



## CITY COUNCIL

**1520 K Avenue, Plano, TX 75074**  
**Senator Florence Shapiro Council Chambers**

**DATE: June 25, 2018**

**TIME: 7:00 PM**

**CALL TO ORDER**

**INVOCATION: Pastor Kelvin Foley - North Dallas Community Bible Fellowship**

**PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Law Enforcement Explorer Post 911**

OUR MISSION - THE CITY OF PLANO IS A REGIONAL AND NATIONAL LEADER, PROVIDING OUTSTANDING SERVICES AND FACILITIES THROUGH COOPERATIVE EFFORTS THAT ENGAGE OUR CITIZENS AND THAT CONTRIBUTE TO THE QUALITY OF LIFE IN OUR COMMUNITY.

**The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.**

### **PROCLAMATIONS AND SPECIAL RECOGNITIONS**

Proclamation: July is National Parks and Recreation Month. **Presented**

Presentation: The City of Plano Human Resources Department staff and Director have received awards from the Texas Municipal Human Resources Association. **Presented**

### **COMMENTS OF PUBLIC INTEREST**

This portion of the meeting is to allow up to five (5) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Council may not discuss these items, but may respond with factual or policy information. The Council may choose to place the item on a future agenda.

### **CONSENT AGENDA**

The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. Citizens are limited to two (2) items and discussion time of three

**(3) minutes each.**

**Approval of Minutes**

- (a) June 12, 2018 **Approved**

**Approval of Expenditures**

**Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)**

- (b) RFB No. 2018-0160-C for a one (1) year contract with four (4) one-year City optional renewals for Median Mowing and Landscape Maintenance on High-Traffic Thoroughfares for the Parks and Recreation Department to Lillard Lawn Commercial Maintenance in the estimated annual amount of \$230,260; and authorizing the City Manager to execute all necessary documents. **Approved**
- (c) RFP No. 2018-0352-B for the Relocation of Collinwood House for the Parks and Recreation Department to Haggard Enterprises, Ltd. in the amount of \$250,000; and authorizing the City Manager to execute all necessary documents. **Approved**
- (d) RFB No. 2018-0349-B for the Courtyard Theater Chiller Replacement to EEC Enviro Service Co., LLC in the amount of \$102,883; and authorizing the City Manager to execute all necessary documents. **Approved**
- (e) RFB No. 2018-0372-B for Peachtree & Laurel Lane 18-Inch Sanitary Sewer Interceptor to Wilson Contractor Services, LLC in the amount of \$1,577,972; and authorizing the City Manager to execute all necessary documents. **Approved**

**Purchase from an Existing Contract**

- (f) To approve the purchase of professional services from Oracle America, Inc. in the estimated amount of \$483,986 through an existing contract; and authorizing the City Manager to execute all necessary documents. (DIR-TSO-2539) **Approved**
- (g) To approve the purchase of Fire Administration Furniture in the amount of \$87,164 from Texas Furniture Source, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (TXMAS Contract No. TXMAS-9-711020, TCPN Contract No. R142208, BuyBoard Contract No. 503-16) **Approved**

**Approval of Contract: (Purchase of products/services exempt from State of Texas Competitive Bid Laws)**

- (h) To approve a development agreement between the City of Plano, Texas and Texas IntownHomes, LLC for the 15th Street Townhouse Development Project; and authorizing the City Manager to execute all necessary documents. **Approved**

**Approval of Contract Modification**

- (i) To approve an increase to the current awarded contract amount of \$336,000 by \$50,000, for a total contract amount of \$386,000, for Liberty Recreation Center Renovation Design Contract from SmithGroupJJR, Inc.; and authorizing the City Manager to execute all necessary documents. (Project No. 6876, Modification No. 1) **Approved**



**Approval of Change Order**

- (j) To approve an increase to the current awarded contract amount of \$1,771,283 by \$138,360, for a total contract amount of \$1,909,643, for Spring Creek Parkway at Coit Road from McMahon Contracting, L.P.; and authorizing the City Manager to execute all necessary documents. (Original Bid No. 2017-0222-B, Change Order No. 1) **Approved**

**Approval of Expenditure**

- (k) To approve an expenditure for personal services consulting and business process development for a one (1) year contract with two (2) one-year City optional renewals in the annual amount of \$150,000 from Projectess, LLC for Technology Services; and authorizing the City Manager to execute all necessary documents. **Approved**
- (l) To approve an expenditure for the purchase of a four (4) year maintenance agreement for twenty-five (25) LifePak 15's, twenty (20) LUCAS Cardiac Compression devices, and eight (8) LifePak 1000 Automatic External Defibrillation (AED) devices in the estimated amount of \$335,739 from Physio-Control, Inc. for Fire-Rescue; and authorizing the City Manager to execute all necessary documents. **Approved**
- (m) To approve an expenditure for Enfield Park Athletic Maintenance Facility in the amount of \$6,043,026 from Pogue Construction Co., LP; and authorizing the City Manager to execute all necessary documents. (Project No. 6416) **Approved**

**Approval of Contract / Agreement**

- (n) To authorize a long term lease of approximately five acres of land adjacent to Plano Event Center to Tirgo LLC for the purpose of constructing a hotel; and authorizing the City Manager to execute all documents necessary to effectuate the lease. **Approved**

**Adoption of Resolutions**

- (o) **Resolution No. 2018-6-5(R):** To appoint a board member to serve on the Dallas Area Rapid Transit Authority (DART) Board of Directors as provided in Chapter 452 of the Texas Transportation Code; and providing an effective date. **Adopted**
- (p) **Resolution No. 2018-6-6(R):** To affirm the appointment of a shared board member with the City of Farmers Branch to serve on the Dallas Area Rapid Transit Authority (DART) Board of Directors as provided in Chapter 452 of the Texas Transportation Code; and providing an effective date. **Adopted**

**Adoption of Ordinances**

- (q) **Ordinance No. 2018-6-7:** To adopt and enact Supplement Number 124 to the Code of Ordinances for the City of Plano; providing for an amendment to certain sections of the Code; and providing an effective date. **Adopted**
- (r) **Ordinance No. 2018-6-8:** To amend Section 16-266 of Article XII, Park and Recreation Fee, Chapter 16, Planning and Development, of the Code of Ordinances of the City of Plano, Texas to repeal and replace the service area boundaries map for park facilities which is Exhibit "A" to Section 16-266; and providing a penalty clause, a repealer clause, a severability clause, a publication clause and an effective date. **Adopted**

**ITEMS FOR INDIVIDUAL CONSIDERATION:**

**Public Hearing Items:**

**Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The presiding officer may extend these times as deemed necessary.**

**Non-Public Hearing Items:**

**The Presiding Officer may permit limited public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order cards are received until the cumulative time is exhausted.**

- (1) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2018-001 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 0.9 acre of land located on the west side of Calaveras Way, 125 feet south of Lukenbach Drive in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-139-Single-Family Residence-9 to allow single-family residence; modifying development standards; 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. Applicant: 7 Seas Group USA/7 Seas Builders and Community Unitarian Universalist Church of Plano **Tabled to July 23, 2018**
- (2) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2018-005 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 7.8 acres of land located on the north side of 14th Street, 885 feet east of Los Rios Boulevard in the City of Plano, Collin County, Texas, from Planned Development-29-Light Industrial-1 to Planned Development-37-Retail/Neighborhood Office to allow retail, office, retirement housing, and other uses, and modifying development standards; 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. Applicant: 4301 Development, LP **Tabled to July 23, 2018**

- (3) **Public Hearing and adoption of Ordinance No. 2018-6-9** as requested in Zoning Case 2018-006 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Heritage Resource Overlay District No. 20 (Haggard Park Heritage Resource District) on 38.8 acres of land located north of 15th Street and west of the Dallas Area Rapid Transit (DART) right-of-way, being situated in the City of Plano, Collin County, Texas, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing; presently zoned Retail (R), Urban Residential (UR), Downtown/Business Government (BG), and Planned Development-179-Downtown/Business Government (PD-179-BG) with Heritage Resource Overlay Nos. 3, 6, 7, 10, 11, 12, 15, 20, 21, 22, 28, 29, and Specific Use Permit No. 134 for Day Care Center; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Conducted and Adopted**
- (4) **Public Hearing and adoption of Ordinance No. 2018-6-10** as requested in Zoning Case 2018-007 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Heritage Resource Overlay District No. 26 (Downtown Heritage Resource District) on 5.4 acres of land located on the east and west sides of K Avenue, and north and south sides of 15th Street being situated in the City of Plano, Collin County, Texas, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing; presently zoned Downtown/Business Government (BG), with Heritage Resource Overlay Nos. 8, 9, 25, 26, and 31; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Conducted and Adopted**
- (5) **Public Hearing and adoption of Ordinance No. 2018-6-11** as requested in Zoning Case 2018-008 to amend Section 1.900 (Design Standards and Specifications) of Article 1 (Legal Framework), Subsection 3.400.3 (Application Procedure and Requirements) of Section 3.400 (Site Plan) of Article 3 (Site Plan Review), Subsection 10.800.4 (Parking Requirements) of Section 10.800 (BG, Downtown Business/Government District) of Article 10 (Nonresidential Districts), and Section 11.700 (Heritage Resource Overlay District) of Article 11 (Overlay Districts) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, in order to modify standards and procedures for consistency with the Heritage Preservation Ordinance; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Conducted and Adopted**

Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.



**CITY OF PLANO  
COUNCIL AGENDA ITEM**

Council Meeting Date: 6/25/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

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**CAPTION**

Proclamation: July is National Parks and Recreation Month. **Presented**

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**FINANCIAL SUMMARY**

**FUND(S):**

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**COMMENTS:**

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**SUMMARY OF ITEM**

**Strategic Plan Goal:**

**Plano Tomorrow Plan Pillar:**

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## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

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### CAPTION

Presentation: The City of Plano Human Resources Department staff and Director have received awards from the Texas Municipal Human Resources Association. **Presented**

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### FINANCIAL SUMMARY

**FUND(S):**

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**COMMENTS:**

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### SUMMARY OF ITEM

**Strategic Plan Goal:**

**Plano Tomorrow Plan Pillar:**

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## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: City Secretary

Department Head:

Agenda Coordinator:

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### CAPTION

June 12, 2018 **Approved**

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### FINANCIAL SUMMARY

**FUND(S):** N/A

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### COMMENTS:

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### SUMMARY OF ITEM

#### Strategic Plan Goal:

Financially Strong City with Service Excellence

#### Plano Tomorrow Plan Pillar:

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### ATTACHMENTS:

Description	Upload Date	Type
Work Session Minutes	6/15/2018	Minutes
Regular Session Minutes	6/15/2018	Minutes

**PLANO CITY COUNCIL  
PRELIMINARY OPEN MEETING  
June 12, 2018**

**COUNCIL MEMBERS PRESENT**

Harry LaRosiliere, Mayor  
Rick Grady, Mayor Pro Tem  
Ron Kelley, Deputy Mayor Pro Tem  
Angela Miner  
Anthony Ricciardelli  
Kayci Prince  
Tom Harrison – arrived at 5:01 p.m.  
Rick Smith

**STAFF PRESENT**

Bruce Glasscock, City Manager  
Mark Israelson, Senior Deputy City Manager  
Jim Parrish, Deputy City Manager  
Jack Carr, Deputy City Manager  
Brandi Youngkin, Assistant City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor LaRosiliere called the meeting to order at 5:00 p.m., Tuesday, June 12, 2018, in the Senator Florence Shapiro Council Chambers of the Municipal Center, 1520 K Avenue. A quorum was present. Mayor LaRosiliere then stated that the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney and receive Legal Advice and discuss Litigation, Section 551.071; to receive information regarding Economic Development, Section 551.087; to discuss Real Estate, Section 551.072; and to discuss Personnel, Section 551.074; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required.

Mayor LaRosiliere reconvened the meeting back into the Preliminary Open Meeting at 6:15 p.m. in the Senator Florence Shapiro Council Chambers. Council Member Harrison was away from the dais.

- **Consideration and action resulting from Executive Session discussion**

- Appointment of Mayor Pro Tem

- Upon a motion made by Mayor LaRosiliere and seconded by Council Member Grady, the Council voted 7-0, to appoint Ron Kelley as Mayor Pro Tem.

- Appointment of Deputy Mayor Pro Tem

- Upon a motion made by Mayor LaRosiliere and seconded by Council Member Grady, the Council voted 7-0, to appoint Angela Miner as Deputy Mayor Pro Tem.

Council Member Harrison arrived at the dais.

- **Council Appointments to Various Committees and Organizations**

Mayor LaRosiliere made the following appointments:

**Airport Master Plan Planning Advisory Committee** – Mayor Pro Tem Ron Kelley

**Collin County Mayors Committee** – Mayor Harry LaRosiliere

**Council Legislative Committee** – Mayor Harry LaRosiliere, Mayor Pro Tem Ron Kelley and Rick Grady

**Dallas Regional Mobility Coalition** – Rick Grady

**Designation of Official North Central Texas Council of Governments Voting Representative** – Mayor Harry LaRosiliere

**Metroplex Mayors Committee** – Mayor Harry LaRosiliere

**North Texas Commission** - Mayor Harry LaRosiliere

**Regional Transportation Council – NCTCOG** - Mayor Harry LaRosiliere, Rick Grady as alternate, and Mayor Pro Tem Ron Kelley as 2<sup>nd</sup> alternate.

**Emergency Preparedness Planning Council (EPPC) NCTCOG** – Rick Grady and Mayor Pro Tem Ron Kelley (alternate)

- **Personnel Appointment/Reappointment – Plano Health Facilities Development Corporation**

Upon a motion made by Mayor LaRosiliere and seconded by Deputy Mayor Pro Tem Miner, the Council voted 8-0, to reappoint Mayor Pro Tem Kelley and appoint Council Member Grady.

- **DART Presentation**

- **Library Departmental Update**

- **Tax Increment Financing Briefing**

- **Neighborhood Services Departmental Presentation** – presented during regular meeting.

- **Consent and Regular Agendas**

- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting was adjourned at 6:56 p.m.

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**Harry LaRosiliere, MAYOR**

ATTEST:

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Lisa C. Henderson, City Secretary



**PLANO CITY COUNCIL  
REGULAR SESSION  
June 12, 2018**

**COUNCIL MEMBERS PRESENT**

Harry LaRosiliere, Mayor  
Ron Kelley, Mayor Pro Tem  
Angela Miner, Deputy Mayor Pro Tem  
Anthony Ricciardelli  
Rick Grady  
Kayci Prince  
Tom Harrison  
Rick Smith

**STAFF PRESENT**

Bruce Glasscock, City Manager  
Mark Israelson, Senior Deputy City Manager  
Jim Parrish, Deputy City Manager  
Jack Carr, Deputy City Manager  
Brandi Youngkin, Assistant City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor LaRosiliere convened the Council into the Regular Session on Tuesday, June 12, 2018 at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

**Invocation and Pledge**

Council Member Prince led the invocation and Carolyn Bradford led the Pledge of Allegiance and Texas Pledge.

**Proclamations and Special Recognitions**

**Proclamation:** June 12, 2018 has been designated Women Veterans Day.

**Presentation:** Firefighter/Paramedics Anthony DiMarco and David Abshier, together with Fire-Rescue Medical Director Dr. Mark Gamber, have received the 2018 Texas EMS for Children State Partnership Crew of the Year Award.

**Presentation:** Plano Fire-Rescue has received reaccreditation from the Commission on Fire Accreditation International (CFAI).

**Presentation:** The Texas Library Association has presented the Plano Library with two Branding Iron Awards.

### **Comments of Public Interest**

Debbie Chang spoke to the Mayor's Summer Internship Program.

### **Consent Agenda**

**MOTION:** Upon a motion made by Council Member Prince and seconded by Council Member Grady, the Council voted 8-0, to approve all items on the Consent Agenda as follows:

#### **Approval of Minutes**

May 29, 2018 Retreat  
May 29, 2018  
(Consent Agenda Item "A")

#### **Approval of Expenditures**

#### **Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)**

**RFP No. 2017-0359-C** for a one (1) year contract with four (4) one-year City optional renewals for Distributed Antenna System for PD for Technology Services and City of Plano Police Departments to Optical & Telecommunication Solutions, Inc. in the annual estimated amount of \$116,328 in the 2017-18 Budget year; and authorizing the City Manager to execute all necessary documents. The estimated cost for maintenance and support in future years is \$5,520 in FY 2018-19, \$5,760 in 2019-20, \$6,060 in FY 2020-21, and \$6,360 in FY 2021-22. (Consent Agenda Item "B")

**RFP No. 2018-0053-B** for Expressway Corridor Air and Noise Pollution Study for Planning to Harris Miller Miller & Hanson in the amount of \$86,504; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "C")

**RFB No. 2018-0325-B** for Mass Grading Improvements to Joel Brown & Co., LLC in the amount of \$299,048; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "D")

**RFB No. 2018-0334-B** for Erosion Control 2105, 2109 & 2113 Briarcreek Lane to DCI Contracting, Inc. in the amount of \$729,974; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "E")

**RFB No. 2018-0344-B** for Westgate Addition & Redbud Lane Alleys to Austin Raymond Construction LLC dba Raymond Construction in the amount of \$1,200,760; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "F")

### **Approval of Contract Modification**

To approve an increase to the current awarded contract amount of \$249,600 by \$162,895, for a total contract amount of \$412,495, for Sidewalk Improvements – Plano Parkway from Independence Parkway to Alma Drive from Freese and Nichols, Inc.; and authorizing the City Manager to execute all necessary documents. (Project No. 6901, Modification No. 1) (Consent Agenda Item “G”)

To approve the terms and conditions of a Fifth Amendment to the Communications Facilities License Agreement by and between the City of Plano, Texas and New Cingular Wireless PCS, LLC, a Delaware limited liability company; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “H”)

To approve the terms and conditions of a Fourth Amendment to the Communications Facilities License Agreement by and between the City of Plano, Texas and Dallas MTA, L.P. d/b/a Verizon Wireless; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “I”)

### **Approval of Change Order**

To approve an increase to the current awarded contract amount of \$2,809,466 by \$106,545, for a total contract amount of \$2,916,011, for Split Trail Road - K Avenue to Spring Creek Parkway Paving, Water and Drainage Improvements from HQS Construction, LLC; and authorizing the City Manager to execute all necessary documents. (Original Bid No. 2015-347-B, Change Order No. 6) (Consent Agenda Item “J”)

### **Adoption of Resolutions**

**Resolution No. 2018-6-1(R):** To approve the Investment Portfolio Summary for the Quarter Ending March 31, 2018; and providing an effective date. (Consent Agenda Item “K”)

**Resolution No. 2018-6-2(R):** To approve the terms and conditions of an Advance Funding Agreement for a Transportation Alternatives Set-Aside Program Project with the State of Texas for the Legacy Drive at Dallas North Tollway Pedestrian Crossing Improvements project; authorizing the City Manager to execute any documents deemed necessary; and providing an effective date. (Consent Agenda Item “L”)

### **Adoption of Ordinances**

**Ordinance No. 2018-6-3:** To repeal and replace Exhibit “B”, Schedule “1” to Ordinance No. 2014-5-15 to revise the budget for Tax Increment Financing District Reinvestment Zone Number Two; and providing a severability clause, a repealer clause, and an effective date. (Consent Agenda Item “M”)

**Ordinance No. 2018-6-4:** To amend Section 15-4, of Article I, In General, Chapter 15, Parks and Recreation, of the Code of Ordinances of the City of Plano; revising prohibited and permitted activities to align with state law; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause and an effective date. (Consent Agenda Item “N”)

## **End of Consent Agenda**

## **Neighborhood Services Departmental Presentation**

### **Items for Individual Consideration**

Discussion, direction, and consideration of the Envision Oak Point Plan, a long-range vision and planning policy for northeast Plano's Oak Point community. (Tabled at 4/9/18 Council meeting to 5/14/18 Council meeting and, subsequently, removed from 5/14/18 Council meeting agenda.) (Regular Item "1")

The City Council discussed the plan and expressed concurrence to hold a public hearing and consider action at the July 23, 2018 meeting.

With no further discussion, the Regular City Council Meeting adjourned at 9:15 p.m.

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**Harry LaRosiliere, MAYOR**

ATTEST:

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Lisa C. Henderson, City Secretary



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Parks

Department Head: Robin Reeves

Agenda Coordinator: Kimberly Williams ext. 7204

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### CAPTION

RFB No. 2018-0160-C for a one (1) year contract with four (4) one-year City optional renewals for Median Mowing and Landscape Maintenance on High-Traffic Thoroughfares for the Parks and Recreation Department to Lillard Lawn Commercial Maintenance in the estimated annual amount of \$230,260; and authorizing the City Manager to execute all necessary documents. **Approved**

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### FINANCIAL SUMMARY

#### Operating Expense

FISCAL YEAR:	2017-18 thru 2022-23	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		0	855,880	1,103,329	<b>1,959,209</b>
Encumbered/Expended Amount		0	-682,370	0	<b>-682,370</b>
This Item		0	-47,971	-1,103,329	<b>-1,151,300</b>
BALANCE		0	125,539	0	<b>125,539</b>

**FUND(S):** GENERAL FUND

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**COMMENTS:** Funding for this item is available in the 2017-18 Park Median Maintenance Budget. This item is for a one-year contract with four (4) one-year City optional renewals for median mowing and landscape maintenance on high-traffic thoroughfares, in the estimated amount of \$47,971 for FY 2017-18, which will leave a current balance of \$125,539 for professional services. Future year expenditures are estimated to be \$230,260 in 2018-19, \$230,260 in 2019-20, \$230,260 in 2020-21, \$230,260 in 2021-22, and \$182,289 in 2022-23 and will be made within approved budget appropriations.

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### SUMMARY OF ITEM

See Recommendation Memo.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Safe Large City, Great Neighborhoods - 1st Choice to Live

**Plano Tomorrow Plan Pillar:**

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memo	6/14/2018	Agreement
Bid Recap	6/14/2018	Agreement

**Date:** 6/11/2018

**To:** Diane Palmer-Boeck – Director of Procurement and Project Management

**From:** Ron Smith, Park Services Manager

**Subject:** Award Recommendation – 2018-0160-C – RFB Median Mowing and Landscape Maintenance on High-Traffic Thoroughfares

This contract is for median mowing and landscape maintenance on high-traffic thoroughfares located within the City of Plano, including the US 75 corridor. The contract's scope of service includes biweekly mowing, pruning and trimming, litter collection, bed mulching and maintenance, ornamental grass trimming, and chemical applications. The contract also includes maintenance of the following landscape and entry-point beds: Coit Road south entry beds, Coit Road Riverbend Screening Wall beds, G Avenue beds, K Avenue beds, Los Rios Boulevard beds, Parker Road beds, Plano Parkway beds, Shiloh Road beds and Preston Road beds.

The initial contract term for this bid package is one year with four City-optional one-year renewals. The department received one bidder for this annual contract. This bid is awarded to the lowest responsive, responsible bidder.

Lillard Lawn Commercial Maintenance is recommended for award of this contract in the amount of \$230,260 annually. If all renewals are exercised by the City, the amount for all goods and services for this contract will total \$1,151,300 for the 5-year period.

It is staff's opinion that soliciting another round of bids would not result in lower cost to the City, nor additional vendor interest, and could potentially delay the maintenance of these high-profile thoroughfares leading to non-compliance with City of Plano municipal codes and ordinances. Lillard Lawn Commercial Maintenance is a responsible company and is capable of meeting the specifications of this contract.

**CITY OF PLANO**

**BID No. 2018-0160-C**

**RFB Median Mowing and Landscape Maintenance on High-Traffic  
Thoroughfares**

**BID RECAP**

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**Bid Opening Date/Time:** May 8, 2018 @ 2:00 pm (CST)

**Number of Vendors Notified:** 5740

**Vendors Submitting "No Bids":** 0

**Bids Received Non-Responsive to Specifications:** 0

**Number of Bids Submitted Responsive to Bid:** 1

Lillard Lawn Commercial Maintenance	\$230,260.00
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**Recommended Vendor:**

Lillard Lawn Commercial Maintenance	\$230,260.00
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*Kimberly Williams*

\_\_\_\_\_  
Kimberly Williams, Buyer II

May 8, 2018

\_\_\_\_\_  
Date





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Parks

Department Head: Robin Reeves

Agenda Coordinator: Kellie Pendleton x7248

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### CAPTION

RFP No. 2018-0352-B for the Relocation of Collinwood House for the Parks and Recreation Department to Haggard Enterprises, Ltd. in the amount of \$250,000; and authorizing the City Manager to execute all necessary documents. **Approved**

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### FINANCIAL SUMMARY

CIP

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	72,759	338,745	0	411,504
Encumbered/Expended Amount	-72,759	-88,745	0	-161,504
This Item	0	-250,000	0	-250,000
Balance	0	0	0	0

**FUND(S):** Capital Maintenance Fund

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**COMMENTS:** Funding for this item is available in the 2017-18 Capital Maintenance Fund Budget. Relocation of the Collinwood House, in the amount of \$250,000, will use the remaining balance identified for the Collinwood House project.

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### SUMMARY OF ITEM

See Recommendation Memo

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Partnering for Community Benefit

**Plano Tomorrow Plan Pillar:**

Social Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memo	6/12/2018	Memo
RFP Recap	6/18/2018	RFP Recap

**Date:** June 7, 2018

**To:** Bruce D. Glasscock, City Manager

**From:** Robin Reeves, Director of Parks and Recreation

**Subject:** Collinwood House Relocation

The estimated cost to respectfully deconstruct the Collinwood House is \$250,000. That funding is available in the 2017-18 Capital Maintenance Fund Budget. A Request for Proposals was issued on May 2, 2018 making that amount available for relocation of the house in lieu of it being deconstructed. Proposals were due on May 18, 2018. One proposal was received; that proposal was submitted by Haggard Enterprises, Ltd. They propose to move the house to a location in Plano for \$250,000. All costs above \$250,000 will be at the expense of Haggard Enterprises, Ltd. The house will be moved within 90 days after a contract is executed.

Staff believes this is the best available option for the house and recommends proceeding with a contract to Haggard Enterprises, Ltd. to relocate the house for \$250,000. The proposal was reviewed by the Collinwood Committee, which consist of two members of the Heritage Commission and the City's Heritage Preservation Officer, Facilities Manager and Long Range Planning Manager.

In the event this item is not approved, the Collinwood House will be respectfully deconstructed as part of the park development project, which is expected to begin by the end of September.

cc: Mark Israelson, Senior Deputy City Manager  
Diane Palmer-Boeck, Director of Procurement and Project Management  
Christina Day, Director of Planning  
Bhavesh Mittel, Heritage Preservation Officer

**CITY OF PLANO**

**RFP No. 2018-0352-B**

**Relocation of the Collinwood House**

**Proposal Recap**

=====

**Proposal Opening Date/Time:** May 18, 2018 at 3:00 PM

**Number of Vendors Notified:** 5823

**Vendors Submitting “No Bids”:** 0

**Number of Bids Submitted:** 1

**VENDOR NAME**

Haggard Enterprises, Ltd.	\$250,000.00
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**BEST AND FINAL OFFER**

Haggard Enterprises, Ltd.	\$250,000.00
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**RECOMMENDED VENDOR**

Haggard Enterprises, Ltd.	\$250,000.00
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*Kellie Pendleton*

\_\_\_\_\_  
Kellie Pendleton, Purchasing Manager

June 12, 2018

\_\_\_\_\_  
Date



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Facilities

Department Head: B. Caleb Thornhill

Agenda Coordinator: Michael Parrish x7554

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### CAPTION

RFB No. 2018-0349-B for the Courtyard Theater Chiller Replacement to EEC Enviro Service Co., LLC in the amount of \$102,883; and authorizing the City Manager to execute all necessary documents. **Approved**

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### FINANCIAL SUMMARY

CIP

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	3,513	302,110	0	305,623
Encumbered/Expended Amount	-3,513	-69,715	0	-73,228
This Item	0	-102,883	0	-102,883
Balance	0	129,512	0	129,512

**FUND(S):** Capital Maintenance Fund

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**COMMENTS:** Funding is available for this item in the 2017-18 Capital Maintenance Fund budget. Replacement of the chiller at the Courtyard Theater, in the amount of \$102,883, will leave a current year balance of \$129,512 available for future project expenditures at the Courtyard Theater or other City of Plano facilities.

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### SUMMARY OF ITEM

See Recommendation Memo.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Exciting Urban Centers - Destination for Residents and Guests

**Plano Tomorrow Plan Pillar:**

Social Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memo	6/14/2018	Memo
Bid Recap	6/14/2018	Bid Recap

**Date:** June 7, 2018

**To:** Bruce D. Glasscock  
City Manager

**Via:** B. Caleb Thornhill  
Director of Engineering

**From:** Richard Medlen  
Facilities Maintenance Superintendent

**Subject:** Courtyard Theater Chiller Replacement – Bid #2018-0349-B

I have reviewed the bids submitted for the chiller replacement for the Courtyard Theater. I recommend award to the lowest responsive responsible bid submitted from EEC Enviro Service Co., LLC for \$102,882.95. Also there were nine additional bids submitted from Acumen Enterprises, Inc. for \$114,775.00; DMI Corp., Decker Mechanical for \$119,670.00 & \$125,787.00; Denali Construction Services, LP for \$119,875.55 & \$132,160.55; Infinity Contractors International LTD for \$123,685.00 & \$125,397.00; Berger Engineering Company for \$142,400.00 and Axxis Building Systems, Inc. for \$149,406.51.

The existing chiller is at the projected end of its life expectancy and has deteriorated such that replacement is necessary to maintain proper air conditioning in the building.

The funding for the project is in the Capital Maintenance Fund Account #54497.

Please let me know if you have any questions.

/md

cc: Jim Razinha  
Matt Yager  
Richard Sievert  
Jason Mansur  
Michael Parrish  
Earl Whitaker

# CITY OF PLANO

BID NO. 2018-0349-B

## COURTYARD THEATER CHILLER REPLACEMENT

### BID RECAP

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**Bid Opening Date/Time:** May 24, 2018 @ 2:00 PM

**Number of Vendors Notified:** 3,720

**Vendors Submitting "No Bids":** 1

**Number of Non-Responsive Bids:** 0

**Number of Responsive Bids Submitted:** 10

<b><u>Vendor Name</u></b>	<b><u>Base Bid</u></b>
EEC Enviro Service Co., LLC	\$102,882.95
Acumen Enterprises, Inc.	\$114,775.00
DMI Corp., Decker Mechanical	\$119,670.00
Denali Construction Services, LP	\$119,875.55
Infinity Contractors International LTD	\$123,685.00
Infinity Contractors International LTD	\$125,397.00
DMI Corp., Decker Mechanical	\$125,787.00
Denali Construction Services, LP	\$132,160.55
Berger Engineering Company	\$142,400.00
Axxis Building Systems, Inc.	\$149,406.51

**Recommended Vendor:**

EEC Enviro Service Co., LLC \$102,882.95

*Michael Parrish*

May 31, 2018

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Michael Parrish, Senior Buyer

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Date





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Libby McCabe

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### CAPTION

RFB No. 2018-0372-B for Peachtree & Laurel Lane 18-Inch Sanitary Sewer Interceptor to Wilson Contractor Services, LLC in the amount of \$1,577,972; and authorizing the City Manager to execute all necessary documents. **Approved**

---

### FINANCIAL SUMMARY

CIP

FISCAL YEAR:	2017-18 & 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		103,911	1,313,389	1,100,000	<b>2,517,300</b>
Encumbered/Expended Amount		-103,911	-93,389	0	<b>-197,300</b>
This Item		0	-300,000	-1,277,972	<b>-1,577,972</b>
BALANCE		0	920,000	-177,972	<b>742,028</b>

**FUND(S):** Street Improvements CIP, Sewer CIP

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**COMMENTS:** Funding for this item is available in the 2017-18 Street Improvements CIP and Sewer CIP and is planned for 2018-19 as well. Construction of the Peachtree & Laurel Lane 18-Inch Sanitary Sewer Interceptor project, in the total amount of \$1,577,972, will leave a total project balance of \$742,028 available for this or other street improvement and sewer projects in the future.

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### SUMMARY OF ITEM

See Recommendation Memorandum.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Great Neighborhoods - 1st Choice to Live

## Plano Tomorrow Plan Pillar:

Built Environment, Social Environment

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### ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memorandum	6/14/2018	Memo
Map	6/14/2018	Map
Bid Recap	6/14/2018	Bid Recap

**Date:** June 25, 2018

**To:** Bruce D. Glasscock, City Manager

**Via:** B. Caleb Thornhill, P.E., Director of Engineering

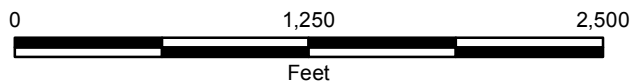
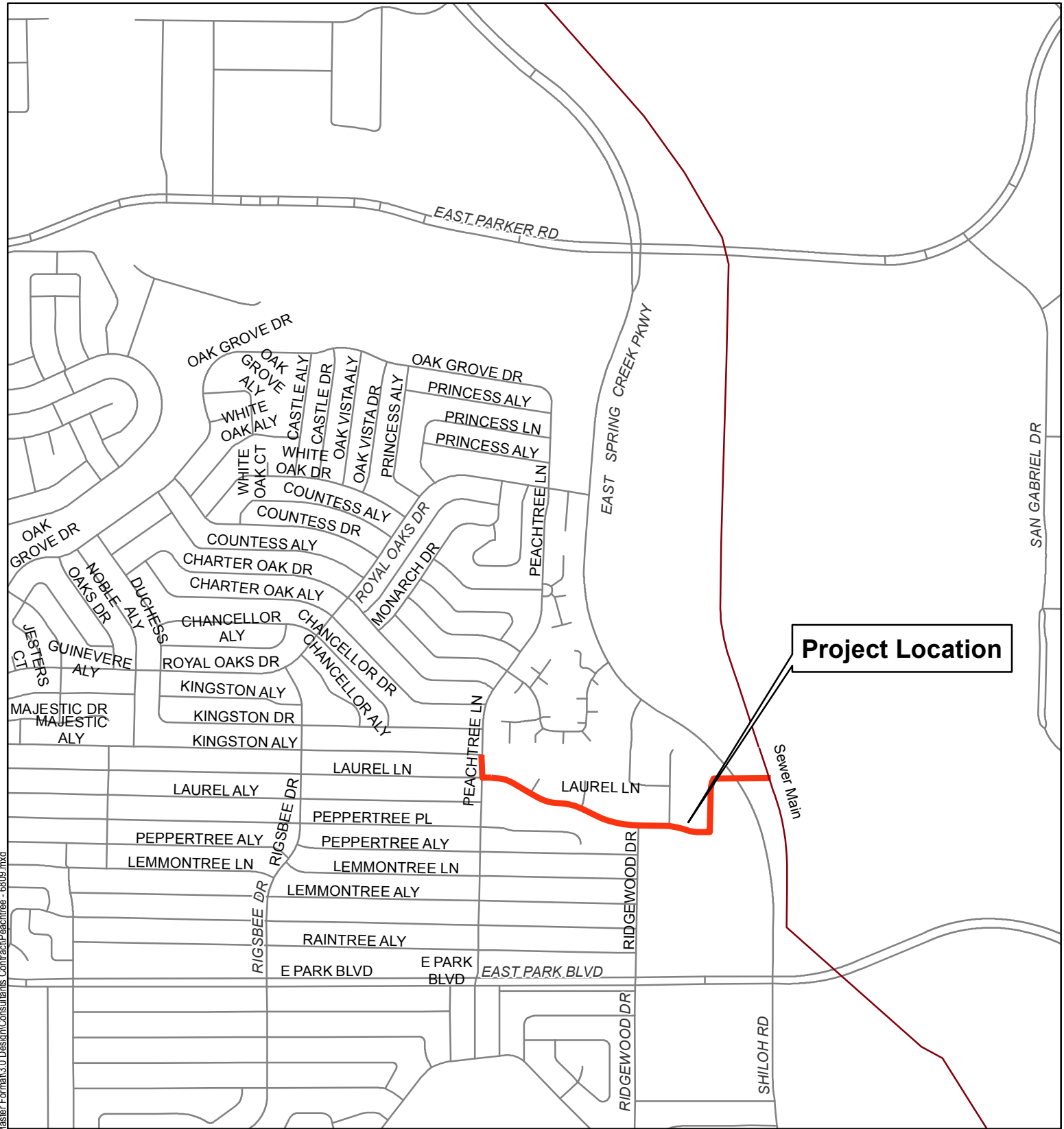
**From:** Daniel Prendergast, P.E., Engineering Manager

**Subject:** Award of Bid 2018-0372-B for Peachtree & Laurel Lane 18-Inch Sanitary Sewer Interceptor Project No. 6809

The Engineering Department accepted bids on June 7, 2018 for the Peachtree & Laurel Lane 18-Inch Sanitary Sewer Interceptor project. The project includes construction of 2,300 linear feet of a new sanitary sewer interceptor line and manholes along Peachtree Lane and Laurel Lane. The proposed line will add additional capacity to the sewer basin. The project also includes replacement of the sidewalk and three retaining walls along the south side of Laurel Lane.

The lowest responsive and responsible bid was submitted by Wilson Contractor Services, LLC, a Limited Liability Company, in the amount of \$1,577,972.27. There were a total of 14,767 vendors notified of this project. Nine complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, the existing basin will remain under capacity with the potential for future overflows.

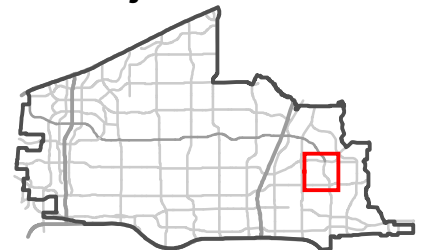


# **Peachtree & Laurel Lane 18-Inch Sanitary Sewer Interceptor Project No. 6809**



City of Plano GIS Division  
January, 2017

## **Project Location**



# CITY OF PLANO

## RFB (CIP)

### Bid No. 2018-0372-B

### Peachtree & Laurel Lane 18-Inch Sanitary Sewer Interceptor

### Project No. 6809

## Bid Recap

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**Bid Opening Date/Time:** June 7, 2018 @ 2:00 PM (CST)

**Number of Vendors Notified:** 14,767

**Vendors Submitting "No Bids":** 0

**Number of Non-Responsive Bids Submitted:** 0

**Number of Responsive Bids Submitted:** 9

<b><u>Vendor:</u></b>	<b><u>Total Bid</u></b>
Wilson Contractor Services, LLC	\$1,577,972.27
John Burns Construction Company of Texas, Inc.	\$1,763,733.00
S. J. Louis Construction of Texas, Ltd.	\$1,891,070.24
Texas Standard Construction, Ltd.	\$1,984,656.07
Mountain Cascade of Texas, LLC	\$2,205,687.00
Canary Construction, Inc.	\$2,524,586.00
Ark Contracting Services, LLC	\$2,621,620.00
SYB Construction Co., Inc.	\$2,898,039.50
Atkins Brothers Equipment Company, Inc.	\$3,073,301.00

### **Recommended Vendor:**

Wilson Contractor Services, LLC	\$1,577,972.27
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*Angie Morales*

Angie Morales, Purchasing Assistant

June 7, 2018

Date



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Technology Services

Department Head: Chris Chiancone

Agenda Coordinator: Kellie Pendleton

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### CAPTION

To approve the purchase of professional services from Oracle America, Inc. in the estimated amount of \$483,986 through an existing contract; and authorizing the City Manager to execute all necessary documents. (DIR-TSO-2539) **Approved**

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### FINANCIAL SUMMARY

CIP

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	187,133	1,812,867	0	2,000,000
Encumbered/Expended Amount	-187,1330	-246,470	0	-433,603
This Item	0	-483,986	0	-483,986
Balance	0	1,082,411	0	1,082,411

**FUND(S):** Technology Improvements CIP Fund

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**COMMENTS:** Funding for this item is available in the 2017-18 Technology Improvements CIP Fund. The purchase of professional services from Oracle America, Inc., in the amount of \$483,986, will leave a current year balance of \$1,082,411 for additional professional services expenditures in the Technology Improvements CIP Fund.

