

An Ordinance of the City of Plano, Texas, providing certain Heritage Resources within the City of Plano ad valorem tax relief as allowed by the Heritage Tax Exemption Ordinance to provide for reinvestment into maintenance and long-term preservation of historic structures, providing a severability 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, City of Plano Ordinance No. 2022-8-14, also known as the Heritage Tax Exemption Ordinance, authorizes the City Council of the City of Plano, upon certification and recommendation by the Heritage Preservation Officer, or granting of an appeal, extension, or waiver by the Heritage Commission, to exempt from the current year taxation part or all of the assessed value of a structure if the structure is designated as a historically significant site and in need of tax relief to encourage its preservation; and

WHEREAS, in March 2022, property owners were sent the results of their 2022 annual inspection with a deadline of January 1, 2023, for completing any necessary repairs and additional information on the process, including appeals and extensions; and

WHEREAS, in November 2022, property owners were sent a reminder of the January 1, 2023, deadline for completing necessary repairs and information regarding the appeals and extension process eligible through the Heritage Commission; and

WHEREAS, on December 6, 2022, reminder postcards were sent to participating property owners informing them of the deadline to complete required repairs and upcoming inspections; and

WHEREAS, on January 3, 2023, inspections were carried out in accordance with the Heritage Tax Exemption Ordinance allowing the Heritage Preservation Officer to certify and recommend 82 properties for approval of ad valorem tax relief for 2023 as more specifically described in Exhibit A; and

WHEREAS, on January 6, 2023, in accordance with the Heritage Tax Exemption Ordinance, notice was sent via certified mail to five properties deemed ineligible for program participation and informing them of their right to appeal or request an extension to the Heritage Commission; and

WHEREAS, four appeals or extension requests were received for the properties at 901 17th Street, 907 17th Street, 910 18th Street, and 920 18th Street; and

WHEREAS, on February 7, 2023, a one-year extension for the deadline to complete necessary repairs was considered and granted by the Heritage Commission for the properties at 901 17th Street and 920 18th Street; and

WHEREAS, on February 7, 2023, an appeal related to exterior work completed without approval of a Certificate of Appropriateness was considered and granted by the Heritage Commission for the property at 907 17th Street; and

WHEREAS, on February 7, 2023, a one-year extension for the deadline to complete necessary repairs was considered and, in lieu of an extension, a waiver was granted by the Heritage Commission for the property at 910 18th Street; and

WHEREAS, on February 27, 2023, the City Council reviewed the properties recommended for 2023 Heritage Tax Exemption approval as listed in Exhibit A; and

WHEREAS, the City Council finds that the structures listed in Exhibit A to this ordinance have been certified and recommended by the Heritage Preservation Officer, or granted an appeal, extension, or waiver by the Heritage Commission, are to be approved based upon the agreement noted herein, and thus should be approved for ad valorem tax relief for 2023.

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

Section I. The historic structures identified in the attached Exhibit A are hereby approved by the City Council for tax exemptions for the current year (2023) consistent with the relief indicated in the attached exhibit and in accordance with the provisions of Ordinance No. 2022-8-14.

Section II. All land shall be assessed for taxation in the same equal and uniform manner as all other taxable property in the City.

Section III. 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 should not affect the validity of any other portion of this ordinance.

Section IV. This Ordinance shall become effective immediately upon its passage as required by law.

