Commercial Property Maintenance and Zoning Enforcement

Lori Schwarz, Director
Neighborhood Services Department

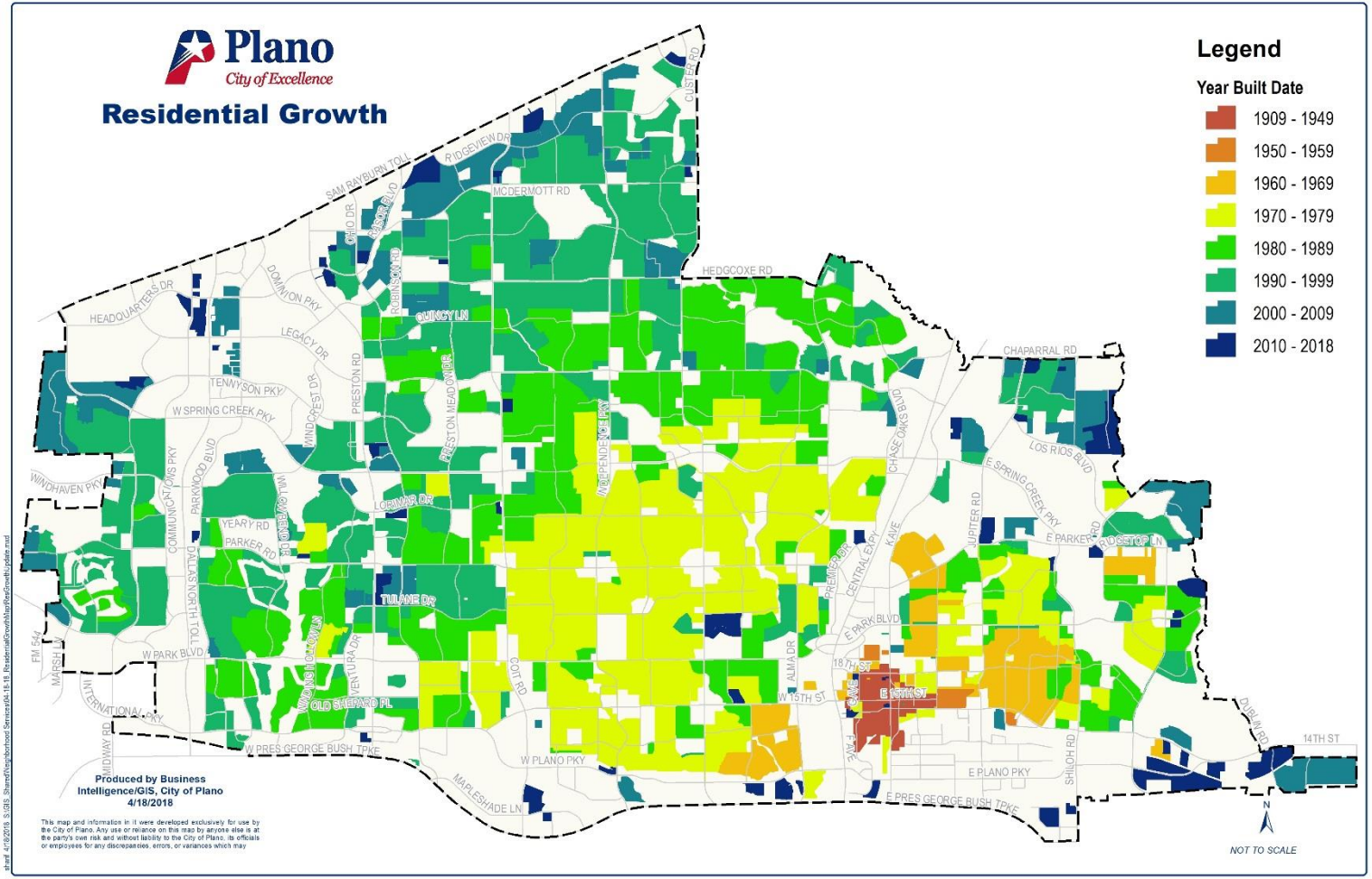
Commercial Enforcement: Prior to 2014

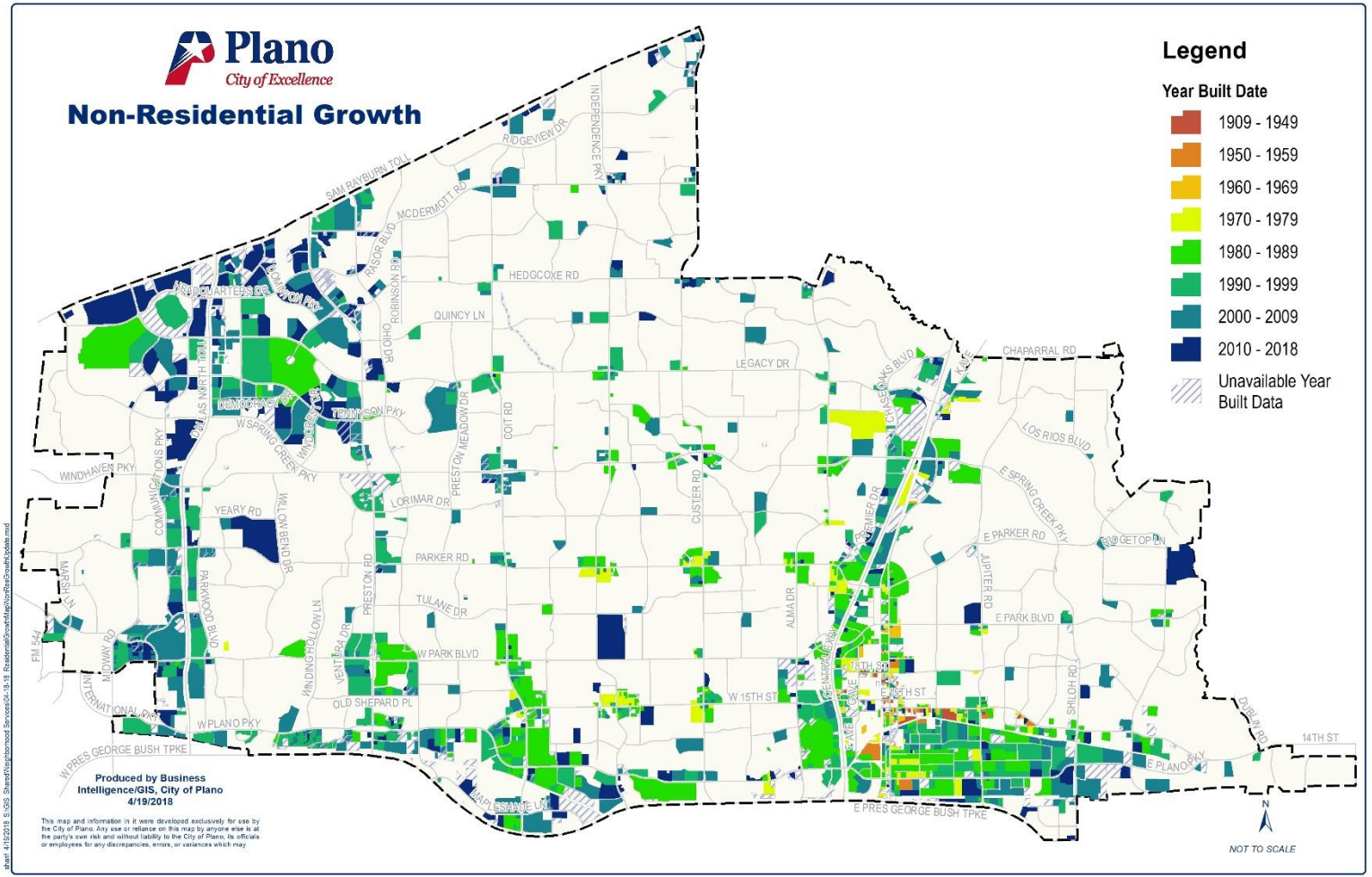
- Primarily Complaint-driven
- Substandard Structures
- High Grass and Weeds
- Accumulated Trash/Debris








Plano
City of Excellence
Residential Growth
Legend
Year Built Date
1909 - 1949
1950 - 1959
1960 - 1969
1970 - 1979
1980 - 1989
1990 - 1999
2000 - 2009
2010 - 2018
Produced by Business Intelligence/GIS, City of Plano 4/18/2018
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NOT TO SCALE
N
HEADQUARTERS DR
SAM RAYBURN TOLL
RIDGEVIEW DR
CUSTER RD
MCDERMOTT RD
OHIO DR
ROBINSON RD
HEDGCOXE RD
DOMINION PKY
LEGACY DR
QUINCY LN
PRESTON RD
PRESTON MEADOW DR
TENNYSON PKY
W SPRING CREEK PKY
WINDHAVEN PKY
COMMUNICATIONS PKY
PARKWOOD BLVD
YEARY RD
PARKER RD
LEGACY DR
TULANE DR
W PARK BLVD
FM 544
MARSH LN
INTERNATIONAL PKY
MIDWAY RD
W PRES GEORGE BUSH TPKE
OLD SHEPARD PL
VENTURA DR
COIT RD
W PLANO PKY
MAPLESHADE LN
ALMA DR
W 15TH ST
E 15TH ST
18TH ST
E PARK BLVD
PREMIER DR
CENTRAL EXPY
KAVE
JUPITER RD
CHASE OAKS BLVD
CHAPARRAL RD
LOS RIOS BLVD
E SPRING CREEK PKY
E PARKER RD
SETOP LN
E PLANO PKY
SHILOH RD
E PRES GEORGE BUSH TPKE
DUNLAY RD
14TH ST