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### SUMMARY OF ITEM

The City is authorized to purchase from the State Contract list pursuant to Chapter 271 Subchapter D of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (Texas Department of Information Resources DIR-TSO-2539, City of

Plano Contract No. 2018-0246-O)

See Recommendation Memo.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence

**Plano Tomorrow Plan Pillar:**

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memo	6/18/2018	Memo

**Date:** Tuesday, June 12, 2018

**To:** Diane Palmer-Boeck, Director of Procurement and Project Management

**From:** Chris Chiancone, Chief Information Officer

**Subject:** Award Recommendation for the Purchase of Professional Services for Human Capital Management System; Cooperative Bid No. 2018-0246-O

As part of the continuing efforts of the Technology Services Department to ensure all systems are configured optimally for the effectiveness and efficiency of business operations, the Technology Services Department recommends the purchase of professional services from Oracle America, Inc. These professional services will conduct discovery into the application, various modules of the application, and its operational workflow, ensuring a more standardized platform and improving delivery of services.

This discovery will look into current application configuration, legacy customization, and provide a gap analysis between the current state and best practices for PeopleSoft. After this review, Oracle will provide a Scope of Work to help deliver the optimized configuration.

Technology Services is recommending to enter into an agreement with Oracle directly, utilizing their professional services, through their cooperative contract. Technology Services recommends award to Oracle America, Inc. in the estimated amount of \$483,986 through their State of Texas Department of Information Resources Contract No. DIR-TSO-2539.

If the City does not purchase these professional services, we cannot establish a new baseline, nor, application optimization of our PeopleSoft environment; proving it difficult to add new and modern modules to help increase productivity and organizational efficiencies.





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Facilities

Department Head: B. Caleb Thornhill

Agenda Coordinator: Michael Parrish x7554

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### CAPTION

To approve the purchase of Fire Administration Furniture in the amount of \$87,164 from Texas Furniture Source, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (TXMAS Contract No. TXMAS-9-711020, TCPN Contract No. R142208, BuyBoard Contract No. 503-16) **Approved**

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### FINANCIAL SUMMARY

#### Operating Expense

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	90,000	0	90,000
Encumbered/Expended Amount	0	0	0	0
This Item	0	-87,164	0	-87,164
Balance	0	2,836	0	2,836

**FUND(S):** General Fund

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**COMMENTS:** Funding for this item is available in the 2017-18 Facilities Maintenance Budget. The purchase of furniture following the renovation and addition to the Fire Administration Building, in the amount of \$87,164, will leave an available balance of \$2,836 available for future facility projects and expenditures.

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### SUMMARY OF ITEM

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 271 Subchapter F of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (TXMAS

Contract No. TXMAS-9-71I020, TCPN Contract No. R142208, BuyBoard Contract No. 503-16, City of Plano Contract No. 2018-0391-O)

See Recommendation Memo.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Safe Large City, Exciting Urban Centers - Destination for Residents and Guests

**Plano Tomorrow Plan Pillar:**

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memo	6/14/2018	Memo
Bid Recap	6/14/2018	Bid Recap

**Date:** June 7, 2018

**To:** Bruce D. Glasscock  
City Manager

**Via:** B. Caleb Thornhill  
Director of Engineering

**From:** Richard Medlen  
Facilities Maintenance Superintendent

**Subject:** Fire Admin Furniture - Bid #2018-0391-O

We solicited bids from four cooperative vendors for new furniture for the renovations and additions to the Fire Administration Building. After review, I recommend award to the lowest responsive responsible bid submitted by Texas Furniture Source, Inc. for \$87,164.33. Additional bids were submitted by Wilson Office Interiors, LLC for \$91,804.22, The Spencer Company for \$92,310.98 and Business Interiors, Inc. for \$102,252.38.

The new furniture is needed to meet the design layout of the newly added and renovated areas of the building.

Funding for the project was approved and is in Account 352-8411.

Please contact me if you have any questions.

/md

cc: Jim Razinha  
Chris Vike  
Matt Yager  
Michael Parrish  
Earl Whitaker



**Quote No. 2018-0391-O**

**Fire Administration Furniture**

**Cooperative Quote Recap**

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**Quote Due Date/Time:** June 4, 2018 at 5:00 PM

**Number of Vendors Contacted:** 4

**Vendors Submitting "No Bids":** 0

**Number of Quotes Submitted Non-Responsive:** 0

**Number of Quotes Submitted:** 4

**VENDOR NAME**

Texas Furniture Source, Inc.  
Wilson Office Interiors, LLC  
The Spencer Company  
Business Interiors, Inc.

**AMOUNT**

\$87,164.33  
\$91,804.22  
\$92,310.98  
\$102,252.38

**RECOMMENDED VENDOR**

Texas Furniture Source, Inc.

**AMOUNT**

\$87,164.33

*Michael Parrish*

\_\_\_\_\_  
Buyer Name, Title

June 6, 2018

\_\_\_\_\_  
Date



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Special Projects

Department Head: Peter Braster

Agenda Coordinator:

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### CAPTION

To approve a development agreement between the City of Plano, Texas and Texas IntownHomes, LLC for the 15th Street Townhouse Development Project; and authorizing the City Manager to execute all necessary documents. **Approved**

---

### FINANCIAL SUMMARY

Operating Expense

FISCAL YEAR: 2018-19, 2019-20	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	225,000	0	225,000
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	-225,000	-225,000
Balance	0	225,000	-225,000	0

**FUND(S):** TIF II Fund

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**COMMENTS:** Funding for this item is identified in the TIF II Budget. This development agreement, in the amount of \$225,000, will use the full allocation for the 15<sup>th</sup> Street Townhomes project.

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### SUMMARY OF ITEM

This development agreement provides funding for public infrastructure improvements in support of the 15th Street Townhouse project. The project is a 48-unit for-sale townhomes located on the southwest corner of 15th Street and H Avenue.

**Strategic Plan Goal:**

Strong Local Economy, Great Neighborhoods - 1st Choice to Live, Exciting Urban Centers - Destination for Residents and Guests

**Plano Tomorrow Plan Pillar:**

Built Environment, Social Environment, Economic Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Memo	6/19/2018	Memo
Agreement	6/18/2018	Agreement

**Date:** June 14, 2018

**To:** Bruce D. Glasscock, City Manager  
Jack Carr, Deputy City Manager

**From:** Peter J. Braster, Director of Special Projects

**Subject:** Development Agreement for the 15<sup>th</sup> Street Townhouse Project

The 15<sup>th</sup> Street Townhouse Project is located on the southwest corner of 15<sup>th</sup> Street and H Avenue. The project consists of 48 single-family townhomes. IntownHomes, the developer, has worked closely with the neighborhoods to develop an aesthetic style that is very complementary to Downtown Plano. The proposed façade facing 15<sup>th</sup> Street is shown below:



The Board of Directors for the Tax Increment Financing Reinvestment Zone Number Two (TIF#2) has reviewed the project. The Board recommends the approval of a development agreement in the not to exceed amount of \$225,000. The funds will allow for the construction of public improvements comprised of:

- a. Streets, Utilities, and Landscaping: Reimbursement of the cost of on-street parking, brick sidewalks, street trees, ornamental street lights and other improvements in the public right-of-way. In addition, the reimbursement of the cost of off-site adjustments to public utilities as required to provide service to the site. The requested TIF funding is the actual cost of the work in an amount not to exceed \$200,000.
- b. Demolition and clearance of existing property improvements, including abatement of hazardous materials and debris in the not to exceed amount of \$25,000.

**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PLANO, TEXAS AND TEXAS  
INTOWNHOMES, LLC FOR THE 15<sup>TH</sup> STREET TOWNHOUSE DEVELOPMENT PROJECT**

This Development Agreement ("Agreement") is entered into by and between the City of Plano, a Texas municipal corporation (the "City"), acting by and through its duly authorized officers, and Texas InTownHomes LLC, a Texas limited liability company ("Developer").

**RECITALS**

**WHEREAS**, the City is authorized pursuant to the laws of Texas and its Home Rule Charter to enter into agreements with persons or entities intending to undertake any development on real property for the purposes of providing supporting public facilities and services; and

**WHEREAS**, Developer desires to develop a site of approximately 1.995± acres located at the southwest corner of 15th Street and H Avenue (the "Property") and as shown in Exhibit "A" attached hereto; and

**WHEREAS**, Developer has proposed the development of a townhome residential development on the Property in substantial compliance with a Preliminary Site Plan prepared by DEVELOPER attached hereto as Exhibit "B" (the "Plan" or the "Development"); and

**WHEREAS**, Developer's proposed development is located in Tax Increment Financing District No. 2 ("TIF 2") and is in keeping with the intent of that reinvestment zone to promote sound growth; and

**WHEREAS**, a portion of the proposed public improvements (hereinafter defined as the "Public Improvements") shown in the Plan are to be funded through the revenue derived by TIF 2 in accordance with the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, to promote development and redevelopment in the area through the use of tax increment financing; and

**WHEREAS**, the Public Improvements are funded under General Category Allocations (demolition and hazard abatement; and streets, utilities and landscaping) identified in the current *Project Plan and Financing Plan* for TIF 2, for which at least Two Hundred Twenty-Five Thousand Dollars (\$225,000) has been budgeted; and

**WHEREAS**, the termination date for TIF 2 is December 31, 2029; and

**WHEREAS**, Developer's proposed development is consistent with the goals and objectives as set forth in the Downtown Plano Vision and Strategy Update, adopted by the City Council by Resolution No. 2013-2-20(R), dated February 25, 2013; and

**WHEREAS**, this Agreement complies with Local Government Code Chapter 374, Subchapter D, as amended; and

**WHEREAS**, the development of the Property in accordance with the Plan by DEVELOPER will contribute important direct and indirect economic and social benefits to the City, including, but not limited to the creation of a pedestrian-oriented residential development near the Downtown Plano DART rail station; and



**WHEREAS**, it is essential to the City's public health, safety and general welfare to assure that the Development is supported by adequate levels of public facilities and services.

**NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND OBLIGATIONS HEREIN, THE PARTIES AGREE AS FOLLOWS:**

#### **SECTION 1. DEVELOPER'S OBLIGATIONS**

- A. Prior to receiving any funding from the City as authorized by this Agreement, Developer shall:
1. Obtain approval of a final site plan as required to develop a minimum of 48 urban townhomes (the "Development");
  2. Provide documentation to the reasonable satisfaction of the City of financial ability to complete the obligations under this Agreement in the form of a letter from lenders providing financing for the Development or proof of ownership of the Property and verification of construction financing;
  3. Obtain all necessary City permits to begin construction of the Development and begin construction of the Development no later than December 31, 2018; Construction shall be deemed to have begun when Developer commences site work (i.e., grading, clearing or trenching) on the Property;
  4. Complete the design, construction, and installation of the private improvements comprising the Development, at its sole cost and expense, and which when completed shall have a private investment value (land and improvements) of not less than \_\_\_\_\_ Dollars (\$\_\_\_\_\_);
  5. Complete the design, construction, and installation of all public improvements described in Exhibit "C" attached hereto (the "Public Improvements.") The Public Improvements shall be designed, constructed and installed in a good and workmanlike manner in accordance with all applicable laws, statutes and ordinances, rules and regulations of the City and any other governmental authority having jurisdiction, including, without limitation, the City Right-of-Way Management Ordinance, the City Code of Ordinances and the City Zoning and Subdivision Ordinances. The Public Improvements shall be substantially completed on or before December 31, 2019;
  6. Convey the Public Improvements and the property underlying the Public Improvements to the City, evidenced by the filing of the final plat for the Development with the Collin County Clerk's office and a letter indicating the acceptance of the Public Improvements by the Director of Engineering, and any other instrument which the City may reasonably request, and shall include, to the extent assignable, an assignment of all contractors' warranties, if any, and maintenance bonds; and
  7. Request payment from the City in writing. Payments shall include all supporting documentation that may be reasonably requested by the City.
- B. Developer shall complete construction of 24 of the housing units comprising the Development by December 31, 2020. A unit shall be considered complete with the City's approval of the final building inspection.

## **SECTION 2. CITY'S OBLIGATIONS**

### **A. The City shall perform the following obligations:**

1. Pay Two Hundred Twenty-Five Thousand Dollars (\$225,000) upon Developer's completion of the requirements in Section 1(A) above and after receipt of Developer's written request for payment. Reimbursement to the Developer for eligible expenses for "Project Costs" (as defined hereinafter) will occur after final inspection and acceptance of the Public Improvements by the City in accordance with Section 1.A.5 and 1.A.6 above. However, such reimbursement shall exclude "Overhead Costs" (as defined hereinafter).
2. "Project Costs" means actual construction and/or installation costs for Public Improvements, including but not limited to:
  - i. Construction of storm sewer, drainage, water utilities, paving, lighting, landscape, hardscape and other improvements required by the City, both on-site and off-site, that are described or specified on the project plans approved by the City in the not to exceed amount of \$200,000; and
  - ii. Demolition and clearance of existing property improvements, including abatement of hazardous materials and debris in the not to exceed amount of \$25,000.
3. "Overhead Costs" means:
  - i. overhead and management fees of Developer;
  - ii. financing charges;
  - iii. marketing costs;
  - iv. legal fees; and
  - v. payments made to entities affiliated with or related to Developer to the extent such payments made to entities affiliated with or related to Developer do not exceed what is reasonable and customary for such services.

- B. All payments for Public Improvement reimbursement to Developer under this subsection shall be payable solely from TIF 2 funds as provided by law and shall not be obligated for payment from the City's general fund or any other City fund unrelated to TIF 2 funds;
- C. The Property is located within a Neighborhood Empowerment Zone. Therefore, in addition to the reimbursements provided for in Subsection (A) above, the Development is eligible for all fee waivers as defined in Resolution No. 2017-1-1(R). All applicable building permits, contractor registrations and licensing must be obtained prior to the commencement of any construction work.

## **SECTION 3. DESIGN AND CONSTRUCTION**

- A. Design management for the Public Improvements and the Development will be provided by Developer's designated licensed architect and/or a licensed civil engineer for the Development, or such other party as shall be mutually agreed to by the parties to this Agreement.

- B. Developer shall obtain all required local, state and federal governmental approvals and permits required for construction of the Public Improvements.
- C. Developer shall require its general contractor to procure and maintain insurance coverage as set forth in Exhibit "D" for the duration of the construction of the Public Improvements at the Property. Developer shall provide their general contractor's signed insurance certificate to the City verifying that they have obtained the required insurance coverage prior to the commencement of construction of the Public Improvements and naming the City of Plano as additional insured.
- D. Developer shall procure and maintain insurance coverage as set forth in Exhibit "D" for the duration of this Agreement. Developer shall provide their signed insurance certificate to the City verifying that they have obtained the required insurance coverage prior to the commencement of construction of the Public Improvements and naming the City of Plano as additional insured.
- E. Upon completion of the Public Improvements, Developer shall provide a maintenance bond as provided in the form on attached Exhibit "E" in an amount mutually and reasonably agreed between the City and Developer.
- F. Except as provided herein, all project designs, drawings, site plans and other documents produced by Developer in connection with the Development, including those attached to this Agreement, shall remain the property of Developer. In exchange for Developer's acceptance of the above-described reimbursement from the City, the portion of the plans created for the Public Improvements shall become the property of the City upon dedication and acceptance as required by Section 1.A.5. and 1.A.6. of this Agreement.

#### **SECTION 4. DAMAGE, DESTRUCTION, OR FAILURE OF PERFORMANCE**

- A. Should Developer fail to complete installation of the Public Improvements by the date specified in Section 1.A.5. of this Agreement, the City shall have no obligation to expend funds to complete the Public Improvements.
- B. If, by the date specified in Section 1.B. of this Agreement, Developer has not completed required number of the housing units as required, Developer shall refund to the City a percentage of the reimbursement received for Public Improvements. The percentage reimbursement shall be based on the percentage of housing units that have not been completed by the date specified in Section 1.B. above.

#### **SECTION 5. FORCE MAJEURE**

It is expressly understood and agreed by the parties to this Agreement that if the commencement, progress and/or completion of the construction of the multifamily housing development contemplated hereunder is delayed by reason by war; civil commotion; acts of God; inclement weather; governmental restrictions, regulations, or interferences; delays caused by the franchise utilities; fire or other casualty; court injunction; necessary condemnation proceedings; or acts of the other party, its affiliates/related entities and/or their contractors, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period

applicable to such design or construction requirement shall be extended for a period of time equal to the period such party was delayed.

## **SECTION 6. TERM**

The term of this Agreement shall begin on the date of execution and end upon the complete performance of all obligations and conditions precedent by parties to this Agreement but in no event later than December 31, 2021. The City Manager or his designee shall have the authority to extend, in writing, the commencement and completion dates, and all other deadlines contained within the Agreement for an additional period of one year.

## **SECTION 7. AUTHORITY OF DEVELOPER**

Developer represents and warrants to the City that Developer is duly formed, validly existing and in good standing under the laws of the State of Texas. Developer will provide a certificate of status from the Texas Secretary of State's office evidencing Developer's current legal status and authority to conduct business in Texas. Developer represents that it has full power, authority and legal right to execute and deliver this Agreement. This Agreement constitutes a legal, valid, and binding obligation of Developer and the City, enforceable in accordance with its terms.

## **SECTION 8. EVENTS OF DEFAULT**

A default shall exist if any of the following occurs:

1. Either party fails to perform or observe any material covenant contained in this Agreement.
2. Developer becomes delinquent on ad valorem taxes owed to the City, or any other Collin County taxing unit, provided that Developer retains the right to timely and properly protest and/or contest any such taxes and during the pendency of such proceedings such taxes shall not be deemed delinquent.

A party shall immediately notify the defaulting party in writing upon becoming aware of any change in the existence of any condition or event which would constitute a default by the defaulting party under this Agreement. Such notice shall specify the nature and the period of existence thereof and what action, if any, the notifying party requires or proposes to require with respect to curing the default.

## **SECTION 9. REMEDIES**

The defaulting party shall have thirty (30) days to cure after receiving written notice of default from a party. If a default shall continue after the thirty (30) days' notice to cure the default, the non-defaulting party may, at its option, terminate the Agreement and/or pursue any and all remedies it may be entitled to, at law or in equity, in accordance with Texas law without the necessity of further notice to or demand upon the defaulting party. However, the non-defaulting party may, at its option, provide

written extension for additional time to cure if the defaulting party proceeds in good faith and with due diligence to remedy and correct the default, provided that the defaulting party has commenced to cure such default within 30 days following the original notice.

## **SECTION 10. BANKRUPTCY**

In the event Developer files for bankruptcy, whether involuntarily or voluntary, Developer shall provide written notice to the City within three (3) business days of such event. Bankruptcy shall place Developer in immediate default with the terms and conditions of this Agreement.

## **SECTION 11. INDEMNIFICATION**

**DEVELOPER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY AND ITS RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES, HARMLESS AGAINST ANY AND ALL CLAIMS, LAWSUITS, JUDGMENTS, FINES, PENALTIES, COSTS AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM OR VIOLATIONS FOR WHICH RECOVERY OF DAMAGES, FINES, OR PENALTIES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY DEVELOPER'S BREACH OF ANY OF THE TERMS OR PROVISIONS OF THIS AGREEMENT, VIOLATIONS OF LAW, OR BY ANY NEGLIGENT, GROSSLY NEGLIGENT, INTENTIONAL, OR STRICTLY LIABLE ACT OR OMISSION OF DEVELOPER, ITS OFFICERS, AGENTS, EMPLOYEES, INVITEES, SUBCONTRACTORS, OR SUB-SUBCONTRACTORS AND THEIR RESPECTIVE OFFICERS, AGENTS, OR REPRESENTATIVES, OR ANY OTHER PERSONS OR ENTITIES FOR WHICH DEVELOPER IS LEGALLY RESPONSIBLE IN THE PERFORMANCE OF THIS CONTRACT. THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY, AND ITS OFFICERS, AGENTS, EMPLOYEES OR SEPARATE CONTRACTORS. THE CITY DOES NOT WAIVE ANY GOVERNMENTAL IMMUNITY OR OTHER DEFENSES AVAILABLE TO IT UNDER TEXAS OR FEDERAL LAW. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY. DEVELOPER AT ITS OWN EXPENSE IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ITS OWN ENTIRE DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN THE REQUIRED TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF AND DEVELOPER SHALL BE LIABLE FOR ALL COSTS INCURRED BY THE CITY.**

## **SECTION 12. AFFIDAVIT OF NO PROHIBITED INTEREST**

Developer acknowledges and represents it is aware of all applicable laws, City Charter, and City Code of Conduct regarding prohibited interests and that the existence of a prohibited interest at any time will render the Agreement voidable. Developer has executed the Affidavit of No Prohibited Interest, attached and incorporated herein as Exhibit "F".

## **SECTION 13. NOTICES**

Any notice required by this Agreement shall be deemed to be properly served if deposited in the U.S. mail by certified letter, return receipt requested, addressed to the recipient at the recipient's address shown below, subject to the right of either party to designate a different address by notice given in the manner just described.

If intended for City, to:

City of Plano  
Attention: City Manager  
PO Box 860358  
Plano, Texas 75086-0358

If intended for Developer, to:

Texas InTownHomes, LLC  
Attention: Frank M. K. Liu, President  
1520 Oliver Street  
Houston, Texas 77007

## **SECTION 14. WRITTEN NOTICES AND APPROVALS REQUIRED**

Whenever under the provisions of this Agreement and other related documents and instruments or any supplemental agreements, any request, demand, approval, notice or consent of the City or Developer is required, or whenever the City or Developer is required to agree or to take some action at the request of the other, such request, demand, approval, notice or consent, or agreement shall be in writing. Approval by City, unless otherwise provided herein, shall be by the City Manager or his designated representative and approval by Developer shall be by the CEO, CFO or Vice President or any officer of Developer so authorized (and, in any event, the officers executing this Agreement are so authorized); and either party hereto shall be authorized to act in reliance upon any such request, demand, approval, notice or consent, or agreement.

## **SECTION 15. GIFT TO PUBLIC SERVANT**

- A. City may terminate this Agreement immediately if Developer has knowingly offered, conferred, or agreed to confer any benefit upon a City employee or official that the City employee or official is prohibited by law from accepting.
- B. For purposes of this section, "benefit" means anything reasonably regarded as economic advantage, including benefit to any other person in whose welfare the beneficiary is interested, but does not include a contribution or expenditure made and reported in accordance with law.
- C. Notwithstanding any other legal remedies, City may require Developer to remove any employee of Developer from the development of the Public Improvements who has violated the restrictions

of this section or any similar state or federal law, and City may obtain reimbursement for any expenditures made to Developer as a result of the improper offer, agreement to confer, or conferring of a benefit to a City employee or official.

## **SECTION 16. COMPLIANCE WITH EQUAL RIGHTS ORDINANCE**

Developer agrees to comply with Section 2-11(F) of the City Code of Ordinances, which reads as follows:

“It shall be unlawful for an employer to discriminate against any person on the basis of race, color, sex, religion, age, national origin, genetic information, sexual orientation, gender identity, disability status or United States military/veteran status by the following actions or inactions:

- (a) for an employer to fail or refuse to hire, or to discharge, any person;
- (b) for an employer to discriminate against any person with respect to compensation, terms, conditions or privileges, of employment;
- (c) for an employer to limit, segregate or classify employees or applicants for employment in any way that would deprive or tend to deprive a person of employment or employment opportunities, or that would otherwise adversely affect a person's status as an employee;
- (d) for an employment agency to fail or refuse to refer for employment, or to otherwise discriminate against, any person because of a protected employment characteristic;
- (e) for an employment agency to classify or refer for employment any person, on the basis of a protected employment characteristic;
- (f) for a labor organization to exclude or expel from its membership, or to otherwise discriminate against, any person because of a protected employment characteristic;
- (g) for a labor organization to fail or refuse to refer for employment any person because of a protected employment characteristic;
- (h) for a labor organization to limit, segregate or classify its members or applicants for membership, in any way that would deprive or tend to deprive a person of employment or employment opportunities, or that would otherwise adversely affect a person's status as an employee or as an applicant for employment; or
- (i) for a labor organization to cause or attempt to cause an employer to discriminate against a person in violation of this subsection;
- (j) for an employer, a labor organization or a joint labor-management committee, to discriminate against any person because of a protected employment characteristic in the admission to, or employment in, any program established to provide apprenticeship or other training;

(k) for an employer to print or publish, or cause to be printed or published, any notice or advertisement relating to employment by the employer that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic;

(l) for an employment agency to print or publish, or cause to be printed or published, any notice or advertisement relating to membership in or any classification or referral for employment by the employment agency that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic; or

(m) for a joint labor-management committee to print or publish, or cause to be printed or published, any notice or advertisement relating to admission to, or employment in, any program established to provide apprenticeship or other training by the joint labor-management committee that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic.”

Developer also understands that it is entitled to apply to the City Manager for a waiver from the Equal Rights Ordinance’s application to its business if applying it would conflict with state or federal law. During the review of the waiver request, the Agreement will be placed on hold.

#### **SECTION 17. CERTIFICATION**

Developer certifies that it does not and will not boycott Israel during the term of this Contract. Developer has executed the Certification, attached and incorporated herein as Exhibit “G”.

#### **SECTION 18. APPLICABLE LAWS**

This Agreement is made subject to the provisions of the Charter and ordinances of City, as amended, and all applicable laws of the State of Texas and federal laws.

#### **SECTION 19. VENUE AND GOVERNING LAW**

This Agreement is performable in Collin County, Texas and venue of any action arising out of this Agreement shall be exclusively in Collin County, Texas. This Agreement shall be governed and construed in accordance with the laws of the State of Texas.

#### **SECTION 20. LEGAL CONSTRUCTION**

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.



## **SECTION 21. COUNTERPARTS**

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

## **SECTION 22. CAPTIONS**

The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

## **SECTION 23. SUCCESSORS AND ASSIGNS**

- A. The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto. Provided, however, this Agreement shall not be assigned without the prior consent of Developer and the City of Plano City Council, which approvals shall not be unreasonably withheld.
- B. An assignment or delegation of this Agreement to an Affiliate of Developer shall not require City Council approval and shall not result in a breach of the Agreement if the Affiliate of Developer expressly assumes all of the obligations of Developer under this Agreement for the balance of the term of this Agreement and provides evidence establishing the relationship between Developer and an Affiliate. Developer shall notify the City in writing, however, within 30 days of such assignment. "Affiliate", as used herein, includes any parent, sister, partner, joint venturer, equity investor or subsidiary entity of Developer; any entity in which Developer is a major shareholder, owns an equity interest or is a joint venturer or partner (whether general or limited). Upon such assignment, Developer shall be released from all liability hereunder. Additionally, collateral assignment of this Agreement by Developer in connection with its financing of the Development shall not require City Council approval and shall not result in a breach of this Agreement so long as all obligations of Developer herein are included in such assignment.

## **SECTION 24. ENTIRE AGREEMENT**

This Agreement embodies the complete agreement of the parties hereto with respect to the Property, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in this Agreement. This Agreement is the complete and final understanding and agreement between Developer and the City with respect to the Property. Except as otherwise provided herein the agreement cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

**SECTION 25. INCORPORATION OF RECITALS**

The recitals set forth herein are intended, and are hereby deemed to be a part of this Agreement.

**EXECUTED** on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by City, signing by and through its City Manager.

**CITY OF PLANO, TEXAS, a home rule municipal corporation**

By: \_\_\_\_\_  
Bruce D. Glasscock, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, City Attorney

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF COLLIN**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Bruce D. Glasscock, City Manager, of **CITY OF PLANO, TEXAS**, a home rule municipal corporation.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

**Texas InTownHomes, LLC**

By: \_\_\_\_\_  
Frank M. K. Liu, President

**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF HARRIS**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018,  
by Frank M. K. Liu, President of **Texas InTownHomes, LLC**, a Texas limited liability company.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

## EXHIBIT A

### Legal Description

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, being comprised of the following four tracts of land as described and recorded in a Special Warranty Deed filed under County Clerk No. 20170518000639970 of the Collin County Land Records: All of Tract I: Lot 3R, Block A, Replat of Block A, Lot 3R of 15th Street Village No. 2, an addition to the City of Plano, according to the map or plat thereof, recorded in Volume 2008, Page 666, Map Records, Collin County, Texas; all of Tract II: a 0.239 acre tract; all of Tract III: a 0.650 acre tract; and all of Tract IV: a 0.376 acre tract out of Lot 2, Block A, Final Replat of 15th Street Village No. 2, Block A, Lots 1, 2, 3, an addition to the City of Plano, according to the map or plat thereof recorded in Volume R, Page 136 Document No. 2005-0160018, Map Records, Collin County, Texas, being part of Lot 1, Block 1, Plano Justice Center, according to the map or plat thereof, recorded in Volume O, Page 516 Document No. 2003-0077341, Map Records, Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a ½" iron rod found in the east right-of-way line of G Avenue, said iron marking the southwest corner of the aforementioned Tract IV, and the northwest corner of Lot 1, Block A, Live Oak Place as recorded in Vole G, Page 395 of the Collin County Map Records;

THENCE with the prolongation of the south line of Tract IV, South 89°32'42" West, 33.13 feet to the centerline of G Avenue (a variable width right-of-way);

THENCE with the centerline of G Avenue, North 00°08'19" West, 106.28 feet to a point for corner;

THENCE North 89°51'41" East, passing at 33.13 feet a P.K. Nail found marking the northwest corner of Tract IV and the southwest corner of Lot 1, Block A of the Final Plat of 15<sup>th</sup> Street Village No. 2 as recorded in Volume R, Page 136 of the Collin County Map Records, and continuing with the north line of Tract IV, and the south line of said Lot 1, a total distance of 208.41 feet to an "X" found cut in concrete marking the northeast corner of Tract IV, the southeast corner of Lot 1, the northwest corner of the aforementioned Tract II, and being in a west line of the aforementioned Tract I;

THENCE with a common line between Lot 1 and Tract 1, North 00°08'11" West, 105.85 feet to a Roome capped iron rod found marking the most easterly northeast corner of Lot 1, and an ell corner of Tract I;

THENCE with a north line of Lot 1, and a south line of Tract I, South 89°42'47" West, 22.01 feet to a point marking a southwest corner of Tract I, and the southeast corner of Hamilton's Property as recorded in Volume 4760, Page 2482 of the Collin County Land Records;

THENCE with the common line between Tract I and Hamilton's east line, North 00°06'57" East, passing at 101.74 feet an "X" found cut in concrete in the south right-of-way line of 15<sup>th</sup> Street (variable width right-of-way) marking the northwest corner of Tract I, and the northeast corner of Hamilton's Property, and continuing with the prolongation of said line a total distance of 134.74 feet to a point for corner in the centerline of 15<sup>th</sup> Street;

THENCE with the centerline of 15<sup>th</sup> Street, North 89°47'28" East, 290.00 feet to a point marking its intersection with the centerline of H Avenue (a variable width right-of-way);

THENCE with the centerline of H Avenue as follows: South 00°04'18" West, 226.20 feet to a point marking the beginning of a curve to the right; southwesterly along said curve having a radius of 292.72 feet, for an arc length of 57.38 feet (chord = South 05°41'15" West, 57.29 feet) to a point of reverse curve; southwesterly along said curve to the left having a radius of 541.30 feet, with an arc distance of 44.46 feet (chord = South 08°57'01" West, 44.45 feet) to a point marking the southeast corner of the herein described premises;

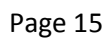
THENCE South 89°36'27" West, passing at 29.57 feet a Roome capped iron rod set marking the southeast corner of the aforementioned Tract III, and being in the north line of Lot 1, Block 1 of Plano Justice Center as recorded in Volume O, Page 516 of the Collin County Map Records, and continuing with the south line of Tract III, and the north line of said Lot 1, a total distance of 142.54 feet to a Roome capped iron rod found marking the southwest corner of Tract III and the southeast corner of the aforementioned Tract II;

THENCE with the south line of Tract II and the north line of said Lot 1, Block 1 of Plano Justice Center, South 89°36'34" West, 134.47 feet to a Roome capped iron rod found marking the southwest corner of Tract II, the northwest corner of Lot 1, and being in the east line of the aforementioned Tract IV;

THENCE with the east line of Tract IV, and a west line of Lot 1, South 00°12'08" East, 17.84 feet to a Roome capped iron rod found marking the southeast corner of Tract IV, and the northeast corner of the aforementioned Lot 1, Block 1 of Live Oak Addition;

THENCE WITH THE SOUTH LINE OF Tract IV, and the north line of Lot 1, Block 1 of Live Oak Addition, South 89°32'42" West, 153.22 feet to the place of beginning and containing 111,796 square feet or 2.566 acres of land.

## PRELIMINARY SITE PLAN



## **EXHIBIT C**

### **Description and Cost Estimates of Public Improvements**

#### **SUMMARY DESCRIPTION AND CONSTRUCTION COST ALLOWANCE OF PUBLIC IMPROVEMENTS**

Public Improvements of Two Hundred Twenty-Five Thousand Dollars (\$225,000) are comprised of the following scope items:

- a. Streets, Utilities, and Landscaping: Reimbursement of the cost of on-street parking, brick sidewalks, street trees, ornamental street lights and other improvements in the public right-of-way. In addition, the reimbursement of the cost of off-site adjustments to public utilities as required to provide service to the site. The requested TIF funding is the actual cost of the work in an amount not to exceed \$200,000.
- b. Demolition and clearance of existing property improvements, including abatement of hazardous materials and debris in the not to exceed amount of \$25,000

## EXHIBIT D

### Contractor's and Developer's Insurance Requirements

#### CITY OF PLANO GENERAL CONTRACTUAL INSURANCE REQUIREMENTS

Vendors/Contractors performing work on City property for the City of Plano shall provide the City a certificate of insurance evidencing the coverage's and coverage provisions identified herein. Vendors/Contractors shall provide the City evidence that all subcontractors performing work on the project have the same types and amounts of insurance as required herein or that the subcontractors are included under the vendors/contractor's policy. The City, at its discretion, may require a certified copy of the policies, including all relevant endorsements.

**All insurance companies must be authorized by the Texas Department of Insurance to transact business in the State of Texas, must be acceptable to the City of Plano and be placed with an insurer possessing an A-VII A. M. Best rating or better.**

Listed below are the types and amounts of insurance required. The City reserves the right to amend or require additional types and higher limits of coverage or provisions depending on the nature of the work.

1. The following insurance requirements, coverage's and limits apply to most minor construction (Non-CIP), renovation, service provider, installation and maintenance services, work on City property and professional service contracts.
2. Purchases of non-hazardous commodities, equipment, materials and products from distributors and retailers do not require any specific insurance.
3. Purchases or contracts involving any hazardous activity or equipment, tenant, concessionaire and lease agreements, alcohol sales, cyber-liability risks, environmental risks, special motorized equipment or property may require customized insurance requirements in addition to the general requirements listed.

**Commercial General Liability Insurance**—(Required for all minor construction, renovation, service provider contracts involving installation, maintenance or work on City property)

Commercial general liability insurance shall be written on an ISO occurrence form (or a substitute form providing equivalent coverage) and shall cover liability arising from premises, operations, independent contractors, products-complete operations, personal and advertising injury and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).



The City, the City Council and its members, the City's agents, officers, directors and employees shall be included as an additional insured under the commercial general liability policy, including coverage for City with respect to liability arising out of the completed operations.

\$1,000,000 Limit per Occurrence/Aggregate

\$1,000,000 Limit for Personal/Advertising Injury and Products/Completed Operations

**Commercial Automobile Liability**—(Required for all contracts involving the use of vendor/contractor owned, non-owned or hired automobiles)

Vendor/contractor shall maintain business automobile liability insurance with a limit of not less than \$500,000 each accident or Combined Single Limit.

Such automobile liability insurance shall cover liability arising out of any auto (including owned, hired, and non-owned automobiles). Vendor/contractor waives all rights against City and its agents, officers, directors and employees for recovery by the commercial automobile liability obtained by vendor/contractor pursuant to this section or under any applicable automobile physical damage coverage.

**Workers' Compensation & Employer Liability**—(Required for all vendors/contractors with employees who perform work or contract services on City property)

Vendor/contractor shall maintain workers' compensation insurance in the amounts required by appropriate state workers compensation statutes. The employer's liability limit shall not be less than \$500,000.

Vendor/contractor waives all rights against City, the City Council and its members, the City's agents, officers, directors and employees for recovery of damages under vendors/contractor's workers' compensation and employer's liability. Vendor/contractor must cause a waiver of subrogation to be effected under its workers' compensation coverage.

Sole Proprietors and companies with no employees may be exempt from this requirement.

**Professional Liability (E&O) Insurance**--(Required for all Professional Service contracts including but not limited to: architects, engineers, consultants, counselors, medical professionals, attorneys, accountants, etc.)

Professional Liability Coverage (E&O) may be written on a claims made basis but must include an extended reporting period of at least three years after contract completion.

City, the City Council and its members, the City's agents, officers, directors and employees shall be included as an additional insured under the E&O policy, including coverage for City with respect to liability arising out of all errors and omissions of vendor/contractor.

Minimum Limit of \$1,000,000 Each Claim and \$1,000,000 Aggregate

EXHIBIT E

Maintenance Bond

STATE OF TEXAS

COUNTY OF COLLIN

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_, hereinafter called "**Principal**", and \_\_\_\_\_, a corporation organized and existing under the laws of the State of \_\_\_\_\_ and licensed to transact business in the State of Texas, hereinafter called "**Surety**", are held and firmly bound unto the **CITY OF PLANO, TEXAS**, a home rule municipal corporation hereinafter called "Beneficiary", in the amount of \_\_\_\_\_ **DOLLARS** (\$\_\_\_\_\_), in lawful money of the United States, to be paid in Plano, Collin County, Texas, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors and assigns, jointly and severally, and firmly by these presents. This bond shall automatically be increased by the amount of any change order or supplemental agreement which increases the Contract price, but in no event shall a change order or supplemental agreement which reduces the Contract price decrease the penal sum of this Bond.

**THE OBLIGATION TO PAY SAME** is conditioned as follows: Whereas, the Principal entered into a certain written Contract with the Beneficiary, dated the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, A.D. which is made a part hereof by reference for the construction of certain public improvements that are generally described as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOW, THEREFORE**, if Principal will maintain and keep in good repair the work herein contracted to be done for a period of one (1) year from the date of final acceptance and do and perform all necessary work and repair any defective condition, it being understood that the purpose of this section is to cover all defective conditions arising by reason of defective materials, work or labor performed by Principal; then this obligation shall be void, otherwise it shall remain in full force and effect; and in case Principal shall fail to do so it is agreed that the City may do such work and supply such materials and charge the same against Principal and Surety on this obligation.

**PROVIDED, FURTHER**, that if any legal action be filed on this Bond, exclusive venue shall lie in Collin County, Texas.

**PROVIDED FURTHER**, that Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work performed thereunder, or the plans, specifications, drawings, etc. accompanying same shall in any way affect its obligation on this Bond; and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder.