PASSED AND APPROVED on the 27th day of February 2023.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Exhibit A - Properties Recommended for 2023 Heritage Tax Exemption Approval

	Property Location	Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2022 Improvement Value	Plano City (CPL) 0.4176%	Collin College (JCN) 0.081222%	Plano ISD (SPL) 1.25975%	Estimated Exemption for 2023
1	1001 E. 15th Street	Plano National Bank/IOOF Lodge Downtown HD	The Schell Family Trust B Shirley Carter Schell Trustee 1001 E. 15th St. #100 Plano, TX 75074-6250	Approval	50%	\$647,927	\$1,353	\$263	\$4,081	\$5,697
2	1015 E. 15th Street	Bagwill-Sherrill Building Downtown HD	1015 Metropolitan Plano Ltd. 3838 Oak Lawn Avenue; Suite 1416 Dallas, TX 75219	Approval	50%	\$216,003	\$451	\$88	\$1,361	\$1,899
3	1023 E. 15th Street	Merritt Building Downtown HD	M. F. Robert and Mirna Lynch 4604 Lawson Court Plano, TX 75093	Approval	50%	\$318,012	\$664	\$129	\$2,003	\$2,796
4	1407 E. 15th Street	Carlisle House	Michael and Harriet Linz 1407 E. 15th Street Plano, TX 75074	Approval	100%	\$375,097	\$1,566	\$305	\$4,725	\$6,596
5	1410 E. 15th Street	Arch Weatherford House	Josephine Howser 1410 E. 15th Street Plano, TX 75074	Approval	100%	\$271,608	\$1,134	\$221	\$3,422	\$4,776
6	1413 E. 15th Street	Roller House	James Baker and Deborah Sue 1413 E. 15th Street Plano, TX 75074	Approval	100%	\$580,403	\$2,424	\$471	\$7,312	\$10,207
7	1414 E.15th Street	Salmon House	Toni L Wilson 1414 E.15th Street Plano, TX 75074-6350	Approval	100%	\$307,566	\$1,284	\$250	\$3,875	\$5,409
8	807 E. 16th Street	Wyatt House Haggard Park HD	William and Rebecca Ratliff 807 E. 16th Street Plano, TX 75074-5833	Approval	100%	\$252,881	\$1,056	\$205	\$3,186	\$4,447
9	1210 E. 16th Street	Schell House	Michael and Debra Hamilton 1210 E. 16th Street Plano, TX 75074-6116	Approval	100%	\$177,584	\$742	\$144	\$2,237	\$3,123
10	1211 E. 16th Street	Carpenter House	Richard, Barbara & Elizabeth Pool 1211 E. 16th Street Plano, TX 75074-6115	Approval	100%	\$487,231	\$2,035	\$396	\$6,138	\$8,568
11	900 17th Street	Will Schimelpfenig House Haggard Park HD	Jack and Cindy Boggs 1802 Weanne Drive Richardson, TX 75082	Approval	100%	\$261,751	\$1,093	\$213	\$3,297	\$4,603
12	901 17th Street	Mathews House Haggard Park HD	Michael Bratsch 3601 Potomac Ave Dallas Tx 75205	Approval	100%	\$470,829	\$1,966	\$382	\$5,931	\$8,280
13	906 17th Street	Schimelpfineg-Dudley House Haggard Park HD	Michael and Gabrielle Leach 906 17th Street Plano, TX 75074-5814	Approval	100%	\$545,377	\$2,277	\$443	\$6,870	\$9,591
14	901 18th Street	Olney Davis House Haggard Park HD	AAG LLC Alison Lebeck Garcia 901 18th Street Plano, TX 75074	Approval	50%	\$371,454	\$776	\$151	\$2,340	\$3,266
15	906 18th Street	R.A. Davis House Haggard Park HD	Whitehead & Sheldon LLC 1213 Gardengrove Ct. Plano, TX 75075-7317	Approval	50%	\$343,687	\$718	\$140	\$2,165	\$3,022
16	909 18th Street	Hughston House Haggard Park HD	R3TE Ventures, LLC 1912 Glenwick Drive Plano, TX 75075	Approval	50%	\$406,836	\$849	\$165	\$2,563	\$3,577

Exhibit A (continued)

		Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2022 Improvement Value	Plano City (CPL) 0.4176%	Collin College (JCN) 0.081222%	Plano ISD (SPL) 1.25975%	Estimated Exemption for 2023
17	914 18th Street	Mary Schimelpfenig House Haggard Park HD	Anthony and Debbie Holman 914 18th Street Plano, TX 75074	Approval	50%	\$73,893	\$154	\$30	\$465	\$650
18	1615 H Avenue	Aldridge House Haggard Park HD	Clinton M. Haggard 7352 Independence Parkway Frisco, TX 75035	Approval	100%	\$303,946	\$1,269	\$247	\$3,829	\$5,345
19	1709 H Avenue	Lamm House Haggard Park HD	John and Helen Proch 1709 H Avenue Plano, TX 75074	Approval	100%	\$201,303	\$841	\$164	\$2,536	\$3,540
20	1611 K Avenue	Little Carlisle House	Little Carlisle House LLC 1611 K Avenue Plano, TX 75074	Approval	50%	\$150,981	\$315	\$61	\$951	\$1,328
21	1617 K Avenue	Forman House	Gwendolyn Workman 1617 K Avenue Plano, TX 75074	Approval	50%	\$206,226	\$431	\$84	\$1,299	\$1,813
22	1704 N Place	McCall Skaggs House	William and Annette Armstrong 1704 N Place Plano, TX 75074	Approval	100%	\$278,378	\$1,163	\$226	\$3,507	\$4,895
23	3921 Coit Road	Wells Homestead	Wells Homeplace LLC c/o Richard Wells 5001 K Avenue Plano, TX 75074	Approval	50%	\$60,004	\$125	\$24	\$378	\$528
24	1600 Carpenter Drive	Haggard Park HD	Wendi Carter 1600 Carpenter Drive Plano, TX 75074	Approval	75%	\$252,165	\$790	\$154	\$2,382	\$3,326
25	1601 Carpenter Drive	Haggard Park HD	Kelly Wykoff and Christopher Mark Dehertogh 1601 Carpenter Drive Plano, TX 75074	Approval	75%	\$259,200	\$812	\$158	\$2,449	\$3,419
26	1604 Carpenter Drive	Haggard Park HD	Greentree Properties, LLC 6239 Royal Lane Dallas, TX 75230	Approval	75%	\$274,595	\$860	\$167	\$2,594	\$3,622
27	1605 Carpenter Drive	Haggard Park HD	David & Mireya Cowen 1605 Carpenter Drive Plano, TX 75074	Approval	75%	\$274,595	\$860	\$167	\$2,594	\$3,622
28	1608 Carpenter Drive	Haggard Park HD	Shah Bindu S Revocable Trust 1608 Carpenter Drive Plano, TX 75074-8645	Approval	75%	\$274,595	\$860	\$167	\$2,594	\$3,622
29	1612 Carpenter Drive	Haggard Park HD	The Kraft Family Revocable Living Trust 3412 Starlight Trail Plano, TX 75023	Approval	75%	\$274,595	\$860	\$167	\$2,594	\$3,622
30	1613 Carpenter Drive	Haggard Park HD	Sallie Ann Plaxico 1613 Carpenter Drive Plano, TX 75074	Approval	75%	\$274,595	\$860	\$167	\$2,594	\$3,622
31	1616 Carpenter Drive	Haggard Park HD	Greentree Properties, LLC 6239 Royal Lane, Dallas, TX 75230	Approval	75%	\$274,595	\$860	\$167	\$2,594	\$3,622
32	1617 Carpenter Drive	Haggard Park HD	Jake Meyer & Stefani E Reed 1617 Carpenter Drive Plano, TX 75074	Approval	75%	\$274,595	\$860	\$167	\$2,594	\$3,622
33	1621 Carpenter Drive	Haggard Park HD	Brett and Mara Bim 1621 Carpenter Drive Plano, TX 75074	Approval	75%	\$274,595	\$860	\$167	\$2,594	\$3,622

Exhibit A (continued)

		Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2022 Improvement Value	Plano City (CPL) 0.4176%	Collin College (JCN) 0.081222%	Plano ISD (SPL) 1.25975%	Estimated Exemption for 2023
34	1624 Carpenter Drive	Haggard Park HD	Mat's Flats, LLC-Series 1624 Carpenter Dr. P.O. Box 940354 Plano, TX 75094-0354	Approval	75%	\$226,591	\$710	\$138	\$2,141	\$2,989
35	1625 Carpenter Drive	Haggard Park HD	Laura Frasca 1625 Carpenter Drive Plano, TX 75074	Approval	75%	\$226,591	\$710	\$138	\$2,141	\$2,989
36	617 E. 16th Street	Haggard Park HD	Peggy Ostrander 617 E. 16th Street Plano, TX 75074	Approval	38%	\$123,274	\$196	\$38	\$590	\$824
37	801 E. 16th Street	Haggard Park HD	Marcus and Megan Kotalik 801 E. 16th Street Plano, TX 75074	Approval	75%	\$878,800	\$2,752	\$535	\$8,303	\$11,591
38	811 E. 16th Street	Haggard Park HD	Gerald T. Schultz and Karen J. Bowen 811 E. 16th Street Plano, TX 75074	Approval	75%	\$310,461	\$972	\$189	\$2,933	\$4,095
39	815 E. 16th Street	Haggard Park HD	Travis Hamilton 802 E. 15th Street Plano, TX 75074	Approval	75%	\$62,960	\$197	\$38	\$595	\$830
40	819 E. 16th Street	Haggard Park HD	Michael Dagate 819 E. 16th Street Plano, TX 75074	Approval	75%	\$241,962	\$758	\$147	\$2,286	\$3,191
41	901 E. 16th Street	Haggard Park HD	Coolik Family Trust c/o Russell Coolik 901 E. 16th Street Plano, TX 75074	Approval	75%	\$328,131	\$1,028	\$200	\$3,100	\$4,328
42	907 E. 16th Street	Haggard Park HD	Richard McKee 907 E. 16th Street Plano, TX 75074	Approval	75%	\$223,118	\$699	\$136	\$2,108	\$2,943
43	805 17th Street	Haggard Park HD	Bertha Cardenas 805 17th Street Plano, TX 75074	Approval	75%	\$107,284	\$336	\$65	\$1,014	\$1,415
44	809 17th Street	Haggard Park HD	L.A. Whitley 809 17th Street Plano, TX 75074	Approval	75%	\$94,907	\$297	\$58	\$897	\$1,252
45	813 17th Street	Haggard Park HD	John and Kathleen Brooks 813 17th Street Plano, TX 75074	Approval	75%	\$185,932	\$582	\$113	\$1,757	\$2,452
46	816 17th Street	Haggard Park HD	Clint M. Haggard 7352 Independence Parkway Frisco, TX 75035	Approval	75%	\$75,769	\$237	\$46	\$716	\$999
47	907 17th Street	Haggard Park HD	Larry & Jacqueline Westbrook 907 17th Street Plano, TX 75074	Approval	75%	\$81,643	\$256	\$50	\$771	\$1,077
48	911 17th Street	Haggard Park HD	PMM Enterprises LLC c/o Patricia M. Mason 2413 Neal Drive Garland, TX 75040	Approval	75%	\$52,543	\$165	\$32	\$496	\$693
49	913 17th Street	Haggard Park HD	Charlene and Nathanael Ritter 913 17th St. Plano, TX 75074	Approval	75%	\$65,932	\$206	\$40	\$623	\$870
50	810 18th Street	Haggard Park HD	Dora Palao 810 18th St. Plano, TX 75074-5829	Approval	38%	\$55,406	\$88	\$17	\$265	\$370

Exhibit A (continued)