Plano
City of Excellence
Non-Residential Growth
Legend
Year Built Date
1909 - 1949
1950 - 1959
1960 - 1969
1970 - 1979
1980 - 1989
1990 - 1999
2000 - 2009
2010 - 2018
Unavailable Year Built Data
Produced by Business Intelligence/GIS, City of Plano 4/19/2018
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NOT TO SCALE
N
SAM RAYBURN TOLL
RIDGEVIEW DR
INDEPENDENCE PKY
MCDERMOTT RD
PARKWOOD BLVD
HEADQUARTERS DR
ROBINSON RD
OHIO DR
HEDGCOXE RD
QUINCY LN
LEGACY DR
CHAPARRAL RD
DENTON TAP
TENNYSON PKY
W SPRING CREEK PKY
PRESTON MEADOW DR
COIT RD
CUSTER RD
DALLAS NORTH TOLL
COMMUNICATIONS PKY
WINDHAVEN PKY
YEARY RD
WILLOW BEND DR
LORIMAR DR
PARKER RD
TULANE DR
PRESTON RD
MARSH LN
FM 544
MIDWAY RD
INTERNATIONAL PKY
W PLANO PKY
W PRES GEORGE BUSH TPKE
WINDING HOLLOW LN
VENTURA DR
OLD SHEPARD PL
W PARK BLVD
W 15TH ST
ALMA DR
CENTRAL EXPY
E 15TH ST
E PARK BLVD
JUPITER RD
E PARKER RD
E SPRING CREEK PKY
LOS RIOS BLVD
CHASE OAKS BLVD
LEGACY DR
SHILOH RD
DURHAM RD
14TH ST
E PLANO PKY
E PRES GEORGE BUSH TPKE
MAPLESHADE LN

Downtown Enforcement Sweep - 2014





- Downtown Plano
  - Land Uses
  - Open Storage
  - Certificates of Occupancy
  - Structure Maintenance

Downtown Enforcement Sweep - 2014

- Illegal Land Uses
- Open Storage/Storage of Vehicles
- Lack of Certificates of Occupancy
- Deteriorated/unimproved parking surfaces
- Compounding alterations from approved site plan







Commercial Property Enforcement 2018

- Increasingly Proactive
- Land Use/Zoning Issues
- Landscaping
- Open Storage/Trash
- Deferred Maintenance
- Complex Solutions