The undersigned and designated agent is hereby designated by Surety as the resident agent in either Collin or Dallas Counties to whom all requisite notice may be delivered and on whom service of process may be had in matters arising out of this suretyship.

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**PRINCIPAL:** \_\_\_\_\_  
Address \_\_\_\_\_  
Tel. No. \_\_\_\_\_

**ATTEST:**

**BY:** \_\_\_\_\_

\_\_\_\_\_

**TITLE:** \_\_\_\_\_

**SURETY:** \_\_\_\_\_  
Address \_\_\_\_\_  
Tel. No. \_\_\_\_\_

**ATTEST:**

**BY:** \_\_\_\_\_

\_\_\_\_\_

**TITLE:** \_\_\_\_\_

The Resident Agent of the Surety in Collin County or Dallas County, Texas, for delivery of notice and service of the process is:

NAME: \_\_\_\_\_  
STREET ADDRESS: \_\_\_\_\_  
CITY, STATE, ZIP: \_\_\_\_\_

For additional information on the above named Surety company you may contact the Texas Department of Insurance at (800)578-4677.

**NOTE:** Date on Page 1 of Maintenance Bond must be same date that City Council awarded Contract. Date on Page 2 of Maintenance Bond must be after date of Contract. If Resident Agent is not a corporation, give a person's name.

## EXHIBIT F

### Affidavit of No Prohibited Interest

#### AFFIDAVIT OF NO PROHIBITED INTEREST AND COMPLIANCE WITH CITY OF PLANO'S EQUAL RIGHTS ORDINANCE

##### **A. No Prohibited Interest**

I, the undersigned, declare that I am authorized to make this statement on behalf of \_\_\_\_\_, a \_\_\_\_\_ organized under the laws of the State of \_\_\_\_\_, and I have made a reasonable inquiry and, to the best of my knowledge, no person or officer of \_\_\_\_\_, is employed by the City of Plano or is an elected or appointed official of the City of Plano within the restrictions of the Plano City Charter.

I am aware that Section 11.02 of the City Charter states:

"No officer or employee of the city shall have a financial interest, direct or indirect, in any contract with the city, nor shall be financially interested, directly or indirectly, in the sale to the city of any land, or rights or interest in any land, materials, supplies or service. The above provision shall not apply where the interest is represented by ownership of stock in a corporation involved, provided such stock ownership amounts to less than one (1) per cent of the corporation stock. Any violation of this section shall constitute malfeasance in office, and any officer or employee of the city found guilty thereof shall thereby forfeit his office or position. Any violation of this section with the knowledge, express or implied, of the persons or corporation contracting with the city shall render the contract voidable by the city manager or the city council."

##### **B. Equal Rights Compliance**

1. Section 2-11(F) of the City Code of Ordinances reads as follows:

"It shall be unlawful for an employer to discriminate against any person on the basis of race, color, sex, religion, age, national origin, genetic information, sexual orientation, gender identity, disability status or United States military/veteran status by the following actions or inactions:

- (a) for an employer to fail or refuse to hire, or to discharge, any person;
- (b) for an employer to discriminate against any person with respect to compensation, terms, conditions or privileges, of employment;
- (c) for an employer to limit, segregate or classify employees or applicants for employment in any way that would deprive or tend to deprive a person of employment or employment opportunities, or that would otherwise adversely affect a person's status as an employee;
- (d) for an employment agency to fail or refuse to refer for employment, or to otherwise discriminate against, any person because of a protected employment characteristic;
- (e) for an employment agency to classify or refer for employment any person, on the basis of a

- protected employment characteristic;
- (f) for a labor organization to exclude or expel from its membership, or to otherwise discriminate against, any person because of a protected employment characteristic;
  - (g) for a labor organization to fail or refuse to refer for employment any person because of a protected employment characteristic;
  - (h) for a labor organization to limit, segregate or classify its members or applicants for membership, in any way that would deprive or tend to deprive a person of employment or employment opportunities, or that would otherwise adversely affect a person's status as an employee or as an applicant for employment; or
  - (i) for a labor organization to cause or attempt to cause an employer to discriminate against a person in violation of this subsection;
  - (j) for an employer, a labor organization or a joint labor-management committee, to discriminate against any person because of a protected employment characteristic in the admission to, or employment in, any program established to provide apprenticeship or other training;
  - (k) for an employer to print or publish, or cause to be printed or published, any notice or advertisement relating to employment by the employer that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic;
  - (l) for an employment agency to print or publish, or cause to be printed or published, any notice or advertisement relating to membership in or any classification or referral for employment by the employment agency that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic; or
  - (m) for a joint labor-management committee to print or publish, or cause to be printed or published, any notice or advertisement relating to admission to, or employment in, any program established to provide apprenticeship or other training by the joint labor-management committee that indicates any preference, limitation, specification or discrimination, based on a protected employment characteristic."

**2.** I am aware that my company, its directors, officers and employees must comply with Section 2-11(F) of the City Code of Ordinances unless an exclusion applies, as indicated below. Further, I understand that if Section 2-11(F) applies, I am entitled to apply to the City Manager for a waiver from signing this section of the affidavit based on a conflict with state or federal law. The contract will not be executed prior to the waiver issue being resolved.

Having made reasonable inquiry, I affirm that my company, its directors, officers and employees agree to comply with Section 2-11(F); or my company is excluded from this Ordinance based on the following:  
**[PLEASE CHECK BELOW, IF APPLICABLE]**

\_\_\_\_\_ A religious organization.

\_\_\_\_\_ A political organization.

\_\_\_\_\_ An educational institution.

\_\_\_\_\_ A branch or division of the United States government or any of its departments or agencies.

\_\_\_\_\_ A branch or division of the State of Texas or any of its departments, agencies or political subdivisions.

\_\_\_\_\_ A private club that is restricted to members of the club and guests and not open to the general public.

\_\_\_\_\_ Is not an “employer” under Section 2-11(F) because it has not had 15 or more employees for each working day in each of 20 or more calendar weeks in the current or preceding calendar year.

[THIS SPACE INTENTIONALLY LEFT BLANK]

I also understand and acknowledge that a violation of Section 11.02 of the City Charter or Section 2-11(F) of the City Code of Ordinances, if applicable, at any time during the term of this contract may render the contract voidable by the City.

Company Name

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

STATE OF TEXAS           §  
                                     §  
COUNTY OF \_\_\_\_\_ §

**SUBSCRIBED AND SWORN TO** before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

## EXHIBIT G

### CERTIFICATION REQUIRED BY TEXAS GOVERNMENT CODE SECTION 2270.001

By signing below, Company hereby certifies the following:

1. Company does not boycott Israel; and
2. Company will not boycott Israel during the term of the contract.

Company Name: \_\_\_\_\_  
SIGNED BY: \_\_\_\_\_  
Print Name & Title: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

The following definitions apply to this state statute:

- (1) "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and
- (2) "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of those entities or business associations that exists to make a profit.

This Certification is required from a Company for contracts of goods or services (which includes contracts formed through purchase orders) over \$50,000.

1382196v.6 47404-9





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Linda Sweeney

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### CAPTION

To approve an increase to the current awarded contract amount of \$336,000 by \$50,000, for a total contract amount of \$386,000, for Liberty Recreation Center Renovation Design Contract from SmithGroupJJR, Inc.; and authorizing the City Manager to execute all necessary documents. (Project No. 6876, Modification No. 1) **Approved**

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### FINANCIAL SUMMARY

CIP

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	32,354	1,367,646	1,100,000	2,500,000
Encumbered/Expended Amount	-32,354	-342,700	0	-375,054
This Item	0	-50,000	0	-50,000
Balance	0	974,946	1,100,000	2,074,946

**FUND(S):** Recreation Center Facilities CIP

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**COMMENTS:** Funding is available for this item in the 2017-18 Recreation Facilities CIP. The first modification to the existing design services contract for the Liberty Recreation Center Renovation project, in the amount of \$50,000, will leave a total balance of \$2,074,946 available for future project expenditures.

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### SUMMARY OF ITEM

See Recommendation Memo.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Great Neighborhoods - 1st Choice to Live

**Plano Tomorrow Plan Pillar:**

Built Environment, Natural Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memo	6/1/2018	Memo
Location Map	6/5/2018	Map

**Date:** May 31, 2018

**To:** Bruce D. Glasscock, City Manager

**Via:** B. Caleb Thornhill, Director of Engineering *cs*

**From:** Jim Razinha, Facilities Division Manager *fer*

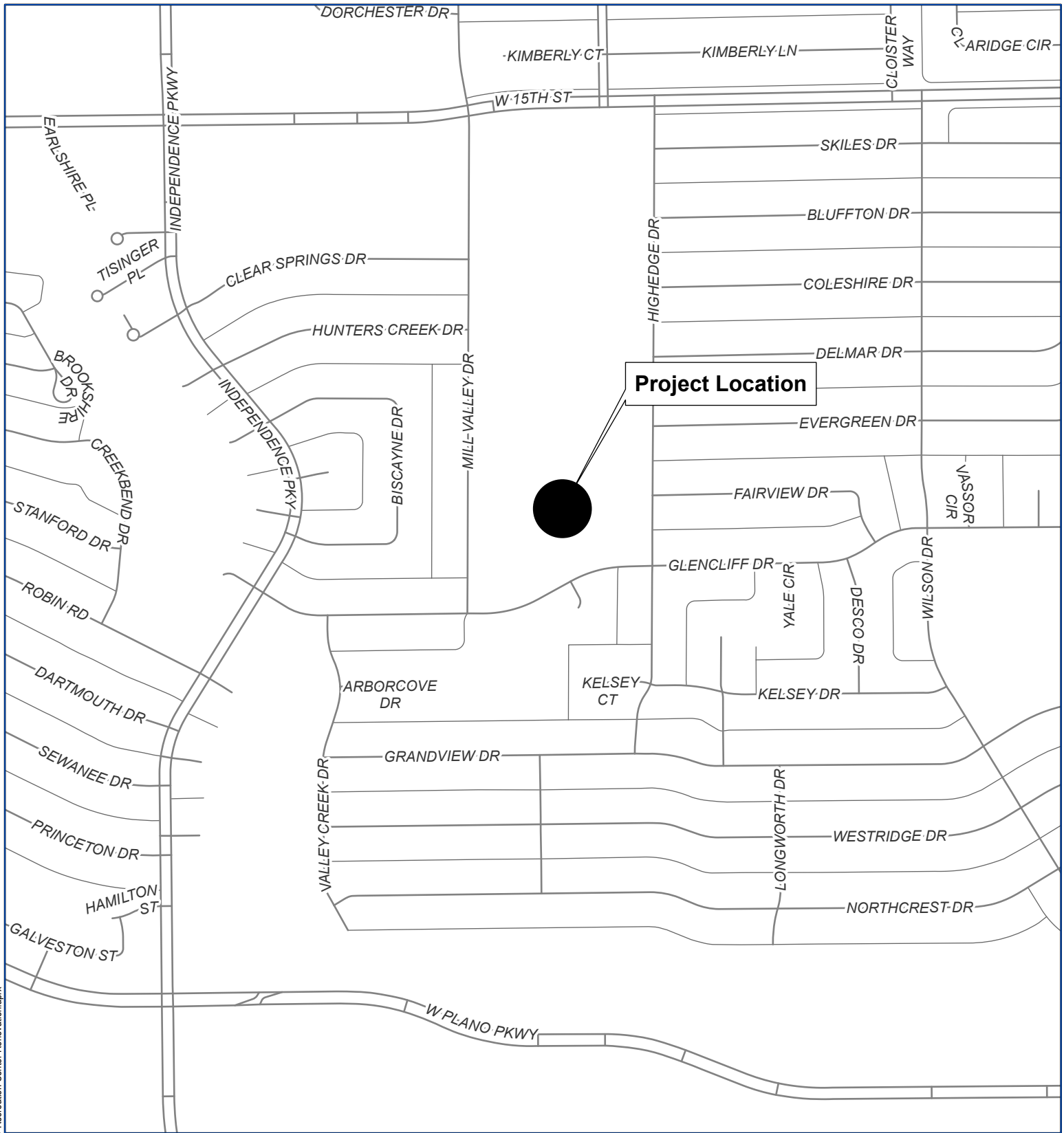
**Subject:** Recommendation of Modification to Liberty Recreation Center Renovation Design Contract (Project No. 6876)

Through RFQ 2017-0079-X, the City selected SmithGroupJJR, Inc., for the design of the Liberty Recreation Center Renovation.

Landscape design and civil engineering site design services were not included in the original design scope. Parks and Recreation Department (PARD) staff requested including their planned upgrades to the landscaping and irrigation systems in the overall renovation project for better pricing. PARD also identified site drainage issues near the pool that are best corrected during planned construction.

This modification provides for the design of the requested changes to the site irrigation systems and landscaping, and addresses the site drainage issues. If this work is not included in the current design contract, and subsequent construction contract, Parks and Recreation staff will have to contract separately for the design and construction, which will likely result in higher cost to the City.

Staff agrees that the fee of \$50,000 is reasonable for the work and recommends approval of this modification.



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Feet



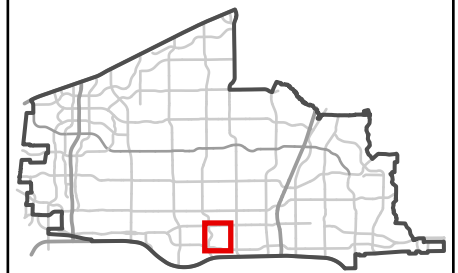
City of Plano GIS Division  
June 2018

## Liberty Recreation Center Renovation

**Project No. 6876**

Page 70

### Project Location





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Libby McCabe

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### CAPTION

To approve an increase to the current awarded contract amount of \$1,771,283 by \$138,360, for a total contract amount of \$1,909,643, for Spring Creek Parkway at Coit Road from McMahon Contracting, L.P.; and authorizing the City Manager to execute all necessary documents. (Original Bid No. 2017-0222-B, Change Order No. 1) **Approved**

---

### FINANCIAL SUMMARY

CIP

FISCAL YEAR:	2017-18; 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		222,727	1,969,273	200,000	<b>2,392,000</b>
Encumbered/Expended Amount		-222,727	-1,024,501	-800,000	<b>-2,047,228</b>
This Item		0	-138,360	0	<b>-138,360</b>
BALANCE		0	806,412	-600,000	<b>206,412</b>

**FUND(S):** Street Improvements CIP

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**COMMENTS:** Funding for this item is available in the 2017-18 Street Improvements CIP with additional funding planned for 2018-19. The first change order to the construction contract for the Spring Creek Parkway at Coit Road Intersection Improvements project, in the amount of \$138,360 will leave a total project balance of \$206,412 available for future project expenditures.

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### SUMMARY OF ITEM

See Recommendation Memorandum.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Strong Local Economy

**Plano Tomorrow Plan Pillar:**

Social Environment, Economic Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memorandum	6/12/2018	Memo

**Date:** June 25, 2018

**To:** Bruce D. Glasscock, City Manager

**Via:** B. Caleb Thornhill, P.E., Director of Engineering

**From:** Daniel Prendergast, P.E., Engineering Manager

**Subject:** Approval of Change Order No. 1 – Original Bid No. 2017-0222-B for Spring Creek Parkway at Coit Road - Project No. 5389

The Engineering Department recommends approval of Change Order No. 1 for the increase in the construction contract with McMahon Contracting, L.P., a Texas Limited Partnership, in the amount of \$138,360, for the Spring Creek Parkway at Coit Road project.

Change Order No. 1 includes the following items:

- Increases in original quantities to account for removal of excessive concrete thickness discovered during construction.
- Expanded limits of pavement repair on the Spring Creek Parkway main lanes. Additional work includes subgrade preparation, traffic control, and pavement to be removed and replaced.

If this change order is not approved, pavement in the main travel lanes of Spring Creek Parkway will continue to deteriorate and cause increased maintenance costs in the future.



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Technology Services

Department Head: Chris Chiancone

Agenda Coordinator: Vernie Rambo

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### CAPTION

To approve an expenditure for personal services consulting and business process development for a one (1) year contract with two (2) one-year City optional renewals in the annual amount of \$150,000 from Projectess, LLC for Technology Services; and authorizing the City Manager to execute all necessary documents. **Approved**

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### FINANCIAL SUMMARY

#### Operating Expense

FISCAL YEAR: 2017-18 thru 2020-21	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	587,846	412,500	1,000,346
Encumbered/Expended Amount	0	-106,938	0	-106,938
This Item	0	-37,500	-412,500	-450,000
Balance	0	443,408	0	443,408

**FUND(S):** Technology Services Fund

---

**COMMENTS:** Funding for this item is available in the 2017-18 Technology Services Fund. This request is to purchase one-year of professional services with two (2) one-year City optional renewals from Projectess, LLC, in the estimated amount of \$37,500, which will leave a current balance of \$443,408 available for future operating expenditures for professional services. Future year expenditures for this request are estimated to be \$150,000 in FY 2018-19, \$150,000 in FY 2019-20, and \$112,500 in FY 2020-21 in the Technology Services Fund. All future year expenditures will be made within approved budget appropriations.

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### SUMMARY OF ITEM



The City is exempt from the competitive bid process for this purchase as allowed by Texas Local Government Code Chapter 252 Subchapter B Section 252.022(a)(4). (City of Plano Internal Contract #2018-0309-X)

See Recommendation Memo

**Strategic Plan Goal:**

Financially Strong City with Service Excellence

**Plano Tomorrow Plan Pillar:**

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memo	6/19/2018	Memo

**Date:** Monday, June 4, 2018

**To:** Diane Palmer-Boeck, Director of Procurement and Project Management

**From:** Chris Chiancone, Chief Information Officer

**Subject:** Award Recommendation for Personal Services Agreement with Projectess, LLC

This contract is for personal services with Projectess, LLC and supports the ongoing professional consultation and business process development of various City services including Technology Services, Building Inspections, Planning, Engineering, Neighborhood Services, Fire Inspections, and other City departments.

Kevin Sansom, President and Principal Project Manager for this project, is a Six Sigma Black Belt and specializes in business process development, quality assurance, measurement, and software to integrate developed processes.

This agreement covers, but is not limited to, the design, development, modification, and implementation of business process improvements for technology services, interface with the project management office, technology staffing and resource allocation.

Organizational efficiencies will be gained through the streamlining of internal TS processes, integration and handoffs of distributed processes with other areas, as well as the reconfiguration and integration of existing and new service desk software.

This contract covers 2,080 hours at the rate of \$50 per hour for a total of \$150,000.00. The period to be covered is June 4, 2018 through June 3, 2019; however, the City will have the option to provide written renewals for (2) one-year terms, at the City's discretion.

This contract is needed to help technology services enhance our internal operations and governance programs, automate manual processes and improve our service delivery to our internal and external customers, and refine and modernize our internal business processes.



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Fire

Department Head: Sam Greif

Agenda Coordinator: Teresa Cox Ext:7539

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### CAPTION

To approve an expenditure for the purchase of a four (4) year maintenance agreement for twenty-five (25) LifePak 15's, twenty (20) LUCAS Cardiac Compression devices, and eight (8) LifePak 1000 Automatic External Defibrillation (AED) devices in the estimated amount of \$335,739 from Physio-Control, Inc. for Fire-Rescue; and authorizing the City Manager to execute all necessary documents. **Approved**

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### FINANCIAL SUMMARY

Operating Expense

<b>FISCALYEAR: 2017-18 thru 2020-21</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
<b>Budget</b>	<b>0</b>	<b>148,363</b>	<b>257,142</b>	<b>405,505</b>
<b>Encumbered/Expended Amount</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>This Item</b>	<b>0</b>	<b>-78,597</b>	<b>-257,142</b>	<b>-335,739</b>
<b>Balance</b>	<b>0</b>	<b>69,766</b>	<b>0</b>	<b>69,766</b>

**FUND(S):** General Fund

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**COMMENTS:** This item approves a contract for maintenance and support for LifePak 15 defibrillators, LUCAS Cardiac Compression devices, and LifePak Automatic External Defibrillators (AEDs). Expenditures will be made in the Fire Department based on need and within the approved budget appropriations. The estimated amount to be spent in FY 2017-18 is \$78,597 and the estimated future cost is \$257,142 (\$85,714 in FY 2018-19, FY 2019-20, and FY 2020-21). The term of the contract will be four (4) years.

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### SUMMARY OF ITEM

The City is exempt from the competitive bid process for this purchase as allowed by Texas Local Government Code Chapter 252 Subchapter B Section 252.022(a)(7)(A). (City of Plano Internal Contract No. 2018-0375-X)

See recommendation memo.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Safe Large City

**Plano Tomorrow Plan Pillar:**

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memo	6/19/2018	Memo

**Date:** May 15, 2018

**To:** Diane Palmer-Boeck, Director of Procurement & Project Management

**From:** Sam Greif, Fire Chief

**Subject:** Recommended purchase of Physio-Control Maintenance Agreement

Plano Fire-Rescue has had a maintenance agreement in place for our LifePak defibrillators and LUCAS Cardiac Compression devices for a number of years. At this time our Department is requesting approval to enter into a new four (4) year maintenance agreement for our twenty-five (25) LifePak 15's, twenty (20) LUCAS Cardiac Compression devices, and eight (8) LifePak 1000 Automatic External Defibrillation (AED) devices. The purchase of this agreement will provide preventive maintenance and repair service for the devices. The Department will not pay the full amount upfront. Instead, we will be paying a yearly portion of the contract amount. Additionally, the first year will be prorated by \$9,640.40 as ten (10) of our LifePak 15's are still under their initial 1 year warranty provided by the manufacturer at time of sale. The yearly expenditure and total is below:

Year 1 - \$78,596.60  
Year 2 - \$85,714.20  
Year 3 - \$85,714.20  
Year 4 - \$85,714.20

**Total - \$335,739.20**

The agreement will be with Physio-Control, Inc. and they are a sole source provider for this maintenance plan.

The impact of not completing this maintenance agreement is that the devices will not have the needed preventive maintenance performed by a trained technician to insure everything is operational per design and will help maintaining a stable cost of repairs over the life expectancy of the devices.



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Linda Sweeney

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### CAPTION

To approve an expenditure for Enfield Park Athletic Maintenance Facility in the amount of \$6,043,026 from Pogue Construction Co., LP; and authorizing the City Manager to execute all necessary documents.  
(Project No. 6416) **Approved**

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### FINANCIAL SUMMARY

CIP

FISCAL YEAR: 2017-18, 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	120,005	4,068,482	2,180,000	6,368,487
Encumbered/Expended Amount	-120,005	-131,537	0	-251,542
This Item	0	-3,000,000	-3,043,026	-6,043,026
Balance	0	936,945	-863,026	73,919

**FUND(S):** Park Improvements CIP & Street Improvements CIP

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**COMMENTS:** Funding for this item is available in the 2017-18 Park Improvements CIP and Street Improvements CIP and is planned to 2018-19. Construction of the Enfield Park Maintenance Facility, in the amount of \$6,043,026, will leave a total project balance of \$73,919, available for future project expenditures.

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### SUMMARY OF ITEM

See Recommendation Memo.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Great Neighborhoods - 1st Choice to Live

**Plano Tomorrow Plan Pillar:**

Built Environment, Social Environment


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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memo	6/14/2018	Memo
Location Map	6/6/2018	Map

**Date:** June 5, 2018

**To:** Bruce D. Glasscock, City Manager

**Via:** B. Caleb Thornhill, Director of Engineering 

**From:** Jim Razinha, Facilities Division Manager 

**Subject:** Guaranteed Maximum Price Acceptance Recommendation  
Enfield Park Athletic Maintenance Facility (Project No. 6416)

Through a two-step process, City staff selected Pogue Construction Co., LP (Pogue), as Construction Manager at Risk (CMAR) for the subject project and entered into a pre-construction services agreement on February 27, 2017.

During the pre-construction period, Pogue, working with the Consultant/Architect (JBI Partners) and City staff, developed a Guaranteed Maximum Price (GMP) for management and construction of the Enfield Park Athletic Maintenance Facility, providing extensive constructability feedback and several construction cost estimates as part of the design team.

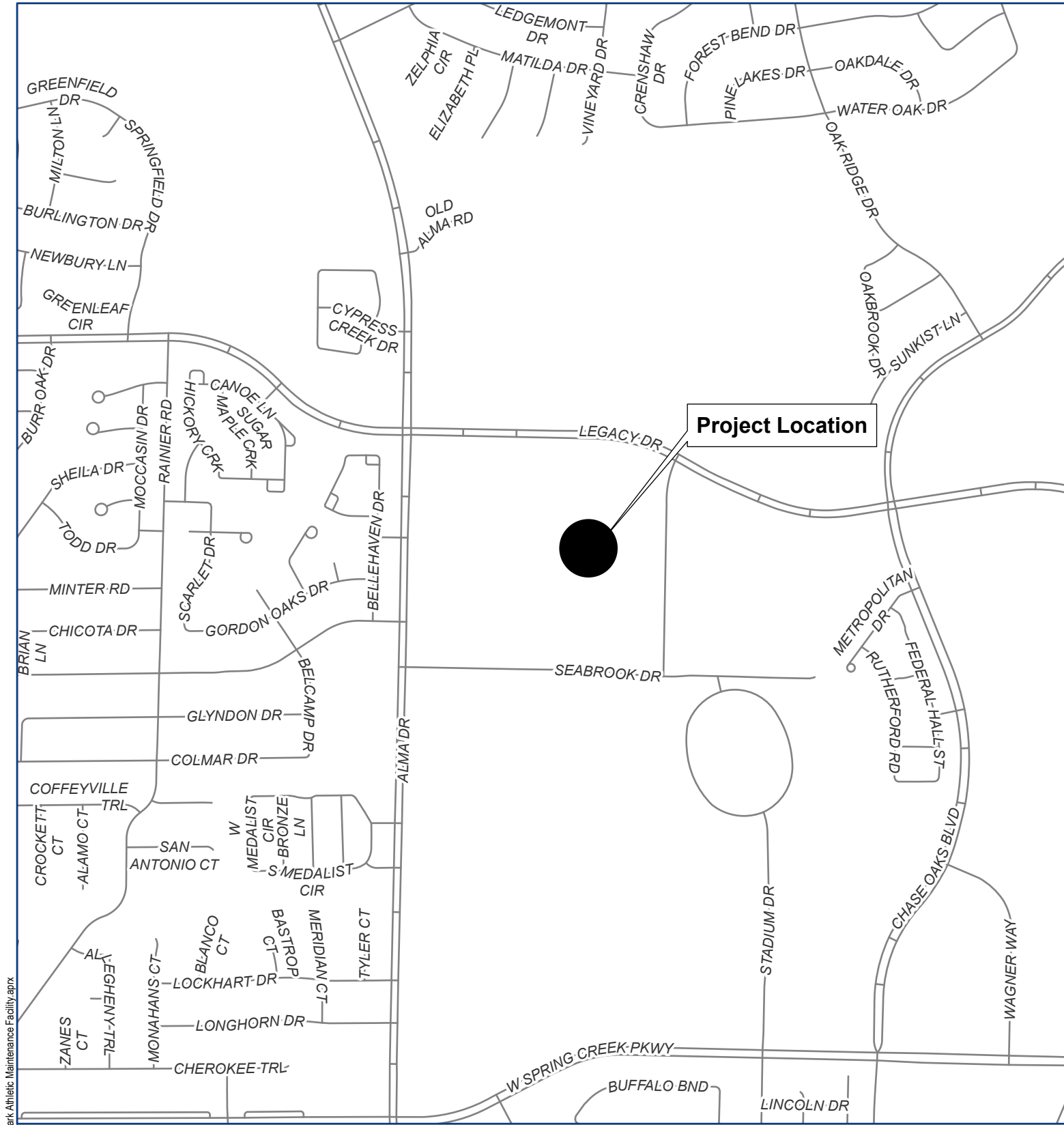
The project will consist of an approximate 20,000 SF new facility to house Parks Athletic Field maintenance staff currently working from the Jack Carter Maintenance Facility.

Staff and the design consultant have reviewed and recommend acceptance and approval of the GMP of \$5,450,689 for the subject work. Parks and Recreation staff recommend accepting the two Alternates as well: construct vehicle wash rack (\$293,000) and construct access drive south to Seabrook Drive (\$299,337). The total GMP with the alternates is \$6,043,026.

This project is necessary to construct the citizen-approved facility that will provide centralized support for PARD athletic field maintenance.

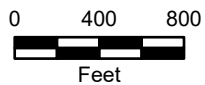
The City intends to enter into a construction contract with Pogue Construction Co., LP, for the construction of the Enfield Park Athletic Maintenance Facility with the Alternates.





**Project Location**

L:\baie T\Projects\Engineering\2018-06-05 Athletic Facility\Enfield Park Athletic Maintenance Facility.aprx

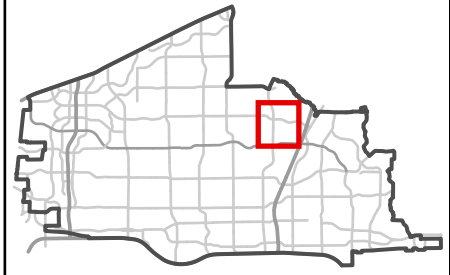


City of Plano GIS Division  
June 2018

# **Enfield Park Athletic Maintenance Facility**

**Project No. 6416**

## **Project Location**





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Parks

Department Head: Robin Reeves

Agenda Coordinator: Susan Berger

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### CAPTION

To authorize a long term lease of approximately five acres of land adjacent to Plano Event Center to Tirgo LLC for the purpose of constructing a hotel; and authorizing the City Manager to execute all documents necessary to effectuate the lease. **Approved**

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### FINANCIAL SUMMARY

Revenue

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

FUND(S): N/A

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### COMMENTS:

This item has no immediate fiscal impact. The future construction of a hotel near the Plano Event Center is expected to increase both Hotel Occupancy Tax and Plano Event Center revenues upon its opening; however, those revenues are indeterminable at this time.

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### SUMMARY OF ITEM

See recommendation memorandum.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Exciting Urban Centers - Destination for Residents and Guests

**Plano Tomorrow Plan Pillar:**

Social Environment, Economic Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Memorandum	6/13/2018	Memo
Location Map	6/13/2018	Map

**Date:** June 11, 2018

**To:** Bruce D. Glasscock, City Manager

**From:** Robin Reeves, Director of Parks and Recreation

**Subject:** Plano Event Center Land Lease

In March 2018 the City of Plano entered into a broker agreement with SVN Dunn Commercial for the purpose of issuing a real estate listing for a long-term lease of land adjacent to Plano Event Center. The land would be used for construction of a hotel. The listing closed on May 31, 2018 and one proposal was received from Tirgo LLC. Staff believes that the proposal is favorable to the City of Plano and that it satisfies the intentions of over 20 years of effort by numerous staff and elected officials to secure a hotel adjacent to Plano Event Center.

The City of Plano will contribute no tax dollars from any source for the construction and operation of the hotel. The City's only contribution will be to provide approximately five acres of currently unused City property as a site for construction of the hotel at no cost to Tirgo LLC for the term of the lease. There are no other existing plans for the use of this property. Staff believes that a hotel designed to complement the operations of Plano Event Center is the highest and best use of the lease property.

The primary purpose of Plano Event Center is to bring tourism dollars to Plano businesses. Plano Event Center staff believe that having an adjacent hotel will allow them to attract events that will not use the facility at this time due to the lack of convenient hotel space for event attendees. A hotel will greatly expand the market area available to Plano Event Center. Bringing conference/event attendees to Plano from around the state and beyond will provide many economic benefits to the City and Plano area businesses.

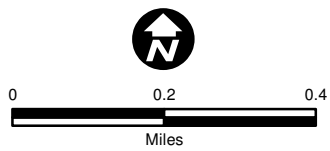
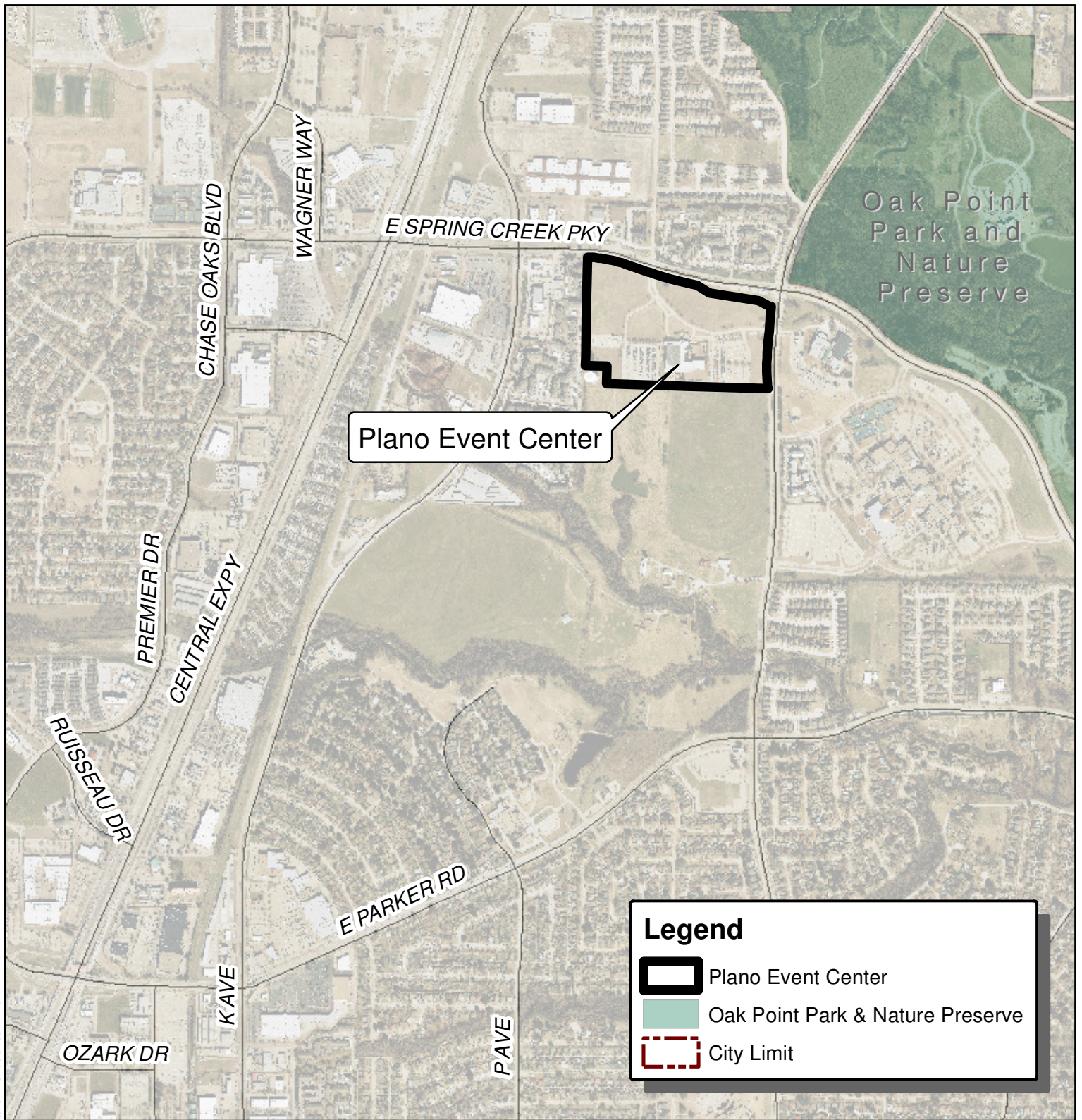
All Hotel Occupancy Taxes collected at the hotel will belong to the City of Plano. In addition to those tax revenues, the City will receive additional sales tax revenues from event attendees spending at area restaurants and businesses. A hotel will expand the tax base, create additional jobs and contribute positively to the overall economy of the surrounding area.

Competition for tourist dollars is increasing. A hotel will allow Plano Event Center to continue to compete favorably with new and existing event centers in the Dallas-Fort Worth Area.

If this hotel is not built in Plano, it will be built somewhere else. The tax revenues will be collected by another city. The businesses in another city will receive the customers Plano businesses would have received.

cc: Mark Israelson, Senior Deputy City Manager  
Michelle D'Andrea, Assistant City Attorney  
Mark Jarrell, Plano Event Center Manager



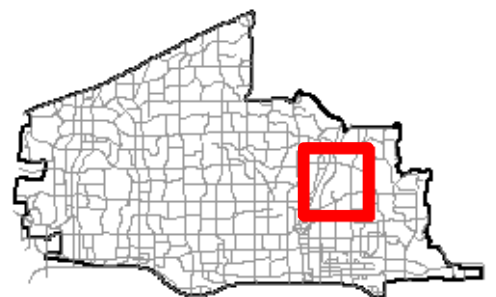


City of Plano Park Planning Division  
6/11/2018

## Plano Event Center

2000 E Spring Creek Pkwy,  
Plano, TX 75074

### Project Location





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: City Secretary

Department Head: Lisa Henderson

Agenda Coordinator: Lisa Henderson

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### CAPTION

**Resolution No. 2018-6-5(R):** To appoint a board member to serve on the Dallas Area Rapid Transit Authority (DART) Board of Directors as provided in Chapter 452 of the Texas Transportation Code; and providing an effective date. **Adopted**

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### FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

FUND(S): N/A

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**COMMENTS:** This item has no fiscal impact.

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### SUMMARY OF ITEM

Appointment of a full member to the DART Board of Directors.

**Strategic Plan Goal:**

Partnering for Community Benefit

## Plano Tomorrow Plan Pillar:

Regionalism

---

### ATTACHMENTS:

Description

Upload Date

Type

Resolution

6/14/2018

Resolution

**A Resolution of the Plano City Council appointing a board member to serve on the Dallas Area Rapid Transit Authority (DART) Board of Directors as provided in Chapter 452 of the Texas Transportation Code and providing an effective date.**

**WHEREAS**, Chapter 452 of the Texas Transportation Code provides for the appointment of board members to DART; and

**WHEREAS**, the Plano City Council desires to appoint a full DART board member to represent the City of Plano for a term to begin July 1, 2018 and has duly considered candidates.

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

**Section I.** The City of Plano appoints Paul N. Wageman to serve as the full DART Board Member to represent the City of Plano for the term beginning on July 1, 2018.

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

**DULY PASSED AND APPROVED this the 25<sup>th</sup> day of June, 2018.**

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: City Secretary

Department Head: Lisa Henderson

Agenda Coordinator: Lisa Henderson

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### CAPTION

**Resolution No. 2018-6-6(R):** To affirm the appointment of a shared board member with the City of Farmers Branch to serve on the Dallas Area Rapid Transit Authority (DART) Board of Directors as provided in Chapter 452 of the Texas Transportation Code; and providing an effective date. **Adopted**

---

### FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

**FUND(S):** N/A

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**COMMENTS:** This item has no fiscal impact.

---

### SUMMARY OF ITEM

Appointment of a shared member(with Farmers Branch) to the DART Board of Directors.

**Strategic Plan Goal:**

Partnering for Community Benefit

## Plano Tomorrow Plan Pillar:

Regionalism

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### ATTACHMENTS:

Description

Upload Date

Type

Resolution

6/14/2018

Resolution

**A Resolution of the Plano City Council affirming the appointment of a shared board member with the City of Farmers Branch to serve on the Dallas Area Rapid Transit Authority (DART) Board of Directors as provided in Chapter 452 of the Texas Transportation Code and providing an effective date.**

**WHEREAS**, Chapter 452 of the Texas Transportation Code provides for the appointment of board members to DART; and

**WHEREAS**, the Plano City Council has duly considered candidates for the fractional allocation for a shared member with the City of Farmers Branch.