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51	811 18th Street	Haggard Park HD	STRG Commercial Holdings, LLC 811 18th St. Plano, TX 75074-5828	Approval	38%	\$33,385	\$53	\$10	\$160	\$223
52	903 18th Street	Haggard Park HD	Aierzzip LLC Attn: Nathan Hale 903 18th St., Ste 125 Plano, TX 75074	Approval	38%	\$619,503	\$983	\$191	\$2,966	\$4,140
53	910 18th Street	Haggard Park HD	1107 Investments LLC 660 N.Central Expy, #100 Plano, TX 75074-6759	Approval	19%	\$772,171	\$613	\$119	\$1,848	\$2,580
54	913 18th Street	Haggard Park HD	Lumar Ventures, Inc. 2015 Flat Creek Dr Richardson, TX 75080-2317	Approval	38%	\$353,448	\$561	\$109	\$1,692	\$2,362
55	920 18th Street	Haggard Park HD	Ergonis Family Living Trust Ergonis Cornelius Joe & Linda Ann-Tr 5001 Pinehurst Drive Frisco, TX 75034-6844	Approval	38%	\$310,023	\$492	\$96	\$1,484	\$2,072
56	1517 G Avenue	Haggard Park HD	ETR Investments, LLC 1517 G Avenue Plano, TX 75074-5725	Approval	38%	\$267,958	\$425	\$83	\$1,283	\$1,791
57	1521 G Avenue	Haggard Park HD	Ali Fremming 1521 G Avenue Plano, TX 75074	Approval	75%	\$63,778	\$200	\$39	\$603	\$841
58	1600 H Avenue	Haggard Park HD	Coolik Family Trust c/o Russell Coolik 901 E. 16th Street Plano, TX 75074	Approval	75%	\$220,828	\$692	\$135	\$2,086	\$2,913
59	1603 H Avenue	Haggard Park HD	Carol Armstrong 1603 H Avenue Plano, TX 75074	Approval	75%	\$140,026	\$439	\$85	\$1,323	\$1,847
60	1607 H Avenue	Haggard Park HD	Kyle & Marygrace Forbes 1607 H Avenue Plano, TX 75074	Approval	75%	\$181,093	\$567	\$110	\$1,711	\$2,388
61	1611 H Avenue	Haggard Park HD	Pamela Holland 1611 H Avenue Plano, TX 75074	Approval	75%	\$147,285	\$461	\$90	\$1,392	\$1,943
62	1701 H Avenue	Haggard Park HD	Jonathan Kuo-En Tang 1701 H Avenue Plano, TX 75074	Approval	75%	\$285,370	\$894	\$174	\$2,696	\$3,764
63	1706 H Avenue	Haggard Park HD	Yan Lu PO Box 6105 Rosemead, CA 91770-6105	Approval	75%	\$163,983	\$514	\$100	\$1,549	\$2,163
64	1715 H Avenue	Haggard Park HD	Young Dean Homestead Ltd. 625 W. Blondy Jhune Road Lucas, TX 75002	Approval	38%	\$190,988	\$303	\$59	\$914	\$1,276
65	1003-07 E. 15th Street	Downtown HD	Eng & Wong Plano Downtown LLC 7005 Chase Oaks Blvd., Suite 200 Plano, TX 75025	Approval	38%	\$1,949,219	\$3,093	\$602	\$9,331	\$13,026
66	1004 E. 15th Street	Downtown HD	Metropolitan Mammoth Jack, Ltd. 3838 Oak Lawn Avenue; Suite 1416 Dallas, TX 75219	Approval	38%	\$434,880	\$690	\$134	\$2,082	\$2,906

Exhibit A (continued)

