

DATE: May 22, 2024
TO: Honorable Mayor & City Council
FROM: Nancy Baldwin, Chair, Heritage Commission
VIA: Eric Hill, AICP, Assistant Director of Planning *EH*
SUBJECT: Results of Heritage Commission Meeting of May 21, 2024

**AGENDA ITEM NO. 2 – PUBLIC HEARING & CONSIDERATION: 2024 HERITAGE PRESERVATION PLAN.
APPLICANT: CITY OF PLANO**

Public hearing and consideration of the 2024 Heritage Preservation Plan, an update to the City of Plano Preservation Plan.

APPROVED: 5-0

Speaker Registration(s) Received Support: 0 Oppose: 0 Neutral: 0

RESULTS:

The Commission approved the item as submitted.

EH/js

cc: Raha Poladi, Lead Planner
Bhavesh Mittal, Heritage Preservation Officer

AGENDA ITEM NO. 2

PUBLIC HEARING & CONSIDERATION: 2024 Heritage Preservation Plan

DESCRIPTION: Public hearing and consideration of the 2024 Heritage Preservation Plan, an update to the City of Plano Heritage Preservation Plan.

STAFF REPORT – INTRODUCTORY REMARKS & RECOMMENDATION

REMARKS:

In 1981, the City Council adopted Plano's first Preservation Plan, which serves as the guiding document for the city's heritage preservation program. It identifies properties of historic value and outlines the public and private actions necessary to preserve Plano's historic resources. The Preservation Plan has undergone five updates, with [Preservation Plano 150](#) (PP150) being the most recent, completed in 2018. An update is recommended every five years in accordance with the Comprehensive Plan. Staff began the sixth update of the Heritage Preservation Plan (HPP) in June 2023 with the Heritage Resource Survey project.

Since September 2023, staff has been providing the Heritage Commission (Commission) with monthly updates and have incorporated their input and feedback on individual chapter updates to the proposed [2024 Heritage Preservation Plan](#). As discussed in previous meetings, the 2024 HPP follows the overall structure of the current PP150 plan, including individual chapter organization, document layout and format, and a list of goals and recommendations. The major updates are related to recently completed actions and priority changes in the last five years, as well as recommendations from the 2023 Heritage Resource Survey project completed by project consultants, HHM & Associates, Inc (HHM). The key updates for each chapter are outlined below.

Chapter 1 – Introduction

Chapter 1 outlines the purpose of the preservation plan, its development process and vision, and how the plan is used. This chapter incorporates minor administrative updates to include a few new photos/graphics, updated project steps and community outreach efforts, and an updated list of heritage preservation program-related accomplishments between 2018 and 2023.

Chapter 2 – Why Preserve?

Chapter 2 discusses the definition of heritage preservation, its importance, and the various stakeholders involved at the local, community, county, regional, state, and national level. This chapter incorporates minor administrative changes to include updated photos, graphics, website links, and updated information on listed community groups.

Chapter 3 – The Plano Story

Chapter 3 was the most popular component of the PP150 plan as it provided a graphical timeline of Plano's history and continues to be widely used as a promotional and educational tool at libraries, events, and exhibitions. Most recently, the City of Plano used it to develop a [video](#) for Plano's 150th Birthday celebrations. The proposed changes in this chapter include updates from 2018 through 2023 to the Plano Story timeline by adding significant events, projects, developments, awards, as well as population-related updates.

Chapter 4 – Preservation in Plano

Chapter 4 provides an overview of Plano's heritage preservation program with a graphical timeline showing the program's history and evolution. Additionally, this chapter provides the current state of the program by listing all local, state, and national designated heritage resources/districts and a snapshot of available financial incentives at the city, county, and state levels.

Some of the changes in this chapter include updated lists of Heritage Landmarks and state/national designated resources. Additionally, amendments have been made to the timeline of the heritage preservation program highlighting significant program-related events, designations, and awards from 2018 through 2023. Lastly, photos, graphics, and websites have been refreshed.

Chapter 5 – Potential Heritage Resources

Chapter 5 provides an updated list and location of Plano's Potential Heritage Resources (PHR) for both the individual properties and the districts. The PHR Cemeteries list remains unchanged from 2018. The chapter also includes a new list of Potential Neighborhood Conservation Districts (NCD). The PHR and NCD listings in this chapter are strictly for information only and do not impose or initiate any heritage designation or zoning changes. Following are some of the updates incorporated in this chapter:

- Ten new Individual PHRs were added, and a 2018 listed individual PHR, The Texas Pool site, was removed as it received Heritage Landmark designation in 2023. As a result, there are 24 listed individual PHRs.
- Four new PHR Districts were added, and a 2018 listed PHR District, Briarwood, was expanded. As a result, there are seven listed PHR Districts.
- The 'More Research Required' list for the individual properties and the districts were updated. Based on the 2023 Heritage Resource Survey project findings, three individual properties and three districts were included on this list.
- A new list of potential NCDs with their location maps and basic information has been added in this chapter. Based on the 2023 Heritage Resource Survey project findings, 34 neighborhoods were found eligible for potential NCD listing.
- Heritage resource maps were updated to include an overall PHR map and an overall potential NCD map.

Chapter 6 – Issues & Recommendations

Chapter 6 of the PP150 plan identifies seven key components of Plano’s preservation program and describes the importance of each with issues and recommendations. Each of the seven components lists goals and policies for how to address existing issues and opportunities. While all seven components remain unchanged in the [2024 HPP](#) update, eight action items have been removed due to their completion, and five new actions have been added based on the recommendations from the 2023 Heritage Resource Survey project.

Appendix

The appendix of the plan includes several components that support the findings of the 2024 HPP and its implementation. With the exception of Appendices B and D, most of the remaining appendices remain unchanged from the PP150 plan.

- Appendix A - Implementation Matrix

This includes the implementation matrix comprising the Goals, Policies, and Actions from Chapter 6. While most of the matrix remains unchanged from 2018, minor changes have been made to highlight eight completed actions and the addition of five new actions, with some adjustments to priorities and timing as needed.

- Appendix B - 2023 Heritage Resource Survey

Appendix B includes HHM’s final report on the 2023 Heritage Resource Survey project. The consultant surveyed approximately 692 resources (569 properties and 123 subdivisions), which involved fieldwork, research, evaluation, and public meetings with neighborhood residents and property owners. The purpose of this project was to determine which resources were eligible for listing in the plan as Potential Heritage Resources (PHR) and which neighborhoods were potentially eligible for [Neighborhood Conservation District](#) (NCD) listings. Results of the survey are summarized in Chapter 5 of the HPP and were presented at the second public meeting. This section of the Appendix also includes the supplemental data that led to these results, including a table for all properties and subdivisions surveyed as part of this project.

- Appendix C - Architectural Style Guide

The 2023 Heritage Resource Survey project did not reveal any new or prevalent architectural styles in the surveyed areas; therefore, Appendix C remains unchanged from 2018.

- Appendix D - Public Outreach Materials

Appendix D has been updated and provides a summary of all information related to public outreach materials, meetings, and public feedback from this project.

- Appendix E - Bibliography & Links

Appendix E includes the Bibliography and full web links that are included in Chapters 1-6 of the 2024 Heritage Preservation Plan.

Public Outreach

Public outreach was focused on the 2023 Heritage Resource Survey component of the plan. The primary goal was to inform and educate owners of the surveyed properties and the neighborhoods and seek their input and feedback. However, staff also provided information on the update to the HPP at both public meetings and has been presenting information to the Heritage Commission about the HPP update since September 2023. Regarding the survey, outreach was done as follows:

- Survey Project Website: <https://planocompplan.org/365/Heritage-Resource-Survey-2023>
The project website was the primary source for the public to review information about the survey project. Information accessible on the website included a summary of the project, links to past preservation plans, meeting dates and recordings, meeting slides, survey report drafts, survey data, and much more.
- Online Survey: An online survey and comments form was available for the public to provide feedback and comment on the draft reports. Over 20 responses were provided, all of which are included as part of the Appendix section in the 2024 HPP.
- Public Meetings: Two public meetings in a hybrid (in-person and Zoom) format were held where the public was invited to participate and comment on the survey project. More than 115 attendees (including in-person and virtual) participated in these two meetings.
- Social Media: The City of Plano's Nextdoor website was used to advertise the meeting and survey dates and information posted on the project website.
- Mailings: Approximately 7,900 letters/postcards were mailed to the owners of the surveyed properties before each public meeting.

Conformance with the Comprehensive Plan 2021

The 2024 Heritage Preservation Plan update with the recently completed 2023 Heritage Resource Survey project was developed based upon community values and feedback, and it is in conformance with the following Heritage Preservation Policies listed in the Comprehensive Plan:

- [Heritage Preservation Policy – Action 1 \(HP1\)](#) - *Implement the City of Plano's Heritage Preservation Plan and update every five years to serve as the guiding document for the city's Heritage Preservation Program and related activities.*
- [Heritage Preservation Policy – Action 2 \(HP2\)](#) - *Conduct a survey to evaluate structures built between 1945 and 1975 to determine potential eligible historic areas.*

Summary

The proposed 2024 HPP update is a culmination of over 10 months of work by both staff and the project consultant, HHM. The new PHR and NCD listings will assist in identifying and educating property owners, neighborhood residents, and others regarding the historical/cultural significance, and the importance of preservation and good preservation practices. The other updates are intended to modernize the document by noting changes that have occurred over the last five years. Overall, the 2024 HPP update will provide support for the city's Heritage Preservation Program for years to come.

RECOMMENDATION:

Recommended for approval as submitted.