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

**Section I.** The City of Plano affirms, with the concurrence of the City of Farmers Branch, the selection of Lissa Smith as the shared DART Board Member. Such term shall begin on July 1, 2018, and this appointment shall make use of Plano's additional fractional allocation for a board member, subsequent to a previous agreement with the named city.

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

**DULY PASSED AND APPROVED this the 25<sup>th</sup> day of June, 2018.**

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: City Secretary

Department Head: Lisa Henderson

Agenda Coordinator: Deborah Richardson

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### CAPTION

**Ordinance No. 2018-6-7:** To adopt and enact Supplement Number 124 to the Code of Ordinances for the City of Plano; providing for an amendment to certain sections of the Code; and providing an effective date.  
**Adopted**

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### FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

**FUND(S):** N/A

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**COMMENTS:** This item has no financial impact.

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### SUMMARY OF ITEM

Adoption of the Quarterly Code Supplement

**Strategic Plan Goal:**

Financially Strong City with Service Excellence

## Plano Tomorrow Plan Pillar:

Economic Environment

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### ATTACHMENTS:

Description	Upload Date	Type
ORDINANCE FOR SUPPLEMENT NO. 124	6/6/2018	Ordinance

**An Ordinance of the City of Plano, Texas adopting and enacting Supplement Number 124 to the Code of Ordinances for the City of Plano; providing for amendment to certain sections of the Code; and providing an effective date.**

**WHEREAS**, the City Council of the City of Plano, Texas adopted a new Code of Ordinances upon adoption of Ordinance No. 87-3-14, on March 9, 1987; and

**WHEREAS**, Sections V and VI of Ordinance No. 87-3-14 provide for amendment to said Code of Ordinances; and

**WHEREAS**, the Code of Ordinances of the City of Plano, Texas has been revised by previous amendments duly passed as individual ordinances by the City Council and such amendments are reflected on Supplement Number 124; and

**WHEREAS**, the City Council wishes to adopt the ordinance codification version appearing in Supplement Number 124 of the Plano Code of Ordinances in order for the printed Code form to be considered identical to the original ordinance and to eliminate any confusion or differences in the format of the original ordinance.

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

**Section I.** The City Council hereby adopts the printed Code form of the ordinances contained in Supplement Number 124 as prepared by the codifier.

**Section II.** This Ordinance shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** this the 25th day of June, 2018.

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Parks

Department Head: Robin Reeves

Agenda Coordinator: Susan Berger

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### CAPTION

**Ordinance No. 2018-6-8:** To amend Section 16-266 of Article XII, Park and Recreation Fee, Chapter 16, Planning and Development, of the Code of Ordinances of the City of Plano, Texas to repeal and replace the service area boundaries map for park facilities which is Exhibit "A" to Section 16-266; and providing a penalty clause, a repealer clause, a severability clause, a publication clause and an effective date. **Adopted**

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### FINANCIAL SUMMARY

Revenue

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

**FUND(S):** Park Fee Program CIP

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#### COMMENTS:

This item may increase the revenue collected from Park and Recreation Fees by amending the service area boundaries to cover more area, contingent upon future development; however, the increase is indeterminable at this time.

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### SUMMARY OF ITEM

Adoption of the updated Park and Recreation Fee service area boundaries map for park facilities of the City of Plano, providing a penalty clause, a repealer clause, a severability clause, a savings clause, and a publication clause.

The Park Fee map boundary revision was presented at the Preliminary Open meeting on March 26, 2018. The revised map allows the City to collect Park Fees in areas not previously included in the Park Fee program.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Strong Local Economy, Great Neighborhoods - 1st Choice to Live

**Plano Tomorrow Plan Pillar:**

Built Environment, Social Environment, Natural Environment

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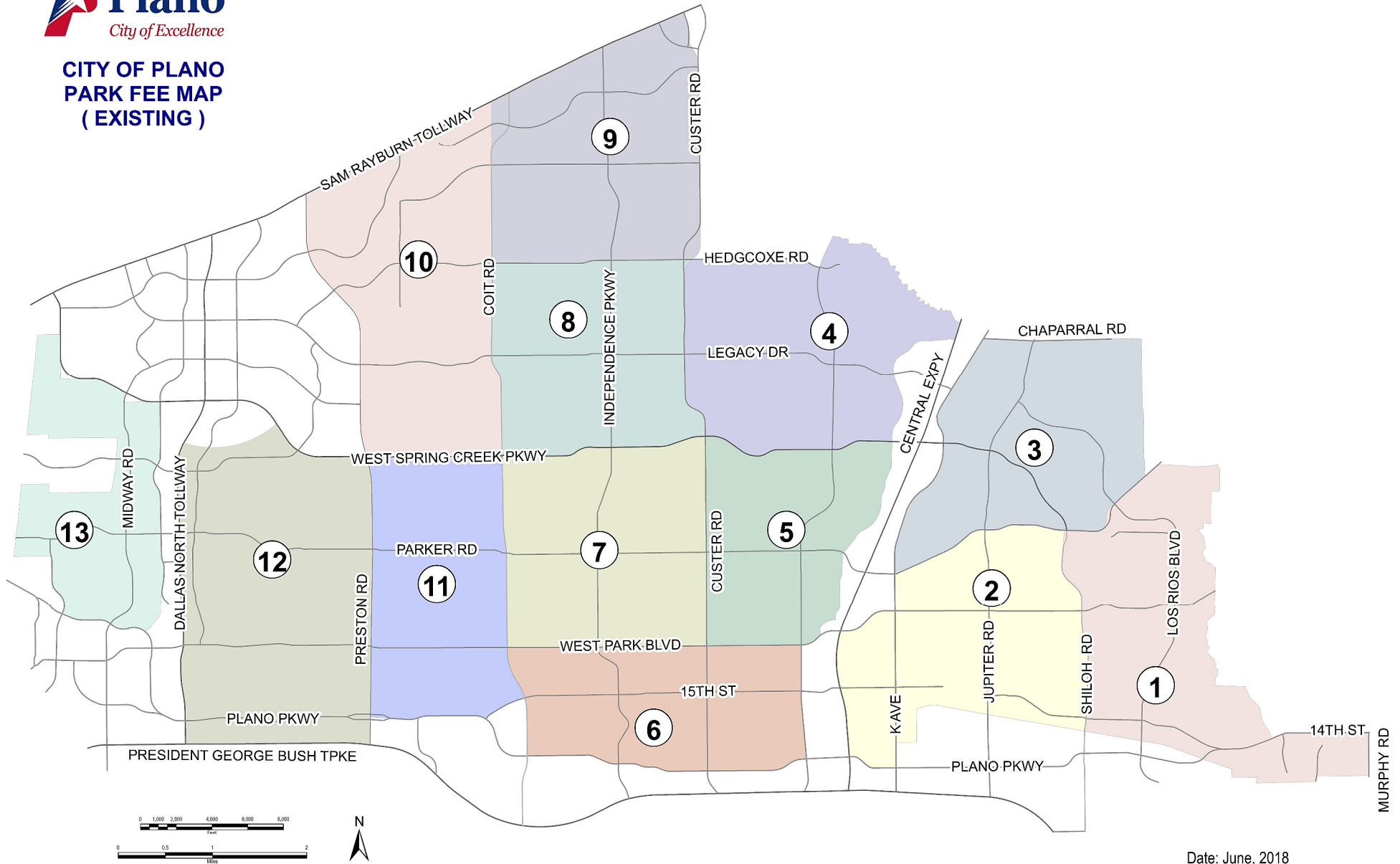
**ATTACHMENTS:**

Description	Upload Date	Type
Existing Map	6/13/2018	Map
Ordinance	6/20/2018	Ordinance
Exhibit-Proposed Park Fee Map	6/13/2018	Map





**CITY OF PLANO  
PARK FEE MAP  
( EXISTING )**



The Park Fee boundaries are subject to change.

Date: June, 2018  
Source: City of Plano, Parks Division

**An Ordinance of the City of Plano, Texas amending Section 16-266 of Article XII, Park and Recreation Fee, Chapter 16, Planning and Development, of the Code of Ordinances of the City of Plano, Texas to repeal and replace the service area boundaries map for park facilities which is Exhibit “A” to Section 16-266; and providing a penalty clause, a repealer clause, a severability clause, a publication clause and an effective date.**

**WHEREAS**, pursuant to City of Plano Ordinance No. 93-10-35, the City Council of the City of Plano, Texas adopted a Park and Recreation Fee to provide for the acquisition of land and construction of improvements for neighborhood and linear parks within the City; and

**WHEREAS**, the Park and Recreation Fee Ordinance was codified in the City of Plano Code of Ordinances Chapter 16, Article XII; and

**WHEREAS**, pursuant to Ordinance No. 97-8-29, the City Council of the City of Plano, Texas last amended the service area boundaries map; and

**WHEREAS**, the new service area boundaries map more adequately reflects the current state of development in the City of Plano and will allow the city to appropriately obtain park fees as properties develop; and

**WHEREAS**, the City Council finds it is in the public interest to amend the service area boundaries map for park facilities which is “Exhibit A” to Section 16-266 of the Code of Ordinances.

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

**Section I.** Section 16-266 of Article XII, Park and Recreation Fee, Chapter 16, Planning and Development, of the Code of Ordinances of the City of Plano, Exhibit “A” is hereby repealed and replaced with the attached Exhibit “A.”

**Section II.** 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(b) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section III.** It is the intention of the City Council that this Ordinance, and every provision thereof, shall be considered severable and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

**Section IV.** All provisions of the ordinance of the City of Plano, codified or uncoded, in conflict with the provisions of this Ordinance are hereby repealed, and all

other provisions of the ordinances of the City of Plano, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section V.** This Ordinance shall become effective immediately upon its passage and publication as provided by law.

**DULY PASSED AND APPROVED** this the 25<sup>th</sup> day of June 2018.

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

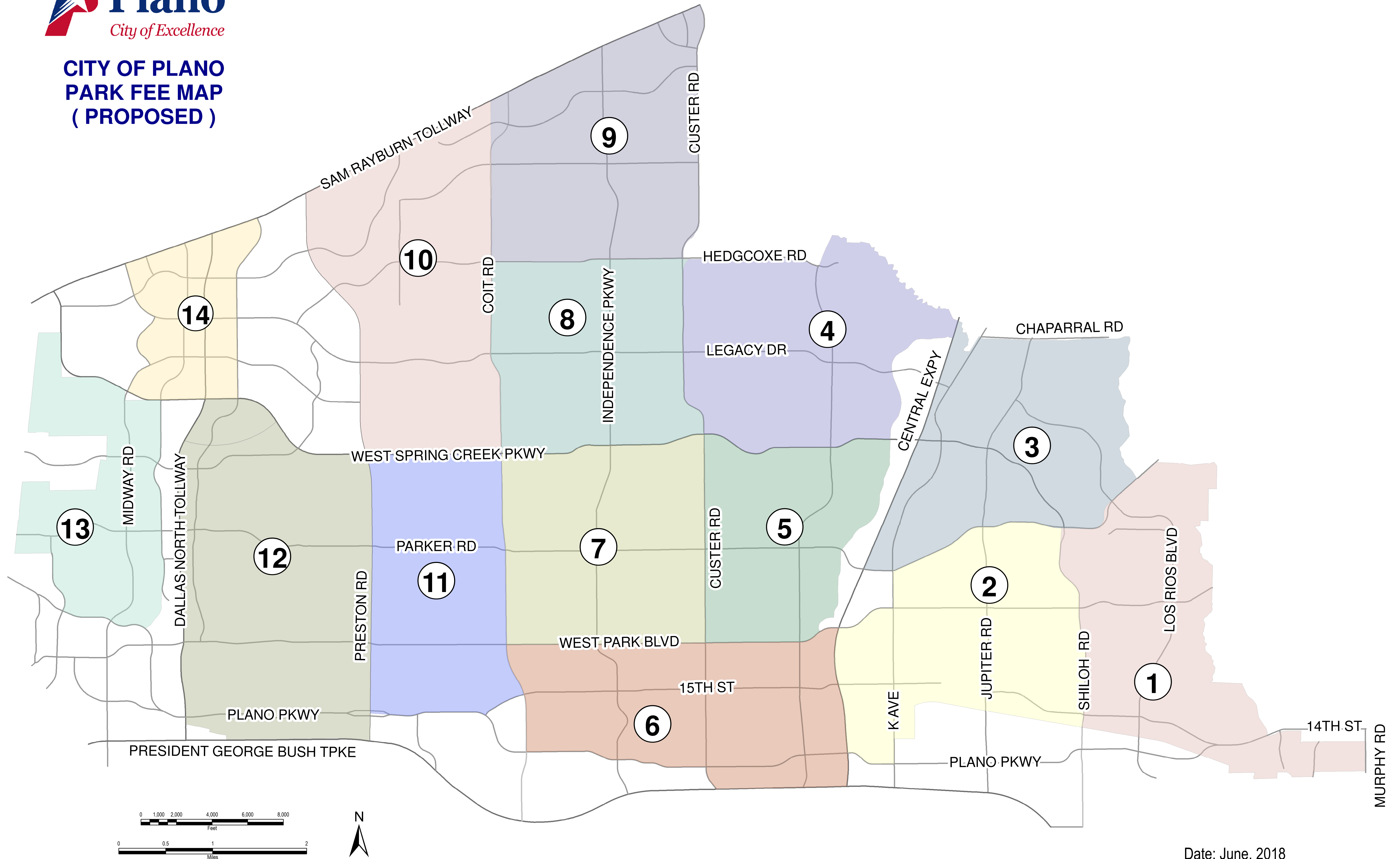
APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY



# CITY OF PLANO PARK FEE MAP ( PROPOSED )



The Park Fee boundaries are subject to change.

Date: June, 2018  
Source: City of Plano, Parks Division

**CITY OF PLANO  
COUNCIL AGENDA ITEM**

Council Meeting Date: 6/25/2018

Department: Zoning

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

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**CAPTION**

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2018-001 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 0.9 acre of land located on the west side of Calaveras Way, 125 feet south of Lukenbach Drive in the City of Plano, Collin County, Texas, from Agricultural to Planned Development-139-Single-Family Residence-9 to allow single-family residence; modifying development standards; 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. Applicant: 7 Seas Group USA/7 Seas Builders and Community Unitarian Universalist Church of Plano **Tabled to July 23, 2018**

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**FINANCIAL SUMMARY**

Not Applicable

<b>FISCAL YEAR: 2017-18</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
<b>Budget</b>	0	0	0	0
<b>Encumbered/Expended Amount</b>	0	0	0	0
<b>This Item</b>	0	0	0	0
<b>Balance</b>	0	0	0	0

**FUND(S):** N/A

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**COMMENTS:**

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**SUMMARY OF ITEM**

The applicant did not meet the requirement stipulated in Section 4.500.4 of Article 4 of the

Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, stating that applicants must submit "a signed and notarized affidavit certifying that the required zoning sign(s) is(are) being maintained on the subject property in compliance with the requirements specified on the city's zoning petition form..." by "...no later than the 14th day before the date of the City Council hearing." Therefore, this item is requested to be tabled to the July 23, 2018, City Council meeting.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence

**Plano Tomorrow Plan Pillar:**

Built Environment

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## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Zoning

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

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### CAPTION

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2018-005 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 7.8 acres of land located on the north side of 14th Street, 885 feet east of Los Rios Boulevard in the City of Plano, Collin County, Texas, from Planned Development-29-Light Industrial-1 to Planned Development-37-Retail/Neighborhood Office to allow retail, office, retirement housing, and other uses, and modifying development standards; 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. Applicant: 4301 Development, LP **Tabled to July 23, 2018**

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### FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

FUND(S): N/A

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**COMMENTS:**

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**SUMMARY OF ITEM**

The applicant did not meet the requirement stipulated in Section 4.500.4 of Article 4 of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, stating that applicants must submit "a signed and notarized affidavit certifying that the required zoning sign(s) is(are) being maintained on the subject property in compliance with the requirements specified on the city's zoning petition form..." by "...no later than the 14th day before the date of the City Council hearing." Therefore, this item is requested to be tabled to the July 23, 2018, City Council meeting.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence

**Plano Tomorrow Plan Pillar:**

Built Environment

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## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Zoning

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

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### CAPTION

**Public Hearing and adoption of Ordinance No. 2018-6-9** as requested in Zoning Case 2018-006 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Heritage Resource Overlay District No. 20 (Haggard Park Heritage Resource District) on 38.8 acres of land located north of 15th Street and west of the Dallas Area Rapid Transit (DART) right-of-way, being situated in the City of Plano, Collin County, Texas, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing; presently zoned Retail (R), Urban Residential (UR), Downtown/Business Government (BG), and Planned Development-179-Downtown/Business Government (PD-179-BG) with Heritage Resource Overlay Nos. 3, 6, 7, 10, 11, 12, 15, 20, 21, 22, 28, 29, and Specific Use Permit No. 134 for Day Care Center; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Conducted and Adopted**

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### FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

**FUND(S):** N/A

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**COMMENTS:** Staff is recommending removal of the adjective "stand-alone" from Stipulation #2 in the Heritage and P&Z follow-up memos regarding classification of new structures within the district, due to potential confusion in utilizing this term. "Stand-alone" was included to indicate that additions to

structures would not be classified as compatible. Staff is now concerned that the term "stand-alone structures" may be read as excluding any new structure with a shared wall (such as exist throughout downtown) or townhome, rather than only an addition as originally intended. Neither the Heritage Commission nor Planning & Zoning COmmission indicated this term was material in their consideration of or recommendation regarding this item.

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## SUMMARY OF ITEM

### Strategic Plan Goal:

Financially Strong City with Service Excellence, Great Neighborhoods - 1st Choice to Live

### Plano Tomorrow Plan Pillar:

Built Environment, Social Environment

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### ATTACHMENTS:

Description	Upload Date	Type
ZC 2018-006 Follow Up - P&Z	6/12/2018	P/Z Follow-up Memo
ZC 2018-006 Follow Up - Heritage	6/12/2018	Other
ZC 2018-006 Write Up	6/12/2018	Staff Report
ZC 2018-006 Write Up - Exhibit 1	6/12/2018	Exhibit
ZC 2018-006 Write Up - Exhibit 2	6/12/2018	Exhibit
ZC 2018-006 Write Up - Exhibit 3	6/12/2018	Exhibit
ZC 2018-006 Write Up - Exhibit 4	6/12/2018	Exhibit
ZC 2018-006 Locator	6/12/2018	Map
ZC 2018-006 Aerial	6/12/2018	Map
ZC 2018-006 Ordinance	6/15/2018	Ordinance

**DATE:** June 5, 2018  
**TO:** Honorable Mayor & City Council  
**FROM:** John Muns, Chair, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of June 4, 2018

**AGENDA ITEM NO. 4 - PUBLIC HEARING  
ZONING CASE 2018-006**

Request to amend the Haggard Park Heritage Resource Overlay District (HD-20) on 38.8 acres located north of 15th Street and west of the Dallas Area Rapid Transit right-of-way in order to classify the structures in the heritage district as contributing, compatible, or non-contributing. Zoned Retail (R), Urban Residential (UR), Downtown/Business Government (BG), and Planned Development-179-Downtown/Business Government (PD-179-BG) with Heritage Resource Designations H-3, H-6, H-7, H-10, H-11, H-12, H-15, H-21, H-22, H-28, H-29, and Heritage Resource Overlay District (HD-20), and Specific Use Permit #134 for Day Care Center. Project #ZC2018-006.

**APPROVED:** 5-1 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**Speaker Card(s) Received** **Support:** 1 **Oppose:** 1 **Neutral:** 0

**Letters Received Within 200' Notice Area:** **Support:** 2 **Oppose:** 1 **Neutral:** 0

**Received Outside 200' Notice Area:** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Petition(s) Received:** 0 **# Of Signatures:** 0

**STIPULATIONS:**

Recommended for approval, subject to the following conditions:

1. The classification of contributing, compatible, and non-contributing structures within the district shall be established by Attachment B, amended as follows:
  - a. 813 18th Street changed classification from non-contributing to compatible.
  - b. 1512 F Avenue changed classification from contributing to compatible.
2. Following the effective date of this ordinance, all new stand-alone structures within the district that are constructed in accordance with an approved Certificate of Appropriateness shall be initially classified as a compatible structure.

**FOR CITY COUNCIL MEETING OF:** June 25, 2018 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING - ORDINANCE**

MB/ks

<https://goo.gl/maps/rDm9sbtBajT2>

**DATE:** May 23, 2018  
**TO:** Honorable Mayor & City Council  
**FROM:** Harold Sickler, Chair, Heritage Commission  
**SUBJECT:** Results of Heritage Commission Meeting of May 22, 2018

**AGENDA ITEM NO. 5 - PUBLIC HEARING & CONSIDERATION  
HAGGARD PARK HERITAGE RESOURCE OVERLAY DISTRICT AMENDMENT  
APPLICANT: CITY OF PLANO**

Public hearing and consideration to amend the Haggard Park Heritage Resource Overlay District (HROD) to classify existing structures in the heritage district as contributing, compatible, or non-contributing (Planning & Zoning case #ZC2018-006).

**APPROVED:** 6-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**Speaker Card(s) Received** **Support:** 1 **Oppose:** 1 **Neutral:** 0

**Letters Received Within 200' Notice Area:** **Support:** 2 **Oppose:** 1 **Neutral:** 0

**Received Outside 200' Notice Area:** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Petition(s) Received:** 0 **# Of Signatures:** 0

**STIPULATIONS:**

Recommended the Commission approve the updated heritage resource survey map of Haggard Park HROD, subject to the following conditions:

1. The classification of contributing, compatible, and non-contributing structures within the district shall be established by Attachment B.
2. Following the effective date of this ordinance, all new stand-alone structures within the district that are constructed in accordance with an approved Certificate of Appropriateness shall be initially classified as a compatible structure.

**FOR CITY COUNCIL MEETING OF:** June 25, 2018 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING - ORDINANCE**

BM/ks

xc: File

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 4, 2018

**Agenda Item No. 4**

**Public Hearing:** Zoning Case 2018-006

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**DESCRIPTION:**

Request to amend the Haggard Park Heritage Resource Overlay District (HD-20) on 38.8 acres located north of 15th Street and west of the Dallas Area Rapid Transit right-of-way in order to classify the structures in the heritage district as contributing, compatible, or non-contributing. Zoned Retail (R), Urban Residential (UR), Downtown/Business Government (BG), and Planned Development-179-Downtown/Business Government (PD-179-BG) with Heritage Resource Designations H-3, H-6, H-7, H-10, H-11, H-12, H-15, H-21, H-22, H-28, H-29, and Heritage Resource Overlay District (HD-20), and Specific Use Permit #134 for Day Care Center. Project #ZC2018-006.

**BACKGROUND:**

The purpose of a Heritage Resource Designation is 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. There are currently 35 designated heritage resources in Plano, which includes two heritage districts (Downtown Plano and Haggard Park), 31 individual landmarks, and two individually designated cemeteries. The Haggard Park Heritage Resource Overlay District (HD-20) was the first designated district, originally adopted in 1999.

The city's heritage program had been operating with very limited authority to protect heritage resources within a district, inconsistent with similar programs in the region. Due to the limitations of the program, classification had been established by the Heritage Commission, but was not formalized by adoption of an ordinance.

**REMARKS:**

On January 8, 2018, the City Council adopted an update to the Heritage Preservation Ordinance which, among other changes, formalized criteria and procedures related to the classification of structures within heritage districts. The new Heritage Ordinance made the city's program more consistent with regional heritage preservation standards by granting greater authority to the City Council based on the classification of the heritage structure utilizing zoning authority. Therefore, it is considered essential that the

classification is also adopted through the same formal, zoning procedures, to ensure transparency and adequate notice and hearing processes are followed.

This formal process includes creation of a Heritage Resource Map showing the location of contributing, compatible, and non-contributing structures within the district be attached to each district's individual ordinance. This map is intended to give property owners, potential buyers of property within the district, program staff, and city leadership a clear understanding of the classification of the structures on each property. To allow the necessary time to prepare these maps for the Haggard Park and Downtown districts, the effective date of the updated Heritage Preservation Ordinance was delayed until July 9, 2018.

### Historic Resource Survey

In January 2018, with the assistance of HHM & Associates (HHM), a firm specializing in historic preservation, the city began updating the Historic Resource Survey for Haggard Park. The existing survey had been completed as part of the district's original designation in 1999. In addition to documenting information such as the age, architectural style, condition, building materials, and integrity of all structures within the district, the survey also classifies structures as contributing, compatible, or non-contributing:

- **Contributing Structure** means a structure within a heritage resource overlay 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.
- **Compatible Structure** means a structure within a heritage resource overlay district that was substantially constructed after the district's period of significance, but fits within the existing character of the heritage resource overlay 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).
- **Non-contributing Structure** means a structure within a heritage resource overlay district that was substantially constructed after the district's period of significance and is not an integral part of the historic, archaeological, or 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.

134 resources visible from public right-of-way were surveyed by HHM, including 86 primary structures, 44 accessory buildings, three vacant lots, and one public park. Fifteen additional accessory buildings that were not visible from public right-of-way could not be classified and have been excluded from the survey and the survey map. Unclassified structures will be treated consistent with non-contributing structures until more information becomes available. Below is an overview of the recommended structure classifications that resulted from the survey:

Surveyed Resources	Contributing Structures	Compatible Structures	Non-Contributing Structures	Sites	Total
Primary Structures	58	24	4	0	86
Accessory Buildings	21	19	4	0	44
Park or Vacant	0	0	0	4	4
Total	79	43	8	4	134

On May 22, 2018, the Heritage Commission approved the results of the Haggard Park Historic Resource Survey, which can be viewed at:

<http://www.plano.gov/DocumentCenter/View/31163/Haggard-Park-HROD---BCIEG-2018>.

Per Section 16-109(d) of the Heritage Preservation Ordinance:

*Heritage Resource Survey.* 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 procedures in Section 16-110 of this article.

These surveys are only used to document information about the structures and carry no regulatory authority; however, they do provide the bases of information for creation of Heritage Resource Survey Maps.

#### Heritage Resource Survey Map

In the updated Heritage Preservation Ordinance scheduled to take effect on July 9, 2018, the Heritage Commission and City Council were granted authority to deny applications to demolish a contributing structure. Under the existing ordinance, demolitions of contributing structures could only be approved or delayed. Due to the impact on property rights associated with this change, a process to formalize the results of a heritage resource survey into an official map attached to the district's zoning ordinance was added to Section 16-110(d) of the Heritage Preservation Ordinance:

*Heritage Resource Survey Map.* All proposed heritage resource overlay 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.

This map is to be attached to the district's ordinance, which is an overlay district adopted under the authority of Article 11.700 (Overlay Districts) of the Zoning Ordinance. Once adopted, the Heritage Resource Map becomes the official document used to establish demolition review procedures and heritage tax exemption eligibility for structures in the

district. The Heritage Resource Survey Map for Haggard Park (see Exhibit 3) reflects the results of the Haggard Park Heritage Resource Survey approved by the Heritage Commission on May 22, 2018. If adopted, it will be included in the Haggard Park district ordinance (HD-20) as Attachment B.

#### Tax Exemption Impacts

The heritage tax exemption applies only to the improvement value of the property based upon the classification of the primary structure. The updated survey would not impact the eligibility of any properties currently receiving a tax exemption through the Heritage Tax Exemption Program.

#### Demolition Impacts

If adopted, the Haggard Park Resource Survey Map would result in a change to demolition procedures for the following properties:

- Three structures would change from non-contributing to contributing (Numbers 38, 61, and 65 on Exhibit 3). As a result, the Heritage Commission and City Council would have authority to approve, delay, or deny the demolition of these structures.
- Two structures would change from contributing to compatible (Number 72 and 93 on Exhibit 3). As a result, the Heritage Commission and City Council will no longer have authority to deny demolition of these structures.
- All accessory structures were previously unclassified. 21 accessory structures would now be contributing, 19 would be compatible, and four would be non-contributing.

#### Heritage Commission Recommendation

On May 22, 2018, the Heritage Commission recommended approval of the Heritage Resource Map for Haggard Park. Amendments to heritage district ordinances are a zoning action; therefore, a recommendation is also required by the Planning & Zoning Commission prior to consideration by the City Council.

#### **RECOMMENDATION:**

Recommended for approval, subject to the following conditions:

1. The classification of contributing, compatible, and non-contributing structures within the district shall be established by Attachment B.
2. Following the effective date of this ordinance, all new stand-alone structures within the district that are constructed in accordance with an approved Certificate of Appropriateness shall be initially classified as a compatible structure.



**EXHIBITS:**

Exhibit 1 - Haggard Park HD-20 Ordinance 2000-1-6

Exhibit 2 - Haggard Park HD-20 Ordinance 2015-2-8

Exhibit 3 - Haggard Park Heritage Resource Survey Map

Exhibit 4 - Haggard Park Heritage Resource Survey

**ORDINANCE NO. 2000-1-6**  
**(Zoning Case No. 99-51)**

AN ORDINANCE OF THE CITY OF PLANO AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, ORDINANCE NO. 86-3-14, AS HERETOFORE AMENDED, GRANTING HERITAGE RESOURCE DESIGNATION TO 39.6± ACRES, BOUNDED ON THE NORTH BY 18<sup>th</sup> STREET, INCLUDING PROPERTIES ON THE NORTH SIDE OF THE STREET, ON THE EAST BY I AVENUE, ON THE SOUTH BY 16<sup>th</sup> STREET, AND ON THE WEST BY G AVENUE, INCLUDING THE CITY BLOCK CONTAINING HAGGARD PARK TO 15<sup>th</sup> STREET AND SEVERAL PROPERTIES WEST OF G AVENUE ON 16<sup>th</sup> STREET AND F AVENUE, BEING SITUATED IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS, OUT OF THE JOSEPH KLEPPER SURVEY, ABSTRACT NO. 213, AND PRESENTLY ZONED UR, R, CC, AND BG, INCLUDING H-3, H-6, H-7, H-10, H-11, AND H-15 HERITAGE RESOURCE DESIGNATIONS AND SPECIFIC USE PERMIT NO. 134 (DAY CARE), AND RETAINING THESE ZONING CLASSIFICATIONS; ESTABLISHING SPECIAL STIPULATIONS; DIRECTING A CHANGE ACCORDINGLY IN THE OFFICIAL ZONING MAP OF THE CITY; AND PROVIDING A REPEALING CLAUSE, A SAVINGS CLAUSE, PROVIDING A FINE FOR CRIMINAL PENALTIES NOT TO EXCEED \$2,000 FOR EACH OFFENSE, A SEVERABILITY 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 10th day of January, 2000, 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 there to, 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 10th day of January, 2000; and

**WHEREAS**, the Heritage Commission considered this item on November 16, 1999 and recommended approval; and

**WHEREAS**, the Planning and Zoning Commission considered this item in a public hearing on December 20, 1999 and recommended approval; 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.** The Comprehensive Zoning Ordinance No. 86-3-14, as the same has been heretofore amended, is hereby further amended to grant Heritage Resource Designation to 39.6± acres in the Joseph Klepper Survey, Abstract No. 213, including all parcels within a boundary beginning at the corner of 18<sup>th</sup> Street and G Avenue, extending east along 18<sup>th</sup> Street to the Dallas Area Rapid Transit (DART) right-of-way, formerly the Southern Pacific Railroad, thence south to 15<sup>th</sup> Street, thence west to H Avenue, thence north to 16<sup>th</sup> Street, thence west along 16<sup>th</sup> Street to G Avenue and thence north along G Avenue back to 18<sup>th</sup> Street, and also including the following parcels:

Original Donation, Blk/Sht 26 Lot/Tr 9 & J Forman Lot 17C  
Joe Forman Addition, Lot 17A  
Joe Forman Addition, Lot 17B  
Davis Place Office Park, Block A, Lot 2  
Joe Forman Addition, Lot 9  
Joe Forman Addition, Lot 8B  
Joe Forman Addition, Lot 8A  
Joe Forman Addition, Lot 1B and 8C  
H & C, Block A, Lot 2  
Davis Place Office Park, Block A, Lot 1  
H & C, Block A, Lot 1  
Plano-Original Donation, Block 24, Lots 3a, 3b, 7a, and 8  
Bridgemans Office, Block 1, Lot 1  
Plano-Original Donation, Block 24, Lot 2  
Plano-Original Donation, Block 24, Lot 1  
Plano-Original Donation, Block 23, Lot 3  
Plano-Original Donation, Block 23, Lot 2  
Plano-Original Donation, Block 23, Lots 1, 1A, 1B, 1C, and 1D  
Plano-Original Donation, Block 23, Lot 4

The Comprehensive Zoning Ordinance No. 86-3-14, as the same has been heretofore amended, is hereby further amended to grant Historic Designation to the aforementioned parcels with the following stipulations:

**Special Stipulations for Properties with Non-Residential Base Zoning**

1. The following additional uses shall be permitted by right:
  - a. Single-Family Residence, Detached in accordance with UR standards except as specified in #6 and #7 below
  - b. Studio Residence
  - c. Bed and Breakfast Inn

2. The minimum and maximum front yard setback shall be within 5 feet of the average setback observed by buildings along the frontage of the street between the two nearest intersecting streets. The minimum front yard setback of the base zoning district shall apply when no buildings exist.
3. The following special parking provisions shall apply:
  - a. Parking areas, including driveways and aisles serving parking spaces, shall not encompass more than 25% of the lot area between a building face and a street. This does not preclude parking in the front yard that does not extend into the area directly in front a building.
  - b. The minimum number of parking spaces for uses other than single-family residences shall be 75% of that required by Subsection 3-1100 of the Zoning Ordinance.
  - c. With site plan approval, the Planning and Zoning Commission may grant credit for available public parking.
4. With site plan approval, the Planning and Zoning Commission, upon recommendation from the Heritage Commission, may waive or modify screening requirements under Section 3-1000 of the Zoning Ordinance.

**Stipulations for the Entire Heritage District**

1. The Heritage Commission shall adopt Design Guidelines for the issuance of Certificates of Appropriateness under Ordinance No. 98-2-26, the Heritage Preservation Ordinance.
2. The maximum building height shall be 2 stories and 45 feet.
3. Masonry requirements for residential structures as specified in Subsection 3-301 of the Zoning Ordinance shall not apply.

**Section II.** 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 of H-20 established by this Ordinance.

**Section III.** 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.

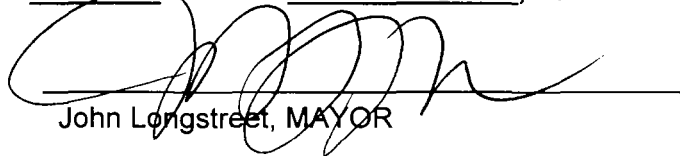
**Section IV.** The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as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

**Section V.** Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Plano, and upon conviction, shall be punished by a fine not to exceed the sum of TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) for each offense. Each and every day such violation shall continue shall be deemed to constitute a separate offense.

**Section VI.** It is the intention of the City Council that this Ordinance, and every provision thereof, 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 VII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

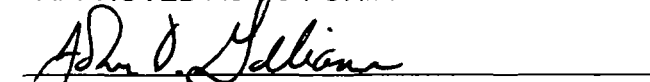
PASSED AND APPROVED THIS THE 10<sup>th</sup> DAY OF January, 2000.

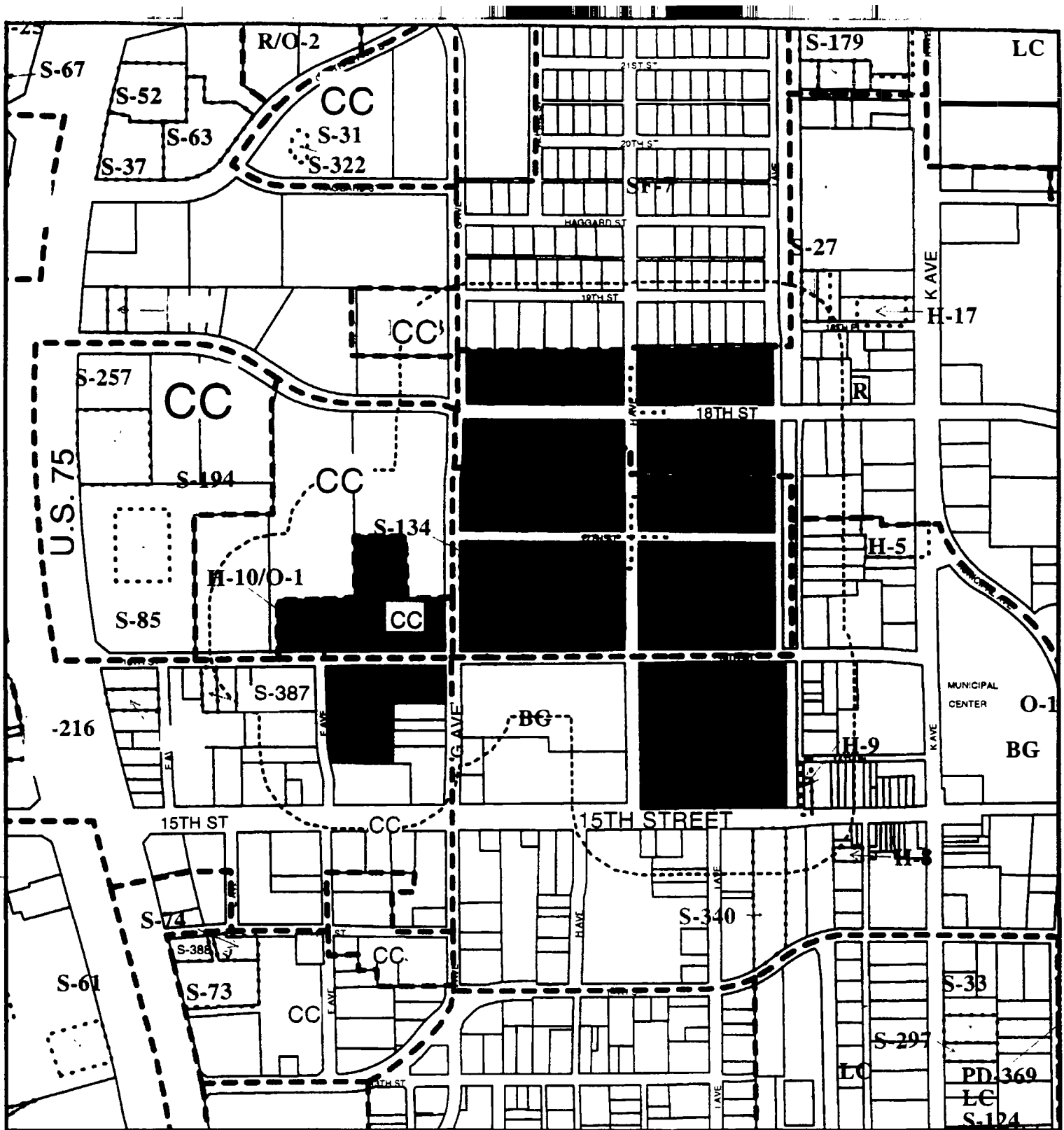
  
John Longstreet, MAYOR

ATTEST:

  
Elaine Bealke, CITY SECRETARY

APPROVED AS TO FORM:

  
Diane C. Wetherbee, CITY ATTORNEY



# **ZONING CASE # 99-51**

**EXISTING ZONING:**  
UR, BG, CC, & RETAIL

ATTACHMENT to ORDINANCE NO. 2000-1-6



 200' Notification Buffer

## ORDINANCE NO. 2015-2-8

**Zoning Case 2014-51**

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, to remove 0.8± acre of the Lexington Park #2 located north of Wolcott Lane and the alley extending to the southwest, from the Haggard Park Heritage Resource District (H-20); thereby retaining only the Planned Development District 179-Downtown Business Government zoning; directing a change accordingly in the official zoning map of the city; and providing a publication clause, a penalty clause, a repealer clause, a savings clause, a severability 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 9th day of February, 2015, 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 9th day of February, 2015; 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.** The Comprehensive Zoning Ordinance No 2006-4-24, as the same has been heretofore amended, is hereby further amended to remove 0.8± acre of the Lexington Park #2 located north of Wolcott Lane and the alley extending to the southwest, from the Haggard Park Heritage Resource District (H-20) and provide for a new Haggard Park Heritage Resource District (H-20) boundary, including all parcels within a boundary beginning at the corner of 18<sup>th</sup> Street and G Avenue, extending east along 18th Street to the Dallas Area Rapid Transit (DART) right-of-way, formerly the Southern Pacific Railroad, thence south to 15th Street, thence west to H Avenue,

## ORDINANCE NO. 2015-2-8

thence north to 16th Street, thence west along 16th Street to G Avenue and thence north along G Avenue back to 18th Street, and also including the following parcels:

Plano Original Donation (CPL), Block 26, Lot 9 & Joe Forman, 17C

Joe Forman Addition, Lot 9

Joe Forman Addition, Lot 17A

Joe Forman Addition, Lot 17B

Davis Place Office Park (CPL), Block A, Lot 2

Joe Forman Addition, Lot 8B

Joe Forman Addition, Lot 8A

Joe Forman Addition, Lot 1B & 8C

Davis Place Office Park (CPL), Block A, Lot 1

H & C (CPL), Block A, Lot 1

H & C (CPL), Block A, Lot 2

Plano Original Donation (CPL), Block 26, Lot 9R, ROW

Lexington Park #1, Block 3, Lot 1, 2, 3, 4, 5, 6, 7, and 8

Lexington Park #1, Block 4, Lot 1, 2, 3, 4, 5, 6, 7, and 8

Bridgemans Office, Block 1, Lot 1

Plano Original Donation, Block 24, Lot 1A

Plano Original Donation, Block 24, Lot 2A

Plano Original Donation, Block 23, Lot 3

Plano Original Donation, Block 23, Lot 2

Plano Original Donation, Block 23, Lot 1, 1A, 1B, 1C, and 1D

Plano Original Donation, Block 23, Lot 4

**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 affectuated 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 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.

