupied exclusively for residential purposes;
- b. Located in a designated Heritage District (HD); and
- c. Categorized as contributing or compatible to the (HD) district.

(4) *Class D.* Structures that are:

- a. Occupied in whole or in part for purposes other than residential;

ORDINANCE NO. 2019-8-6

- b. Located in a designated Heritage District (HD); and
- c. Categorized as contributing or compatible to the (HD) district.

Sec. 20-54. – Percentage of Value Exempted.

The following classes of historically significant sites, which are approved for exemption by ordinance pursuant to the provisions of this division, shall have the following percentage of assessed improvement value exempt from ad valorem taxes levied by the City:

- (1) Class A structures shall have an exemption of one hundred (100) percent of the assessed improvement value of the structure during the applicable collection period.
- (2) Class B structures shall have an exemption of fifty (50) percent of the assessed improvement value of the structure during the applicable collection period.
- (3) Class C structures shall have an exemption of seventy-five (75) percent of the assessed improvement value of the structure during the applicable collection period.
- (4) Class D structures shall have an exemption of thirty-eight (38) percent of the assessed improvement value of the structure during the applicable collection period.

Sec. 20-55. – Eligibility Requirements.

To qualify for a heritage tax exemption, a historically significant site must comply with the following eligibility requirements as of January 1 of the year in which the tax exemption is to be granted (current year):

- (1) The structure is being preserved and maintained in accordance with minimum property, structural, health, and safety standards as adopted by the City of Plano;
- (2) The structure and site are in compliance with the City's Zoning Ordinance and Heritage Preservation Ordinance;
- (3) There are no delinquent property taxes owed to the City of Plano;
- (4) No permits or applications for demolition or relocation of the structure have been submitted, suspended, approved, issued, or are in any other stage that may allow demolition or relocation of the structure during the current year;

ORDINANCE NO. 2019-8-6

- (5) No exterior work was completed, installed, or is under construction without a Certificate of Appropriateness (CA) or in deviation of a previously approved CA; and
- (6) All repairs required from a previous tax exemption inspection have been completed by the established deadline, if applicable.

Sec. 20-56. – Application.

Applications for heritage tax exemption shall be submitted as follows:

- (1) For the assessment year for which the owner of the structure desires such structure to be tax exempt to the extent provided by this division, the owner shall file with the Heritage Preservation Officer an application, no later than January 1, attesting that the eligibility requirements of this article and Texas Tax Code Section 11.42 are fully satisfied.
 - a. Once the owner has filed and been approved for tax exemption of a property, a new application shall not be required to be filed by the property owner annually as long as he/she retains ownership of the property.
 - b. If the property ownership changes on an exempt property, the property shall retain tax exempt status for the remainder of the current year and the new property owner is responsible for any outstanding repairs and other eligibility requirements to maintain eligibility for the following year. A new application will be required to be filed as set out herein for the following assessment year.
 - c. If a property owner was previously denied tax exempt status for a property, a new application will be required to be filed as set out herein. Any outstanding eligibility requirements, including maintenance items identified in previous tax exemption inspections, must be met to regain eligibility.
- (2) Application forms are to be available online and from the City Planning Department.
- (3) The application shall affirmatively set forth the owner's authorization for City staff members to visit and inspect the property and books and records as necessary to certify whether or not the structure is being preserved and maintained as required by Sec. 20-57 of this division.

Sec. 20-57. – Inspection.

Upon receipt of sworn application, the Heritage Preservation Officer, or his/her designees, shall inspect the property and review the books and records as necessary to certify the following:

- (1) The property meets all eligibility requirements.

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- (2) The structure, accessory structures, grounds, property elements, and building elements with their materials and finishes have been maintained in good repair and in operable condition to avoid decay, damage, structural failure and hazardous or unsafe conditions to life, health, or other property. Generally:
- a. Exterior surfaces of all structures (main structure and accessory structures) shall be clean, maintained, protected, and weathertight. Surfaces that have been previously painted/stuccoed shall be protected with paint and/or other appropriate finishes/coatings.
 - b. Repainting/paint touch-ups shall closely match the existing paint colors and applied at reasonable intervals.
 - c. Damaged, loose, or rotted materials/details shall be reestablished, repaired or replaced. All joints or cracks shall be weatherproofed appropriately by proper maintenance.
 - d. Exterior facades shall be clean from any graffiti, overgrown vegetation, and left over residues from previous work/installations.
 - e. Damaged or worn property elements such as those listed in the immediate section below shall be repaired, restored or replaced and secured properly to remain operable.
 - f. Vacant structures shall be securely closed and weathertight. Any unoccupied structure shall be maintained and secured to avoid becoming a structure that may be considered demolished by neglect as defined in Chapter 16, Planning and Development, Article IV. Heritage Resource Preservation.
 - g. Exterior materials shall be maintained to historic standards as outlined in the Heritage Resource District Design Guidelines/Standards and the Secretary of the Interior's Standards.
 - h. Exterior plumbing, electrical and mechanical fixtures shall be secured properly.
 - i. Grounds shall be maintained free of excessive rubbish, garbage, junk, refuse or debris.

Sec. 20-58. – Eligible Property Certification.

Following completion of the inspection, the Heritage Preservation Officer shall make a finding as to whether the application meets all eligibility requirements. A list of all properties which have been certified in compliance with eligibility requirements shall be forwarded to the City Council for approval.

Sec. 20-59. – Ineligible Property Notification and Appeal.

- (1) Notification shall be sent to applicants of properties deemed ineligible for tax-exempt status by certified mail at least twenty (20) calendar days prior to City Council consideration of the adoption ordinance as described in Section 20-60 of this division.
- (2) An applicant may appeal the finding of the Heritage Preservation Officer that the property is ineligible for tax exempt status by submitting a notice of appeal in the form of a signed letter to the Heritage Preservation Officer at least ten (10) calendar days prior to City Council consideration of the adoption ordinance.
- (3) Appeals shall be limited to evidence that the Heritage Preservation Officer incorrectly deemed the property ineligible or to present new evidence that the property indeed met eligibility requirements as of January 1 of the current year.
- (4) The Heritage Preservation Officer shall submit the letter of appeal to the City Council and it shall be heard as part of Council's consideration of the adoption ordinance.

Sec. 20-60. – City Council Adoption Ordinance.

The City Council shall review the list of properties certified as eligible for tax exemption and consider any appeals. In considering appeals, the City Council shall only grant an appeal if it finds that the property met eligibility requirements as of January 1 of the current year. The City Council shall then adopt an ordinance granting partial tax exemption under this division. The ordinance shall specify the class of exempt structures and shall provide that all land shall be assessed for taxation in the same equal and uniform manner as all other taxable properties in the City. The City shall cause a copy of the ordinance to be forwarded to the chief appraiser not later than March 1 of the subject year.

Sec. 20-61. – Inspection Report and Required Repairs.

By no later than March 31st of the current year, the Heritage Preservation Officer or his/her designee shall send to the applicant:

- (1) Written notification of the City Council's approval; and
- (2) A copy of the inspection report that details, at a minimum, any maintenance items requiring repair and a deadline to complete the required repairs in order to maintain eligibility for the following year.

Sec. 20-62. – Appeal of Inspection Report.

- (1) Any applicant may appeal the results of the inspection report by submitting a notice of appeal in the form of a signed letter to the Heritage Preservation Officer by April 30 of the current year. Appeals shall be limited to items listed in the inspection

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report as requiring repair to maintain eligibility for the following year and the deadline to complete them.

- (2) The Heritage Commission shall hold a public hearing to consider any appeals of the inspection report by May 31 of the current year. The Heritage Commission may grant an appeal if it finds that extenuating circumstances exist. Such circumstances should generally be justified by supportive information such as:
 - a. Documentation that the required repair was misidentified or did not exist in the manner described in the inspection report;
 - b. Cost estimates or other information indicating the repair required is more substantial than initially expected; or
 - c. Documentation that the issue is being addressed as part of a larger series of repairs or improvements that may require additional time to complete than allowed by the deadline established in the inspection report.