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67	1008 E. 15th Street	Downtown HD	Crider Living Trust 3013 Crooked Stick Dr Plano, TX 75093	Approval	38%	\$509,122	\$808	\$157	\$2,437	\$3,402
68	1010 E. 15th Street	Downtown HD	LPW Real Estate Investment LLC 719 Cougar Drive Allen, TX 75013	Approval	38%	\$375,149	\$595	\$116	\$1,796	\$2,507
69	1011 E. 15th Street	Downtown HD	N A T Properties LLC 1014 15th Place Plano, TX 75074	Approval	38%	\$763,221	\$1,211	\$236	\$3,654	\$5,100
70	1012 E. 15th Street	Downtown HD	JSMTX Properties LLC c/o Judith Moore 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$352,954	\$560	\$109	\$1,690	\$2,359
71	1013 E. 15th Street	Downtown HD	Pierce Family Living Trust Ronald & Deborah Pierce Trustees 39 Vanguard Way Dallas, TX 75243	Approval	38%	\$499,529	\$793	\$154	\$2,391	\$3,338
72	1016 E. 15th Street	Downtown HD	JSMTX Properties LLC c/o Judith Moore 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$151,677	\$241	\$47	\$726	\$1,014
73	1017 E. 15th Street	Downtown HD	Comert Estates LLC c/o Selim Comert 1017 E. 15th Street Plano, TX 75074	Approval	38%	\$1,081,375	\$1,716	\$334	\$5,177	\$7,226
74	1018 E. 15th Street	Downtown HD	JSMTX Properties LLC c/o Judith Moore 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$117,677	\$187	\$36	\$563	\$786
75	1020 E. 15th Street	Downtown HD	CRH Rentals Ltd. 800 Central Parkway, Suite 100 Plano, TX 75074	Approval	38%	\$96,030	\$152	\$30	\$460	\$642
76	1021 E. 15th Street	Downtown HD	Tvg Holdings LLC 455 Bee Caves Road Lucas, TX 75002-7370	Approval	38%	\$198,637	\$315	\$61	\$951	\$1,327
77	1022 E. 15th Street	Downtown HD	15th Street Real Property Holdings, LLC Firewheel Town Center/Allred & Wilcox, Plc 1022 E. 15th Street Plano, TX 75074	Approval	38%	\$653,137	\$1,036	\$202	\$3,127	\$4,365
78	1024 E. 15th Street	Downtown HD	JSMTX Properties LLC c/o Judith Moore 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$288,489	\$458	\$89	\$1,381	\$1,928
79	1026 E. 15th Street & 1421 K Avenue	Downtown HD	Sutton-1012 LLC c/o Richard Sutton 5577 Linhurst Court Fairview, TX 75069	Approval	38%	\$528,618	\$839	\$163	\$2,531	\$3,533
80	1029 E. 15th Street	Downtown HD	Mirna Lynch 4604 Lawson Court Plano, TX 75093	Approval	38%	\$547,211	\$868	\$169	\$2,620	\$3,657
81	1031-1033 E. 15th Street	Downtown HD	MKNS, LLC P.O. Box 262447 Plano, TX 75026-2447	Approval	38%	\$274,707	\$436	\$85	\$1,315	\$1,836

Exhibit A (continued)

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82	1032 E. 15th Street	Downtown HD	Connor Chaddick Chaddick Center Leasing Office 1201 E. 15th Street, Suite 201 Plano, TX 75074	Approval	38%	\$514,951	\$817	\$159	\$2,465	\$3,441
83	1035 E. 15th Street	Downtown HD	Audience Inc 4906 Shady Knolls Drive Allen, TX 75002	Approval	38%	\$551,168	\$875	\$170	\$2,638	\$3,683
84	1037 E. 15th Street	Downtown HD	Joerg & Cathy Fercher 628 Water Oak Dr. Plano, TX 75025	Approval	38%	\$185,228	\$294	\$57	\$887	\$1,238
85	1410-12 J Avenue	Downtown HD	Brodhead Family Ltd. Partnership P O Box 865123 Plano, TX 75086	Approval	38%	\$503,371	\$799	\$155	\$2,410	\$3,364
86	1418 K Avenue	Downtown HD	PMM Enterprises LLC c/o Patricia M. Mason 2413 Neal Drive Garland, TX 75040	Approval	38%	\$171,277	\$272	\$53	\$820	\$1,145
						\$ 27,855,872	\$67,608	\$13,150	\$203,949	\$284,706