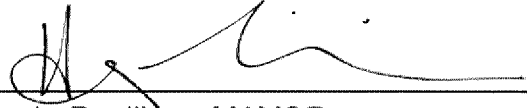
**Section V.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

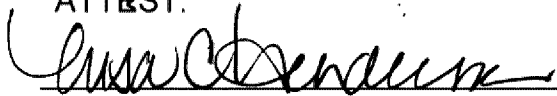


ORDINANCE NO. 2015-2-8

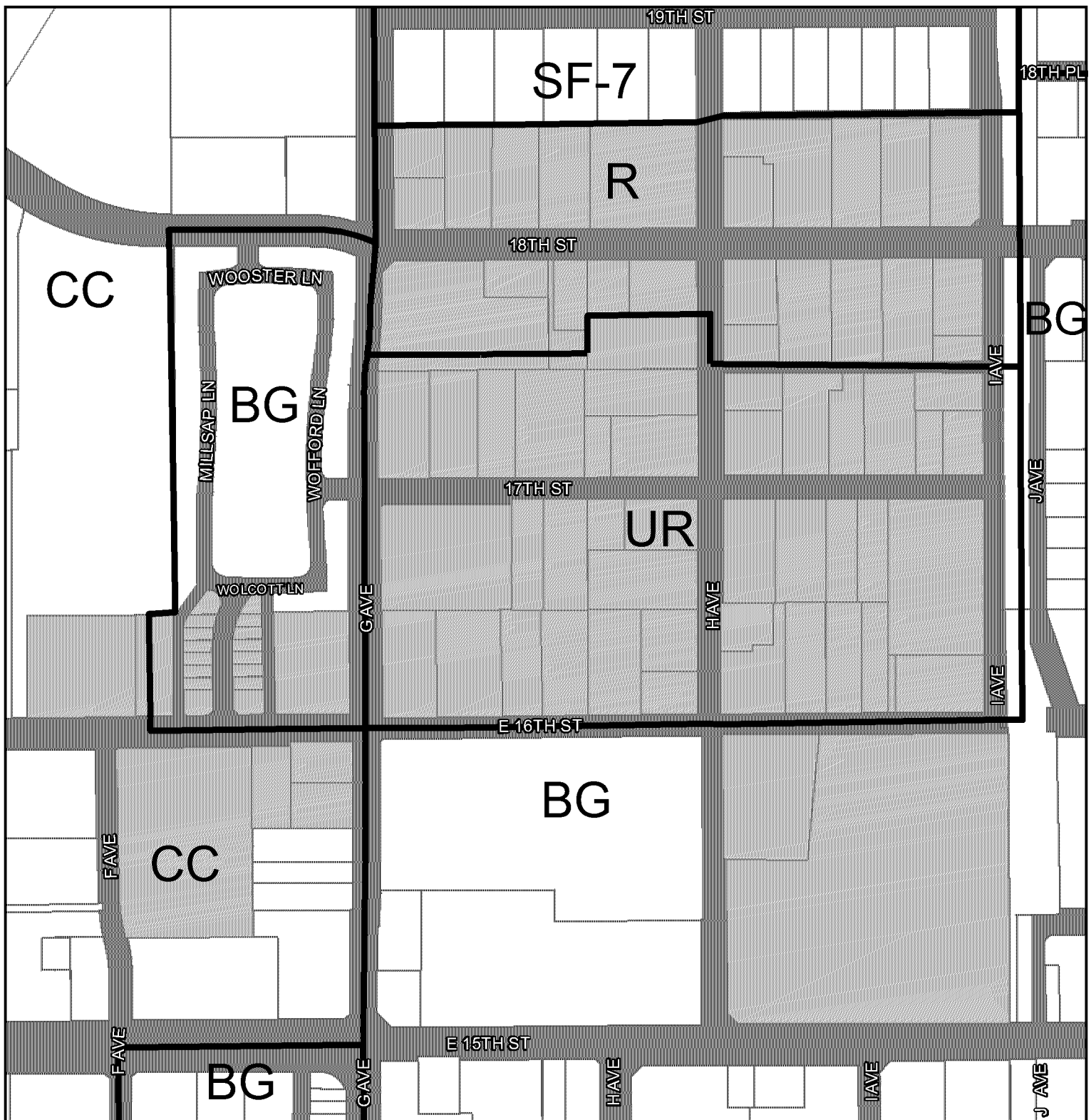
**Section VI.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 9TH DAY OF FEBRUARY, 2015.**

  
\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:  
  
\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
Paige Mims, CITY ATTORNEY



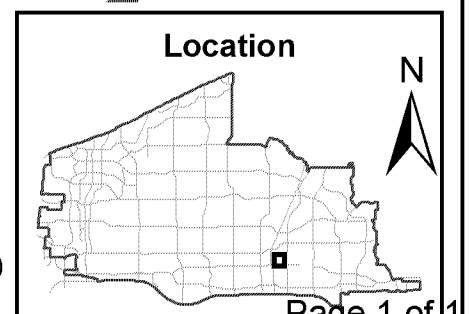
Zoning Case #: 2014-51

Existing Zoning: RETAIL, PLANNED DEVELOPMENT-179-  
DOWNTOWN BUSINESS/GOVERNMENT,  
URBAN RESIDENTIAL, DOWNTOWN  
BUSINESS/GOVERNMENT, &  
CORRIDOR COMMERCIAL  
w/SPECIFIC USE PERMITS #134 & #622 &  
H-3, H-6 & 7, H-10-12, H-15, H-21 & 22, & H-27-29/  
HAGGARD PARK HERITAGE RESOURCE DISTRICT (H-20)

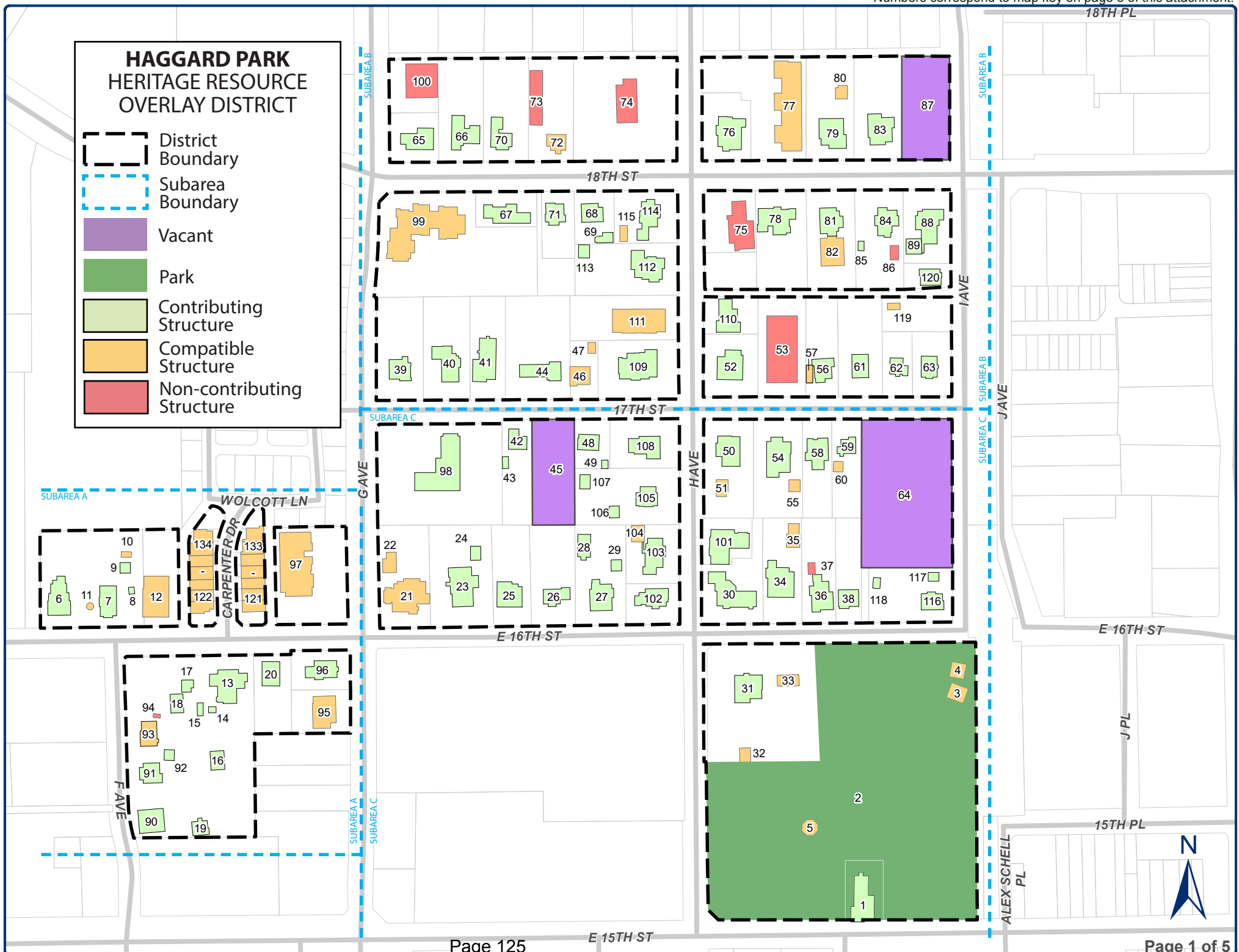
Haggard Park Heritage  
Resource District (H-20)

Zoning Boundary

Right-of-Way



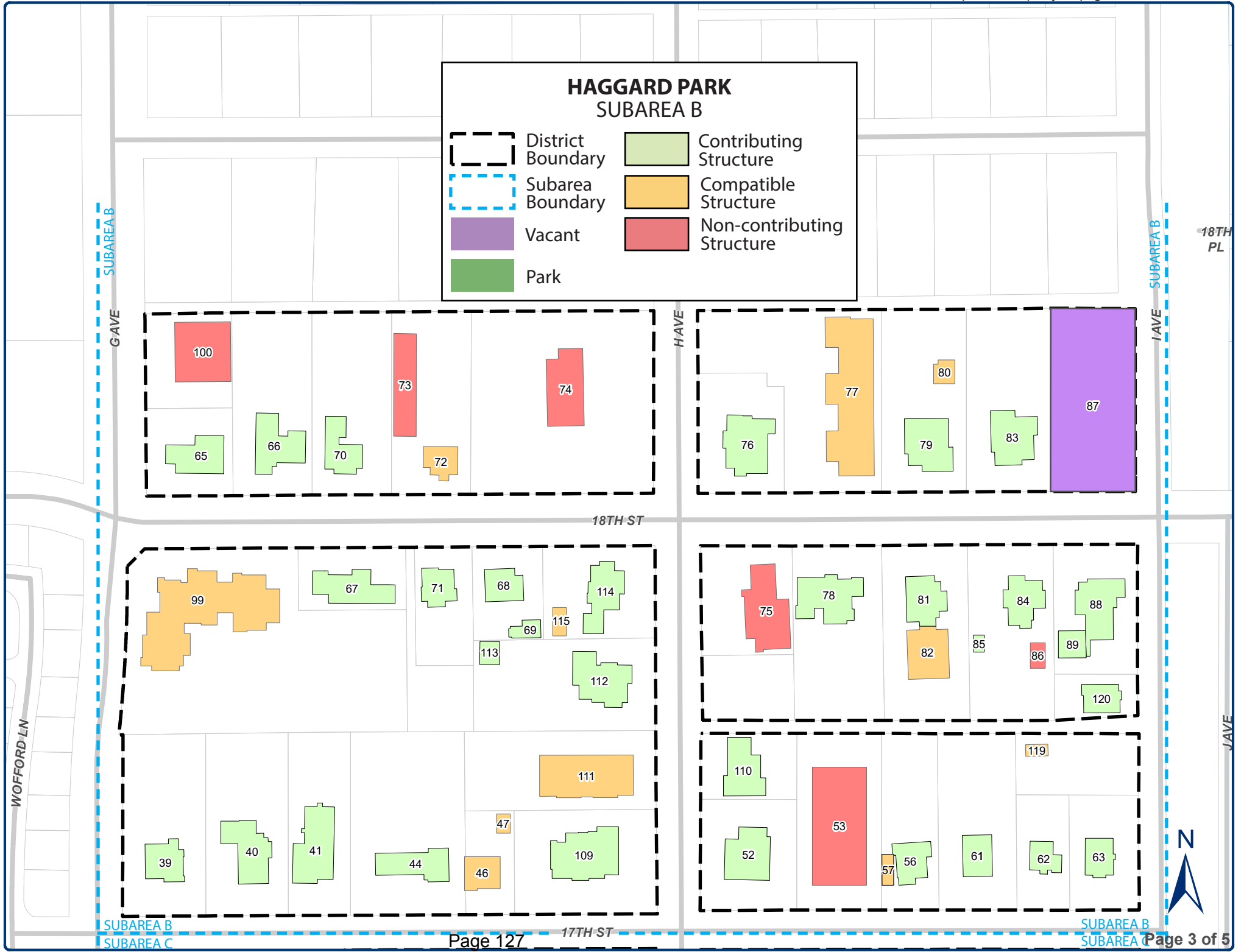
Source: City of Plano Planning Department





### HAGGARD PARK SUBAREA B

	District Boundary		Contributing Structure
	Subarea Boundary		Compatible Structure
	Vacant		Non-contributing Structure
	Park		



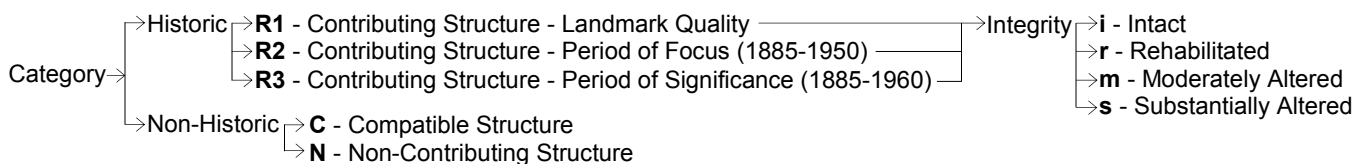


**Map Key:**

1	901 E. 15th Street - Interurban Station	35	907 E. 16th Street - AB1	69	810 18th Street - AB1	103	1607 H Avenue
2	Haggard Park	36	909 E. 16th Street	70	811 18th Street	104	1607 H Avenue - AB1
3	Haggard Park - AB1	37	909 E. 16th Street - AB1	71	812 18th Street	105	1611 H Avenue
4	Haggard Park - AB2	38	911 E. 16th Street	72	813 18th Street	106	1611 H Avenue - AB1
5	Haggard Park - AB3	39	801 17th Street	73	813 18th Street - AB1	107	1611 H Avenue - AB2
6	607 E. 16th Street	40	805 17th Street	74	825 18th Street	108	1615 H Avenue
7	609 E. 16th Street	41	807 17th Street	75	900 18th Street	109	1701 H Avenue
8	609 E. 16th Street - AB1	42	808 17th Street	76	901 18th Street	110	1706 H Avenue
9	609 E. 16th Street - AB2	43	808 17th Street - AB1	77	903 18th Street	111	1707 H Avenue
10	609 E. 16th Street - AB3	44	809 17th Street	78	906 18th Street	112	1709 H Avenue
11	609 E. 16th Street - AB4	45	812 17th Street	79	909 18th Street	113	1709 H Avenue - AB1
12	617 E. 16th Street	46	813 17th Street	80	909 18th Street - AB1	114	1715 H Avenue
13	708 E. 16th Street	47	813 17th Street - AB1	81	910 18th Street	115	1715 H Avenue - AB1
14	708 E. 16th Street - AB1	48	816 17th Street	82	910 18th Street - AB1	116	1601 I Avenue
15	708 E. 16th Street - AB2	49	816 17th Street - AB1	83	913 18th Street	117	1601 I Avenue - AB1
16	708 E. 16th Street - AB3	50	900 17th Street	84	914 18th Street	118	1601 I Avenue - AB2
17	708 E. 16th Street - AB4	51	900 17th Street - AB1	85	914 18th Street - AB1	119	1701 I Avenue - AB1
18	708 E. 16th Street - AB5	52	901 17th Street	86	914 18th Street - AB2	120	1703 I Avenue
19	708 1/2 E. 16th Street	53	905 17th Street	87	915/917 18th Street	121	1600 Carpenter Drive
20	710 E. 16th Street	54	906 17th Street	88	920 18th Street	122	1601 Carpenter Drive
21	801 E. 16th Street	55	906 17th Street - AB1	89	920 18th Street - AB1	123	1604 Carpenter Drive
22	801 E. 16th Street - AB1	56	907 17th Street	90	1506 F Avenue	124	1605 Carpenter Drive
23	807 E. 16th Street	57	907 17th Street - AB1	91	1510 F Avenue	125	1608 Carpenter Drive
24	807 E. 16th Street - AB1	58	908 17th Street	92	1510 F Avenue - AB1	126	1609 Carpenter Drive
25	811 E. 16th Street	59	910 17th Street	93	1512 F Avenue	127	1612 Carpenter Drive
26	815 E. 16th Street	60	910 17th Street - AB1	94	1512 F Avenue - AB1	128	1613 Carpenter Drive
27	819 E. 16th Street	61	911 17th Street	95	1517 G Avenue	129	1616 Carpenter Drive
28	819 E. 16th Street - AB1	62	913 17th Street	96	1521 G Avenue	130	1617 Carpenter Drive
29	819 E. 16th Street - AB2	63	915/917 17th Street	97	1605 G Avenue	131	1620 Carpenter Drive
30	901 E. 16th Street	64	920 17th Street	98	1616 G Avenue	132	1621 Carpenter Drive
31	902 E. 16th Street	65	801 18th Street	99	1740 G Avenue	133	1624 Carpenter Drive
32	902 E. 16th Street - AB1	66	803 18th Street	100	1804 G Avenue	134	1625 Carpenter Drive
33	902 E. 16th Street - AB2	67	808 18th Street	101	1600 H Avenue		
34	907 E. 16th Street	68	810 18th Street	102	1603 H Avenue		



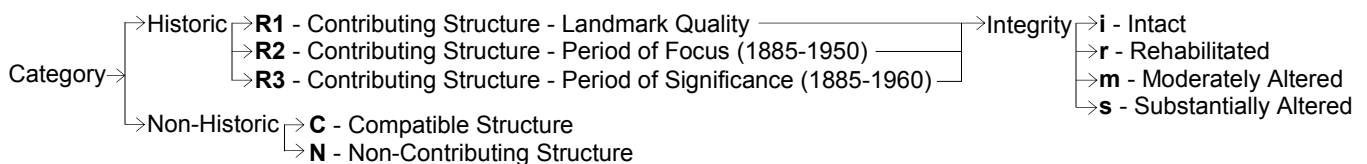
<b>901 E. 15th Street</b>		Category: <b>R1-r</b>		<b>Haggard Park</b>		Category: <b>Park</b>	
							
Period of Focus (1885-1950)		<input checked="" type="checkbox"/>		Period of Focus (1885-1950)		<input checked="" type="checkbox"/>	
Period of Significance (1885-1960)		<input checked="" type="checkbox"/>		Period of Significance (1885-1960)		<input checked="" type="checkbox"/>	
Outside Period of Significance (1961-Present)		<input type="checkbox"/>		Outside Period of Significance (1961-Present)		<input type="checkbox"/>	
Current Designation:		Stylistic Influence(s):		Current Designation:		Stylistic Influence(s):	
Local	<input checked="" type="checkbox"/> RTHL <input checked="" type="checkbox"/>	Mission Revival		Local	<input type="checkbox"/> RTHL <input type="checkbox"/>	Not Applicable	
SAL	<input type="checkbox"/> NHL <input type="checkbox"/>			SAL	<input type="checkbox"/> NHL <input type="checkbox"/>		
NR	<input checked="" type="checkbox"/> Other <input type="checkbox"/>			NR	<input type="checkbox"/> Other <input type="checkbox"/>		
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31168/901-E-15th-Street---Interurban-Museum">https://www.plano.gov/DocumentCenter/View/31168/901-E-15th-Street---Interurban-Museum</a>				Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31169/901-E-15th-Street---Haggard-Park">https://www.plano.gov/DocumentCenter/View/31169/901-E-15th-Street---Haggard-Park</a>			
<b>Haggard Park - AB1</b>		Category: <b>C</b>		<b>Haggard Park - AB2</b>		Category: <b>C</b>	
							
Period of Focus (1885-1950)		<input type="checkbox"/>		Period of Focus (1885-1950)		<input type="checkbox"/>	
Period of Significance (1885-1960)		<input type="checkbox"/>		Period of Significance (1885-1960)		<input type="checkbox"/>	
Outside Period of Significance (1961-Present)		<input checked="" type="checkbox"/>		Outside Period of Significance (1961-Present)		<input checked="" type="checkbox"/>	
Current Designation:		Stylistic Influence(s):		Current Designation:		Stylistic Influence(s):	
Local	<input type="checkbox"/> RTHL <input type="checkbox"/>	Neo-Colonial		Local	<input type="checkbox"/> RTHL <input type="checkbox"/>	No Stylistic Influences	
SAL	<input type="checkbox"/> NHL <input type="checkbox"/>			SAL	<input type="checkbox"/> NHL <input type="checkbox"/>		
NR	<input type="checkbox"/> Other <input type="checkbox"/>			NR	<input type="checkbox"/> Other <input type="checkbox"/>		
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31350/Haggard-Park-AB1">https://www.plano.gov/DocumentCenter/View/31350/Haggard-Park-AB1</a>				Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31348/Haggard-Park-AB2">https://www.plano.gov/DocumentCenter/View/31348/Haggard-Park-AB2</a>			



**Local** - Individually designated/local landmark, **RTHL** - Recorded Texas Historic Landmark, **SAL** - State Antiquities Landmark  
**NHL** - National Historic Landmark, **NR** - National Register listing. **AB** - Accessory Building

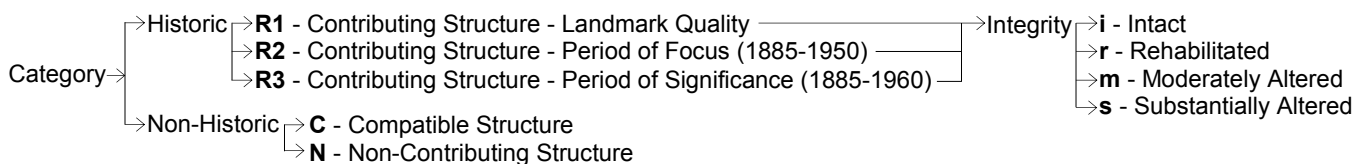


<b>Haggard Park - AB3</b>		Category: <b>C</b>	<b>607 E. 16th Street</b>		Category: <b>R1-i</b>
					
Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>		Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>			
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Stylistic Influence(s): Neo-Folk Victorian			
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Stylistic Influence(s): Folk Victorian, Queen Anne			
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<b>609 E. 16th Street</b>		Category: <b>R1-i</b>	<b>609 E. 16th Street - AB1</b>		Category: <b>R2-i</b>
					
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>			
Current Designation: Local <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Stylistic Influence(s): Folk Victorian			
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Stylistic Influence(s): No Stylistic Influences			
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31177/609-E-16th-Street">https://www.plano.gov/DocumentCenter/View/31177/609-E-16th-Street</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31361/609-E-16th-Street-AB1">https://www.plano.gov/DocumentCenter/View/31361/609-E-16th-Street-AB1</a>			







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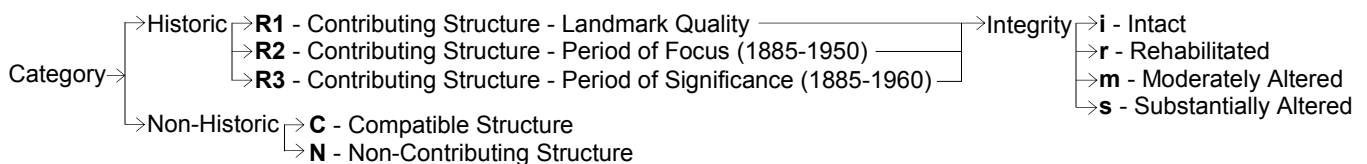
<b>609 E. 16th Street - AB2</b>	Category: <b>R2-i</b>	<b>609 E. 16th Street - AB3</b>	Category: <b>C</b>
			
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>	
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Stylistic Influence(s): Folk Victorian		Stylistic Influence(s): No Stylistic Influences	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31362/609-E-16th-Street-AB2">https://www.plano.gov/DocumentCenter/View/31362/609-E-16th-Street-AB2</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31363/609-E-16th-Street-AB3">https://www.plano.gov/DocumentCenter/View/31363/609-E-16th-Street-AB3</a>	
<b>609 E. 16th Street - AB4</b>	Category: <b>C</b>	<b>617 E. 16th Street</b>	Category: <b>C</b>
			
Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>	
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Stylistic Influence(s): Neo-Folk Victorian		Stylistic Influence(s): Neo-Folk Victorian	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31364/609-E-16th-Street-AB4">https://www.plano.gov/DocumentCenter/View/31364/609-E-16th-Street-AB4</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31178/617-E-16th-Street">https://www.plano.gov/DocumentCenter/View/31178/617-E-16th-Street</a>	



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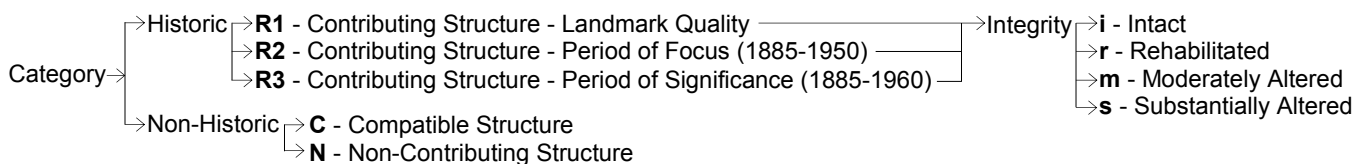


<b>708 E. 16th Street</b>	Category: <b>R1-i</b>	<b>708 E. 16th Street - AB1</b>	Category: <b>R2-i</b>
			
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Classical Revival, Queen Anne		Stylistic Influence(s): No Stylistic Influences	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31179/708-E-16th-Street">https://www.plano.gov/DocumentCenter/View/31179/708-E-16th-Street</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31365/708-E-16th-Street-AB1">https://www.plano.gov/DocumentCenter/View/31365/708-E-16th-Street-AB1</a>	
<b>708 E. 16th Street - AB2</b>	Category: <b>R2-i</b>	<b>708 E. 16th Street - AB3</b>	Category: <b>R2-i</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
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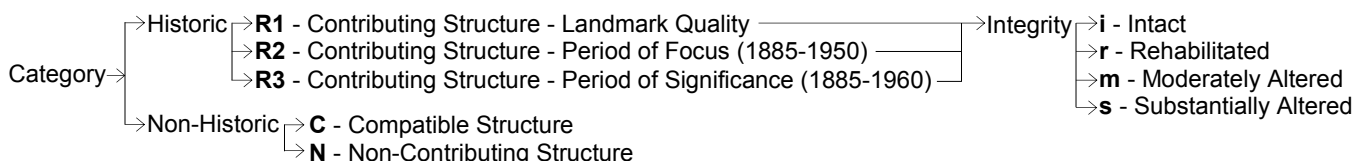
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
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<b>708 1/2 E. 16th Street</b>	Category: <b>R2-m</b>	<b>710 E. 16th Street</b>	Category: <b>R2-m</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): No Stylistic Influences		Stylistic Influence(s): Craftsman	
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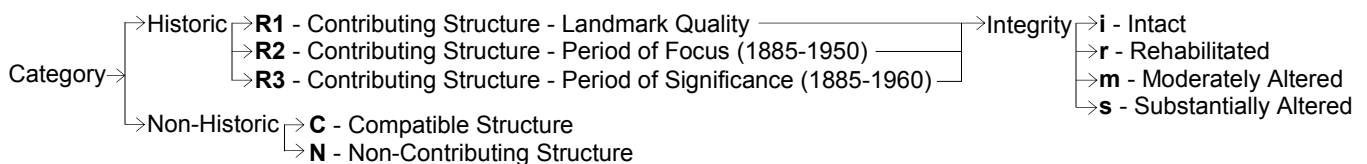
<b>801 E. 16th Street</b>	Category: <b>C</b>	<b>801 E. 16th Street - AB1</b>	Category: <b>C</b>
			
Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Neo-Craftsman		Stylistic Influence(s): Neo-Craftsman	
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<b>807 E. 16th Street</b>	Category: <b>R1-i</b>	<b>807 E. 16th Street - AB1</b>	Category: <b>R2-i</b>
			
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>	
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Stylistic Influence(s): Craftsman		Stylistic Influence(s): Craftsman	
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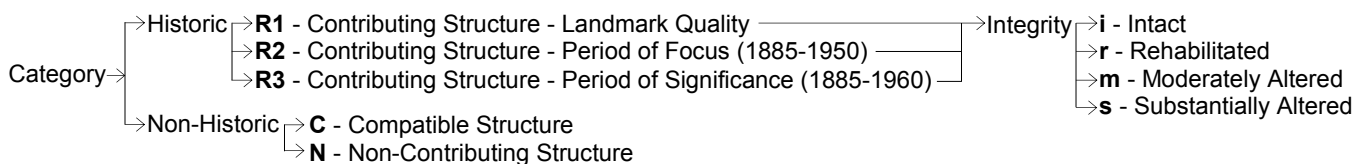


<b>811 E. 16th Street</b>	Category: <b>R1-r</b>	<b>815 E. 16th Street</b>	Category: <b>R3-m</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Folk Victorian, Queen Anne		Stylistic Influence(s): Minimal Traditional, Colonial Revival	
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<b>819 E. 16th Street</b>	Category: <b>R1-r</b>	<b>819 E. 16th Street - AB1</b>	Category: <b>R2-m</b>
			
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>	
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Stylistic Influence(s): Craftsman		Stylistic Influence(s): Minimal Traditional	
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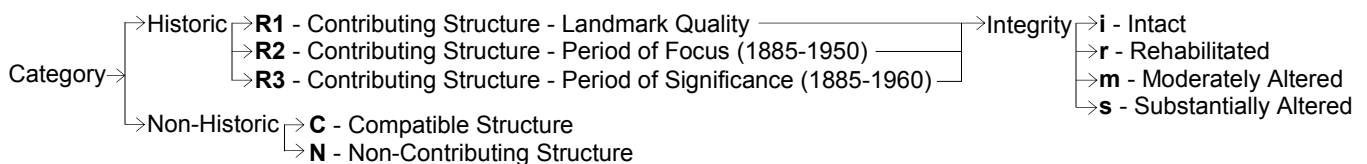
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
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<b>902 E. 16th Street</b>	Category: <b>R1-r</b>	<b>902 E. 16th Street - AB1</b>	Category: <b>C</b>
			
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Stylistic Influence(s): Craftsman		Stylistic Influence(s): No Stylistic Influences	
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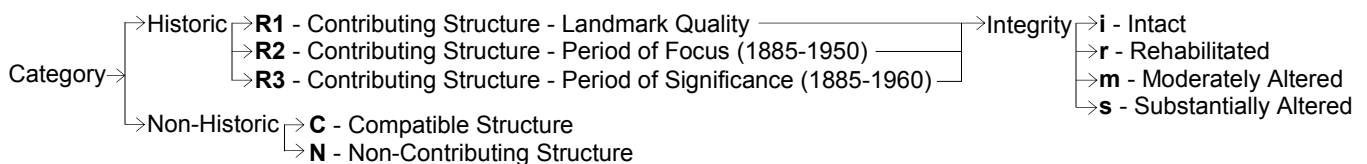
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Stylistic Influence(s): No Stylistic Influences		Stylistic Influence(s): Craftsman, Prairie	
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907 E. 16th Street - AB1	Category: <b>C</b>	909 E. 16th Street	Category: <b>R1-i</b>
			
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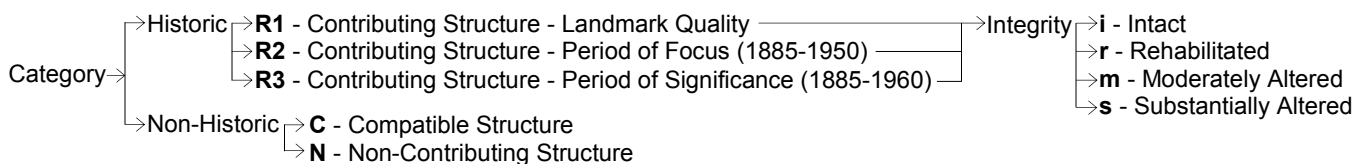
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Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>		Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>	
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<b>801 17th Street</b>	Category: <b>R2-m</b>	<b>805 17th Street</b>	Category: <b>R2-m</b>
			
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>	
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Stylistic Influence(s): Minimal Traditional		Stylistic Influence(s): Craftsman	
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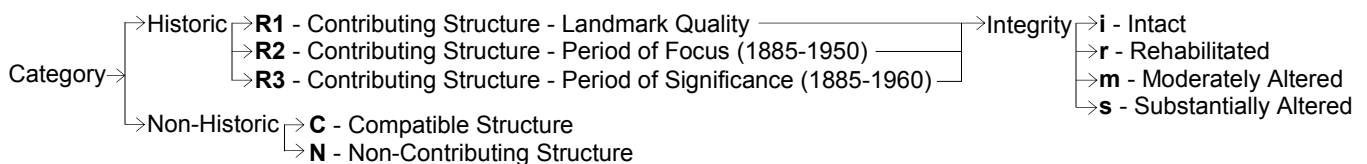
<b>807 17th Street</b>	Category: <b>R3-i</b>	<b>808 17th Street</b>	Category: <b>R2-m</b>
			
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Stylistic Influence(s): Ranch		Stylistic Influence(s): Craftsman	
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<b>808 17th Street - AB1</b>	Category: <b>R2-i</b>	<b>809 17th Street</b>	Category: <b>R3-i</b>
			
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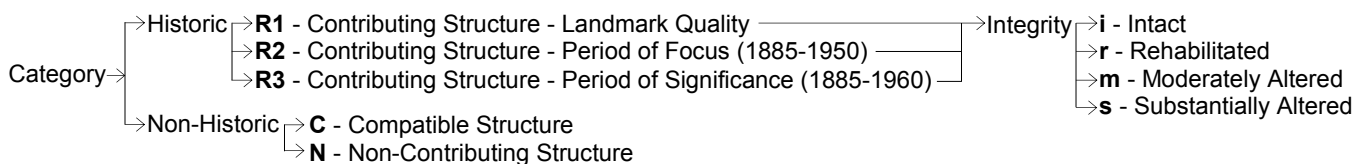


<b>812 17th Street</b>	Category: <b>Vacant</b>	<b>813 17th Street</b>	Category: <b>C</b>
			
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Stylistic Influence(s): Not Applicable		Stylistic Influence(s): Neo-Folk Victorian	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31201/812-17th-Street">https://www.plano.gov/DocumentCenter/View/31201/812-17th-Street</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31202/813-17th-Street">https://www.plano.gov/DocumentCenter/View/31202/813-17th-Street</a>	
<b>813 17th Street - AB1</b>	Category: <b>C</b>	<b>816 17th Street</b>	Category: <b>R1-i</b>
			
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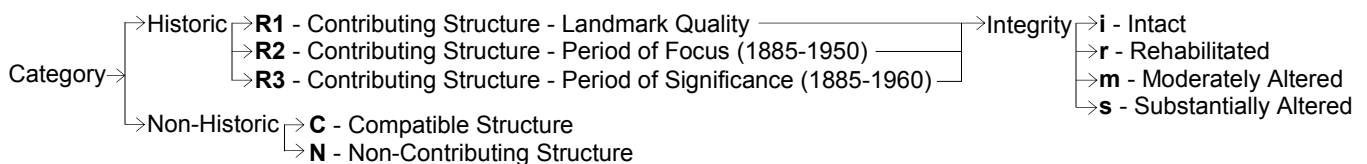
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<b>900 17th Street - AB1</b>	Category: <b>C</b>	<b>901 17th Street</b>	Category: <b>R1-m</b>
			
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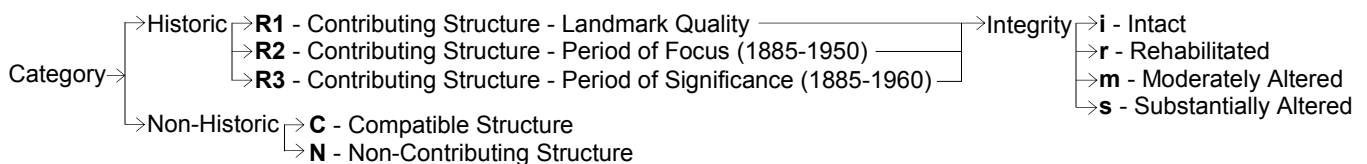
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Stylistic Influence(s): Ranch		Stylistic Influence(s): Folk Victorian	
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<b>906 17th Street - AB1</b>	Category: <b>C</b>	<b>907 17th Street</b>	Category: <b>R3-i</b>
			