Commercial Property Enforcement 2018

Zoning Enforcement

Unpermitted Land Uses









Commercial Property Enforcement 2018





Zoning Enforcement

Site Plan Modifications



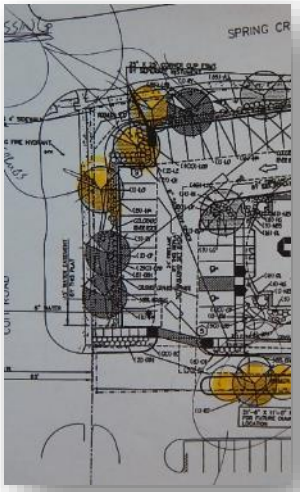


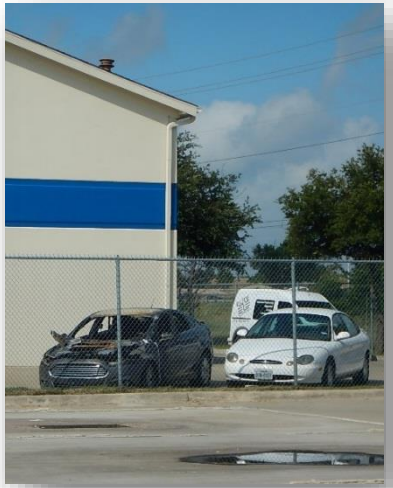


Commercial Property Enforcement 2018

Zoning Enforcement

Dead or missing landscaping









Commercial Property Enforcement 2018



Property Maintenance Enforcement

Deferred Maintenance





Commercial Property Enforcement 2018

Property Maintenance Enforcement

Partnerships with City departments









Complex Solutions

Different Development Regulations

Based on Year Developed/Legally Nonconforming





Complex Solutions





Adaptive Reuse

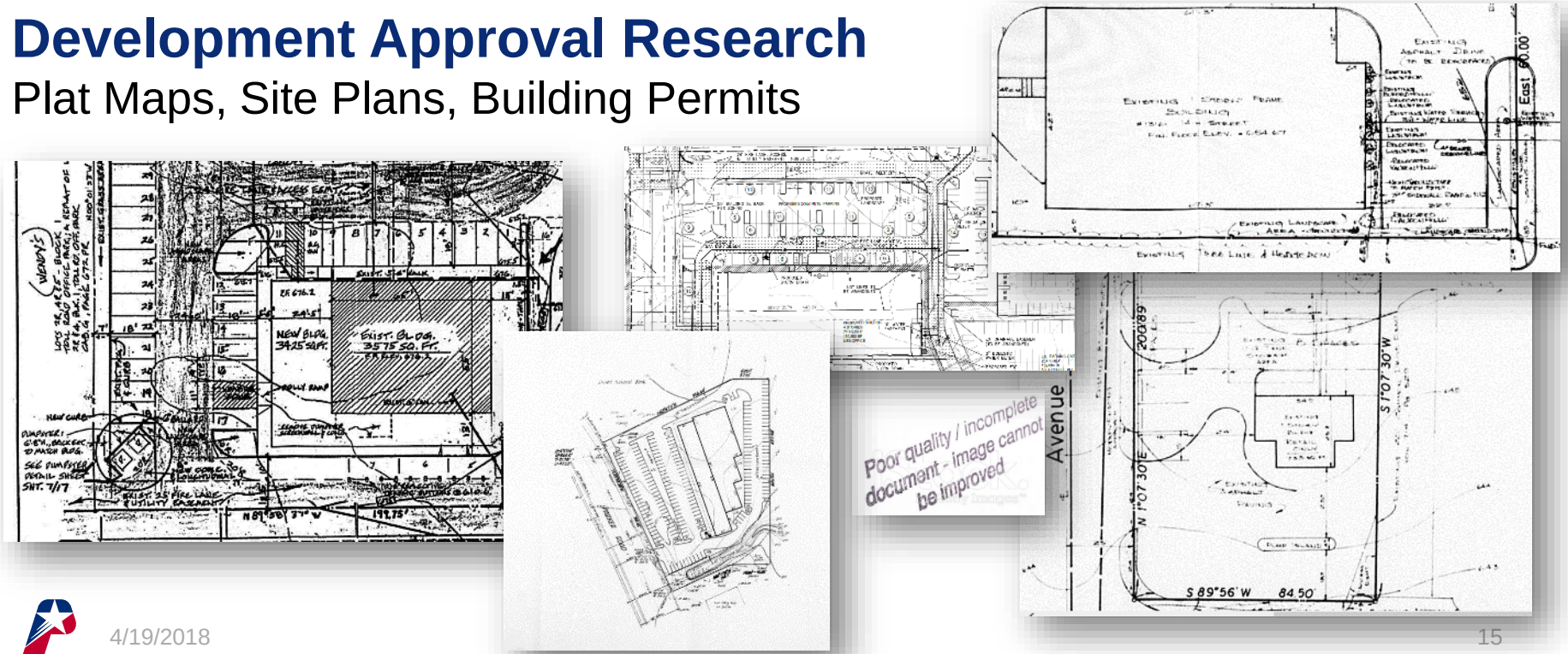
- Parking/Vehicle Storage/Auto Repair
- Site Plan Revisions



Complex Solutions

Development Approval Research

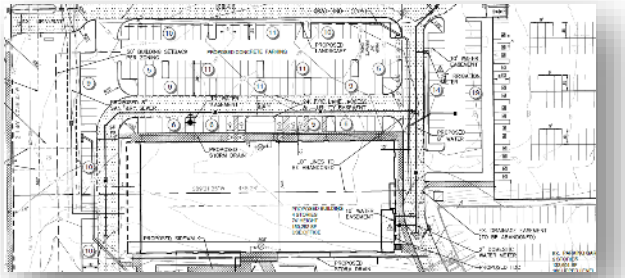
Plat Maps, Site Plans, Building Permits



Complex Solutions

Compliance Costs

- Plat or Site Plan Revisions
- Significant Repairs and Replacement









Looking Forward

- Ordinance Revisions
  - Open Storage/Donation Containers (adopted)
  - Certificates of Occupancy (adopted)
  - Parking Surface
  - Subsequent Offense
  - Dumpster/Recycling Enclosures
- Housing and Neighborhoods Policy
  - Redevelopment of Neighborhood Centers
  - Retail Center Revitalization and Reinvestment





Questions?