Sec. 20-63. – Extension Requests

- (1) An applicant may submit a request to extend the deadline to complete a required repair to the Heritage Commission. Requests shall be submitted in the form of a signed letter to the Heritage Preservation Officer by October 31 of the current year.
- (2) The Heritage Commission shall hold a public hearing to consider the extension request by December 31 of the current year. The Heritage Commission may grant an extension to the deadline if it is determined that extenuating circumstances exist, as generally described in Section 20-62(b) and 20-62(c) of this division.
- (3) Extensions shall be granted in one-year increments from the originally established deadline.

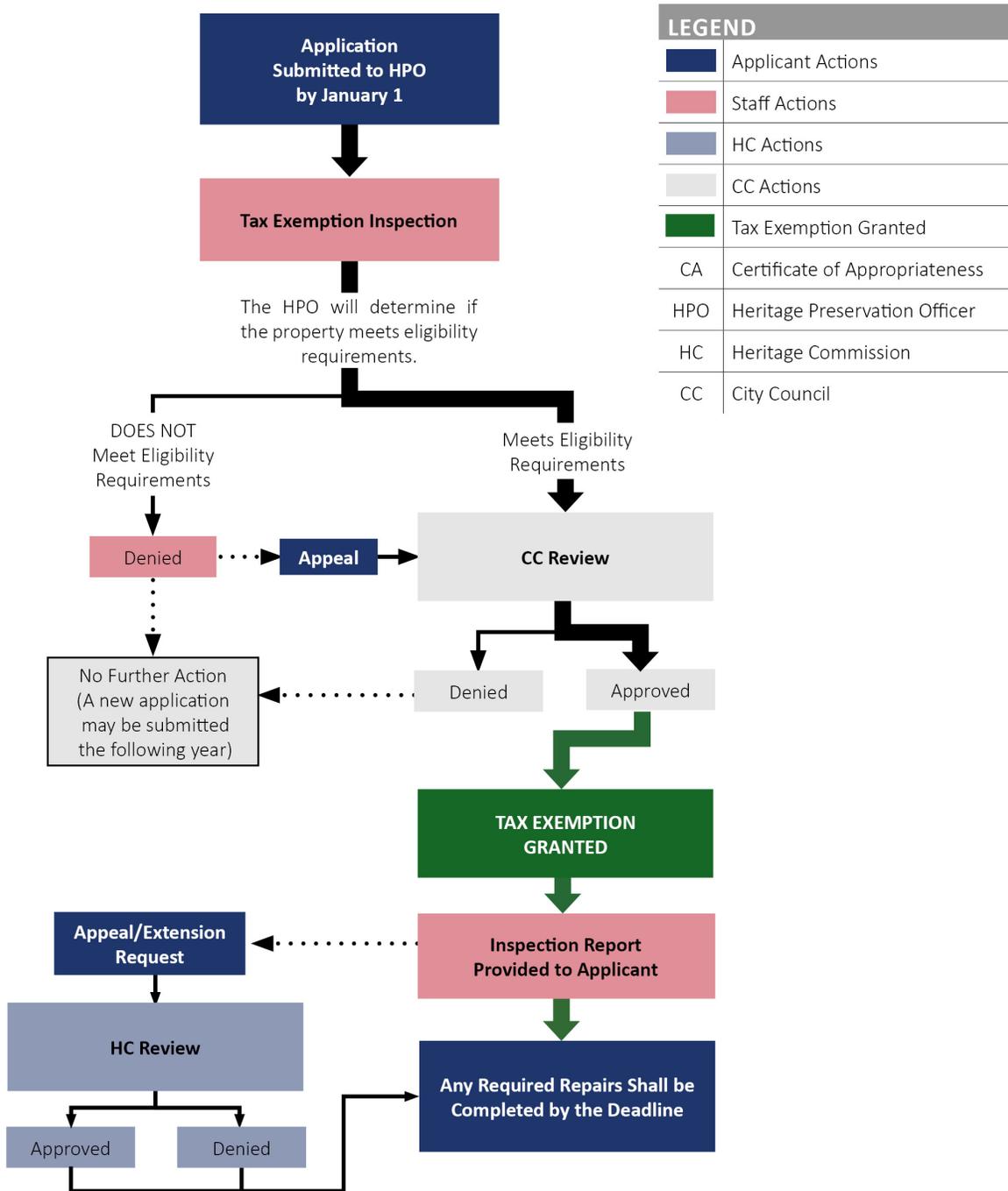
Sec. 20-64. – Rendition and assessment of historically significant sites for ad valorem taxation.

The provisions of this division pertaining to partial exemption of historically significant sites do not change the provisions of any other ordinance provision of the City pertaining to taxation, and the applicant's structures shall be rendered and assessed in the same manner as any other property if the City Council elects to disapprove the application for exemption.

Sec. 20-65. – Definitions.

The definitions codified in Article VI, Heritage Resource Preservation, of Chapter 16, Planning and Development, of the Code of Ordinances of the City of Plano, as amended, shall apply this Division.

Exhibit A – Summary of Heritage Tax Exemption Process



LEGEND	
	Applicant Actions
	Staff Actions
	HC Actions
	CC Actions
	Tax Exemption Granted
CA	Certificate of Appropriateness
HPO	Heritage Preservation Officer
HC	Heritage Commission
CC	City Council

”

ORDINANCE NO. 2019-8-6

Section III. All provisions of the Code of Ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Code of Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

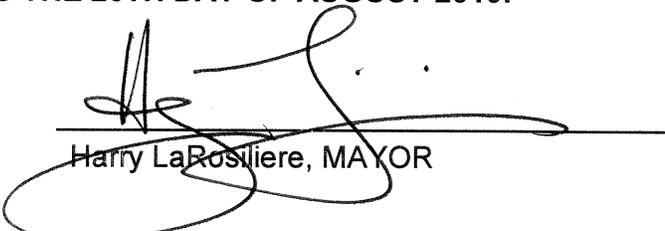
Section IV. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph, or section of this Ordinance.

Section V. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of this Ordinance.

Section VI. Any person, firm, or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(b) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 26TH DAY OF AUGUST 2019.



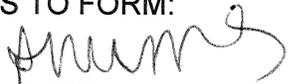
Harry LaRosliere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

ORDINANCE NO. 2019-8-7

An Ordinance of the City of Plano, Texas, abandoning all right, title and interest of the City, in and to that certain Right-of-Way, situated in the Joseph Klepper Survey, Abstract No. 213, being all of a 157 square foot tract of land as described in instrument number 94-0043790, and all of a 3,147 square foot tract of land as described in instrument number 94-0048019, Deed Records of Collin County, Texas; quitclaiming all right, title and interest of the City in such Right-of-Way to the property owner, MM CCM 48M, LLC, to the extent of its interest; authorizing the City Manager or his authorized designee to execute any documents deemed necessary; and providing an effective date.

WHEREAS, the City Council of the City of Plano has been requested to abandon all right, title and interest of the City in and to that certain Right-of-Way, (hereinafter called Right-of-Way), situated in the Joseph Klepper Survey, Abstract No. 213, which is located within the City limits of Plano, Texas, and which is more particularly described in Exhibit "A-1" attached hereto and incorporated herein by reference; and

WHEREAS, the Property Owner has filed with the City a Petition for Abandonment, a copy of which is attached hereto as Exhibit "A" and made a part hereof by reference; and

WHEREAS, the Engineering Department has determined that there will be no detrimental effect on the City if the Right-of-Way is abandoned and quitclaimed to the Property Owner, and has advised that the Right-of-Way should be abandoned.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. All the right, title and interest of the City of Plano, Texas, in and to the Right-of-Way is hereby abandoned, and all right, title and interest of the City in and to the Right-of-Way, is hereby quitclaimed to the Property Owner in accordance with its respective interest. A certified copy of this Ordinance may be recorded in the Collin County Land Records to reflect this abandonment and quitclaim. The City Manager or his authorized designee, is hereby authorized to execute on behalf of the City of Plano, Texas, any instruments necessary to complete the abandonment and quitclaim of the Right-of-Way by the City of Plano.

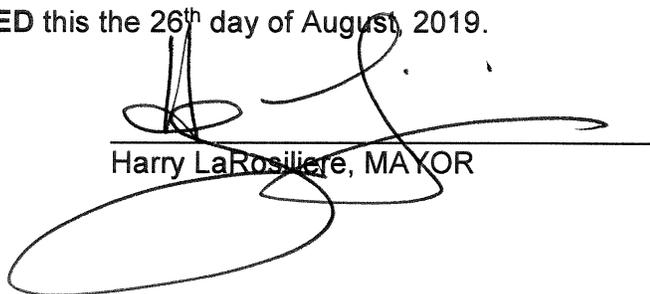
Section II. The abandonment and quitclaim is without prejudice to any and all improvements, facilities, equipment or lines of any public utility, municipal or otherwise, if any, which are presently located within any portion of the Right-of-Way. Any such utility shall have the continued right to locate, maintain, repair, reconstruct, preserve or relocate improvements, facilities, equipment or lines in such portion of the Right-of-Way.

Section III. The City Council hereby finds and determines that the abandonment of the Right-of-Way is in the public interest of the City of Plano, Texas, and its citizens, and will inure to the benefit of the public generally.

ORDINANCE NO. 2019-8-7

Section IV. This Ordinance shall become effective immediately upon its passage as set forth below.

DULY PASSED AND APPROVED this the 26th day of August, 2019.



Harry LaRosiere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

EXHIBIT "A"

PETITION FOR ABANDONMENT

[For Right-of-Way Abandonment]

We, the undersigned, (hereinafter "Owners"), being all of the owners of real property abutting **ALMA DRIVE** (hereinafter called "Right-of-Way"), more particularly described by metes and bounds in the field note description attached hereto and incorporated herein as **Exhibit "A-1"** do hereby request that the City of Plano, Texas (called "City") abandon the Right-of-Way.

1. The Owners are requesting the abandonment of the Right-of-Way for the following reasons:

The right of way was dedicated for a bus stop that has since been abandoned.

2. The following public interest will be served as a result of the abandonment:

The City of Plano will no longer be responsible for maintenance of the unused bus stop pavement. Removing the bus stop will prevent vehicles from parking in this area which would create an unsafe condition.

3. Unless the City determines that this abandonment is exempt from payment of fair market value, the Owners agree to pay to the City the fair market value of the Right-of-Way as determined by an appraisal obtained by the City (called "Price"). The appraisal shall be conclusive as to the fair market value. The Owners shall reimburse the City for the cost of the appraisal and other costs incident to the abandonment (called "Costs"). The Price and Costs shall be paid to the City prior to the abandonment. Should the Plano City Council decide not to abandon the Right-of-Way, the Price shall be returned to the Owners, but the Costs shall be retained by the City. Each Owner's share of the Price and Costs shall be in the same proportion as their abutting ownership as hereinafter defined.

- ~~4. If the Owners are providing a replacement right-of-way for the Right-of-Way requested to be abandoned herein, Owners will attach a metes and bounds description or plat identifying the replacement right-of-way and attach same to this Petition as **Exhibit "B"**.~~

5. The Owners hereby represent and affirm to the City that no other property owner, lessee, tenant or easement or license holder uses the Right-of-Way to access or to serve their property.

6. **The Owners further agree to release, defend, indemnify and hold the City, its officers, agents and employees harmless from and against any and all claims, losses, demands, suits, judgments and costs, including reasonable**

and necessary attorney's fees and expenses, arising out of, related to or resulting from the abandonment and closing of the Right-of-Way by City.

7. The Owners understand and agree that the abandonment is in the sole discretion of the Plano City Council. The Owners also understand and agree that the Right-of-Way will be abandoned to them in proportion to their abutting ownership. The abutting ownership will be determined by the number of linear feet of frontage adjacent to the Right-of-Way owned by each property owner. Based on the foregoing, the Owners hereby represent and affirm that they have searched the public land records and determined that the abutting ownership is in the following proportions:

MM CCM 48M LLC – 100%

8. Owners shall also prepare a map or drawing showing the Right-of-Way to be abandoned along with a designation of all abutting property owners. This map or drawing shall be attached hereto and incorporated herein as **Exhibit "C"**.
9. ~~Abutting property owners have signed letters indicating their support of the right-of-way abandonment. These are attached hereto and incorporated herein as **Exhibit "D"**.~~

[Reminder of page blank]

10. The undersigned officers and/or agents of the Owners hereby represent and affirm that they have the necessary authority to execute this Petition for Abandonment on behalf of the Owners.

MM CCM 48M, LLC

Typed Name of Owner

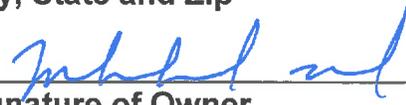
1800 Valley View Lane, Suite 300

Address

Farmers Branch, TX 75234

City, State and Zip

Dated: 6-21-19



Signature of Owner

Contact Person for Property Owners:

Name: Rob Romo

Phone No: 469-892-7200

EXHIBIT A-1 PAGE 1

RIGHT OF WAY ABANDONMENT
LEGAL DESCRIPTION

BEING a tract of land situated in the Joseph Klepper Survey, Abstract Number 213, being all of a 157 square foot tract of land as described in instrument number 94-0043790 as recorded in the Deed Records of Collin County, Texas, and all of a 3,147 square foot tract of land as described in instrument number 94-0048019 in said Deed Records, being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found at the southwest corner of said 157 square foot tract, also being the northwest corner of Lot 4, Block A, Regional Mall Addition, an addition to the City of Plano as recorded in Volume C, Page 320, in the Plat Records of Collin County, Texas, also being in the east line of Alma Drive (100' Right of Way);

THENCE, North 05°04'50" West, with the west line of said 157 square foot tract and the west line of said Alma Drive for a distance of 57.00 feet to a calculated point for corner at the northernmost corner of said 157 square foot tract;

THENCE, South 10°34'50" East, departing said west lines and with the east line of said 157 square foot tract, passing at 57.26 feet the southeast corner of said 157 square foot tract, also being the northeast corner of said 3,147 square foot tract, and continuing with the east line of said 3,147 square foot tract for a total distance of 125.20 feet to a calculated point for corner;

THENCE, South 05°04'50" East, with said east line, for a distance of 150.00 feet to a calculated point for corner;

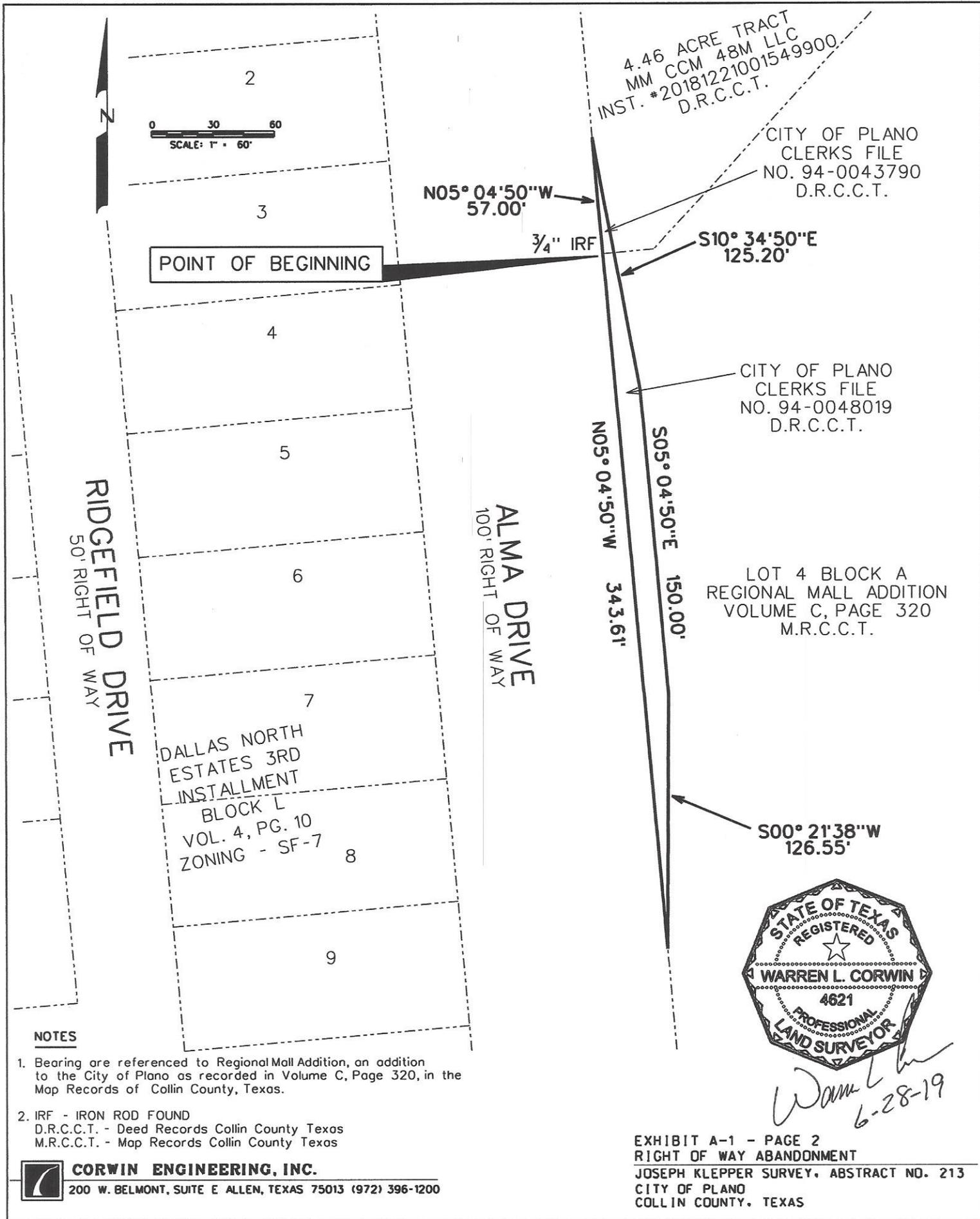
THENCE, South 00°21'38" West, with said east line, for a distance of 126.55 feet to a calculated point for corner being the southernmost corner of said 3,147 square foot tract, also being in the east line of said Alma Drive;

THENCE, North 05°04'50" West, with the west line of said 3,147 square foot tract and the east line of said Alma Drive, for a distance of 343.61 feet to the POINT OF BEGINNING and containing 3,304 square feet of land.

Prepared by:
Corwin Engineering, Inc.
Firm No. 10031700
200 W. Belmont
Allen, Texas 75013



Warren L. Corwin
6-28-2019



NOTES

1. Bearing are referenced to Regional Mall Addition, an addition to the City of Plano as recorded in Volume C, Page 320, in the Map Records of Collin County, Texas.
2. IRF - IRON ROD FOUND
D.R.C.C.T. - Deed Records Collin County Texas
M.R.C.C.T. - Map Records Collin County Texas

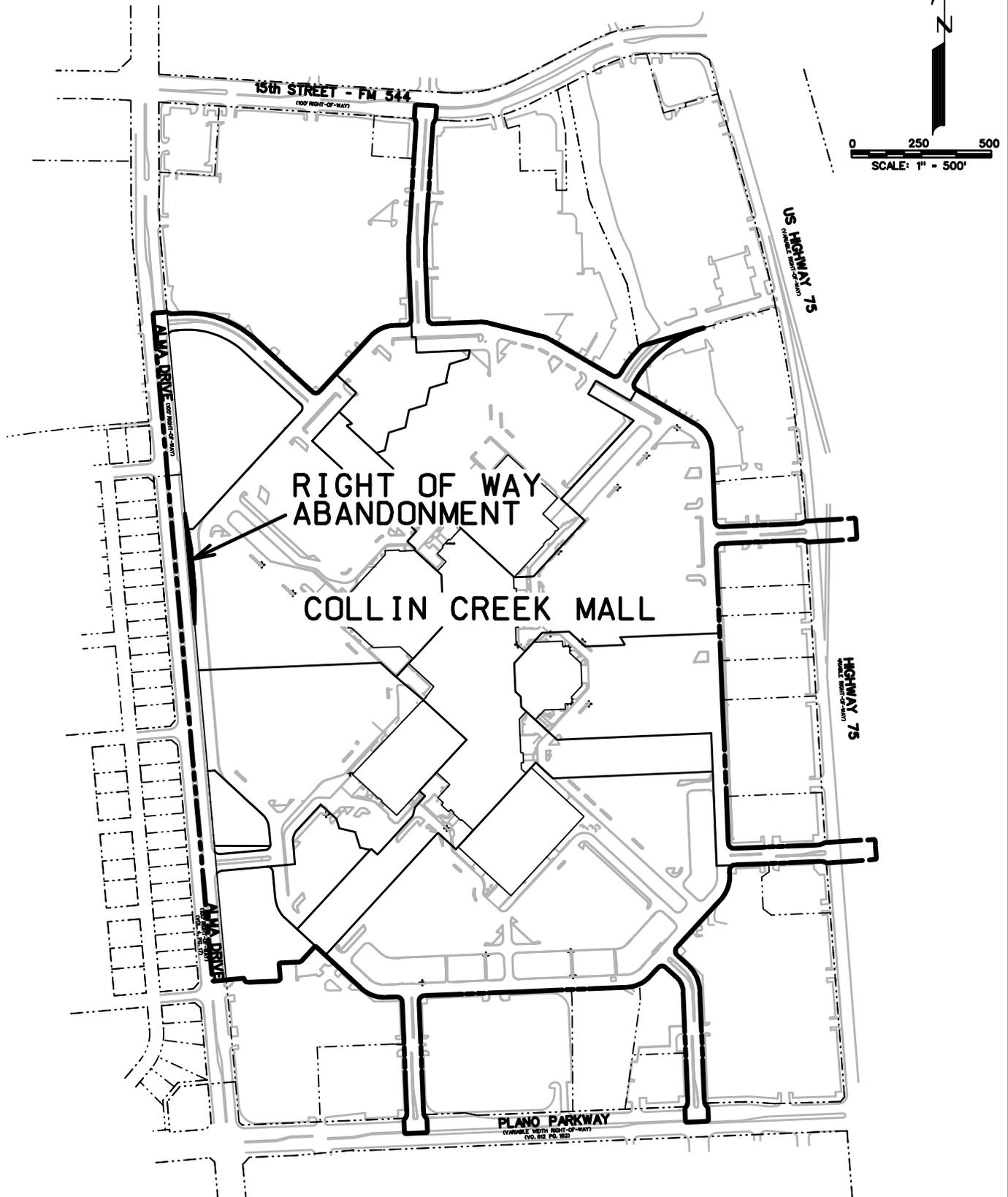


CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972) 396-1200

EXHIBIT A-1 - PAGE 2
RIGHT OF WAY ABANDONMENT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO
COLLIN COUNTY, TEXAS

Exhibit "C"



CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972) 396-1200

EXHIBIT C - RIGHT OF WAY ABANDONMENT
JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213
CITY OF PLANO
COLLIN COUNTY, TEXAS

ORDINANCE NO. 2019-8-8

Zoning Case 2019-011

An Ordinance of the City of Plano, Texas, amending various sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, as a result of recent state legislative actions and to ensure compliance with state law; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 26th day of August 2019, for the purpose of considering a change in the Zoning Ordinance; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 26th day of August 2019; and

WHEREAS, the City Council is of the opinion and finds that such change would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. Amend Section 1.900 (Design Standards and Specifications) of Article 1 (Legal Framework) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such section to read as follows:

Design Standards and Specifications

- .1 Comprehensive Plan Design Studies Element
- .2 Douglass Area Study
- .3 Downtown Development Plan
- .4 Downtown Heritage Resource District Design Standards
- .5 Engineering Construction Standards
- .6 Erosion and Sediment Control Manual Ordinance
- .7 Facade Plan Review Checklist per Article 23
- .8 Fire Code

ORDINANCE NO. 2019-8-8

- .9 Flood Damage Prevention provisions in the city's Code of Ordinances (Chapter 16, Article VIII)
- .10 Haggard Park Heritage Resource District Design Standards
- .11 Heritage Preservation Ordinance
- .12 Landscaping Plan Review Checklists per Article 17
- .13 Manual for the Design of Water & Sanitary Sewer Lines
- .14 Multifamily Design Guidelines
- .15 NCTCOG Standard Specifications for Public Works Construction with City of Plano
- .16 Retail Corner Design Guidelines
- .17 Special Provisions
- .18 Site Design Standards for Solid Waste Containers
- .19 Site Plan Review Checklists per Article 3
- .20 Spring Creekwalk Master Development Plan
- .21 Standard Construction Details
- .22 Storm Drainage Design Manual
- .23 Stormwater Quality Requirements
- .24 Subdivision Ordinance
- .25 Thoroughfare Standards, Rules & Regulations
- .26 White Rock Creek and Tributaries Floodplain Management Study

Section II. Amend Subsection 3.100.6 (Fees, Forms, and Procedures) of Section 3.100 (General) or Article 3 (Site Plan Review) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.6 Fees, Forms, and Procedures

- A.** City Council must establish a schedule of fees as required to recoup costs related to the administration of this ordinance.
- B.** The Director of Planning may establish procedures, forms, and standards with regard to the content, format, graphics, and number of copies of information constituting an application for concept plans, preliminary site plans, and site plans for clarity and consistency of operations. The published procedures, forms, and standards will have the force of ordinance as if fully incorporated herein.

Section III. Amend Section 8.200 (Terms Defined) of Article 8 (Definitions) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such definition to read as follows:

Exterior Sales

The sale or display of merchandise within a designated area outside of a building, including greenhouses designed and used exclusively for the sale or storage of plants.

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Section IV. Amend Part B of Subsection 9.300.4 (Special District Requirements) of Section 9.300 (ED, Estate Development District) of Article 9 (Residential Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such part to read as follows:

B. Accessory Buildings

- i. Accessory buildings in the ED district, except garages, must be located behind the main dwelling in the rear yard.
- ii. Accessory buildings must be at least 50 feet from any side property line and 25 feet from the rear property line.
- iii. Accessory buildings must be at least 100 feet from dwellings on adjoining property.
- iv. The number of accessory buildings must be limited to one, except that more than one may be granted by approval of a site plan.

Section V. Amend Subsection 10.900.3 (Area, Yard, and Bulk Requirements) of Section 10.900 (CB-1, Central Business-1 District) of Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.3 Area, Yard, and Bulk Requirements

The following area, yard, and bulk requirements apply to all development in the CB-1 district unless otherwise expressly stated:

Description	Residential Requirement	Nonresidential Requirement
Maximum Residential Density	21.5 units per acre; 174 units per acre if over 3 story	N/A
Minimum Lot Area	8,400 square feet	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	120 feet, 1-3 story; 200 feet, 4+ story	None
Minimum Front Yard	None, except as provided in Sec. 15.800 and Sec. 13.500.2	None, except as provided in Sec. 13.500.2
Minimum Side Yard	None, except as provided in Sec. 15.800 and Sec. 13.500.3	None, except as provided in Sec. 13.500.3
Maximum Side Yard	None	None

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Minimum Rear Yard	None (See Sec. 15.800 and Sec. 13.500.4)	10 feet, where no alley abuts the rear property line (See Sec. 13.500.4)
Minimum Floor Area per Dwelling Unit	400 square feet, with no more than 10% of the units less than 550 square feet	N/A
Maximum Lot Coverage	None	None (See Sec. 10.900.5A.vii)
Maximum Height	None	None
Minimum Usable Open Space	See Sec. 10.900.5A.viii	None

Section VI. Amend Part A of Subsection 10.900.5 (Special District Requirements) of Section 10.900 (CB-1, Central Business-1 District) of Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such part to read as follows:

A. Miscellaneous

- i. District requires a minimum contiguous area of 100 acres.
- ii. The City Council, at the time of granting CB-1 district zoning to any tract of land, will have the authority to modify the district requirements and may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas including, but not limited to, light and air orientation, type and manner of construction, setbacks, lighting, landscaping, management associations, open space, and screening.
- iii. The City Council, at the time of granting CB-1 district zoning to any tract of land, shall have the authority to limit multifamily uses to certain designated locations within such tract and to limit the number of multifamily units to be built on such designated locations.
- iv. A general phasing plan for the total development of the property will be approved at the time of concept plan approval.
- v. The general allocation of permitted density levels of development on the various sections of the property will be approved at the time of concept plan approval.
- vi. Site plan approval in accordance with Article 3 will be required for development of property.

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- vii. For vehicle fueling stations, canopies must be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures.)
- viii. Minimum usable open space must be calculated as follows:
 - a. Standard Option: 200 square feet per unit
 - b. Incentive Option: If utilizing the standards in Article 23, the minimum usable open space may be reduced to 100 square feet per unit.

Section VII. Amend Subsection 10.1100.1 (Purpose) of Section 10.1100 (RC, Regional Commercial District) of Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.1 Purpose

The RC district is an architectural and cultural district intended for use in conjunction with an RE district in high visibility locations which are of regional cultural and architectural importance to the community due to its significance for generating economic investment. It provides for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods.

Section VIII. Amend Subsection 10.1200.1 (Purpose) of Section 10.1200 (RE, Regional Employment District) of Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.1 Purpose

The RE district is an architectural and cultural district intended to provide for office and limited manufacturing uses in high visibility locations which are of regional cultural and architectural importance to the community due to its significance for generating economic investment that are consistent with the regional status of certain tollways and expressways serving Plano and surrounding communities. Some retail uses are also appropriate when developed in conjunction with the primary uses. The district's standards are designed to ensure compatibility between the various uses within a corridor and surrounding residential neighborhoods.

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Section IX. Amend Subsection 10.1400.6 (Special District Requirements) of Section 10.1400 (LI-1, Light Industrial-1 District) of Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.6 Special District Requirements

For vehicle fueling stations, canopies must be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for vehicle fueling stations.)

Section X. Amend Subsection 10.1500.6 (Special District Requirements) of Section 10.1500 (LI-2, Light Industrial-2 District) of Article 10 (Nonresidential Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.6 Special District Requirements

For vehicle fueling stations, canopies must be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for vehicle fueling stations.)

Section XI. Amend Subsection 11.200.4 (Landscaping Requirements) of Section 11.200 (Preston Road Overlay District) of Article 11 (Overlay Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.4 Landscaping Requirements

See Sec. 17.300.2

Section XII. Amend Subsection 11.300.4 (Landscaping Requirements) of Section 11.300 (Dallas North Tollway Overlay District) of Article 11 (Overlay Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.4 Landscaping Requirements

See Sec. 17.300.3

Section XIII. Amend Subsection 11.400.4 (Landscaping Requirements) of Section 11.400 (190 Tollway/Plano Parkway Overlay District) of Article 11 (Overlay Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.4 Landscaping Requirements

See Sec. 17.300.4

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Section XIV. Amend Subsection 11.500.4 (Landscaping Requirements) of Section 11.500 (State Highway 121 Overlay District) of Article 11 (Overlay Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.4 Landscaping Requirements
See Sec. 17.300.5

Section XV. Amend Subsection 11.600.3 (Landscaping Requirements) of Section 11.600 (Parkway Overlay District) of Article 11 (Overlay Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.3 Landscaping Requirements
See Sec. 17.300.6

Section XVI. Amend Subsection 11.700.1 (Purpose) of Section 11.700 (Heritage Resource Overlay Districts) of Article 11 (Overlay Districts) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

.1 Purpose

To provide for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the city of Plano, portions of certain districts are designated with the letters "H" or "HD." Areas designated on the zoning district map by an "H" will indicate an individual heritage landmark and "HD" will indicate a heritage district.

Section XVII. Amend Part B of Subsection 15.200.7 (Support Buildings and Equipment Storage) of Section 15.200 (Communications Antennas, Amateur and Commercial) of Article 15 (Use-specific Regulations) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such part to read as follows:

B. When ground mounted, they must comply with the following:

- i. Meet all applicable front, side, and rear yard setback requirements.
- ii. Be of a neutral color compatible with surrounding structures.
- iii. Be screened by an evergreen landscape screen with an initial planting size of 5 gallons and 4 feet in height, with an ultimate height of 6 feet or a solid masonry fence 6 feet in height. Landscaping must be irrigated and maintained in a living, growing condition. Wooden fences are prohibited and wrought

ORDINANCE NO. 2019-8-8

iron or chain link may only be used in conjunction with a landscape screen.

Section XVIII. Amend portions of Section 15.1400 (Superstores) of Article 15 (Use-specific Regulations) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such portions to read as follows:

15.1400 Superstores

- .4 Loading docks must not be oriented towards residential zoning districts. Where loading areas are located parallel to residential zoning districts, they must be screened by an architecturally-integrated minimum 14-foot tall wall the entire length of the loading space.
- .5 The location of drive-through windows, automotive service bays, and gasoline pumps must comply with the requirements of the Residential Adjacency Standards in Article 21.
- .6 Where the property immediately abuts a residential zoning district, a minimum 30-foot wide landscape edge must be installed in addition to the screening required by Article 20. A minimum 30-foot wide landscape edge is also required along all street frontages, with the exception of U.S. Highway 75 (Central Expressway). The Central Business-1 zoning district is also exempt from this requirement. The landscape edge must include a combination of berms, evergreen shrubs, and a mix of evergreen and deciduous over story (shade) trees (minimum 4-inch caliper) placed a minimum 25 feet on center. Plantings may be grouped.
- .7 Open storage areas must be screened as required in Sec. 19.200.
- .8 The applicant must demonstrate that the building can be subdivided in a reasonable manner for multiple tenants.
- .9 Primary and accessory superstore structures must be set back a minimum distance of 100 feet measured from the residential zoning district boundary line to the nearest face or edge of the structure.

Section XIX. Amend Part B of Subsection 15.1800.3 (Architectural and Design Standards) of Section 15.1800 (Backyard Cottages) of Article 15 (Use-specific Regulations) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such part to read as follows:

- B.** Backyard cottages must be architecturally designed to be compatible with the main dwelling unit.

ORDINANCE NO. 2019-8-8

Section XX. Amend Portion of Section 17.100 (Nonresidential Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such portion to read as follows:

These standards shall apply to all nonresidential districts except BG, UMU, and CB-1. Any area within a planned development district or overlay district containing landscaping standards shall be regulated by the standards of the planned development district or overlay district where such standards conflict with the standards herein. Tree preservation requirements shall apply to all zoning districts as listed in Sec. 17.800.2.

Section XXI. Amend Part A of Subsection 17.100.1 (Landscaping along Street Rights-of-Way) of Section 17.100 (Nonresidential Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such part of subsection to read as follows:

A. A landscape edge must be provided adjacent to all streets as follows:

- i. Standard Option: The landscape edge must be a minimum width of 20 feet, exclusive of rights-of-way. Within the landscape edge, 6 caliper inches of shade trees or 12 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge. See Figure 17-1.
- ii. Incentive Option: If utilizing the standards in Article 23, the landscape edge may be reduced to a minimum width of 10 feet, exclusive of street rights-of-way. Within the landscape edge, 3 caliper inches of shade trees or 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge. See Figure 17-1.

Section XXII. Amend Part B of Subsection 17.100.3 (Landscaping for Corner Lots) of Section 17.100 (Nonresidential Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such part to read as follows:

B. For corner lots, a landscape edge must be provided adjacent to all streets as follows:

- i. Standard Option: A minimum 20-foot wide landscape edge must be located along all street right-of-way lines beginning at the

ORDINANCE NO. 2019-8-8

corner and extending 175 feet or to the closest driveway. Beyond this point, the landscape edge may be gradually reduced (over a distance of 25 feet) to 10 feet in width.

- ii. Incentive Option: If utilizing the standards in Article 23, the landscape edge may be reduced to a minimum 15-foot wide landscape edge located along all street right-of-way lines beginning at the corner and extending 175 feet or to the closest driveway. Beyond this point, the landscape edge may be gradually reduced (over a distance of 25 feet) to 10 feet in width.

Section XXIII. Amend Section 17.100 (Nonresidential Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such additional subsection to read as follows:

.6 Landscaping along Internal Property Lines

A landscape edge must be provided adjacent to all internal property lines which are not adjacent to a right-of-way or street easement as follows:

- A. Standard Option: A minimum 10-foot landscape edge must be provided. Within the landscape edge, 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.
- B. Incentive Option: If utilizing the standards in Article 23, a landscape edge along internal property lines is not required.

Section XXIV. Amend Part A of Subsection 17.200.1 (Multifamily and Retirement Housing Landscaping Requirements) of Section 17.200 (Residential Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such part to read as follows:

- A. A landscape edge must be provided adjacent to all streets as follows:
 - i. Standard Option: The landscape edge shall be a minimum width of 20 feet, exclusive of rights-of-way. Within the landscape edge, two shade trees (3-inch caliper minimum) or an approved ornamental tree shall be planted per 500 feet of landscape edge. The number of required trees shall be calculated solely on the area of the required landscape edge.
 - ii. Incentive Option: If utilizing the standards in Article 23, the landscape edge may be reduced to a minimum width of 10 feet, exclusive of street rights-of-way. Within the landscape edge, one shade tree (3-inch caliper minimum) or an approved ornamental

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tree shall be planted per 500 square feet of landscape edge. The number of required trees shall be calculated solely on the area of the required landscape edge.

Section XXV. Amend Section 17.200 (Residential Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such additional section to read as follows:

.3 Landscaping along Internal Property Lines

A landscape edge must be provided adjacent to all internal property lines which are not adjacent to a right-of-way or street easement as follows:

A. Standard Option: A minimum 10-foot landscape edge must be provided. Within the landscape edge, 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.

B. Incentive Option: If utilizing the standards in Article 23, a landscape edge along internal property lines is not required.

Section XXVI. Repeal and replace Section 17.300 (Overlay District Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such section to read as follows:

.1 Regulations for Specific Districts

Development and redevelopment in the Preston Road, Dallas North Tollway, 190 Tollway/Plano Parkway, and State Highway 121 Overlay Districts must meet the regulations provided below.

A. A landscape edge must be provided as follows:

i. Standard Option: A minimum 40-foot wide landscape edge (as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) must be provided. The landscape edge must not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards, Rules & Regulations. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, and drainage improvements. Underground utilities, or related

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facilities. The 40-foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchange.

- ii. Incentive Option: If utilizing the standards in Article 23, the landscape edge may be reduced to a minimum 30-foot wide landscape edge as measured from the front property line exclusive of rights-of-way for thoroughfares Type C or above) must be provided. If utilizing the standards in Article 23, the landscape edge shall not apply to that portion of the overlay district zoned Central Business-1 at the time of development or redevelopment. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards, Rules & Regulations. This landscape edge may be reduced by as much as 15 feet if the combined width of the unpaved right-of-way and the landscape edge is at least 40 feet. Such modifications may be permitted to accommodate variations in unpaved rights-of-way along the respective roadways due to grade-separated interchanges, turning lanes, transit stops, drainage improvements, underground utilities, or related facilities. The 40-foot distance shall be measured from the back of the permanent curb of the roadways including those existing or planned acceleration and deceleration lanes, loop road, and ramps at grade-separated interchanges. Sidewalks shall be calculated as part of the 40-foot distance.
- iii. The landscape edge must consist of trees, shrubs, groundcover, berms, and related elements as follows, except for the Dallas North Tollway Overlay District which must comply with *Subsec. 17.300.3*:

 - a. Standard Option: A minimum of two 3-inch caliper shade trees and two 3-inch caliper ornamental trees (7-foot planted height) placed per 50 feet of frontage, exclusive of driveways.
 - b. Incentive Option: If utilizing the standards in Article 23, the landscape edge may be reduced to a minimum of one 3-inch caliper shade tree and one 3-inch caliper ornamental tree (7-foot planted height) must be placed per 50 feet of frontage exclusive of driveways.

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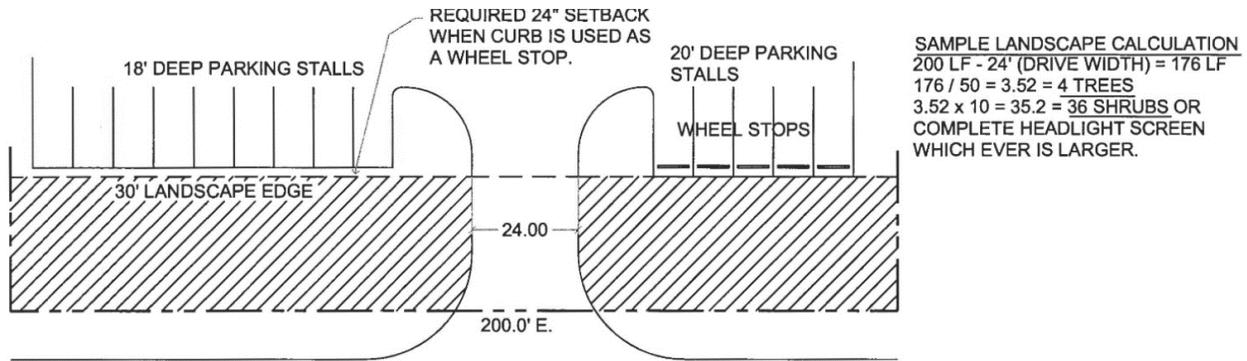


Figure 17-4: 30-Foot Landscape Edge

iv. A landscape edge must be provided adjacent to all internal property lines which are not adjacent to a right-of-way or street easement as follows:

- a. Standard Option: A minimum 10-foot landscape edge must be provided along all internal property lines. Within the landscape edge, 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.
- b. Incentive Option: If utilizing the standards in Article 23, a landscape edge along internal property lines is not required.

.2 Preston Road Overlay District

In addition to requirements in Sec. 17.300.1, development and/or redevelopment in the Preston Road Overlay district must meet the following special landscaping requirements:

- A. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in

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Sec. 13.500.2K and to visibility requirements of the Thoroughfare Standards, Rules & Regulations.

- B. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- C. A landscape plan must be submitted in conjunction with the site plan review process.
- D. The location of plant materials must comply with the visibility requirements of the Thoroughfare Standards, Rules & Regulations.
- E. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.3 Dallas North Tollway Overlay District

In addition to requirements in Sec. 17.300.1, development and/or redevelopment in the Dallas North Tollway Overlay district must meet the following special landscaping requirements:

- A. The landscape edge must consist of trees, shrubs, groundcover, berms, and related elements as specified below, and trees must be placed within the landscape edge as follows:
 - i. For the tollway frontage roads, one 3-inch caliper or greater Live Oak and one 3-inch caliper or greater deciduous shade tree per 50 feet of linear frontage planted in a formal double row, triangular pattern.
 - ii. For east/west thoroughfares (Type D and above), 2 shade trees per 50 feet of linear frontage (exclusive of driveways) planted in formal double row, triangular pattern. 8 ornamental trees 7 feet in planted height must be placed in a dense double row pattern within 30 feet of the primary entrance driveway to a development.
 - iii. For Communications Parkway, Parkwood Boulevard, and north/south segments of Plano Parkway and Chapel Hill Drive, one 3-inch caliper or greater shade tree and one ornamental (7-foot planted height) per 50 feet of linear frontage, exclusive of drive-ways, planted in an informal fashion.
 - iv. For Commercial Employment zoned properties, the types, numbers, and locations of trees must be determined at the time of site plan approval and must be consistent with existing landscape treatments.

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- B.** A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubbery hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or the required front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. 13.500.2K and to visibility requirements of the Thoroughfare Standards, Rules & Regulations.
- C.** Along Parkwood Boulevard and Communications Parkway south of Spring Creek Parkway, continuous meandering sidewalks shall be interspersed with plant materials and berms.
- D.** A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- E.** A landscape plan must be submitted in conjunction with the site plan review process.
- F.** The location of plant materials must comply with the visibility requirements of the Thoroughfare Standards, Rules & Regulations.
- G.** During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.4 190 Tollway/Plano Parkway Overlay District

In addition to requirements in Sec. 17.300.1, development and/or redevelopment in the 190 North/Plano Parkway Overlay district must meet the following special landscaping requirements:

- A.** A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms,

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shrubby hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. 13.500.2K and to visibility requirements of the Thoroughfare Standards, Rules & Regulations.

- B. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- C. A landscape plan must be submitted in conjunction with the site plan review process (Article 3).
- D. The location of plant materials must comply with the visibility requirements of the Thoroughfare Standards, Rules & Regulations.
- E. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.5 State Highway 121 Overlay District

In addition to requirements in Sec. 17.300.1, development and/or redevelopment in the State Highway 121 Overlay district must meet the following special landscaping requirements:

- A. A landscape screen with a minimum height of 18 inches (as measured from the finished grade of the parking area) must be provided in locations where the landscape edge separates a surface parking area from the tollway frontage road or another major thoroughfare (Type D and above). Landscape screens must consist of earthen berms, shrubby hedges, or a combination. Retaining walls may be used to facilitate berming if they are not visible from the street. Earthen berms must have a maximum slope of 4-to-1, requiring at least 4 feet of horizontal width for every one foot of vertical height. Shrubby hedges forming a continuous living screen and retaining walls used for berming must not exceed 40 inches in height within the required landscape edge. Living screens, retaining walls, and screening walls more than 40 inches in height but no greater than 8 feet in height may be placed beyond the required landscape edge and/or front yard setback, whichever is

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greater. They must not exceed 8 feet in individual or combined height. The above must also conform to the required visibility triangles noted in Sec. 13.500.2K and to visibility requirements of the Thoroughfare Standards, Rules & Regulations.

- B. A digitally controlled automatic irrigation system must be installed to ensure maintenance of plant materials in a living and growing condition.
- C. A landscape plan must be submitted in conjunction with the site plan review process (Article 3).
- D. The location of plant materials must comply with the visibility requirements of the Thoroughfare Standards, Rules & Regulations.
- E. During the site plan review process, the Planning & Zoning Commission (or the City Council upon appeal) may reduce the width of the landscape edge by as much as 15 feet upon a finding that the full landscape requirement would prevent a property's reasonable development in a safe, efficient manner.

.6 Parkway Overlay District

Development and/or redevelopment in a Parkway Overlay district must meet the following special landscaping requirements:

A. Landscape Edge:

- i. **Standard Option:** A minimum 25-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way for thoroughfares Type C or above) must be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards, Rules & Regulations. With the exception of width, the landscape edge must comply with Article 17.
- ii. **Incentive Option:** If utilizing the standards in Article 23, the landscape edge may be reduced to a minimum 15-foot wide landscape edge (as measured from the front property line, exclusive of rights-of-way for thoroughfares Type C or above) must be provided. This requirement is not intended to prohibit the placement of driveway openings as specified in the Thoroughfare Standards, Rules & Regulations. With the exception of width, the landscape edge must comply with Article 17.
- iii. A landscape edge must be provided adjacent to all internal property lines which are not adjacent to a right-of-way or street easement as follows:

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- a. Standard Option: A minimum 10-foot landscape edge must be provided along internal property lines. Within the landscape edge, 6 caliper inches of ornamental trees must be planted per 500 square feet of landscape edge with a minimum tree size of 2-inch caliper. The number of required trees must be calculated solely on the area of the required landscape edge.
- b. Incentive Option: If utilizing the standards in Article 23, a landscape edge along internal property lines is not required.

Section XXVII. Amend Subsection 17.700.2 of Section 17.700 (Tree Preservation and Protection) of Article 17 (Landscaping and Tree Preservation) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

- .2** Submission of landscape plans must be made to the Planning and Engineering Departments and must comply with all submittal requirements and the Landscape Plan Checklist. City staff shall evaluate the appropriateness of the landscape and irrigation plans and may approve them or approve them subject to stipulations. The Director of Planning may establish procedures, forms, and standards with regard to the content, format, graphics, and number of copies of information constituting an application for landscape plans for clarity and consistency of operations. The procedures, forms, and standards shall have the force of ordinance as if fully incorporated herein.

Section XXVIII. Amend Parts A and B of Subsection 17.800.5 (Tree Survey and Preservation Plan Required) of Section 17.800 (Tree Preservation and Protection) of Article 17 (Landscaping and Tree Preservation) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such parts to read as follows:

.5 Tree Survey and Preservation Plan Required

A. Preliminary Development Plans

A general survey of natural vegetation showing tree groupings and anticipated tree losses must be submitted with all preliminary site plan applications and must comply with the General Tree Survey Plan Checklist. Required data includes approximate locations and species of individual trees 8 inches or larger in caliper and a range of sizes and species for tree groupings. Photographs of the site showing tree cover are also required.

B. Final Development Plans

A tree survey and tree preservation plan must be submitted with all site plan and preliminary plat applications and must comply with the General

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Tree Survey Plan Checklist and the Tree Preservation Plan Checklist. The Planning Department is authorized to maintain a list of required information for tree surveys and tree preservation plans. The Director of Planning may establish procedures, forms, and standards with regard to the content, format, graphics, and number of copies of information constituting an application for tree surveys and tree preservation plans for clarity and consistency of operations. The procedures, forms, and standards shall have the force of ordinance as if fully incorporated herein. The tree survey must include the exact location, size, condition if damaged or diseased, and common name of each tree 8 inches in caliper or larger. The survey must also show existing and proposed spot elevations near the trunk of trees to be preserved. This document must be signed by the preparer. The tree preservation plan must indicate which trees are to be preserved, which are to be removed and the manner in which they will be protected during the construction period. A tree mitigation plan must be included as part of the tree survey and protection plan. Projects will not be released for construction until a tree preservation plan (if applicable) has been approved.

Section XXIX. Amend Article 23 (Exterior Wall Construction Standards) of the Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, such article to read as follows:

23.100 Introduction	23-1
23.200 Residential Structures	23-1
23.300 Nonresidential Structures	23-1

23.100 Introduction

Exterior wall construction for structures must be in accordance with the standards of this article for consistency with community values of achieving high quality development and architectural compatibility. For the purposes of this article, exterior wall construction refers to the exterior material or finish of a wall assembly.

23.200 Residential Structures

The following shall apply to ensure architectural compatibility within the neighborhood. If these standards are not met by a minimum of 50% of the residential properties which share a lot line with the property, the standards may be waived by the Building Official, or designee. Right-of-way for streets 60 feet and smaller may be excluded in calculating shared lot lines so properties across streets and alleys are included.

- .1 Exterior wall construction for residential structures and retirement housing must consist of a minimum of 80% masonry, 3-step stucco, and/or glass, with no single wall face of any structure containing less than 50% of its exposed surface of masonry construction. A maximum of 10% of any exposed exterior wall may consist of Exterior Insulation and Finish Systems (EIFS).

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- .2 Unless specified as part of a planned development district, the above masonry requirements shall not apply to UR or GR districts, and exterior plasters are not permitted in UR districts.
- .3 For midrise residential structures, a maximum of 50% of any exposed exterior wall may consist of metal.

23.300 Nonresidential Structures

.1 General

Except for the LI-1 and LI-2 districts, and as otherwise regulated by this ordinance, exterior wall construction for nonresidential structures must consist of a minimum of 80% masonry, 3-step stucco, glass, or combination of these materials, with no single wall face of any structure containing less than 50% of its exposed surface of masonry construction. A maximum of 10% of any exposed exterior wall may consist of EIFS.

.2 Metal Exterior Wall Construction

Metal exterior wall construction within nonresidential zoning districts shall be permitted, provided that a maximum of 25% of any exposed exterior wall may consist of metal. This percentage may be exceeded in accordance with the following:

- A. For buildings 55 feet in height and over, a maximum of 50% of any exterior wall may consist of metal.
- B. Within the LI-1 and LI-2 districts only, up to 100% of any exposed exterior wall may consist of metal with approval of a facade plan as part of the site plan review process by the Planning & Zoning Commission only under the following conditions:
 - i. The metal exterior wall is not visible from a public thoroughfare or residential zoning district.
 - ii. The lot containing the building is located at least 1,000 feet from any residential zoning district boundary line unless separated by a Type C or larger thoroughfare.

.3 Special Requirements for Parking Structures

Except in BG and CB-1 zoning districts, all exterior walls of parking structures must be architecturally designed to be integrated with the primary building on the site, including consistent architectural design elements and building materials between structures.

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Section XXX. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

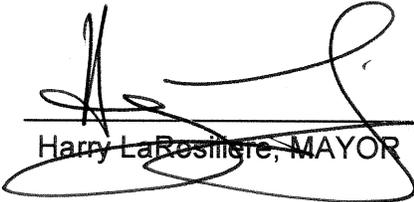
Section XXXI. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section XXXII. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section XXXIII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section XXXIV. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS THE 26TH DAY OF AUGUST 2019.



Harry LaBosiere, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

Subdivision Ordinance Amendment 2019-001

An Ordinance of the City of Plano, Texas, amending Section 3.1 (General) of Article III (Platting Procedures) of the Subdivision Ordinance of the City, Ordinance No. 2017-11-4, as heretofore amended, as a result of recent state legislative actions and to ensure compliance with state law; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Subdivision Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 26th day of August 2019, for the purpose of amending Section 3.1 (General) of Article III (Platting Procedures) of the Subdivision Ordinance of the City of Plano, pertaining to recent state legislative actions and to ensure compliance with state law; and

WHEREAS, the City Secretary of Plano accordingly caused to be issued and published the notices required by laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of Plano, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Subdivision Ordinance on the 26th day of August 2019; and

WHEREAS, the City Council is of the opinion and finds that such amendments to the Subdivision Ordinance would not be detrimental to the public health, safety, or general welfare, and will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

IT IS, THEREFORE, ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. Subsection e (Fees, Application Forms, and Procedures) of Section 3.1 (General) of Article III (Platting Procedures) of Subdivision Ordinance No. 2017-11-4, as the same has been heretofore amended, is hereby further amended, such subsection to read as follows:

e. Fees, Application Forms, and Procedures

1. Council shall establish a schedule of fees as required to recoup costs related to the administration of this ordinance.
2. The following design standards and specifications, as amended, are incorporated by reference into this ordinance:
 - (a) Conveyance Plat/Revised Conveyance Plat Checklist
 - (b) Preliminary Plat/Preliminary Replat Checklist

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(c) Final Plat/Replat Checklist

(d) Amended Plat Checklist

3. The Director of Planning may establish procedures, forms, and standards with regard to the content, format, graphics, and number of copies of information constituting an application for a preliminary plat, conveyance plat, replat, vacation of plat or final plat. The published procedures, forms, and standards will have the force of ordinance as if fully incorporated herein.

Section II. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

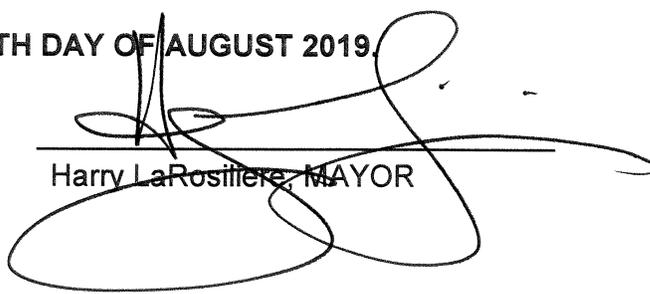
Section III. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section IV. Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) or (b), as appropriate, of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section V. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable and the invalidity or partial invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VI. This Ordinance shall become effective immediately upon its passage and publication as required by law.

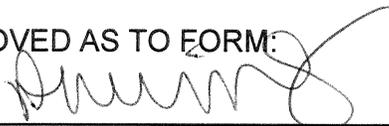
PASSED AND APPROVED THIS THE 26TH DAY OF AUGUST 2019.


Harry LaRosillere, MAYOR

ATTEST:


Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:


Paige Mims, CITY ATTORNEY