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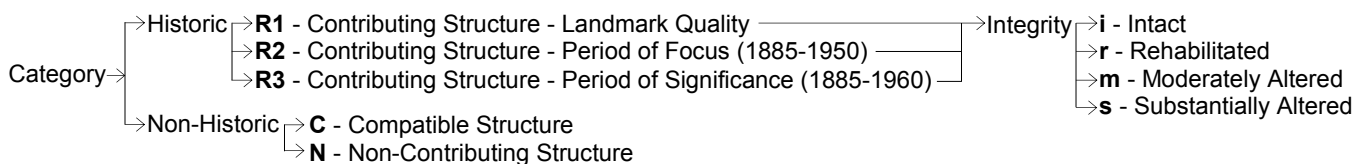


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Stylistic Influence(s): Minimal Traditional		Stylistic Influence(s): Minimal Traditional	
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<b>911 17th Street</b>	Category: <b>R2-r</b>	<b>913 17th Street</b>	Category: <b>R2-m</b>
			
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Stylistic Influence(s): Craftsman		Stylistic Influence(s): Minimal Traditional	
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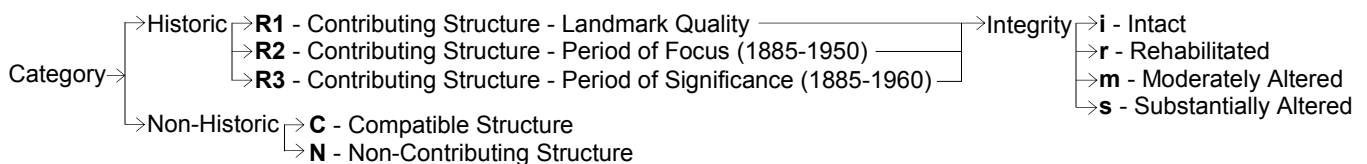
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Stylistic Influence(s): Ranch		Stylistic Influence(s): Ranch	
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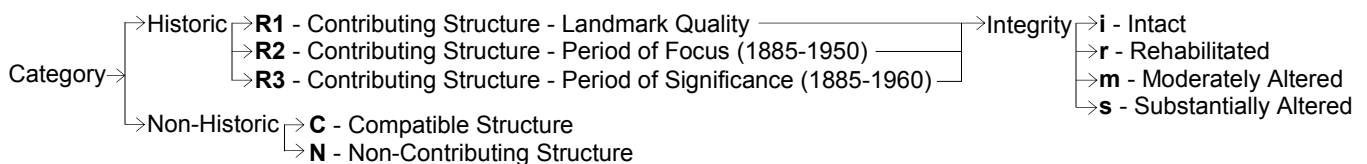
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<b>810 18th Street - AB1</b>	Category: <b>R2-m</b>	<b>811 18th Street</b>	Category: <b>R2-s</b>
			
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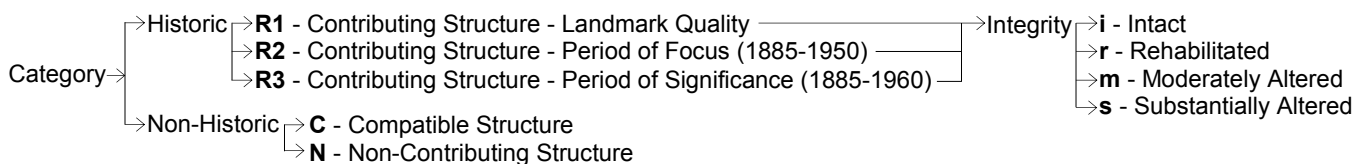


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Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31217/812-18th-Street">https://www.plano.gov/DocumentCenter/View/31217/812-18th-Street</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31218/813-18th-Street">https://www.plano.gov/DocumentCenter/View/31218/813-18th-Street</a>	
<b>813 18th Street - AB1</b>	Category: <b>N</b>	<b>825 18th Street</b>	Category: <b>N</b>
			
Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>	
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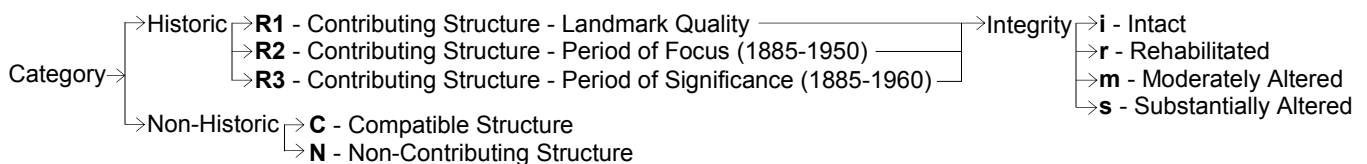
<b>900 18th Street</b>	Category: <b>N</b>	<b>901 18th Street</b>	Category: <b>R1-i</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Contemporary		Stylistic Influence(s): Classical Revival, Greek Revival	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31220/900-18th-Street">https://www.plano.gov/DocumentCenter/View/31220/900-18th-Street</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31221/901-18th-Street">https://www.plano.gov/DocumentCenter/View/31221/901-18th-Street</a>	
<b>903 18th Street</b>	Category: <b>C</b>	<b>906 18th Street</b>	Category: <b>R1-m</b>
			
Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>		Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Neo-Traditional		Stylistic Influence(s): Craftsman, Colonial Revival	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31222/903-18th-Street">https://www.plano.gov/DocumentCenter/View/31222/903-18th-Street</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31223/906-18th-Street">https://www.plano.gov/DocumentCenter/View/31223/906-18th-Street</a>	



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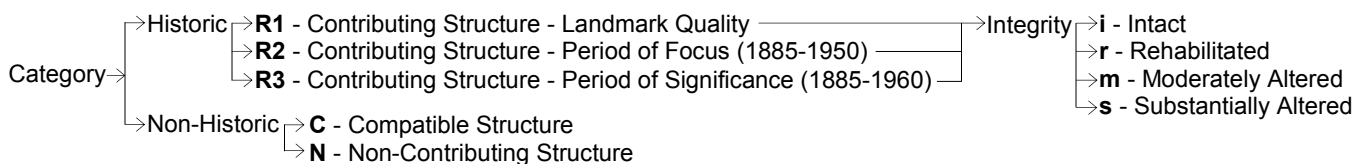
<b>909 18th Street</b>	Category: <b>R1-i</b>	<b>909 18th Street - AB1</b>	Category: <b>C</b>
			
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Stylistic Influence(s): Craftsman, Prairie		Stylistic Influence(s): No Stylistic Influences	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31206/909-18th-Street">https://www.plano.gov/DocumentCenter/View/31206/909-18th-Street</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31379/909-18th-Street-AB1">https://www.plano.gov/DocumentCenter/View/31379/909-18th-Street-AB1</a>	
<b>910 18th Street</b>	Category: <b>R2-m</b>	<b>910 18th Street - AB1</b>	Category: <b>C</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Tudor Revival, Colonial Revival		Stylistic Influence(s): No Stylistic Influences	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31207/910-18th-Street">https://www.plano.gov/DocumentCenter/View/31207/910-18th-Street</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31380/910-18th-Street-AB1">https://www.plano.gov/DocumentCenter/View/31380/910-18th-Street-AB1</a>	



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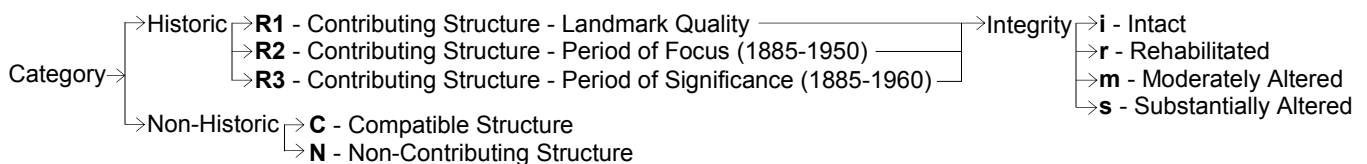
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Craftsman		Stylistic Influence(s): Folk Victorian, Queen Anne	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31208/913-18th-Street">https://www.plano.gov/DocumentCenter/View/31208/913-18th-Street</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31209/914-18th-Street">https://www.plano.gov/DocumentCenter/View/31209/914-18th-Street</a>	
<b>914 18th Street - AB1</b>	Category: <b>R2-i</b>	<b>914 18th Street - AB2</b>	Category: <b>N</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): No Stylistic Influences		Stylistic Influence(s): No Stylistic Influences	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31381/914-18th-Street-AB1">https://www.plano.gov/DocumentCenter/View/31381/914-18th-Street-AB1</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31375/914-18th-Street-AB2">https://www.plano.gov/DocumentCenter/View/31375/914-18th-Street-AB2</a>	



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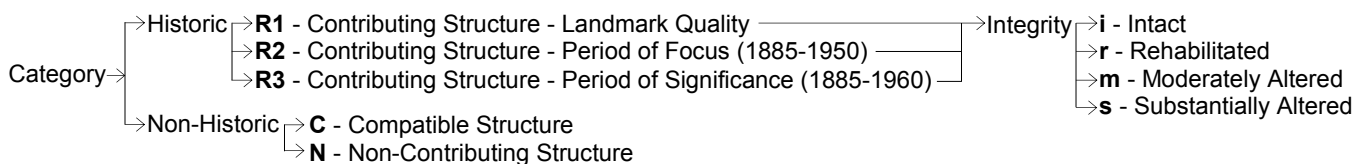


<b>915/917 18th Street</b>	Category: <b>Vacant</b>	<b>920 18th Street</b>	Category: <b>R1-m</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Not applicable		Stylistic Influence(s): Folk Victorian, Queen Anne	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31210/915-917-18th-Street">https://www.plano.gov/DocumentCenter/View/31210/915-917-18th-Street</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31211/920-18th-Street">https://www.plano.gov/DocumentCenter/View/31211/920-18th-Street</a>	
<b>920 18th Street - AB1</b>	Category: <b>R3-m</b>	<b>1506 F Avenue</b>	Category: <b>R2-i</b>
			
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Stylistic Influence(s): Minimal Traditional		Stylistic Influence(s): No Stylistic Influences	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31376/920-18th-Street-AB1">https://www.plano.gov/DocumentCenter/View/31376/920-18th-Street-AB1</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31240/1506-F-Avenue">https://www.plano.gov/DocumentCenter/View/31240/1506-F-Avenue</a>	



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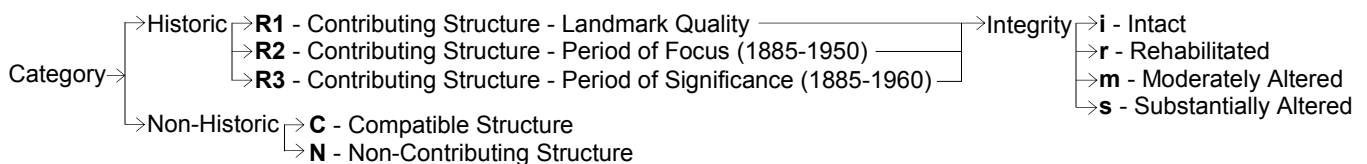
<b>1510 F Avenue</b>	Category: <b>R1-m</b>	<b>1510 F Avenue - AB1</b>	Category: <b>R3-m</b>
			
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Stylistic Influence(s): Folk Victorian		Stylistic Influence(s): No Stylistic Influences	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31238/1510-F-Avenue">https://www.plano.gov/DocumentCenter/View/31238/1510-F-Avenue</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31383/1510-F-Avenue-AB1">https://www.plano.gov/DocumentCenter/View/31383/1510-F-Avenue-AB1</a>	
<b>1512 F Avenue</b>	Category: <b>R3-m</b>	<b>1512 F Avenue - AB1</b>	Category: <b>N</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
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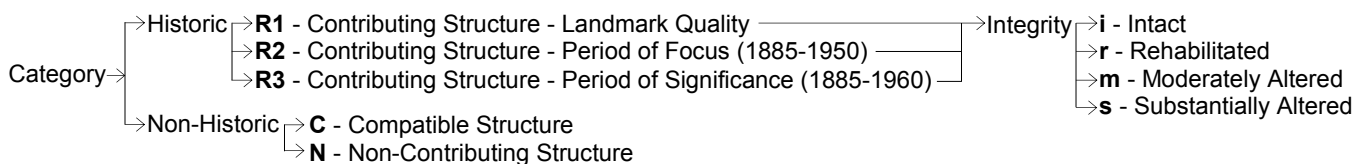


<b>1517 G Avenue</b>	Category: <b>C</b>	<b>1521 G Avenue</b>	Category: <b>R2-i</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/> Stylistic Influence(s): Neo-Traditional		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/> Stylistic Influence(s): Craftsman, Classical Revival	
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<b>1605 G Avenue</b>	Category: <b>C</b>	<b>1616 G Avenue</b>	Category: <b>R3-i</b>
			
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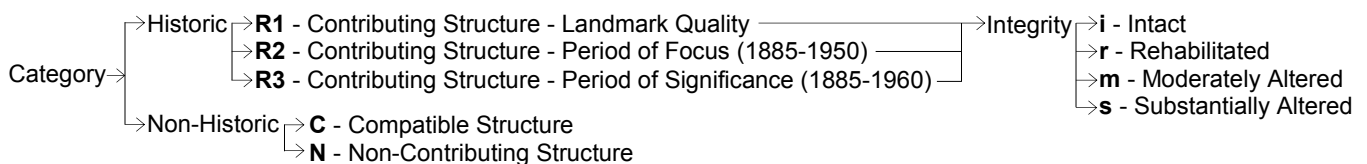
<b>1740 G Avenue</b>	Category: <b>C</b>	<b>1804 G Avenue</b>	Category: <b>N</b>
			
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Stylistic Influence(s): Neo-Craftsman		Stylistic Influence(s): Commercial	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31242/1740-G-Avenue">https://www.plano.gov/DocumentCenter/View/31242/1740-G-Avenue</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31243/1804-G-Avenue">https://www.plano.gov/DocumentCenter/View/31243/1804-G-Avenue</a>	
<b>1600 H Avenue</b>	Category: <b>R3-i</b>	<b>1603 H Avenue</b>	Category: <b>R2-m</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Ranch		Stylistic Influence(s): Tudor Revival	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31255/1600-H-Avenue">https://www.plano.gov/DocumentCenter/View/31255/1600-H-Avenue</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31256/1603-H-Avenue">https://www.plano.gov/DocumentCenter/View/31256/1603-H-Avenue</a>	



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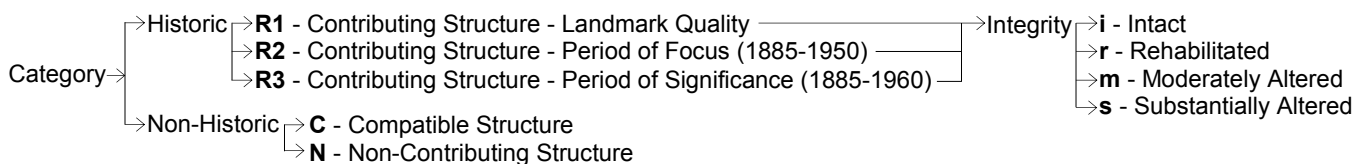


<b>1607 H Avenue</b>	Category: <b>R2-m</b>	<b>1611 H Avenue</b>	Category: <b>R1-i</b>
			
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Stylistic Influence(s): Tudor Revival		Stylistic Influence(s): National Folk	
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<b>1611 H Avenue - AB1</b>	Category: <b>R2-m</b>	<b>1611 H Avenue - AB2</b>	Category: <b>R2-m</b>
			
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
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Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31388/1611-H-Avenue-AB1">https://www.plano.gov/DocumentCenter/View/31388/1611-H-Avenue-AB1</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31384/1611-H-Avenue-AB2">https://www.plano.gov/DocumentCenter/View/31384/1611-H-Avenue-AB2</a>	



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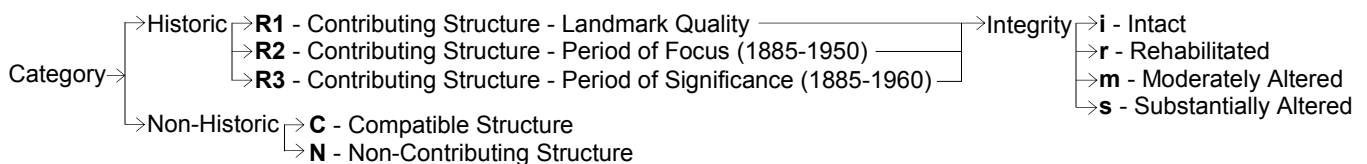
<b>1615 H Avenue</b>	Category: <b>R1-i</b>	<b>1701 H Avenue</b>	Category: <b>R3-m</b>
			
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>	
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Stylistic Influence(s): Craftsman, Prairie		Stylistic Influence(s): Ranch, Minimal Traditional	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31249/1615-H-Avenue">https://www.plano.gov/DocumentCenter/View/31249/1615-H-Avenue</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31250/1701-H-Avenue">https://www.plano.gov/DocumentCenter/View/31250/1701-H-Avenue</a>	
<b>1706 H Avenue</b>	Category: <b>R3-m</b>	<b>1707 H Avenue</b>	Category: <b>C</b>
			
Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>	
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Stylistic Influence(s): Ranch		Stylistic Influence(s): Neo-Folk Victorian	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31251/1706-H-Avenue">https://www.plano.gov/DocumentCenter/View/31251/1706-H-Avenue</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31252/1707-H-Avenue">https://www.plano.gov/DocumentCenter/View/31252/1707-H-Avenue</a>	



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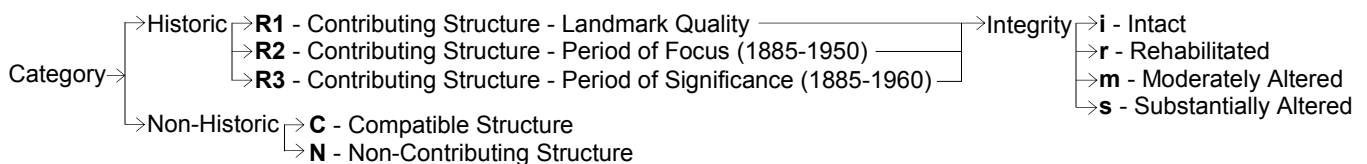
<b>1709 H Avenue</b>	Category: <b>R1-m</b>	<b>1709 H Avenue - AB1</b>	Category: <b>R2-m</b>
			
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>	
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Stylistic Influence(s): Folk Victorian, Queen Anne		Stylistic Influence(s): No Stylistic Influences	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31253/1709-H-Avenue">https://www.plano.gov/DocumentCenter/View/31253/1709-H-Avenue</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31385/1709-H-Avenue-AB1">https://www.plano.gov/DocumentCenter/View/31385/1709-H-Avenue-AB1</a>	
<b>1715 H Avenue</b>	Category: <b>R2-r</b>	<b>1715 H Avenue - AB1</b>	Category: <b>C</b>
			
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Folk Victorian		Stylistic Influence(s): No Stylistic Influences	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31254/1715-H-Avenue">https://www.plano.gov/DocumentCenter/View/31254/1715-H-Avenue</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31386/1715-H-Avenue-AB1">https://www.plano.gov/DocumentCenter/View/31386/1715-H-Avenue-AB1</a>	



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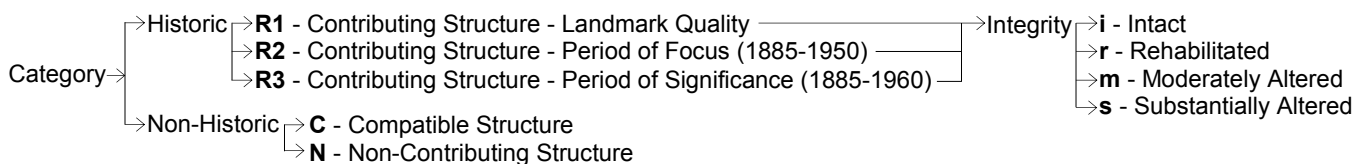


<b>1601 I Avenue</b>	Category: <b>R2-i</b>	<b>1601 I Avenue - AB1</b>	Category: <b>R2-i</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): National Folk		Stylistic Influence(s): No Stylistic Influences	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31259/1601-I-Avenue">https://www.plano.gov/DocumentCenter/View/31259/1601-I-Avenue</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31389/1601-I-Avenue-AB1">https://www.plano.gov/DocumentCenter/View/31389/1601-I-Avenue-AB1</a>	
<b>1601 I Avenue - AB2</b>	Category: <b>R2-m</b>	<b>1701 I Avenue - AB1</b>	Category: <b>C</b>
			
Period of Focus (1885-1950) <input checked="" type="checkbox"/> Period of Significance (1885-1960) <input checked="" type="checkbox"/> Outside Period of Significance (1961-Present) <input type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
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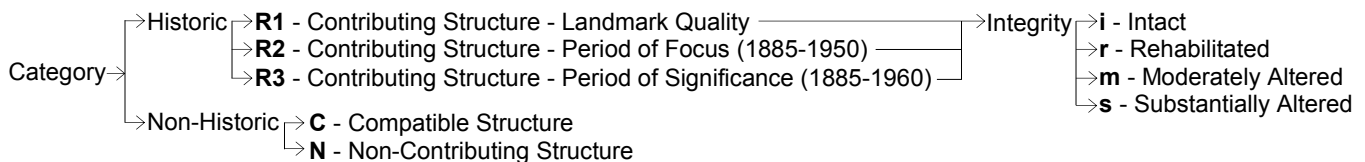
<b>1703 I Avenue</b>	Category: <b>R3-i</b>	<b>1600 Carpenter Drive</b>	Category: <b>C</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Minimal Traditional		Stylistic Influence(s): Neo-Traditional	
Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31258/1703-I-Avenue">https://www.plano.gov/DocumentCenter/View/31258/1703-I-Avenue</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31229/1600-Carpenter-Drive">https://www.plano.gov/DocumentCenter/View/31229/1600-Carpenter-Drive</a>	
<b>1601 Carpenter Drive</b>	Category: <b>C</b>	<b>1604 Carpenter Drive</b>	Category: <b>C</b>
			
Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>	
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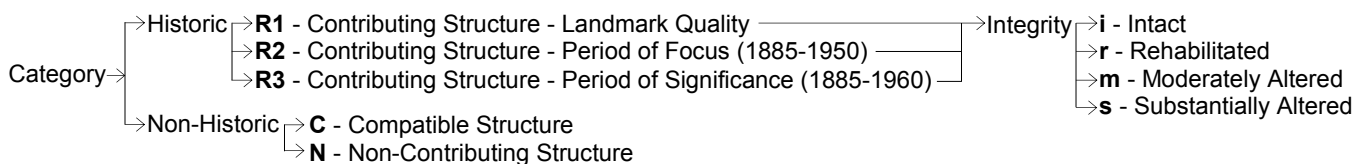


<b>1605 Carpenter Drive</b>	Category: <b>C</b>	<b>1608 Carpenter Drive</b>	Category: <b>C</b>
			
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Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
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<b>1609 Carpenter Drive</b>	Category: <b>C</b>	<b>1612 Carpenter Drive</b>	Category: <b>C</b>
			
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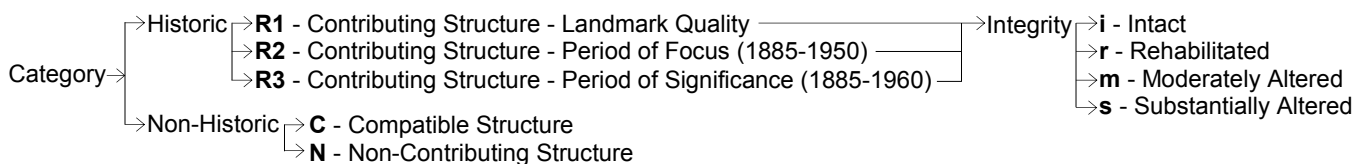
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<b>1613 Carpenter Drive</b>	Category: <b>C</b>	<b>1616 Carpenter Drive</b>	Category: <b>C</b>
			
Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>	
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<b>1617 Carpenter Drive</b>	Category: <b>C</b>	<b>1620 Carpenter Drive</b>	Category: <b>C</b>
			
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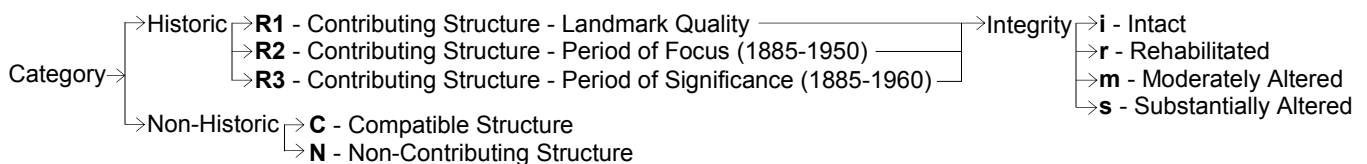
<b>1621 Carpenter Drive</b>	Category: <b>C</b>	<b>1624 Carpenter Drive</b>	Category: <b>C</b>
			
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<b>1625 Carpenter Drive</b>	Category: <b>C</b>	<b>1607 H Avenue - AB1</b>	Category: <b>C</b>
			
Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>		Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>	
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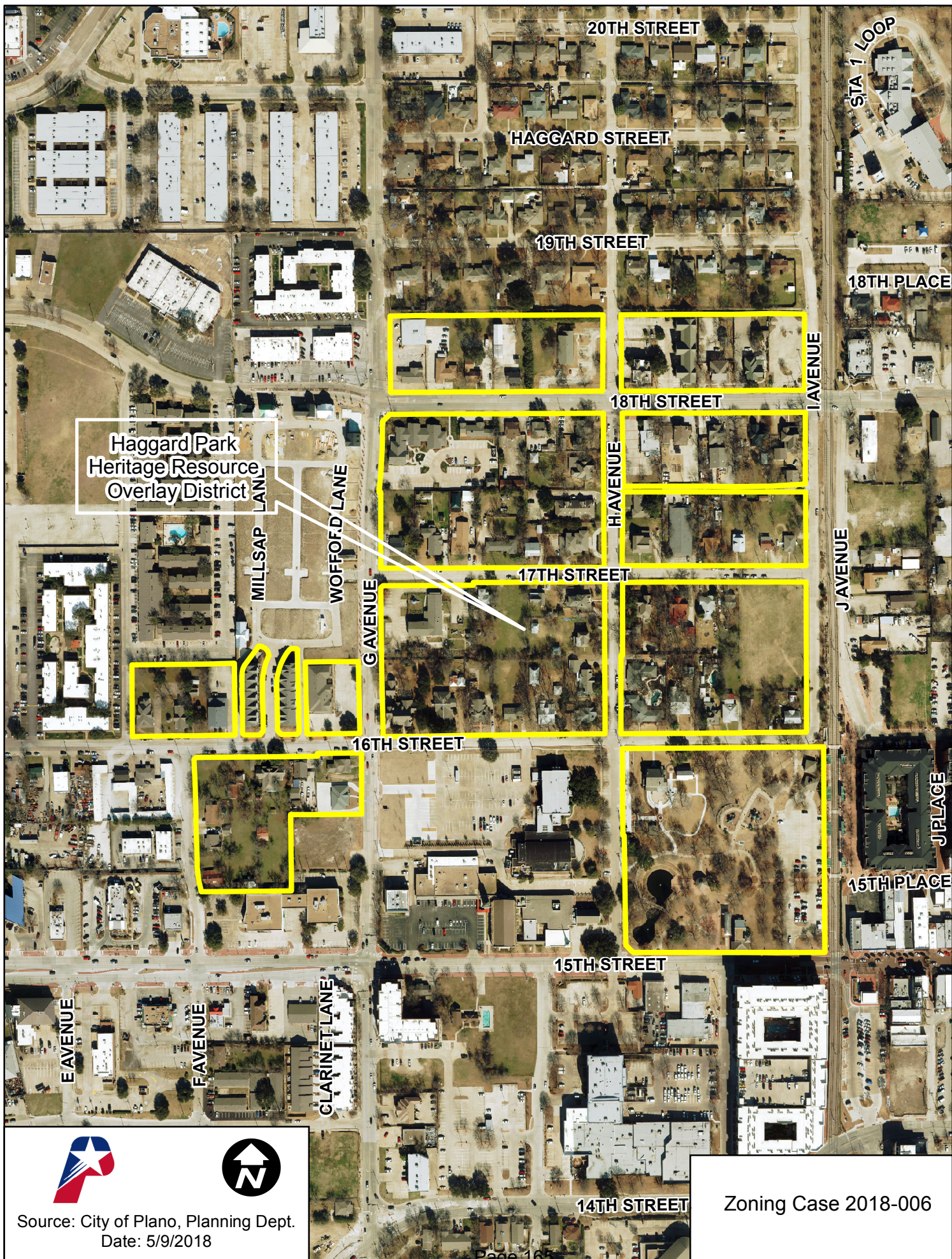
907 17th Street - AB1		Category: <b>C</b>	910 17th Street - AB1		Category: <b>C</b>
					
Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>			Period of Focus (1885-1950) <input type="checkbox"/> Period of Significance (1885-1960) <input type="checkbox"/> Outside Period of Significance (1961-Present) <input checked="" type="checkbox"/>		
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Stylistic Influence(s): No Stylistic Influences	Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Stylistic Influence(s): No Stylistic Influences
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Haggard Park  
Heritage Resource  
Overlay District



Source: City of Plano, Planning Dept.  
Date: 5/9/2018

Zoning Case 2018-006



## **Zoning Case 2018-006**

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Heritage Resource Overlay District No. 20 (Haggard Park Heritage Resource District) on 38.8 acres of land out of the Joseph Klepper Survey, Abstract No. 213, located north of 15th Street and west of the Dallas Area Rapid Transit (DART) right-of-way, being situated in the City of Plano, Collin County, Texas, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing; presently zoned Retail (R), Urban Residential (UR), Downtown/Business Government (BG), and Planned Development-179-Downtown/Business Government (PD-179-BG) with Heritage Resource Overlay Nos. 3, 6, 7, 10, 11, 12, 15, 20, 21, 22, 28, 29, and Specific Use Permit No. 134 for Day Care Center; 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 25th day of June 2018, for the purpose of considering amending Heritage Resource Overlay District No. 20 (Haggard Park Heritage Resource District) on 38.8 acres of land out of the Joseph Klepper Survey, Abstract No. 213, located north of 15th Street and west of the Dallas Area Rapid Transit (DART) right-of-way, being situated in the City of Plano, Collin County, Texas, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing; 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 25th day of June 2018; 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.** The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, so as to amend Heritage Resource Overlay District No. 20 (Haggard Park Heritage Resource District) on 38.8 acres of land out of the Joseph Klepper Survey, Abstract No. 213, located north of 15th Street and west of the Dallas Area Rapid Transit (DART) right-of-way, being situated in the City of Plano, Collin County, Texas, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing; presently zoned Retail (R), Urban Residential (UR), Downtown/Business Government (BG), and Planned Development-179-Downtown/Business Government (PD-179-BG) with Heritage Overlay Nos. 3, 6, 7, 10, 11, 12, 15, 20, 21, 22, 28, and 29 and Specific Use Permit No. 134 for Day Care Center; said property more fully described on the legal description in Attachment A attached hereto.

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

1. The classification of contributing, compatible, and non-contributing structures within the district shall be established by Attachment B.
2. Following the effective date of this ordinance, any new structure within the district that is constructed in accordance with an approved Certificate of Appropriateness shall be initially classified as a compatible structure.

**Section III.** 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 IV.** 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 V.** 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 VI.** 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 VII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 25TH DAY OF JUNE 2018.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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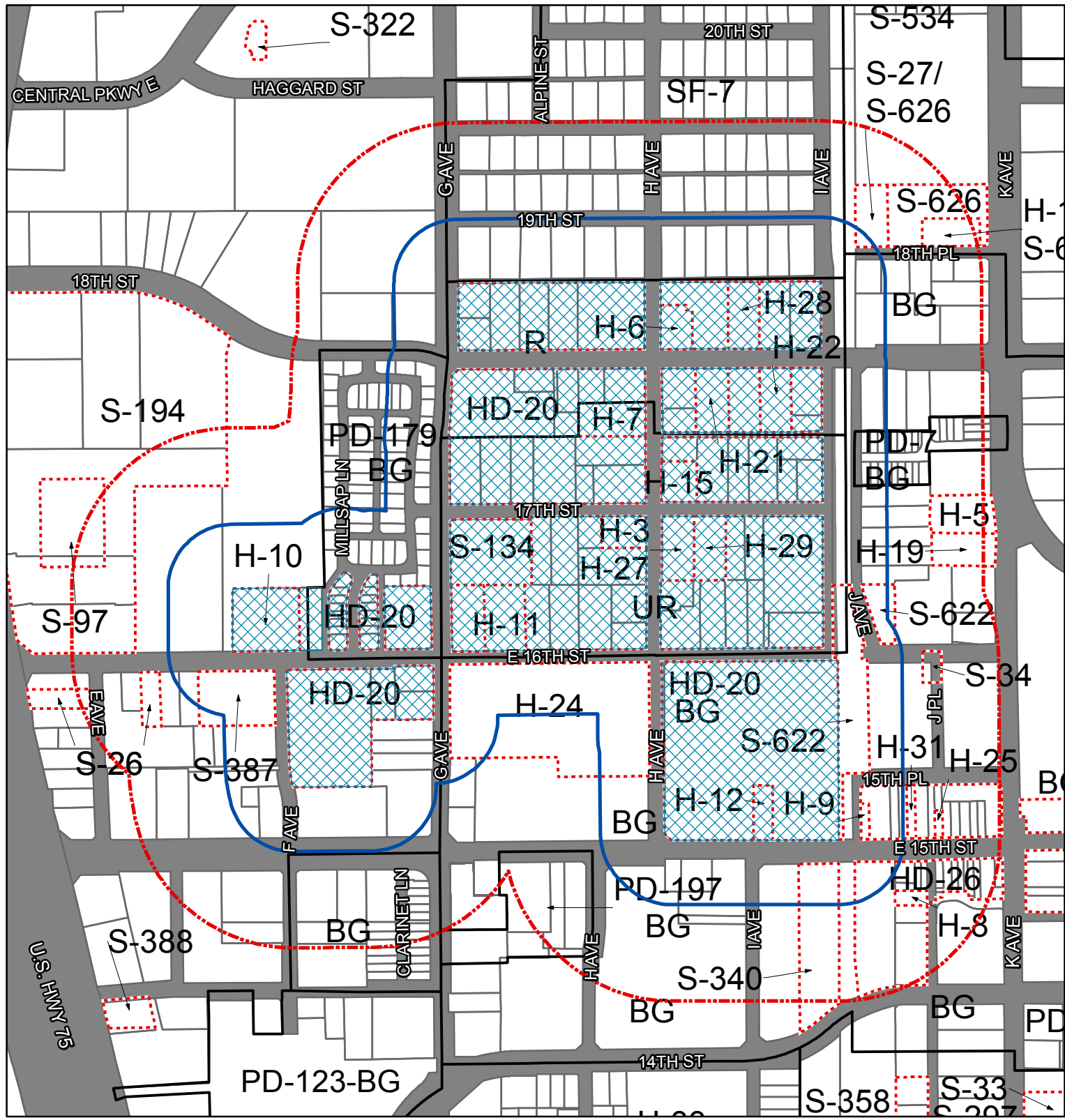
Paige Mims, CITY ATTORNEY



**Zoning Case 2018-006**

SITUATED in the State of Texas, County of Collin and City of Plano, being part of the Joseph Klepper Survey, Abstract No. 213, of the Collin County Map Records with said premises including the following parcels:

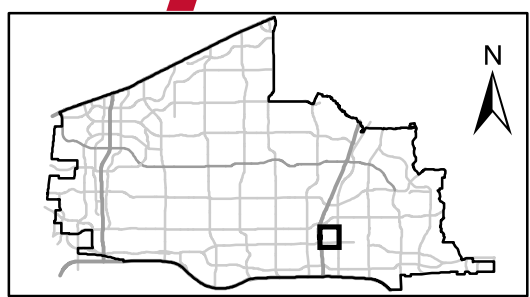
Plano Original Donation (CPL), Block 26, Lot 9 & Joe Forman, 17C  
Joe Forman Addition, Lot 9  
Joe Forman Addition, Lot 17A  
Joe Forman Addition, Lot 17B  
Davis Place Office Park (CPL), Block A, Lot 2  
Joe Forman Addition, Lot 8A  
Joe Forman Addition, Lot 8B  
Joe Forman Addition, Lot 1B & 8C  
Davis Place Office Park (CPL), Block A, Lot 1  
H & C (CPL), Block A, Lot 1  
H & C (CPL), Block A, Lot 2  
Plano Original Donation (CPL), Block 26, Lot 9R, ROW  
Lexington Park #1, Block 3, Lot 1, 2, 3, 4, 5, 6, 7, and 8  
Lexington Park #1, Block 4, Lot 1, 2, 3, 4, 5, 6, 7, and 8  
Bridgemans Office, Block 1, Lot 1  
Plano Original Donation, Block 24, Lot 1A  
Plano Original Donation, Block 24, Lot 2A  
Plano Original Donation, Block 23, Lot 1, 1A, 1B, 1C, and 1D  
Plano Original Donation, Block 23, Lot 2  
Plano Original Donation, Block 23, Lot 3  
Plano Original Donation, Block 23, Lot 4



Zoning Case #: 2018-006








Existing Zoning: Haggard Park Heritage Resource Overlay District

Proposed Zoning: Heritage Ordinance Amendment



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

# HAGGARD PARK HERITAGE RESOURCE OVERLAY DISTRICT

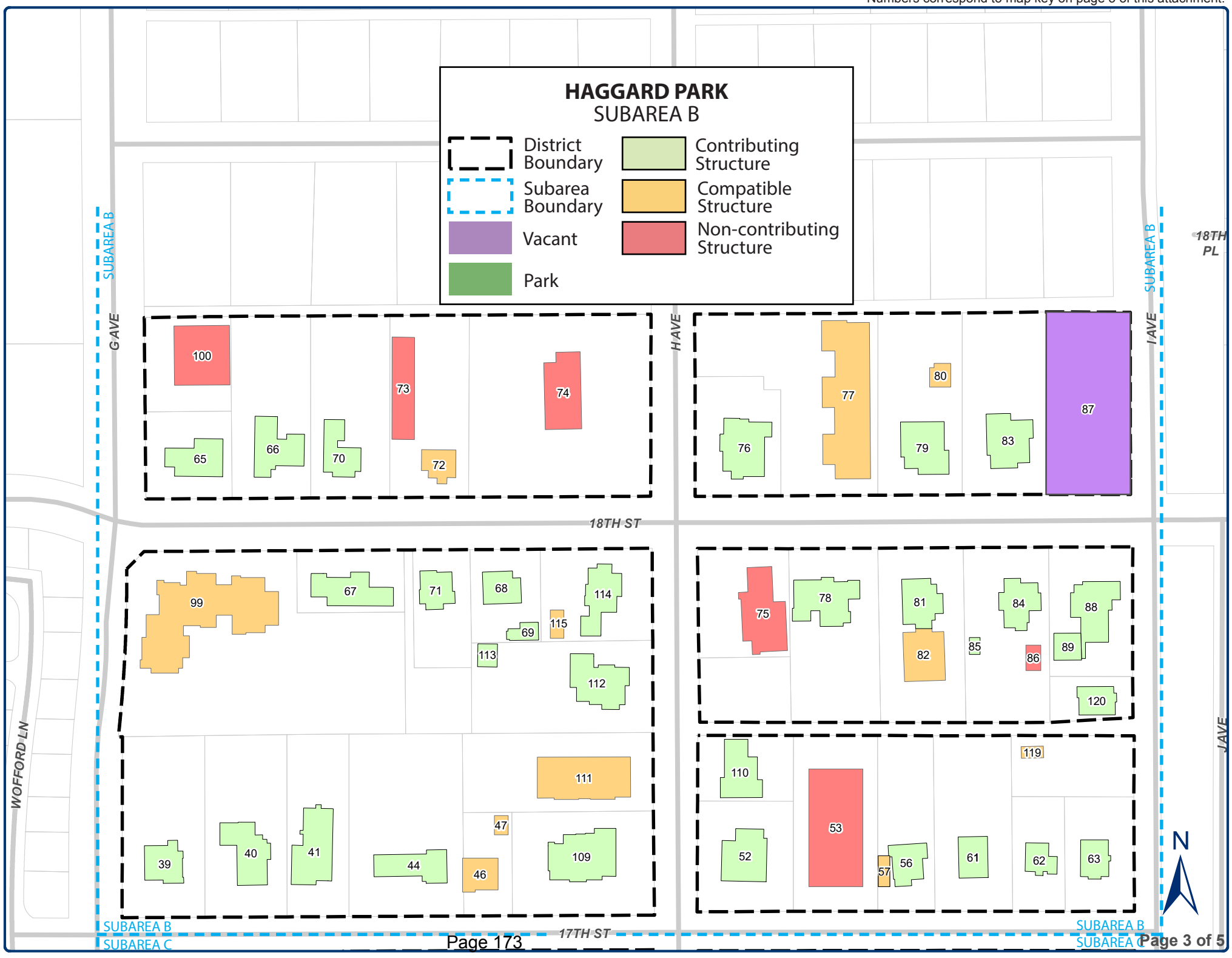
-  District Boundary
-  Subarea Boundary
-  Vacant
-  Park
-  Contributing Structure
-  Compatible Structure
-  Non-contributing Structure





### HAGGARD PARK SUBAREA B

<div style="border: 1px dashed black; width: 30px; height: 30px; margin-bottom: 5px;"></div> District Boundary	<div style="background-color: #c8e6c9; width: 30px; height: 30px; margin-bottom: 5px;"></div> Contributing Structure
<div style="border: 1px dashed blue; width: 30px; height: 30px; margin-bottom: 5px;"></div> Subarea Boundary	<div style="background-color: #ffcdd2; width: 30px; height: 30px; margin-bottom: 5px;"></div> Compatible Structure
<div style="background-color: #bbdefb; width: 30px; height: 30px; margin-bottom: 5px;"></div> Vacant	<div style="background-color: #f8bbd0; width: 30px; height: 30px; margin-bottom: 5px;"></div> Non-contributing Structure
<div style="background-color: #81c784; width: 30px; height: 30px; margin-bottom: 5px;"></div> Park	



Numbers correspond to map key on page 5 of this attachment.





**Map Key:**

1	901 E. 15th Street - Interurban Station	35	907 E. 16th Street - AB1	69	810 18th Street - AB1	103	1607 H Avenue
2	Haggard Park	36	909 E. 16th Street	70	811 18th Street	104	1607 H Avenue - AB1
3	Haggard Park - AB1	37	909 E. 16th Street - AB1	71	812 18th Street	105	1611 H Avenue
4	Haggard Park - AB2	38	911 E. 16th Street	72	813 18th Street	106	1611 H Avenue - AB1
5	Haggard Park - AB3	39	801 17th Street	73	813 18th Street - AB1	107	1611 H Avenue - AB2
6	607 E. 16th Street	40	805 17th Street	74	825 18th Street	108	1615 H Avenue
7	609 E. 16th Street	41	807 17th Street	75	900 18th Street	109	1701 H Avenue
8	609 E. 16th Street - AB1	42	808 17th Street	76	901 18th Street	110	1706 H Avenue
9	609 E. 16th Street - AB2	43	808 17th Street - AB1	77	903 18th Street	111	1707 H Avenue
10	609 E. 16th Street - AB3	44	809 17th Street	78	906 18th Street	112	1709 H Avenue
11	609 E. 16th Street - AB4	45	812 17th Street	79	909 18th Street	113	1709 H Avenue - AB1
12	617 E. 16th Street	46	813 17th Street	80	909 18th Street - AB1	114	1715 H Avenue
13	708 E. 16th Street	47	813 17th Street - AB1	81	910 18th Street	115	1715 H Avenue - AB1
14	708 E. 16th Street - AB1	48	816 17th Street	82	910 18th Street - AB1	116	1601 I Avenue
15	708 E. 16th Street - AB2	49	816 17th Street - AB1	83	913 18th Street	117	1601 I Avenue - AB1
16	708 E. 16th Street - AB3	50	900 17th Street	84	914 18th Street	118	1601 I Avenue - AB2
17	708 E. 16th Street - AB4	51	900 17th Street - AB1	85	914 18th Street - AB1	119	1701 I Avenue - AB1
18	708 E. 16th Street - AB5	52	901 17th Street	86	914 18th Street - AB2	120	1703 I Avenue
19	708 1/2 E. 16th Street	53	905 17th Street	87	915/917 18th Street	121	1600 Carpenter Drive
20	710 E. 16th Street	54	906 17th Street	88	920 18th Street	122	1601 Carpenter Drive
21	801 E. 16th Street	55	906 17th Street - AB1	89	920 18th Street - AB1	123	1604 Carpenter Drive
22	801 E. 16th Street - AB1	56	907 17th Street	90	1506 F Avenue	124	1605 Carpenter Drive
23	807 E. 16th Street	57	907 17th Street - AB1	91	1510 F Avenue	125	1608 Carpenter Drive
24	807 E. 16th Street - AB1	58	908 17th Street	92	1510 F Avenue - AB1	126	1609 Carpenter Drive
25	811 E. 16th Street	59	910 17th Street	93	1512 F Avenue	127	1612 Carpenter Drive
26	815 E. 16th Street	60	910 17th Street - AB1	94	1512 F Avenue - AB1	128	1613 Carpenter Drive
27	819 E. 16th Street	61	911 17th Street	95	1517 G Avenue	129	1616 Carpenter Drive
28	819 E. 16th Street - AB1	62	913 17th Street	96	1521 G Avenue	130	1617 Carpenter Drive
29	819 E. 16th Street - AB2	63	915/917 17th Street	97	1605 G Avenue	131	1620 Carpenter Drive
30	901 E. 16th Street	64	920 17th Street	98	1616 G Avenue	132	1621 Carpenter Drive
31	902 E. 16th Street	65	801 18th Street	99	1740 G Avenue	133	1624 Carpenter Drive
32	902 E. 16th Street - AB1	66	803 18th Street	100	1804 G Avenue	134	1625 Carpenter Drive
33	902 E. 16th Street - AB2	67	808 18th Street	101	1600 H Avenue		
34	907 E. 16th Street	68	810 18th Street	102	1603 H Avenue		



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Zoning

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

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### CAPTION

**Public Hearing and adoption of Ordinance No. 2018-6-10** as requested in Zoning Case 2018-007 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Heritage Resource Overlay District No. 26 (Downtown Heritage Resource District) on 5.4 acres of land located on the east and west sides of K Avenue, and north and south sides of 15th Street being situated in the City of Plano, Collin County, Texas, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing; presently zoned Downtown/Business Government (BG), with Heritage Resource Overlay Nos. 8, 9, 25, 26, and 31; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Conducted and Adopted**

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### FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

FUND(S): N/A

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**COMMENTS:** Staff is recommending removal of the adjective "stand-alone" from Stipulation #2 in the Heritage and P&Z follow-up memos regarding classification of new structures within the district, due to potential confusion in utilizing this term. "Stand-alone" was included to indicate that additions to structures would not be classified as compatible. Staff is now concerned that the term "stand-alone structures" may be read as excluding any new structure with a shared wall (such as exist throughout

downtown) or townhome, rather than only an addition as originally intended. Neither the Heritage Commission nor the Planning & Zoning Commission indicated this term was material in their consideration of or recommendation regarding this item.

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## SUMMARY OF ITEM

### Strategic Plan Goal:

Financially Strong City with Service Excellence, Exciting Urban Centers - Destination for Residents and Guests

### Plano Tomorrow Plan Pillar:

Built Environment, Social Environment

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### ATTACHMENTS:

Description	Upload Date	Type
ZC 2018-007 Follow Up - P&Z	6/12/2018	P/Z Follow-up Memo
ZC 2018-007 Follow Up - Heritage	6/12/2018	Other
ZC 2018-007 Write Up	6/12/2018	Other
ZC 2018-007 Write Up - Exhibit 1	6/12/2018	Exhibit
ZC 2018-007 Write Up - Exhibit 2	6/18/2018	Exhibit
ZC 2018-007 Write Up - Exhibit 3	6/12/2018	Exhibit
ZC 2018-007 Locator	6/12/2018	Map
ZC 2018-007 Aerial	6/12/2018	Map
ZC 2018-007 Ordinance	6/15/2018	Ordinance

**DATE:** June 5, 2018  
**TO:** Honorable Mayor & City Council  
**FROM:** John Muns, Chair, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of June 4, 2018

**AGENDA ITEM NO. 5 - PUBLIC HEARING  
ZONING CASE 2018-007**

Request to amend the Downtown Heritage Resource Overlay District (HD-26) on 5.4 acres located on the east and west sides of K Avenue, and north and south sides of 15th Street, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing. Zoned Downtown/Business Government (BG), with Heritage Resource Designations H-8, H-9, H-25, H-31, and Heritage Resource Overlay District (HD-26). Project #ZC2018-007.

**APPROVED:** 5-1 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**Speaker Card(s) Received** **Support:** 1 **Oppose:** 0 **Neutral:** 0

**Letters Received Within 200' Notice Area:** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Received Outside 200' Notice Area:** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Petition(s) Received:** 0 **# Of Signatures:** 0

**STIPULATIONS:**

Recommended for approval, subject to the following conditions:

1. The classification of contributing, compatible, and non-contributing structures within the district shall be established by Attachment B.
2. Following the effective date of this ordinance, all new stand-alone structures within the district that are constructed in accordance with an approved Certificate of Appropriateness shall be initially classified as a compatible structure.

**FOR CITY COUNCIL MEETING OF:** June 25, 2018 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING - ORDINANCE**

MB/ks

<https://goo.gl/maps/oJeWob75JsT2>

**DATE:** May 23, 2018  
**TO:** Honorable Mayor & City Council  
**FROM:** Harold Sickler, Chair, Heritage Commission  
**SUBJECT:** Results of Heritage Commission Meeting of May 22, 2018

**AGENDA ITEM NO. 3 - PUBLIC HEARING & CONSIDERATION  
DOWNTOWN HERITAGE RESOURCE OVERLAY DISTRICT AMENDMENT  
APPLICANT: CITY OF PLANO**

Public hearing and consideration to amend the Downtown Heritage Resource Overlay District (HROD) to classify existing structures in the heritage district as contributing, compatible, or non-contributing (Planning & Zoning case #ZC2018-007).

**APPROVED:** 6-0 **DENIED:**            **TABLED:**           

**Speaker Card(s) Received** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Letters Received Within 200' Notice Area:** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Received Outside 200' Notice Area:** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Petition(s) Received:** 0 **# Of Signatures:** 0

**STIPULATIONS:**

Recommended the Commission approve the updated heritage resource survey map of Downtown HROD, subject to the following conditions:

1. The classification of contributing, compatible, and non-contributing structures within the district shall be established by Attachment B.
2. Following the effective date of this ordinance, all new stand-alone structures within the district that are constructed in accordance with an approved Certificate of Appropriateness shall be initially classified as a compatible structure.

**FOR CITY COUNCIL MEETING OF:** June 25, 2018 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING - ORDINANCE**

BM/ks

xc: File

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 4, 2018

**Agenda Item No. 5**

**Public Hearing:** Zoning Case 2018-007

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**DESCRIPTION:**

Request to amend the Downtown Heritage Resource Overlay District (HD-26) on 5.4 acres located on the east and west sides of K Avenue, and north and south sides of 15th Street, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing. Zoned Downtown/Business Government (BG), with Heritage Resource Designations H-8, H-9, H-25, H-31, and Heritage Resource Overlay District (HD-26). Project #ZC2018-007.

**BACKGROUND:**

The purpose of a Heritage Resource Designation is 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. There are currently 35 designated heritage resources in Plano, which includes two heritage districts (Downtown Plano and Haggard Park), 31 individual landmarks, and two individually designated cemeteries. The Downtown Heritage Resource Overlay District (HD-26) was the second designated district, originally adopted in 2003.

The city's heritage program had been operating with very limited authority to protect heritage resources within a district, inconsistent with similar programs in the region. Due to the limitations of the program, classification had been established the Heritage Commission, but was not formalized by adoption of an ordinance.

**REMARKS:**

On January 8, 2018, the City Council adopted an update to the Heritage Preservation Ordinance which, among other changes, formalized criteria and procedures related to the classification of structures within heritage districts. The new Heritage Ordinance made the city's program more consistent with regional heritage preservation standards by granting greater authority to the City Council based on the classification of the heritage structure utilizing zoning authority. Therefore, it is considered essential that the classification is also adopted through the same formal, zoning procedures, to ensure transparency and adequate notice and hearing processes are followed.



This formal process includes creation of a Heritage Resource Map showing the location of contributing, compatible, and non-contributing structures within the district be attached to each district's individual ordinance. This map is intended to give property owners, potential buyers of property within the district, program staff, and city leadership a clear understanding of the classification of the structures on each property. To allow the necessary time to prepare these maps for the Haggard Park and Downtown districts, the effective date of the updated Heritage Preservation Ordinance was delayed until July 9, 2018.

### Historic Resource Survey

In August 2016, with the assistance of Winter & Company (W&C), a firm specializing in historic preservation, the city updated the Historic Resource Survey for the Downtown. In addition to documenting information such as the age, architectural style, condition, and integrity of all structures within the district, the survey classified structures as contributing, compatible, or non-contributing:

- **Contributing Structure** means a structure within a heritage resource overlay 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.
- **Compatible Structure** means a structure within a heritage resource overlay district that was substantially constructed after the district's period of significance, but fits within the existing character of the heritage resource overlay 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).
- **Non-contributing Structure** means a structure within a heritage resource overlay district that was substantially constructed after the district's period of significance and is not an integral part of the historic, archaeological, or 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.

In the 2016 survey, 42 structures/sites were documented and classified, including 39 primary structures, two vacant lots, and one public park. Since that time, however, additional research was conducted for Downtown as part of the district's listing on the National Register of Historic Places. This additional research separated one of the properties from the 2016 survey into two separate structures, which are now identified as 1026 E. 15th Street and 1421 K Avenue. As a result, the Downtown survey has increased to a total of 43 structures/sites. Below is an overview of the recommended structure classifications that resulted from the survey:

Surveyed Resources	Contributing Structures	Compatible Structures	Non-Contributing Structures	Sites	Total
Primary Structures	35	3	2	0	40
Accessory Structures	0	0	0	0	0
Park or Vacant	0	0	0	3	3

On May 22, 2018, the Heritage Commission approved the results of the Downtown Historic Resource Survey, which can be viewed at:

<http://www.plano.gov/DocumentCenter/View/19202/Downtown-Property-Matrix---Updated-51118>.

Per Section 16-109(d) of the Heritage Preservation Ordinance:

*Heritage Resource Survey.* 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 procedures in Section 16-110 of this article.

These surveys are only used to document information about the structures and carry no regulatory authority; however, they do provide the bases of information for creation of Heritage Resource Survey Maps.

#### Heritage Resource Map

In the updated Heritage Preservation Ordinance scheduled to take effect on July 9, 2018, the Heritage Commission and City Council were granted authority to deny applications to demolish a contributing structure. Under the existing ordinance, demolitions of contributing structures could only be approved or delayed. Due to the impact on property rights associated with this change, a process to formalize the results of a heritage resource survey into an official map attached to the district's zoning ordinance was added to Section 16-110(d) of the Heritage Preservation Ordinance:

*Heritage Resource Survey Map.* All proposed heritage resource overlay 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.

This map is to be attached to the district's ordinance, which is an overlay district adopted under the authority of Article 11.700 (Overlay Districts) of the Zoning Ordinance. Once adopted, the Heritage Resource Map becomes the official document used to establish demolition review procedures and heritage tax exemption eligibility for structures in the district. The Heritage Resource Survey Map for Downtown (see Exhibit 2) reflects the

results of the Downtown Heritage Resource Survey approved by the Heritage Commission on May 22, 2018. If adopted, it will be included in the Downtown district ordinance (HD-26) as Attachment B.

#### Tax Exemption Impacts

The heritage tax exemption applies only to the improvement value of the property based upon the classification of the primary structure. The updated survey would not impact the eligibility of any properties currently receiving a tax exemption through the Heritage Tax Exemption Program.

#### Demolition Impacts

The additional research that resulted in the separation of 1421 K Avenue and 1026 E. 15th Street into individual surveys also classified the structure on 1421 K Avenue as contributing. This is consistent with the property's listing as contributing on the Downtown National Register District and would add the option for the Heritage Commission and City Council to deny demolition of the structure.

#### Heritage Commission Recommendation

On May 22, 2018, the Heritage Commission recommended approval of the Heritage Resource Map for Downtown. Amendments to heritage district ordinances are a zoning action; therefore, a recommendation is also required by the Planning & Zoning Commission prior to consideration by the City Council.

#### **RECOMMENDATION:**

Recommended for approval, subject to the following conditions:

1. The classification of contributing, compatible, and non-contributing structures within the district shall be established by Attachment B.
2. Following the effective date of this ordinance, all new stand-alone structures within the district that are constructed in accordance with an approved Certificate of Appropriateness shall be initially classified as a compatible structure.

#### **EXHIBITS:**

Exhibit 1 - Downtown HD-26 Ordinance 2003-2-14  
Exhibit 2 - Downtown Heritage Resource Survey Map  
Exhibit 3 - Downtown Heritage Resource Survey

**ORDINANCE NO. 2003-2-14**  
**(Zoning Case 2002-60)**

AN ORDINANCE OF THE CITY OF PLANO AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, ORDINANCE NO. 86-3-14, AS HERETOFORE AMENDED, GRANTING HERITAGE RESOURCE DESIGNATION H-26 FOR THE AREA BOUNDED ON THE NORTH BY 15TH PLACE, ON THE EAST BY K AVENUE INCLUDING PROPERTIES ON THE NORTHEAST AND THE SOUTHEAST CORNER OF K AVENUE AND 15TH STREET, ON THE SOUTH SIDE BY 14TH STREET, AND ON THE WEST BY J AVENUE AND THE DART RIGHT-OF-WAY, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, PRESENTLY ZONED BUSINESS/GOVERNMENT WITH SPECIFIC USE PERMIT #464 FOR A PRIVATE CLUB, AND INDIVIDUAL HERITAGE RESOURCE DESIGNATIONS H-8 AND H-9; 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, 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 10th day of February, 2003, 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 10th day of February, 2003; 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.** The Comprehensive Zoning Ordinance No. 86-3-14, as the same has been heretofore amended, is hereby further amended to grant Heritage Resource Designation H-26 for the area bounded on the north by 15th Place, on the east by K Avenue, including properties on the northeast and the southeast corner of K Avenue and 15th Street, on the south side by 14th Street, and on the west by J Avenue and the DART Right-of-Way, an addition to the City of Plano, Collin County, Texas, presently zoned Business/Government with Specific Use Permit #464 for a Private Club, and individual Heritage Resource Designations H-8 and H-9 said property being described in the legal description on Exhibit "A" attached hereto.

**Section II.** 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 of Heritage Resource Designation H-26 established by this Ordinance.

**Section III.** 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 IV.** The repeal of any ordinance or part of ordinances affected 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 V.** 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) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section VI.** It is the intention of the City Council that this Ordinance, and every provision thereof, 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 VII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE** 10<sup>th</sup> **DAY OF** February, **2003.**

  
Pat Evans, MAYOR

ATTEST:

  
Elaine Bealke, CITY SECRETARY

APPROVED AS TO FORM:

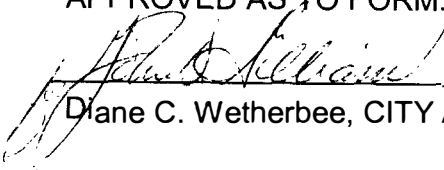
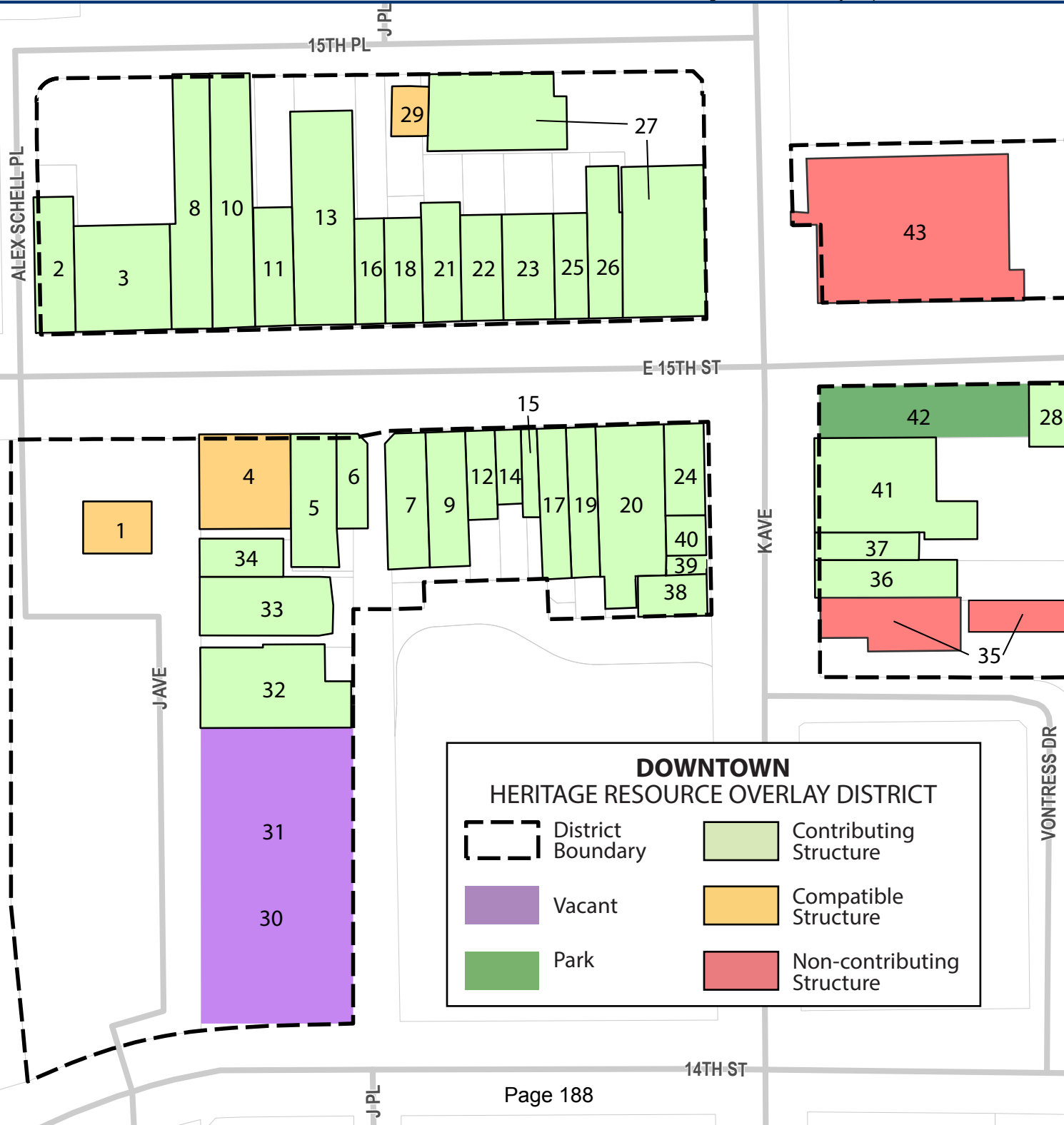
  
Diane C. Wetherbee, CITY ATTORNEY

EXHIBIT "A"  
LEGAL DESCRIPTION





PLANO-ORIGINAL DONATION, BLOCK 4, LOT 9  
RAILROAD-PLANO, BLOCK 14, LOT 6 & 7A  
RAILROAD-PLANO, BLOCK 14, LOT 8B 9B 10B & 11B  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 6 & 7  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 14  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 11,12,13A,13B,14A,14B & 14C  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 5  
RAILROAD ADDN BLK/SHT 14 LOT/TR 3A 4 & 5  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 1-1  
RAILROAD-PLANO, BLOCK 14, LOT 8A 9A 10A & 11A  
PLANO-ORIGINAL DONATION, BLOCK 10, LOT 4B & 5  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 11A  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 8  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 2  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 1  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 8 & 9  
RAILROAD-PLANO, BLOCK 14, LOT 7B & 8D  
RAILROAD ADDN BLK/SHT 13 & 14 LOT/TR (13)LOTS 9 & 10 (14)LOTS 1 2 3B & OL 1  
A0213 KLEPPER, JOS., TRACT 77, ACRES 1.4090  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 10  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 11B  
RAILROAD-PLANO, BLOCK 14, LOT 8C 9C 10C & 11C  
PLANO-ORIGINAL DONATION, BLOCK 10, LOT 3B 4C & 4A  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 12B 13B 17 18 19A 19B 20A 20B & 21  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 10  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 3  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 2 3 4 & 1B  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 13A  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 11A  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 16 & PT OF 19  
PLANO-ORIGINAL DONATION, BLOCK 10, LOT 6B  
PLANO-ORIGINAL DONATION, BLOCK 10, LOT 6A  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 12A  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 4  
PLANO-ORIGINAL DONATION, BLOCK 11, LOT 9 & 10  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 5  
PLANO-ORIGINAL DONATION, BLOCK 4, LOT 15  
PLANO-ORIGINAL DONATION, BLOCK 10, LOT 7A  
PLANO-ORIGINAL DONATION, BLOCK 10, LOT 2 & 3A  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 15A  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 15B  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 7  
PLANO-ORIGINAL DONATION, BLOCK 5, LOT 6

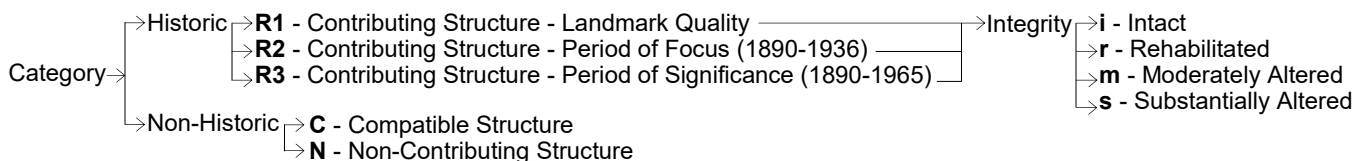




**Key:**

- 1 - 998 E. 15th Street
- 2 - 1001 E. 15th Street
- 3 - 1003-07 E. 15th Street
- 4 - 1004 E. 15th Street
- 5 - 1006 E. 15th Street
- 6 - 1008 E. 15th Street
- 7 - 1010 E. 15th Street
- 8 - 1011 E. 15th Street
- 9 - 1012 E. 15th Street
- 10 - 1013 E. 15th Street
- 11 - 1015 E. 15th Street
- 12 - 1016 E. 15th Street
- 13 - 1017 E. 15th Street
- 14 - 1018 E. 15th Street
- 15 - 1020 E. 15th Street
- 16 - 1021 E. 15th Street
- 17 - 1022 E. 15th Street
- 18 - 1023-25 E. 15th Street
- 19 - 1024 E. 15th Street
- 20 - 1026 E. 15th Street
- 21 - 1027 E. 15th Street
- 22 - 1029 E. 15th Street
- 23 - 1031-33 E. 15th Street
- 24 - 1032 E. 15th Street
- 25 - 1035 E. 15th Street
- 26 - 1037 E. 15th Street
- 27 - 1039 E. 15th Street
- 28 - 1112 E. 15th Street
- 29 - 1020 E. 15th Place
- 30 - 1400 J Avenue
- 31 - 1408 J Avenue
- 32 - 1410-12 J Avenue
- 33 - 1414 J Avenue
- 34 - 1416 J Avenue
- 35 - 1416 K Avenue
- 36 - 1418 K Avenue
- 37 - 1420 K Avenue
- 38 - 1421 K Avenue
- 39 - 1423 K Avenue
- 40 - 1425 K Avenue
- 41 - 1422-28 K Avenue
- 42 - 1430 K Avenue
- 43 - 1508 K Avenue

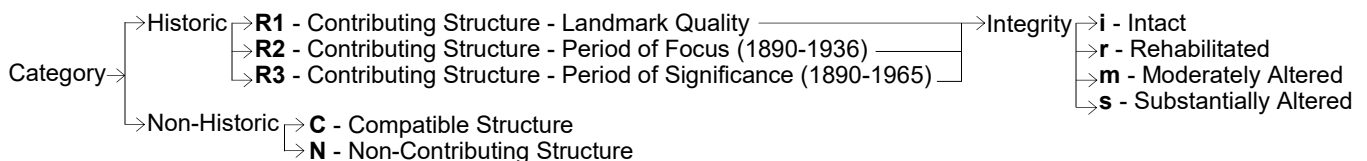
<b>998 E. 15th Street</b>	Category: <b>C</b>	<b>1001 E. 15th Street</b>	Category: <b>R1-i</b>
			
Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input type="checkbox"/> Outside Period of Significance (1965-Present) <input checked="" type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input checked="" type="checkbox"/> RTHL <input checked="" type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Not Applicable		Stylistic Influence(s): Late 19th Century, Italianate, Art Deco	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19161">http://www.plano.gov/DocumentCenter/View/19161</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19162">http://www.plano.gov/DocumentCenter/View/19162</a>	
<b>1003-07 E. 15th Street</b>	Category: <b>R2-i</b>	<b>1004 E. 15th Street</b>	Category: <b>C</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input type="checkbox"/> Outside Period of Significance (1965-Present) <input checked="" type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Late 19th Century, Italianate, Commercial Style		Stylistic Influence(s): Commercial Style, Tudor Revival	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19163">http://www.plano.gov/DocumentCenter/View/19163</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19164">http://www.plano.gov/DocumentCenter/View/19164</a>	



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<b>1006 E. 15th Street</b>	Category: <b>R2-m</b>	<b>1008 E. 15th Street</b>	Category: <b>R2-r</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/>	
Period of Significance (1890-1965) <input checked="" type="checkbox"/>		Period of Significance (1890-1965) <input checked="" type="checkbox"/>	
Outside Period of Significance (1965-Present) <input type="checkbox"/>		Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Italianate, Commercial Style		Stylistic Influence(s): Art Deco, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19165">http://www.plano.gov/DocumentCenter/View/19165</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19166">http://www.plano.gov/DocumentCenter/View/19166</a>	
<b>1010 E. 15th Street</b>	Category: <b>R2-m</b>	<b>1011 E. 15th Street</b>	Category: <b>R2-m</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/>	
Period of Significance (1890-1965) <input checked="" type="checkbox"/>		Period of Significance (1890-1965) <input checked="" type="checkbox"/>	
Outside Period of Significance (1965-Present) <input type="checkbox"/>		Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input checked="" type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Early 20th Century, Italianate, Commercial Style		Stylistic Influence(s): Late 19th Century, Italianate, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19167">http://www.plano.gov/DocumentCenter/View/19167</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19168">http://www.plano.gov/DocumentCenter/View/19168</a>	

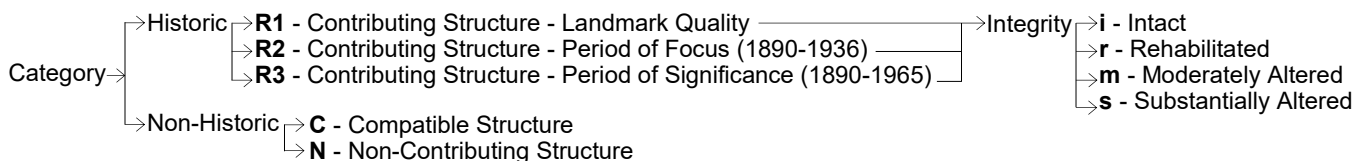


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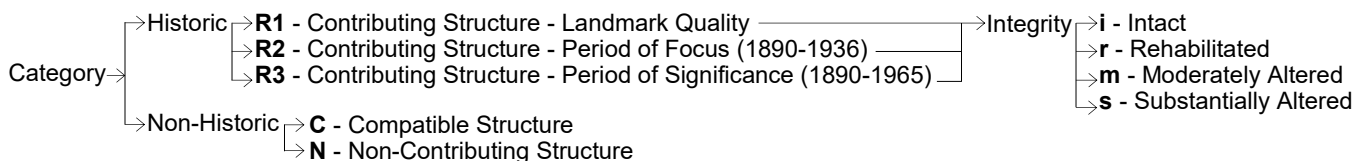
<b>1012 E. 15th Street</b>	Category: <b>R2-m</b>	<b>1013 E. 15th Street</b>	Category: <b>R2-r</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/>	
Period of Significance (1890-1965) <input checked="" type="checkbox"/>		Period of Significance (1890-1965) <input checked="" type="checkbox"/>	
Outside Period of Significance (1965-Present) <input type="checkbox"/>		Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input checked="" type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Early 20th Century, Italianate, Commercial Style		Stylistic Influence(s): Early 20th Century, Italianate, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19127">http://www.plano.gov/DocumentCenter/View/19127</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19128">http://www.plano.gov/DocumentCenter/View/19128</a>	
<b>1015 E. 15th Street</b>	Category: <b>R1-m</b>	<b>1016 E. 15th Street</b>	Category: <b>R2-s</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/>	
Period of Significance (1890-1965) <input checked="" type="checkbox"/>		Period of Significance (1890-1965) <input checked="" type="checkbox"/>	
Outside Period of Significance (1965-Present) <input type="checkbox"/>		Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
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Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19129">http://www.plano.gov/DocumentCenter/View/19129</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19130">http://www.plano.gov/DocumentCenter/View/19130</a>	



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<b>1017 E. 15th Street</b>	Category: <b>R2-s</b>	<b>1018 E. 15th Street</b>	Category: <b>R2-s</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input checked="" type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Early 20th Century, Commercial Style		Stylistic Influence(s): Early 20th Century, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19131">http://www.plano.gov/DocumentCenter/View/19131</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19132">http://www.plano.gov/DocumentCenter/View/19132</a>	
<b>1020 E. 15th Street</b>	Category: <b>R2-m</b>	<b>1021 E. 15th Street</b>	Category: <b>R2-r</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Early 20th Century, Italianate, Commercial Style		Stylistic Influence(s): Late 19th Century, Italianate, Commercial Style	
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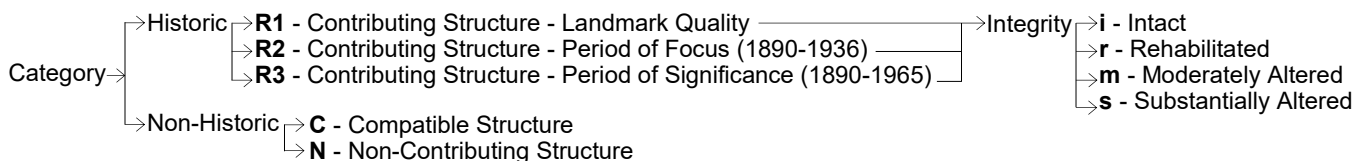


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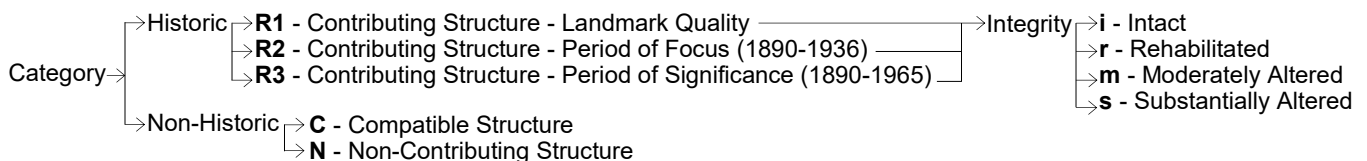
<b>1022 E. 15th Street</b>	Category: <b>R2-r</b>	<b>1023-25 E. 15th Street</b>	Category: <b>R1-m</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/>	
Period of Significance (1890-1965) <input checked="" type="checkbox"/>		Period of Significance (1890-1965) <input checked="" type="checkbox"/>	
Outside Period of Significance (1965-Present) <input type="checkbox"/>		Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Early 20th Century, Italianate, Commercial Style		Stylistic Influence(s): Late 19th Century, Commercial Style	
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<b>1024 E. 15th Street</b>	Category: <b>R2-m</b>	<b>1026 E. 15th Street</b>	Category: <b>R2-r</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/>	
Period of Significance (1890-1965) <input checked="" type="checkbox"/>		Period of Significance (1890-1965) <input checked="" type="checkbox"/>	
Outside Period of Significance (1965-Present) <input type="checkbox"/>		Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Early 20th Century, Commercial Style		Stylistic Influence(s): Late 19th Century, Italianate, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19138">http://www.plano.gov/DocumentCenter/View/19138</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19139">http://www.plano.gov/DocumentCenter/View/19139</a>	



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<b>1027 E. 15th Street</b>	Category: <b>R2-s</b>	<b>1029 E. 15th Street</b>	Category: <b>R2-m</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Period of Focus (1890-1936) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Period of Significance (1890-1965) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Period of Significance (1890-1965) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Outside Period of Significance (1965-Present) <input type="checkbox"/>	<input type="checkbox"/>	Outside Period of Significance (1965-Present) <input type="checkbox"/>	<input type="checkbox"/>
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Stylistic Influence(s): Early 20th Century, Commercial Style	Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Stylistic Influence(s): Early 20th Century, Italianate, Commercial Style
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<b>1031-33 E. 15th Street</b>	Category: <b>R2-m</b>	<b>1032 E. 15th Street</b>	Category: <b>R2-r</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Period of Focus (1890-1936) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Period of Significance (1890-1965) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Period of Significance (1890-1965) <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Outside Period of Significance (1965-Present) <input type="checkbox"/>	<input type="checkbox"/>	Outside Period of Significance (1965-Present) <input type="checkbox"/>	<input type="checkbox"/>
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Stylistic Influence(s): Early 20th Century, Commercial Style	Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	Stylistic Influence(s): Early 20th Century, Commercial Style
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19142">http://www.plano.gov/DocumentCenter/View/19142</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19143">http://www.plano.gov/DocumentCenter/View/19143</a>	

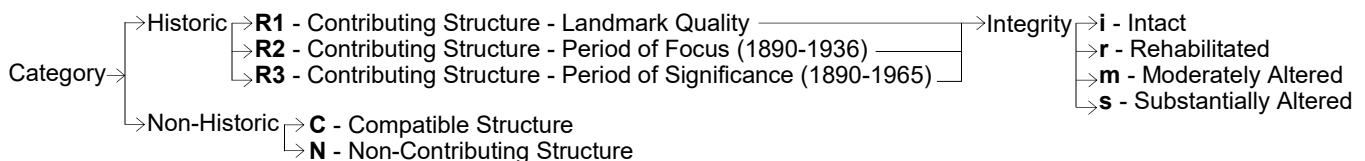


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For more details, please see the [Downtown Heritage Resource District Design Standards](#) and Survey weblinks noted above.






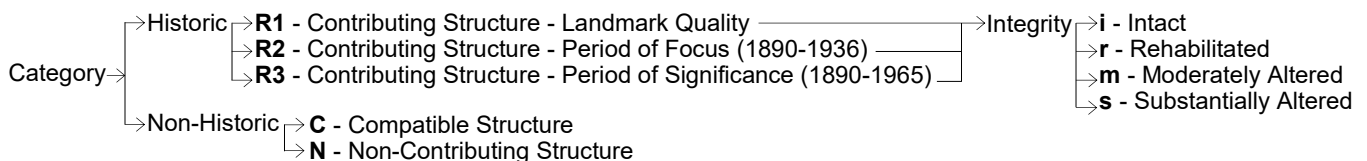
<b>1035 E. 15th Street</b>	Category: <b>R2-r</b>	<b>1037 E. 15th Street</b>	Category: <b>R2-m</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Early 20th Century, Commercial Style		Stylistic Influence(s): Early 20th Century, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19144">http://www.plano.gov/DocumentCenter/View/19144</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19145">http://www.plano.gov/DocumentCenter/View/19145</a>	
<b>1039 E. 15th Street</b>	Category: <b>R2-r</b>	<b>1112 E. 15th Street</b>	Category: <b>R3-m</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Commercial Style		Stylistic Influence(s): Mid-Century, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19146">http://www.plano.gov/DocumentCenter/View/19146</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19147">http://www.plano.gov/DocumentCenter/View/19147</a>	



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For more details, please see the [Downtown Heritage Resource District Design Standards](#) and Survey weblinks noted above.





<b>1020 E. 15th Place</b>	Category: <b>C</b>	<b>1400 J Avenue</b>	Category: <b>Vacant</b>
			
Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input type="checkbox"/> Outside Period of Significance (1965-Present) <input checked="" type="checkbox"/>		Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Other (Garage)		Stylistic Influence(s): Not Applicable	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19133">http://www.plano.gov/DocumentCenter/View/19133</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19148">http://www.plano.gov/DocumentCenter/View/19148</a>	
<b>1408 J Avenue</b>	Category: <b>Vacant</b>	<b>1410-12 J Avenue</b>	Category: <b>R3-m</b>
			
Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Not Applicable		Stylistic Influence(s): Early 20th Century, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19149">http://www.plano.gov/DocumentCenter/View/19149</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19150">http://www.plano.gov/DocumentCenter/View/19150</a>	

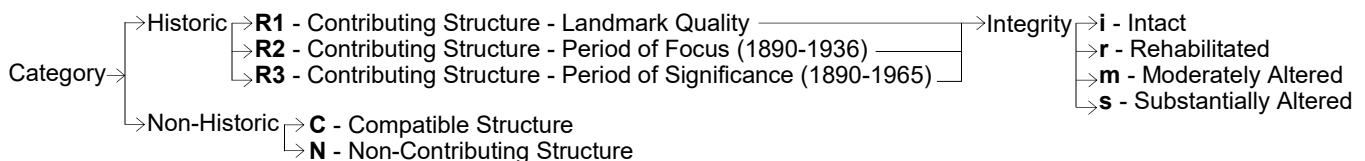


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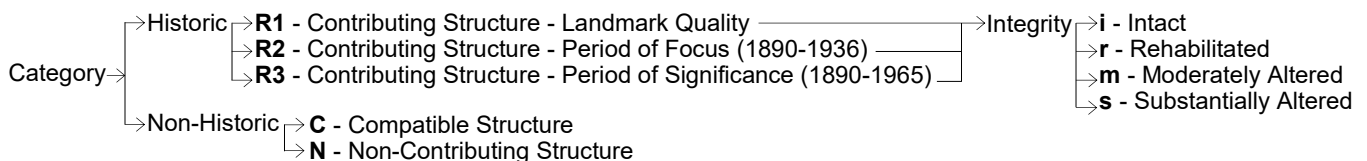
<b>1414 J Avenue</b>	Category: <b>R1-i</b>	<b>1416 J Avenue</b>	Category: <b>R3-s</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Mission, Spanish Colonial, Commercial Style		Stylistic Influence(s): Early 20th Century, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19151">http://www.plano.gov/DocumentCenter/View/19151</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19152">http://www.plano.gov/DocumentCenter/View/19152</a>	
<b>1416 K Avenue</b>	Category: <b>N</b>	<b>1418 K Avenue</b>	Category: <b>R2-s</b>
			
Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): No Style		Stylistic Influence(s): Early 20th Century, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19153">http://www.plano.gov/DocumentCenter/View/19153</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19154">http://www.plano.gov/DocumentCenter/View/19154</a>	



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<b>1420 K Avenue</b>	Category: <b>R2-m</b>	<b>1421 K Avenue</b>	Category: <b>R2-m</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Early 20th Century, Commercial Style		Stylistic Influence(s): Late 19th Century, Italianate, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19155">http://www.plano.gov/DocumentCenter/View/19155</a>		Weblink: <a href="https://www.plano.gov/DocumentCenter/View/31400/1421-K-Avenue-Survey-Form_050718">https://www.plano.gov/DocumentCenter/View/31400/1421-K-Avenue-Survey-Form_050718</a>	
<b>1423 K Avenue</b>	Category: <b>R2-m</b>	<b>1425 K Avenue</b>	Category: <b>R2-m</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Early 20th Century, Commercial Style		Stylistic Influence(s): Early 20th Century, Commercial Style	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19157">http://www.plano.gov/DocumentCenter/View/19157</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19158">http://www.plano.gov/DocumentCenter/View/19158</a>	

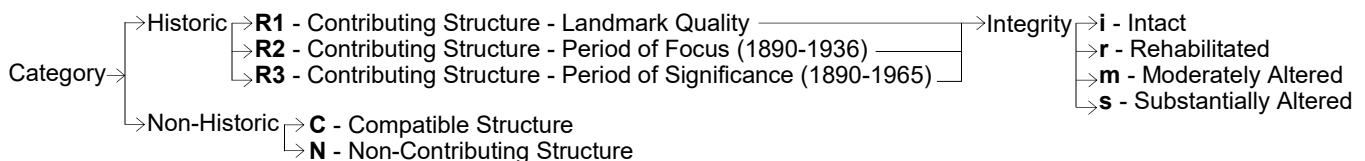


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<b>1422-28 K Avenue</b>	Category: <b>R2-m</b>	<b>1430 K Avenue</b>	Category: <b>Vacant</b>
			
Period of Focus (1890-1936) <input checked="" type="checkbox"/> Period of Significance (1890-1965) <input checked="" type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>		Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input type="checkbox"/> Outside Period of Significance (1965-Present) <input type="checkbox"/>	
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>	
Stylistic Influence(s): Early 20th Century, Commercial Style		Stylistic Influence(s): Not Applicable	
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19156">http://www.plano.gov/DocumentCenter/View/19156</a>		Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19159">http://www.plano.gov/DocumentCenter/View/19159</a>	
<b>1508 K Avenue</b>	Category: <b>N</b>		
			
Period of Focus (1890-1936) <input type="checkbox"/> Period of Significance (1890-1965) <input type="checkbox"/> Outside Period of Significance (1965-Present) <input checked="" type="checkbox"/>			
Current Designation: Local <input type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> Other <input type="checkbox"/>			
Stylistic Influence(s): Other (Utility)			
Weblink: <a href="http://www.plano.gov/DocumentCenter/View/19160">http://www.plano.gov/DocumentCenter/View/19160</a>			

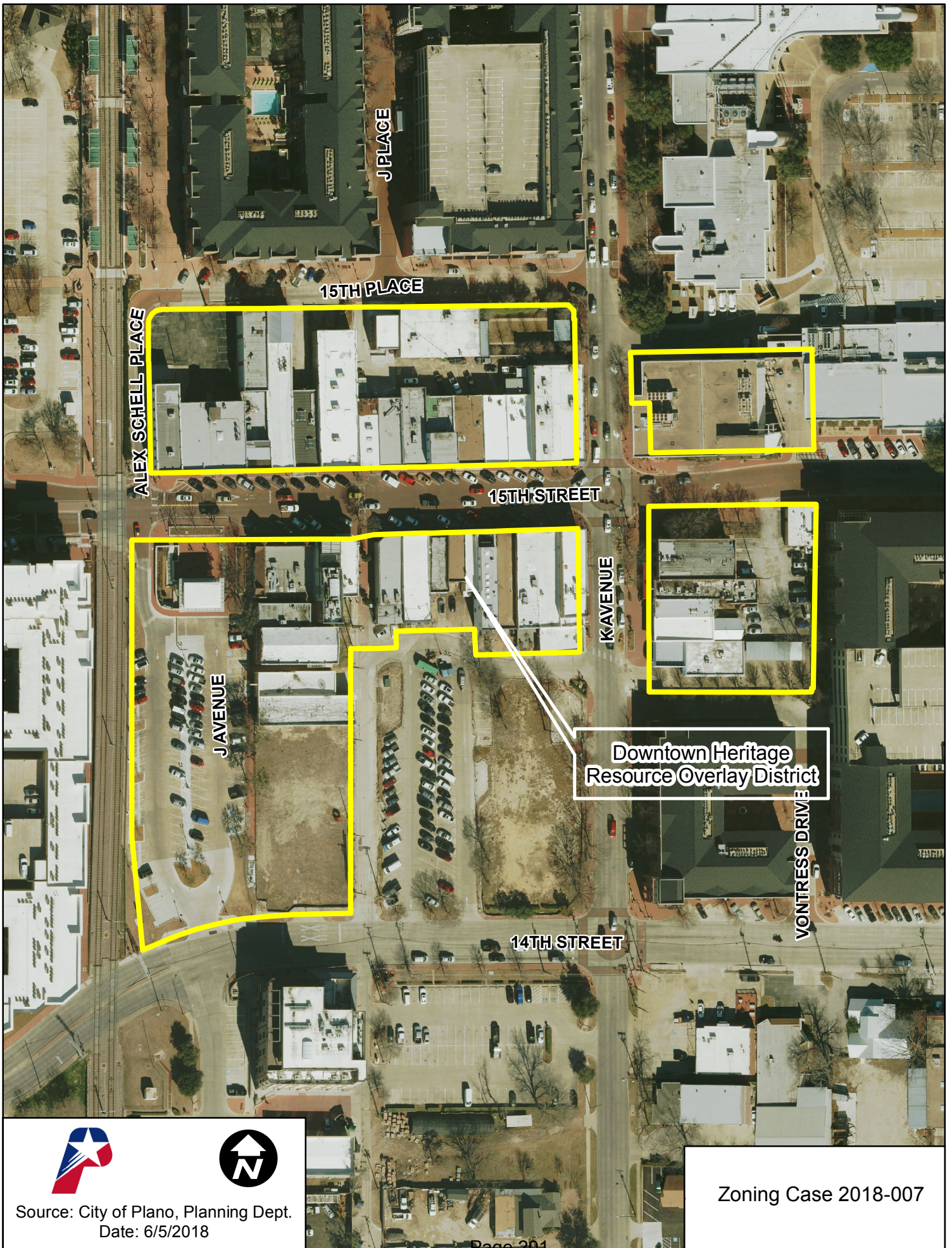


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For more details, please see the [Downtown Heritage Resource District Design Standards](#) and Survey weblinks noted above.







Source: City of Plano, Planning Dept.  
Date: 6/5/2018

Zoning Case 2018-007



## **Zoning Case 2018-007**

**An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Heritage Resource Overlay District No. 26 (Downtown Heritage Resource District) on 5.4 acres of land located on the east and west sides of K Avenue, and north and south sides of 15th Street being situated in the City of Plano, Collin County, Texas, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing; presently zoned Downtown/Business Government (BG), with Heritage Resource Overlay Nos. 8, 9, 25, 26, and 31; 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 25th day of June 2018, for the purpose of considering amending Heritage Resource Overlay District No. 26 (Downtown Heritage Resource District) on 5.4 acres of land located on the east and west sides of K Avenue, and north and south sides of 15th Street being situated in the City of Plano, Collin County, Texas, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing; 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 25th day of June 2018; 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.** The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended, so as to amend Heritage Resource Overlay District No. 26 (Downtown Heritage Resource District) on 5.4 acres of land located on the east and west sides of K Avenue, and north and south sides of 15th Street being situated in the City of Plano, Collin County, Texas, in order to classify the structures in the heritage district as contributing, compatible, or non-contributing; presently zoned Downtown/Business Government (BG), with Heritage Resource Overlay Nos. 8, 9, 25, 26, and 31; said property more fully described on the legal description in Attachment A attached hereto.

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

1. The classification of contributing, compatible, and non-contributing structures within the district shall be established by Attachment B.
2. Following the effective date of this ordinance, any new structure within the district that is constructed in accordance with an approved Certificate of Appropriateness shall be initially classified as a compatible structure.

**Section III.** 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 IV.** 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 V.** 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 VI.** 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 VII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**PASSED AND APPROVED THIS THE 25TH DAY OF JUNE 2018.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

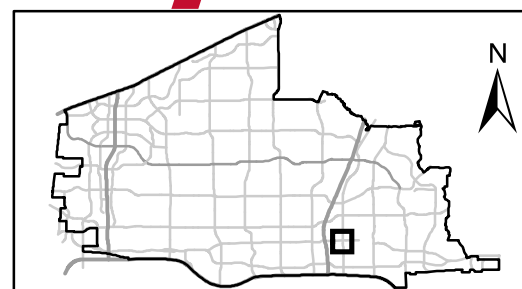


**Zoning Case 2018-007**




SITUATED in the State of Texas, County of Collin and City of Plano, Located on the east and west sides of K Avenue, and north and south sides of 15th Street, and including the following parcels:



PLANO-ORIGINAL DONATION, BLOCK 4, LOT 9  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 1-1  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 2, 3, 4 & 1B  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 5  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 6 & 7  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 8  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 10  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 11A  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 11B  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 12A  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 12B, 13B, 17, 18, 19A, 19B, 20A, 20B, & 21  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 13A  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 14  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 15  
 PLANO-ORIGINAL DONATION, BLOCK 4, LOT 16 & PT OF 19  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 1  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 2  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 3  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 4  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 5  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 6  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 7  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 8 & 9  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 10  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 11, 12, 13A, 13B, 14A, 14B, & 14C  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 11A  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 15A  
 PLANO-ORIGINAL DONATION, BLOCK 5, LOT 15B  
 PLANO-ORIGINAL DONATION, BLOCK 10, LOT 2 & 3A  
 PLANO-ORIGINAL DONATION, BLOCK 10, LOT 4B & 5  
 PLANO-ORIGINAL DONATION, BLOCK 10, LOT 3B, 4C, & 4A  
 PLANO-ORIGINAL DONATION, BLOCK 10, LOT 6A  
 PLANO-ORIGINAL DONATION, BLOCK 10, LOT 6B  
 PLANO-ORIGINAL DONATION, BLOCK 10, LOT 7A  
 PLANO-ORIGINAL DONATION, BLOCK 11, LOT 9 & 10  
 RAILROAD ADON BLK/SHT 13 & 14 LOT/TR (13), LOTS 9 & 10 (14), LOTS 1, 2, 3B, & OL 1  
 RAILROAD ADON BLK/SHT 14 LOT/TR 3A, 4, & 5  
 RAILROAD-PLANO, BLOCK 14, LOT 6 & 7A  
 RAILROAD-PLANO, BLOCK 14, LOT 8B, 9B, 10B, & 11B  
 RAILROAD-PLANO, BLOCK 14, LOT 7B & 8D  
 RAILROAD-PLANO, BLOCK 14, LOT 8A, 9A, 10A, & 11A  
 RAILROAD-PLANO, BLOCK 14, LOT 8C, 9C, 10C, & 11C  
 A0213 KLEPPER, JOS., TRACT 77, ACRES 1.4090

Proposed Zoning: Heritage Ordinance Amendment



 Zoning Boundary Change/SUP    
  Specific Use Permit    
  Subject Property

 City Limits    
  500' Courtesy Notification Buffer    
  Right-of-Way

 Zoning Boundary    
  200' Notification Buffer

Page 306

ALEX SCHELL PL

15TH PL

E 15TH ST

K AVE

VONTRESS DR

14TH ST

Page 207

**Key:**

- 1 - 998 E. 15th Street
- 2 - 1001 E. 15th Street
- 3 - 1003-07 E. 15th Street
- 4 - 1004 E. 15th Street
- 5 - 1006 E. 15th Street
- 6 - 1008 E. 15th Street
- 7 - 1010 E. 15th Street
- 8 - 1011 E. 15th Street
- 9 - 1012 E. 15th Street
- 10 - 1013 E. 15th Street
- 11 - 1015 E. 15th Street
- 12 - 1016 E. 15th Street
- 13 - 1017 E. 15th Street
- 14 - 1018 E. 15th Street
- 15 - 1020 E. 15th Street
- 16 - 1021 E. 15th Street
- 17 - 1022 E. 15th Street
- 18 - 1023-25 E. 15th Street
- 19 - 1024 E. 15th Street
- 20 - 1026 E. 15th Street
- 21 - 1027 E. 15th Street
- 22 - 1029 E. 15th Street
- 23 - 1031-33 E. 15th Street
- 24 - 1032 E. 15th Street
- 25 - 1035 E. 15th Street
- 26 - 1037 E. 15th Street
- 27 - 1039 E. 15th Street
- 28 - 1112 E. 15th Street
- 29 - 1020 E. 15th Place
- 30 - 1400 J Avenue
- 31 - 1408 J Avenue
- 32 - 1410-12 J Avenue
- 33 - 1414 J Avenue
- 34 - 1416 J Avenue
- 35 - 1416 K Avenue
- 36 - 1418 K Avenue
- 37 - 1420 K Avenue
- 38 - 1421 K Avenue
- 39 - 1423 K Avenue
- 40 - 1425 K Avenue
- 41 - 1422-28 K Avenue
- 42 - 1430 K Avenue
- 43 - 1508 K Avenue

**DOWNTOWN  
HERITAGE RESOURCE OVERLAY DISTRICT**

 District Boundary

 Vacant

 Park

 Contributing Structure

 Compatible Structure

 Non-contributing Structure





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/25/2018

Department: Zoning

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

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### CAPTION

**Public Hearing and adoption of Ordinance No. 2018-6-11** as requested in Zoning Case 2018-008 to amend Section 1.900 (Design Standards and Specifications) of Article 1 (Legal Framework), Subsection 3.400.3 (Application Procedure and Requirements) of Section 3.400 (Site Plan) of Article 3 (Site Plan Review), Subsection 10.800.4 (Parking Requirements) of Section 10.800 (BG, Downtown Business/Government District) of Article 10 (Nonresidential Districts), and Section 11.700 (Heritage Resource Overlay District) of Article 11 (Overlay Districts) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, in order to modify standards and procedures for consistency with the Heritage Preservation Ordinance; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. **Conducted and Adopted**

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### FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

FUND(S): N/A

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COMMENTS:

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### SUMMARY OF ITEM

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Great Neighborhoods - 1st Choice to Live, Exciting Urban Centers - Destination for Residents and Guests

**Plano Tomorrow Plan Pillar:**

Built Environment, Social Environment, Economic Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
ZC 2018-008 Follow Up	6/12/2018	P/Z Follow-up Memo
ZC 2018-008 Write Up	6/12/2018	Staff Report
ZC 2018-008 Ordinance	6/15/2018	Ordinance



**DATE:** June 5, 2018  
**TO:** Honorable Mayor & City Council  
**FROM:** John Muns, Chair, Planning & Zoning Commission  
**SUBJECT:** Results of Planning & Zoning Commission Meeting of June 4, 2018

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2018-008**

Request to amend Section 1.900 (Design Standards and Specifications) of Article 1 (Legal Framework), Subsection 10.800.4 (Parking Requirements) of Section 10.800 (BG, Downtown Business/Government District) of Article 10 (Nonresidential Districts), Section 11.700 (Heritage Resource Overlay District) of Article 11 (Overlay Districts), and related sections of the Zoning Ordinance, in order to modify standards and procedures for consistency with the Heritage Preservation Ordinance. Project #ZC2018-008.

**APPROVED:** 5-1 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**Speaker Card(s) Received** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Petition(s) Received:** 0 **# of Signatures:** 0

The Commissioner voting in opposition did not state a reason for his opposition.

**STIPULATIONS:**

Recommended for approval as follows: (Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

**Amend Section 1.900 (Design Standards and Specifications) of Article 1 (Legal Framework), such section to read as follows:**

**1.900 Design Standards and Specifications**

The following design standards and specifications, as amended, are incorporated by reference into this ordinance:

**Design Standards and Specifications**

Manual for the Design of Water & Sanitary Sewer Lines

Standard Construction Details

NCTCOG Standard Specifications for Public Works Construction with City of Plano

Special Provisions

Thoroughfare Standards, Rules & Regulations

Flood Damage Prevention provisions in the city's Code of Ordinances (Chapter 16, Article VIII)

Erosion and Sediment Control Manual

Storm Drainage Design Manual

Fire Code  
Stormwater Quality Requirements  
Engineering Construction Standards  
Retail Corner Design Guidelines  
Multifamily Design Guidelines  
Subdivision Ordinance  
Downtown Development Plan  
Douglass Area Study  
White Rock Creek and Tributaries Floodplain Management Study  
Comprehensive Plan Design Studies Element  
Spring Creekwalk Master Development Plan  
Heritage Preservation Ordinance  
Downtown Heritage Resource District Design Standards  
Haggard Park Heritage Resource District Design Standards

**Amend Subsection 3.400.3.C (Additional Requirements) of Section 3.400 (Site Plan) of Article 3 (Site Plan Review), such subsection to read as follows:**

**3.400.3.C Additional Requirements**

**C. Additional Requirements**

In addition to meeting the requirements for site plan approval, the following approvals may be necessary prior to authorization for development (if applicable to the project):

- i. Preliminary or final plat or replat;
- ii. Engineering plans;
- iii. Stormwater quality plan;
- iv. Traffic Impact Analysis;
- v. Landscape and irrigation plans;
- vi. Tree preservation and protection plan;
- vii. Facade plan;~~and~~
- viii. Certificate of Appropriateness; and
- ix. Other approvals as required by ordinance.

**Amend Part F of Subsection 10.800.4 (Parking Requirements) of Section 10.800 (BG, Downtown Business/Government District) of Article 10 (Nonresidential Districts), such portion of subsection to read as follows:**

## **10.800.4.F Additions to Existing Buildings**

### **F. Additions to Existing Buildings**

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. Additional parking shall be provided only for additions to an existing conforming building. Existing structures designated ~~or pre-designated~~ as Heritage Resource properties may be expanded up to a total additional area of 4,500 square feet without providing additional parking.

**Amend Section 11.700 (Heritage Resource Overlay District) of Article 11 (Overlay Districts), such section to read as follows:**

## **11.700 Heritage Resource Overlay Districts**

### **.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" shall indicate an individual designated property and "HD" shall indicate a Heritage Resource ~~Overlay~~ district.

### **.2 Uses**

- A.** Uses permitted shall be those uses permitted by the base zoning of the district (i.e., the uses permitted on a tract zoned Retail-H would be those uses permitted in a Retail zoning district).
- B.** Additional uses may be permitted where deemed appropriate by the City Council, upon recommendation by the Planning & Zoning Commission.

### **.3 Criteria for Designation**

Criteria used by the Heritage Commission, the Planning & Zoning Commission, and the City Council for the original designation, amendment, or removal of a heritage resource designation are located in Section 16-110 of the City Code of Ordinances, as amended.

~~In making a Heritage Resource Designation, the Planning & Zoning Commission and City Council shall consider one or more of the following criteria:~~

- ~~**A.** Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city, the state, or the United States.~~
- ~~**B.** Location as the site of a significant historic event.~~

- ~~C. Identification with a person who significantly contributed to the culture and development of the city.~~
- ~~D. Exemplification of the cultural, economic, social, or historical heritage of the city.~~
- ~~E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.~~
- ~~F. Embodiment of distinguishing characteristics of an architectural type or specimen.~~
- ~~G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.~~
- ~~H. Embodiment of elements of architectural design, detail, materials, or craftsmanship.~~
- ~~I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural, or architectural motif.~~
- ~~J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.~~
- ~~K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.~~
- ~~L. Value as an aspect of community sentiment or public pride.~~
- ~~M. Input from affected property owners.~~

#### **.4 Procedure**

- A.** Procedures used by the Heritage Commission, Planning & Zoning Commission and the City Council for the original designation, amendment, or removal of a heritage resource designation are located in Section 16-111 of the City Code of Ordinances, as amended.  
~~Before the Planning & Zoning Commission may consider any request for an H or HD Designation, a recommendation by the Heritage Commission shall be made concerning the request.~~
- B.** In making the H or HD Designation, the Planning & Zoning Commission and City Council may modify the requirements of the building code and may reduce, increase, or revise the height, yard, area, coverage, parking, and any other developmental standards, if such action is determined to be necessary for the preservation or protection of the H or HD designated property.

## **.5 Certificate of Appropriateness Review**

- A.** No person or entity shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, stabilization, repair, site improvements, demolition, or relocation of any H or HD designated property which affects the exterior appearance of any structure without obtaining a Certificate of Appropriateness by the Heritage Commission or Heritage Preservation Officer, as appropriate, for the types of work described in Section 16-112 of the City Code of Ordinances, as amended.

~~No building permit or site plan approval for proposed work to the exterior of an existing building or for new construction in a designated Heritage Resource district shall be issued to any application by the Building Inspections or Planning Departments unless the application has first been reviewed by the Heritage Commission and a Certificate of Appropriateness has been issued by the Heritage Commission.~~

- B.** Certificate of Appropriateness review procedures, criteria, exemptions, and other associated requirements are located in Article VI, Chapter 16, of the City Code of Ordinances, as amended.

~~When applying for such a permit or site plan approval, the applicant shall comply with all necessary requirements as defined by the Building Inspections or Planning Departments, who shall forward such application to the Heritage Preservation Officer within 5 business days of receipt thereof. Any applicant may request a meeting with the Heritage Commission before submitting an application and may consult with the Heritage Commission during the review of the permit application.~~

**FOR CITY COUNCIL MEETING OF:** June 25, 2018 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

### **PUBLIC HEARING - ORDINANCE**

MB/ks



CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 4, 2018

**Agenda Item No. 6**

**Public Hearing:** Zoning Case 2018-008

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**DESCRIPTION:**

Request to amend Section 1.900 (Design Standards and Specifications) of Article 1 (Legal Framework), Subsection 10.800.4 (Parking Requirements) of Section 10.800 (BG, Downtown Business/Government District) of Article 10 (Nonresidential Districts), Section 11.700 (Heritage Resource Overlay District) of Article 11 (Overlay Districts), and related sections of the Zoning Ordinance, in order to modify standards and procedures for consistency with the Heritage Preservation Ordinance. Project #ZC2018-008.

**REMARKS:**

On January 8, 2018, the City Council adopted an update to the Heritage Preservation Ordinance which, among other changes, amended criteria and procedures related to the designation of heritage resources. Section 11.700 (Heritage Resource Overlay District) of Article 11 (Overlay Districts) of the Zoning Ordinance also contains criteria and procedures related to heritage designations. This section and related portions of the ordinance need to be updated for consistency with the recently approved changes to the Heritage Preservation Ordinance.

The proposed amendments to Section 11.700 and related sections of the Zoning Ordinance are intended to remove duplications between the Zoning Ordinance and Heritage Preservation Ordinance. The updates include removing criteria and procedures for heritage resource designation by replacing them with references to specific sections within the Heritage Preservation Ordinance. Special provisions which are unique to the Zoning Ordinance, such as the ability for City Council to approve additional uses or modifications to development standards, have been maintained. Changes to other portions of the ordinance are proposed to maintain consistency of terms and information throughout the documents.

To allow the necessary time to prepare updates to the Zoning Ordinance and other heritage-related documents, the effective date of the updated Heritage Preservation Ordinance was delayed until July 9, 2018.

## **ISSUES:**

### **Design Standards and Specifications**

The amendments to this section are proposed for uniformity with other design standards and specification manuals commonly used in the review of development applications.

### **Site Plan Review Requirements**

The review of a Certificate of Appropriateness was added to this section to help ensure the Heritage regulations are reviewed consistently and completely.

### **Parking in the Downtown Business/Government District (BG)**

A section of the BG district references “pre-designated” heritage resource properties. There are no pre-designated heritage resources established within the city, so this language does not affect any property. Sections of the Heritage Preservation Ordinance related to pre-designated heritage resources were removed in the updated ordinance scheduled to take effect on July 9, 2018.

### **Heritage Resource Overlay District Requirements**

These amendments to this section are proposed to remove duplications and potential conflicts between the Zoning Ordinance and the Heritage Preservation Ordinance as well as improve consistency with other recent ordinance updates relating to zoning enforcement.

## **RECOMMENDATION:**

Recommended for approval as follows: (Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

**Amend Section 1.900 (Design Standards and Specifications) of Article 1 (Legal Framework), such section to read as follows:**

**“1.900 Design Standards and Specifications**  
(ZC2017-26; Ord. No. 2017-11-3)

The following design standards and specifications, as amended, are incorporated by reference into this ordinance:

### **Design Standards and Specifications**

Manual for the Design of Water & Sanitary Sewer Lines

Standard Construction Details

NCTCOG Standard Specifications for Public Works Construction with City of Plano

Special Provisions

Thoroughfare Standards, Rules & Regulations

Flood Damage Prevention provisions in the city’s Code of Ordinances (Chapter 16, Article VIII)

Erosion and Sediment Control Manual  
Storm Drainage Design Manual  
Fire Code  
Stormwater Quality Requirements  
Engineering Construction Standards  
Retail Corner Design Guidelines  
Multifamily Design Guidelines  
Subdivision Ordinance  
Downtown Development Plan  
Douglass Area Study  
White Rock Creek and Tributaries Floodplain Management Study  
Comprehensive Plan Design Studies Element  
Spring Creekwalk Master Development Plan  
Heritage Preservation Ordinance  
Downtown Heritage Resource District Design Standards  
Haggard Park Heritage Resource District Design Standards”

**Amend Subsection 3.400.3.C (Additional Requirements) of Section 3.400 (Site Plan) of Article 3 (Site Plan Review), such subsection to read as follows:**

**“3.400.3.C Additional Requirements**

**C. Additional Requirements**

In addition to meeting the requirements for site plan approval, the following approvals may be necessary prior to authorization for development (if applicable to the project):

- i. Preliminary or final plat or replat;
- ii. Engineering plans;
- iii. Stormwater quality plan;
- iv. Traffic Impact Analysis;
- v. Landscape and irrigation plans;
- vi. Tree preservation and protection plan;
- vii. Facade plan;~~and~~
- viii. Certificate of Appropriateness; and
- ix. Other approvals as required by ordinance.”

**Amend Part F of Subsection 10.800.4 (Parking Requirements) of Section 10.800 (BG, Downtown Business/Government District) of Article 10 (Nonresidential Districts), such portion of subsection to read as follows:**

**“10.800.4.F Additions to Existing Buildings**

**F. Additions to Existing Buildings**

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. Additional parking shall be provided only for additions to an existing conforming building. Existing structures designated ~~or pre-designated~~ as Heritage Resource properties may be expanded up to a total additional area of 4,500 square feet without providing additional parking.”

**Amend Section 11.700 (Heritage Resource Overlay District) of Article 11 (Overlay Districts), such section to read as follows:**

**“11.700 Heritage Resource Overlay Districts  
(ZC 97-75)**

**.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" shall indicate an individual designated property and "HD" shall indicate a Heritage Resource Overlay district.

**.2 Uses**

- A.** Uses permitted shall be those uses permitted by the base zoning of the district (i.e., the uses permitted on a tract zoned Retail-H would be those uses permitted in a Retail zoning district).
- B.** Additional uses may be permitted where deemed appropriate by the City Council, upon recommendation by the Planning & Zoning Commission.

**.3 Criteria for Designation**

Criteria used by the Heritage Commission, the Planning & Zoning Commission, and the City Council for the original designation, amendment, or removal of a heritage resource designation are located in Section 16-110 of the City Code of Ordinances, as amended.

~~In making a Heritage Resource Designation, the Planning & Zoning Commission and City Council shall consider one or more of the following criteria:~~

- ~~A. Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city, the state, or the United States.~~
- ~~B. Location as the site of a significant historic event.~~
- ~~C. Identification with a person who significantly contributed to the culture and development of the city.~~
- ~~D. Exemplification of the cultural, economic, social, or historical heritage of the city.~~
- ~~E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.~~
- ~~F. Embodiment of distinguishing characteristics of an architectural type or specimen.~~
- ~~G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.~~
- ~~H. Embodiment of elements of architectural design, detail, materials, or craftsmanship.~~
- ~~I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural, or architectural motif.~~
- ~~J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.~~
- ~~K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.~~
- ~~L. Value as an aspect of community sentiment or public pride.~~
- ~~M. Input from affected property owners.~~

#### **.4 Procedure**

- A. Procedures used by the Heritage Commission, Planning & Zoning Commission and the City Council for the original designation, amendment, or removal of a heritage resource designation are located in Section 16-111 of the City Code of Ordinances, as amended.**  
~~Before the Planning & Zoning Commission may consider any request for an H or HD Designation, a recommendation by the Heritage Commission shall be made concerning the request.~~

- B. In making the H or HD Designation, the Planning & Zoning Commission and City Council may modify the requirements of the building code and may reduce, increase, or revise the height, yard, area, coverage, parking, and any other developmental standards, if such action is determined to be necessary for the preservation or protection of the H or HD designated property.

**.5 Certificate of Appropriateness Review**

- A. No person or entity shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, stabilization, repair, site improvements, demolition, or relocation of any H or HD designated property which affects the exterior appearance of any structure without obtaining a Certificate of Appropriateness by the Heritage Commission or Heritage Preservation Officer, as appropriate, for the types of work described in Section 16-112 of the City Code of Ordinances, as amended.

~~No building permit or site plan approval for proposed work to the exterior of an existing building or for new construction in a designated Heritage Resource district shall be issued to any application by the Building Inspections or Planning Departments unless the application has first been reviewed by the Heritage Commission and a Certificate of Appropriateness has been issued by the Heritage Commission.~~

- B. Certificate of Appropriateness review procedures, criteria, exemptions, and other associated requirements are located in Article VI, Chapter 16, of the City Code of Ordinances, as amended.

~~When applying for such a permit or site plan approval, the applicant shall comply with all necessary requirements as defined by the Building Inspections or Planning Departments, who shall forward such application to the Heritage Preservation Officer within 5 business days of receipt thereof. Any applicant may request a meeting with the Heritage Commission before submitting an application and may consult with the Heritage Commission during the review of the permit application."~~



## **Zoning Case 2018-008**

**An Ordinance of the City of Plano, Texas, amending Section 1.900 (Design Standards and Specifications) of Article 1 (Legal Framework), Subsection 3.400.3 (Application Procedure and Requirements) of Section 3.400 (Site Plan) of Article 3 (Site Plan Review), Subsection 10.800.4 (Parking Requirements) of Section 10.800 (BG, Downtown Business/Government District) of Article 10 (Nonresidential Districts), and Section 11.700 (Heritage Resource Overlay District) of Article 11 (Overlay Districts) of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, in order to modify standards and procedures for consistency with the Heritage Preservation Ordinance; 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 25th day of June 2018, 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 25th day of June 2018; 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.** 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:

### **1.900 Design Standards and Specifications**

The following design standards and specifications, as amended, are incorporated by reference into this ordinance:

## **Design Standards and Specifications**

Manual for the Design of Water & Sanitary Sewer Lines

Standard Construction Details

NCTCOG Standard Specifications for Public Works Construction with City of Plano  
Special Provisions

Thoroughfare Standards, Rules & Regulations

Flood Damage Prevention provisions in the city's Code of Ordinances (Chapter 16, Article VIII)

Erosion and Sediment Control Manual

Storm Drainage Design Manual

Fire Code

Stormwater Quality Requirements

Engineering Construction Standards

Retail Corner Design Guidelines

Multifamily Design Guidelines

Subdivision Ordinance

Downtown Development Plan

Douglass Area Study

White Rock Creek and Tributaries Floodplain Management Study

Comprehensive Plan Design Studies Element

Spring Creekwalk Master Development Plan

Heritage Preservation Ordinance

Downtown Heritage Resource District Design Standards

Haggard Park Heritage Resource District Design Standards

**Section II.** Part C (Additional Requirements) of Subsection 3.400.3 (Application Procedure and Requirements) of Section 3.400 (Site Plan) of 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 portion of subsection to read as follows:

### **3.400.3 Application Procedure and Requirements**

#### **C. Additional Requirements**

In addition to meeting the requirements for site plan approval, the following approvals may be necessary prior to authorization for development (if applicable to the project):

- i. Preliminary or final plat or replat;
- ii. Engineering plans;
- iii. Stormwater quality plan;
- iv. Traffic Impact Analysis;
- v. Landscape and irrigation plans;

- vi. Tree preservation and protection plan;
- vii. Facade plan;
- viii. Certificate of Appropriateness; and
- ix. Other approvals as required by ordinance.

**Section III.** Part F (Additions to Existing Buildings) of Subsection 10.800.4 (Parking Requirements) of Section 10.800 (BG, Downtown Business/Government 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 portion of subsection to read as follows:

#### **10.800.4 Parking Requirements**

##### **F. Additions to Existing Buildings**

Any existing parking or lack of same for any conforming structure within the BG district as of December 9, 2002, shall be considered a conforming parking arrangement. Additional parking shall be provided only for additions to an existing conforming building. Existing structures designated as Heritage Resource properties may be expanded up to a total additional area of 4,500 square feet without providing additional parking.

**Section IV.** Section 11.700 (Heritage Resource 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 section to read as follows:

#### **11.700 Heritage Resource Overlay District**

##### **.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" shall indicate an individual designated property and "HD" shall indicate a Heritage Resource district.

##### **.2 Uses**

- A.** Uses permitted shall be those uses permitted by the base zoning of the district (i.e., the uses permitted on a tract zoned Retail-H would be those uses permitted in a Retail zoning district).

- B. Additional uses may be permitted where deemed appropriate by the City Council, upon recommendation by the Planning & Zoning Commission.

**.3 Criteria for Designation**

Criteria used by the Heritage Commission, the Planning & Zoning Commission, and the City Council for the original designation, amendment, or removal of a heritage resource designation are located in Section 16-110 of the City Code of Ordinances, as amended.

**.4 Procedure**

- A. Procedures used by the Heritage Commission, Planning & Zoning Commission and the City Council for the original designation, amendment, or removal of a heritage resource designation are located in Section 16-111 of the City Code of Ordinances, as amended.
- B. In making the H or HD Designation, the Planning & Zoning Commission and City Council may modify the requirements of the building code and may reduce, increase, or revise the height, yard, area, coverage, parking, and any other developmental standards, if such action is determined to be necessary for the preservation or protection of the H or HD designated property.

**.5 Certificate of Appropriateness Review**

- A. No person or entity shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, stabilization, repair, site improvements, demolition, or relocation of any H or HD designated property which affects the exterior appearance of any structure without obtaining a Certificate of Appropriateness by the Heritage Commission or Heritage Preservation Officer, as appropriate, for the types of work described in Section 16-112 of the City Code of Ordinances, as amended.
- B. Certificate of Appropriateness review procedures, criteria, exemptions, and other associated requirements are located in Article VI, Chapter 16, of the City Code of Ordinances, as amended.

**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.

**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 have a delayed effective date of July 9, 2018. This Ordinance shall be published upon passage as required by law. Pursuant to Section 3-11 of the City Charter, the deadline for any action under Article 7 of the City Charter shall begin from the final date of publication.

**PASSED AND APPROVED THIS THE 25TH DAY OF JUNE 2018.**

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY