



CITY COUNCIL

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

DATE: November 26, 2018

TIME: 7:00 PM

CALL TO ORDER

INVOCATION: Pastor Rita Kopecki - New Hope Christian Fellowship

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Plano Chapter - The Sons of the American Revolution

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

Presentation: The Sons of the American Revolution are presenting Public Service Awards to several City of Plano First Responders. **Presented**

Presentation: The City of Plano is honoring the public-private preservation efforts of Plano in partnership with downtown property owners to preserve that area from fire. **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) November 12, 2018
Approved

Approval of Expenditures

Purchase from an Existing Contract

- (b) To approve the purchase of support and maintenance for Cisco SmartNet for one (1) year in the amount of \$79,084 from CDW Government, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (NIPA Contract No. 2018011-01) **Approved**

Approval of Contract Modification

- (c) To approve an expenditure for the purchase of support and maintenance for the network support infrastructure for one (1) year in the estimated annual amount of \$163,601 from Scientel Solutions, LLC; and authorizing the City Manager to execute all necessary documents. (Contract No. 2017-0535-O, Modification No. 1) **Approved**

Approval of Expenditure

- (d) To approve an expenditure for Liberty Recreation Center Renovation in the amount of \$5,346,024 from Balfour Beatty Construction, LLC; and authorizing the City Manager to execute all necessary documents. (Project No. 6876, RFQ 2017-0516-B) **Approved**

Approval of Contract / Agreement

- (e) To authorize the conveyance of an Easement and Right-of-Way to Oncor Electric Service Company for the purpose of installing a switchgear for improvement to the Lower White Rock Creek Lift Station; and authorizing the City Manager to execute all necessary documents. **Approved**

Adoption of Resolutions

- (f) **Resolution No. 2018-11-8(R):** To approve the Investment Portfolio Summary for the quarter ended September 30, 2018; and providing an effective date. **Adopted**

Adoption of Ordinances

- (g) **Ordinance No. 2018-11-9:** To repeal in its entirety City of Plano Ordinance No. 2016-3-11, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Building Code, with certain additions, deletions, and amendments, as the Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**
- (h) **Ordinance No. 2018-11-10:** To repeal City of Plano Ordinance No. 2016-3-14, codified as Divisions 1 and 2 of Chapter 6, Buildings and Building Regulations, Article III, Property Maintenance Code, of the Code of Ordinances; and repealing City of Plano Ordinance No. 2017-2-11, codified as Division 2 of Chapter 6, Buildings and Building Regulations, Article III, Property Maintenance Code, of the Code of Ordinances; and adopting the 2018 Edition of the International Property Maintenance Code, with certain additions, deletions and amendments, as the Property Maintenance Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**
- (i) **Ordinance No. 2018-11-11:** To repeal in its entirety City of Plano Ordinance No. 2016-3-10, codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Plumbing Code, with certain additions, deletions and amendments, as the Plumbing Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**
- (j) **Ordinance No. 2018-11-12:** To repeal in its entirety City of Plano Ordinance No. 2016-3-9, codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City; and adopting the 2018 Edition of the International Mechanical Code, with certain additions, deletions, and amendments, as the Mechanical Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**
- (k) **Ordinance No. 2018-11-13:** To repeal Ordinance No. 2014-11-15, codified as Article IX, Electrical Code, Chapter 6 of the Code of Ordinances of the City of Plano, Texas; adopting the 2017 National Electrical Code with certain additions, deletions, and amendments as the Electrical Code for the City of Plano, Texas; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause and an effective date. **Adopted**
- (l) **Ordinance No. 2018-11-14:** To repeal in its entirety City of Plano Ordinance No. 2016-3-7 codified as Article XVIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Energy Conservation Code, with certain additions, deletions and amendments, as the Energy Conservation Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**

- (m) **Ordinance No. 2018-11-15:** To repeal in its entirety City of Plano Ordinance No. 2016-3-8, codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Fuel Gas Code, with certain additions, deletions, and amendments, as the Fuel Gas Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**
- (n) **Ordinance No. 2018-11-16:** To repeal City of Plano Ordinance No. 2016-3-12 codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Residential Code with certain additions, deletions, and amendments, as the Residential Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**
- (o) **Ordinance No. 2018-11-17:** To repeal in its entirety City of Plano Ordinance No. 2016-3-6, codified as Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Existing Building Code, with certain additions, deletions and amendments, as the Existing Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**
- (p) **Ordinance No. 2018-11-18:** To amend Chapter 6, Buildings and Building Regulations, adding Article XXIII, Swimming Pool and Spa Code, as amended; adopting certain changes to the 2018 Edition of the International Swimming Pool and Spa Code of the International Code Council, Inc.; providing for a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**
- (q) **Ordinance No. 2018-11-19:** To repeal Ordinance No. 2016-3-5, codified as Article II, Fire Code, of Chapter 8 of the Code of Ordinances of the City; adopting the 2018 Edition of the International Fire Code, with certain revised additions, deletions and amendments as the Fire Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted**
- (r) **Ordinance No. 2018-11-20:** To transfer the sum of \$500,000 from the Recreation Revolving Fund Unappropriated fund balance to the Recreation Revolving Fund Appropriation for fiscal year 2018-19 for the purpose of providing partial funding for the construction of the Liberty Recreation Center Renovation, amending the Budget of the City adopted by Ordinance No. 2018-9-9, to reflect the actions taken herein; declaring this action to be in the public interest; and providing 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 2018-014 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 19.3 acres of land located at the northwest corner of the Dallas North Tollway and Plano Parkway in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-25-Regional Commercial; 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: Kreymer Investments, LTD. (Tabled at 11/12/18 Council meeting.) **Tabled to December 10, 2018**
- (2) **Public Hearing and adoption of Ordinance No. 2018-11-21** as requested in Zoning Case 2018-022 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-21-Corridor Commercial on 93.9 acres of land located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive in the City of Plano, Collin County, Texas, in order to modify Section 2 (General Standards) of the Planned Development; 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. Applicants: AR LC, LLC and DRI/Maple Legacy Central, LLC **Conducted and Adopted**
- (3) **Public Hearing and adoption Ordinance No. 2018-11-22** as requested in Zoning Case 2018-023 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting individual Heritage Resource Designation H-36 to a 1.0 acre property located at the southeast corner of H Avenue and 16th Street, in the City of Plano, Collin County, Texas, presently zoned Downtown Business/Government and located within Heritage Resource Overlay District-20, and retaining this zoning classification; directing a change accordingly in the official zoning map of the City; and providing a repealer clause, a severability clause, and an effective date. Applicant: City of Plano **Conducted and Adopted**
- (4) **Public Hearing and adoption of Resolution No. 2018-11-23(R)** to adopt a new heritage preservation plan, also known as Preservation Plano 150, and approving it as the guiding policy document for the city's heritage preservation program and related activities of the City of Plano; repealing the former preservation plan; and providing 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: 11/26/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

CAPTION

Presentation: The Sons of the American Revolution are presenting Public Service Awards to several City of Plano First Responders. **Presented**

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

CAPTION

Presentation: The City of Plano is honoring the public-private preservation efforts of Plano in partnership with downtown property owners to preserve that area from fire. **Presented**

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: City Secretary

Department Head: Lisa Henderson

Agenda Coordinator:

CAPTION

November 12, 2018

Approved

FINANCIAL SUMMARY

Not Applicable

FUND(S): N/A

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

Regionalism

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------|-------------|---------|
| Work Session Minutes | 11/21/2018 | Minutes |
| Regular Session Minutes | 11/21/2018 | Minutes |

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
November 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– arrived at 5:12 p.m.
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., Monday, November 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; and to discuss Real Estate, Section 551.072; 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 6:20 p.m. in the Senator Florence Shapiro Council Chambers.

- **Consideration and action resulting from Executive Session discussion**
- **Comprehensive Monthly Financial Report – September 2018**
- **Discussion and direction re: Los Rios Golf Course**
Council expressed concurrence to provide one green fee per month for a year to the Lifetime members.
- **Housing Trends Analysis and Strategic Plan**
Deputy Mayor Pro Tem Miner left during this presentation and did not return to the dais.
- **Sanitary Sewer Overflow Reduction Program**
This item was presented during the regular meeting.
- **Consent and Regular Agendas**
Items E, S, and T were removed from the Consent Agenda for individual consideration by citizen request.
- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting was adjourned at 7:08 p.m.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, City Secretary

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

COUNCIL MEMBERS PRESENT

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

COUNCIL MEMBERS ABSENT

Angela Miner, Deputy Mayor Pro Tem

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 Monday, November 12, 2018 at 7:08 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Invocation and Pledge

Pastor Brian McClane with Northpoint Church led the invocation and American Legion Harding – Blaine Post 321 Color Guard and Cub Scout Pack 1259 - Hughston and Wells Elementary Schools led the Pledge of Allegiance and Texas Pledge.

Proclamations and Special Recognitions

Proclamation: November 12 is being observed as Veterans Day, a day to honor all who have served our country.

Special Recognition: The City of Plano recognizes the Department of Texas Military Order of the Purple Heart and thanks them for the sign designating Plano a Purple Heart City.

Proclamation: Homeless Awareness Week is November 10 – 18, 2018.

Comments of Public Interest

- David Evans spoke to housing tax credits.
- Michael Godfrey spoke to lifetime golf memberships at Los Rios Golf Club.
- John Putnam spoke to lifetime golf memberships at Los Rios Golf Club.
- John Salvey spoke to lifetime golf memberships at Los Rios Golf Club.
- Colleen Epstein spoke to subsidizing affordable housing.

Consent Agenda

MOTION: Upon a motion made by Council Member Prince and seconded by Council Member Grady, the Council voted 7-0, to approve all items on the Consent Agenda, except Item E, Item S, and Item T as follows:

Approval of Minutes

October 22, 2018

(Consent Agenda Item “A”)

Approval of Expenditures

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

RFB No. 2018-0106-B for a contract for Installation of Microwave Radio Network Routing Equipment Upgrade for Radio Shop to Scientel Solutions, LLC in the amount of \$59,400; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

RFB No. 2018-0295-C for a one (1) year contract with four (4) one-year City optional renewals for Herbicides, Pesticides and Misc. Chemicals for the Parks and Recreation Department to Helena Agri-Enterprises, LLC \$36,438, Rentokil North America, Inc. DBA Target Specialty Products \$11,296, Red River Specialties, LLC \$5,157, Pro Pest and Lawn Store \$58,460, Morning Star Industries, Inc. \$13,666 and SiteOne Landscape Supply \$33,588 in the total estimated annual amount of \$158,605; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

RFB No. 2018-0570-B for the Relocation of the Transportation Management Center to KC Construction Services, Inc. in the amount of \$160,790; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

RFB No. 2018-0588-B for Intersection Improvements - McDermott Road, 15th Street and Plano Parkway, Project No. 6336, to Rebcon, Inc. in the amount of \$841,643; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

Purchase from an Existing Contract

To approve the purchase of six (6) Refuse Trucks in the amount of \$1,099,452 from Bond Equipment Company, Inc., four (4) Automated Side Load Bodies in the amount of \$448,789 from BTE Body Company, and two (2) Rear Load Bodies in the amount of \$204,400 from Heil of Texas for a total amount of \$1,752,641 for Fleet Services to be utilized by Environmental Waste Collections through existing contracts; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 516-16 and 521-16) (Consent Agenda Item “G”)

To approve the purchase of Swimming Pool Supplies and Services ending May 31, 2019 with one (1) twelve-month City optional renewal for Parks and Recreation in the estimated annual amount of \$75,000 from Sunbelt Pools through an existing contract; and authorizing the City Manager to execute all necessary documents. (Buyboard Contract No. 533-17) (Consent Agenda Item “H”)

To approve the purchase of Infield Material for Ballfields for the Parks and Recreation Department in the estimated amount of \$150,550 from MasterTurf Products and Service, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 529-17) (Consent Agenda Item “I”)

To approve the purchase of Furniture for the Sam Johnson Recreation Center in the amount of \$272,797 from Business Interiors, Inc., Interior Resources Group, Wilson Office Interiors, LLC, and Mity-Lite, Inc. through existing contracts; and authorizing the City Manager to execute all necessary documents. (TXMAS Contract No’s. 4-7110240, 17-7103, 17-7106, 18-7105, 18-7801; NIPA Contract No’s. R142213, R142217, P15-150-DT; and BuyBoard Contract No. 503-16) (Consent Agenda Item “J”)

Approval of Contract Modification

To approve an increase to current awarded annual amount of \$783,100 by \$342,500, for a total annual amount of \$1,125,600, for the purchase of additional Advertising for Visit Plano from Atkins International, LLC; and authorizing the City Manager to execute all necessary documents. (Contract No. 2017-0400-C, Modification No.1) (Consent Agenda Item “K”)

Approval of Expenditure

To ratify an expenditure in the amount of \$111,963 for a Rough Area Riding Mower from Professional Turf Products for Fleet Services to be utilized by Grounds Maintenance Services; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “L”)

To ratify an expenditure in the amount of \$64,868 for Software Maintenance and Support for the Polaris Integrated Library System (ILS) for a contract with five (5) one year City optional renewals from Innovative Interfaces, Inc. for Libraries; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “M”)

To approve an expenditure in the amount of \$225,084 to MuniServices, LLC; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “N”)

Approval of Contract / Agreement

To ratify an extension of the Interlocal Cooperation Agreement between the Cities of Allen and Plano and the City of Lucas for the use of the Plano and Allen Radio Communications System. (Consent Agenda Item “O”)

To ratify an extension of the Interlocal Cooperation Agreement between the Cities of Allen and Plano and the City of Parker for the use of the Plano and Allen Radio Communications System. (Consent Agenda Item “P”)

To ratify an extension of the Interlocal Cooperation Agreement between the Cities of Allen and Plano and the Plano Independent School District for the use of the Plano and Allen Radio Communications System. (Consent Agenda Item “Q”)

To ratify an extension of the Interlocal Cooperation Agreement between the Cities of Allen and Plano and the Texas Health Center for Diagnostics and Surgery for the use of the Plano and Allen Radio Communications System. (Consent Agenda Item “R”)

Adoption of Ordinances

Ordinance No. 2018-11-1: To amend Section 12-172, Bike-Share Permits, of Article VII, Bicycles, of Chapter 12, Motor Vehicles and Traffic, and amend Section 19-1, Obstruction of Streets, Alleys, Sidewalks, Parkway Areas, or Public Grounds, of Article I, In General, of Chapter 19, Streets and Sidewalks, of the Code of Ordinances of the City of Plano, Texas to regulate scooter share service companies, providing a repealer clause, a severability clause, a savings clause, a publication clause, a penalty clause, and an effective date. (Consent Agenda Item “U”)

Ordinance No. 2018-11-2: To amend a section of Ordinance No. 2012-12-13 codified as Section 2-136 of Article VI, Emergency Management of Chapter 2, Administration, of the City of Plano Code of Ordinances as required by state law; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. (Consent Agenda Item “V”)

Ordinance No. 2018-11-3: To amend Section 16-19 – Fees for zoning, rezoning and other miscellaneous fees, of Article II – Fees Generally, of Chapter 16, Planning and Development, of the Code of Ordinances of the City of Plano; establishing a new fee for municipal setting designations; providing a repealer clause, a severability clause, a savings clause, and an effective date. (Consent Agenda Item “W”)

END OF CONSENT AGENDA

RFB No. 2018-0483-B for I Avenue - 14th Street to 15th Street, Project No. 6820, for Engineering to XIT Paving and Construction, Inc. in the amount of \$590,592; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

Colleen Epstein spoke in opposition of the item. There were no other speakers.

MOTION: Upon a motion made by Council Member Grady and seconded by Council Member Prince, the Council voted 7-0, to approve RFB No. 2018-0483-B for I Avenue - 14th Street to 15th Street, Project No. 6820, for Engineering to XIT Paving and Construction, Inc. in the amount of \$590,592.

Resolution No. 2018-11-4(R): To authorize a Substantial Amendment to the 2017-2018 Action Plan for the use of U.S. Department of Housing and Urban Development Community Development Block Grant and HOME Investment Partnerships Program funds; and providing an effective date. (Consent Agenda Item “S”)

Dan Allgeier spoke in opposition of the item. There were no other speakers.

MOTION: Upon a motion made by Council Member Prince and seconded by Mayor Pro Tem Kelley, the Council voted 7-0, to authorize a Substantial Amendment to the 2017-2018 Action Plan for the use of U.S. Department of Housing and Urban Development Community Development Block Grant and HOME Investment Partnerships Program funds; and further to adopt Resolution No. 2018-11-4(R).

Resolution No. 2018-11-5(R): To repeal Resolution No. 2008-2-9(R) and giving direction to staff to prepare instructions and application forms to be used by applicants seeking City of Plano approval of a municipal setting designation, and directing staff to amend such instructions and application forms from time to time as staff deems necessary; and providing an effective date. (Consent Agenda Item “T”)

Colleen Epstein spoke in opposition of the item. There were no other speakers.

MOTION: Upon a motion made by Mayor Pro Tem Kelley and seconded by Council Member Grady, the Council voted 7-0, To repeal Resolution No. 2008-2-9(R) and giving direction to staff to prepare instructions and application forms to be used by applicants seeking City of Plano approval of a municipal setting designation, and directing staff to amend such instructions and application forms from time to time as staff deems necessary; and further to adopt Resolution No. 2018-11-5(R).

Sanitary Sewer Overflow Reduction Program (from Preliminary Open Meeting Agenda)

The Council took a brief recess at 8:18 p.m. and reconvened at 8:30 p.m. Council Member Harrison returned at 8:35 p.m.

Public Hearing and adoption of Ordinance No. 2018-11-6 as requested in Zoning Case 2018-021 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 90 for Household Care Institution on 7.3 acres of land located on the south side of 14th Street, 620 feet west of Shiloh Road, in the City of Plano, Collin County, Texas, presently zoned Light Commercial; 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: The Salvation Army (Regular Item “1”)

Mayor LaRosiliere opened the public hearing. Captain Richard New, representing the applicant, spoke to the project. Rev. Cathy Sweeney and Christina Ortega spoke in support of the project. Mayor LaRosiliere closed the public hearing.

In addition, 65 individuals registered opinion of support for the item but did not wish to speak.

MOTION: Upon a motion made by Council Member Prince and seconded by Council Member Grady, the Council voted 7-0, to grant Specific Use Permit No. 90 for Household Care Institution on 7.3 acres of land located on the south side of 14th Street, 620 feet west of Shiloh Road, in the City of Plano, Collin County, Texas, presently zoned Light Commercial, amending the request to increase the capacity up to 100 persons; as requested in Zoning Case 2018-021; and further to adopt Ordinance No. 2018-11-6.

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2018- 014 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015- 5-2, as heretofore amended, so as to rezone 19.3 acres of land located at the northwest corner of the Dallas North Tollway and Plano Parkway in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-25-Regional Commercial in order to modify 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: Kreymer Investments, LTD. (Request to table to November 26, 2018 City Council meeting.) (Regular Item “2”)

Director of Planning Day stated the applicant has requested tabling the item to the November 26, 2018 meeting.

MOTION: Upon a motion made by Council Member Grady and seconded by Council Member Ricciardelli, the Council voted 7-0, to table the item to the November 26, 2018 meeting.

Public Hearing and adoption of Ordinance No. 2018-11-7 as requested in Zoning Case 2018-018 to amend Article 8 (Definitions), Article 10 (Nonresidential Districts), Article 14 (Allowed Uses and Use Classifications), Article 16 (Parking and Loading), Article 17 (Landscaping and Tree Preservation), Article 23 (Exterior Wall Construction Standards), and related sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to consider various modifications and updates; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. (Regular Item “3”)

Public Hearing and adoption of Ordinance No. 2018-11-7 (Cont'd.)

Mayor LaRosiliere opened the public hearing. No one appeared to speak. Mayor LaRosiliere closed the public hearing.

MOTION: Upon a motion made by Council Member Prince and seconded by Council Member Ricciardelli, the Council voted 7-0, to amend Article 8 (Definitions), Article 10 (Nonresidential Districts), Article 14 (Allowed Uses and Use Classifications), Article 16 (Parking and Loading), Article 17 (Landscaping and Tree Preservation), Article 23 (Exterior Wall Construction Standards), and related sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, to consider various modifications and updates; as requested in Zoning Case 2018-018; and further to adopt Ordinance No. 2018-11-7.

Presentation of changes to the City of Plano Housing Tax Credit Resolution Application and process for the 2019 Housing Tax Credit cycle. (Regular Item “4”)

Discussion and direction re: FY 2019-20 Budget Process (Regular Item “5”)

Council expressed concurrence to forward any program amendments to City Manager Glasscock.

With no further discussion, the Regular City Council Meeting adjourned at 10:21 p.m.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, City Secretary



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: Technology Services

Department Head: Chris Chiancone

Agenda Coordinator: Kellie Pendleton

CAPTION

To approve the purchase of support and maintenance for Cisco SmartNet for one (1) year in the amount of \$79,084 from CDW Government, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (NIPA Contract No. 2018011-01) **Approved**

FINANCIAL SUMMARY

Operating Expense

| FISCAL YEAR: 2018-19 | Prior Year (CIP Only) | Current Year | Future Years | TOTALS |
|-------------------------------|--------------------------|-----------------|-----------------|------------|
| Budget | 0 | 4,088,821 | 0 | 4,088,821 |
| Encumbered/Expended Amount | 0 | -1,060,616 | 0 | -1,060,616 |
| This Item | 0 | -79,084 | 0 | -79,084 |
| Balance | 0 | 2,949,121 | 0 | 2,949,121 |

FUND(S): Technology Services Fund

COMMENTS: Funding for this item is available in the 2018-19 Technology Services Fund. This request is to purchase the annual support and maintenance for Cisco SmartNet, in the amount of \$79,084, which will leave a remaining balance of \$2,949,121 for future support and maintenance expenditures in the 2018-19 Technology Services Budget.

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. (NIPA Contract No. 2018011-01, City of Plano Contract No. 2019-0044-O)

See Recommendation Memo

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------|-------------|----------------------------|
| Recommendation Memo | 11/13/2018 | Memo |
| Cooperative Quote Recap | 11/13/2018 | Cooperative Quote Recap |

Date: Friday, October 26, 2018

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

From: Chris Chiancone, Chief Information Officer

Subject: Recommendation for Award for Cisco SmartNet Support and Maintenance Renewal

Technology Services proposes purchasing Cisco SmartNet support and maintenance for the City of Plano's Cisco networking systems from CDW Government, LLC. This maintenance will provide software upgrades as well as technical support directly from Cisco. Currently, this support is essential for ensuring the integrity and reliability of our data network system. This support includes the City of Plano's Cisco branded switches, routers, firewalls and wireless access points.

By taking advantage of limited lifetime warranties and standardizing our hardware, the cost has been reduced to \$79,084 from the previous \$84,465. The dates of coverage would be December 1, 2018 through November 30, 2019.

If the City of Plano does not purchase these support services Technology Services would not be able to ensure the continuity of data network services for all City departments.

CITY OF PLANO

Quote No. 2019-0044-O

Cisco Switch Hardware and Software Maintenance

Cooperative Quote Recap

Due Date/Time: October 23, 2018 @ 2:00 PM (CST)

Number of Vendors Notified: 21

Vendors Submitting "No Bids": 0

Number of Non-Responsive Quotes Submitted: 0

Number of Responsive Quotes Submitted: 5

| <u>Vendor:</u> | <u>Total Bid</u> |
|---|-------------------------|
| CDW Government, LLC | \$79,084.00 |
| Netsync Network Solutions, Inc. | \$81,061.10 |
| Commsys Technology Corp. | \$82,240.67 |
| Presidio Networked Solutions Group, LLC | \$84,661.99 |
| AT&T Corp. | \$92,620.97 |

Recommended Vendor:

| | |
|---------------------|-------------|
| CDW Government, LLC | \$79,084.00 |
|---------------------|-------------|

Tonya Bee

Tonya Bee, Purchasing Agent

October 23, 2018

Date



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: Technology Services

Department Head: Chris Chiancone

Agenda Coordinator: Kellie Pendleton

CAPTION

To approve an expenditure for the purchase of support and maintenance for the network support infrastructure for one (1) year in the estimated annual amount of \$163,601 from Scientel Solutions, LLC; and authorizing the City Manager to execute all necessary documents. (Contract No. 2017-0535-O, Modification No. 1) **Approved**

FINANCIAL SUMMARY

Operating Expense

| FISCAL YEAR: 2018-19 thru 2019-20 | Prior Year (CIP Only) | Current Year | Future Years | TOTALS |
|--------------------------------------|--------------------------|-----------------|-----------------|------------|
| Budget | 0 | 4,088,821 | 27,267 | 4,116,088 |
| Encumbered/Expended Amount | 0 | -1,060,616 | 0 | -1,060,616 |
| This Item | 0 | -136,334 | -27,267 | -163,601 |
| Balance | 0 | 2,891,871 | 0 | 2,891,871 |

FUND(S): Technology Services Fund

COMMENTS: Funding for this item is available in the 2018-19 Technology Services Fund. This request is to purchase one year of network connectivity support and maintenance from Scientel Solutions, LLC, in the estimated amount of \$136,334 in the 2018-19 Budget, which will leave a current year balance of \$2,891,871 available for future support and maintenance agreements. The remaining expenditure in the amount of \$27,267 for this request will be available in the 2019-20 Technology Services Budget and will be made within approved budget appropriations.

SUMMARY OF ITEM

See Recommendation Memo

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------|-------------|------|
| Recommendation Memo | 11/12/2018 | Memo |

Date: Thursday, November 5, 2018

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

From: Chris Chiancone, Chief Information Officer

Subject: Scientel Wireless Maintenance Agreement Modification

Scientel Wireless, LLC provides service and support of the City's Dragonwave Wireless Backhaul network providing connectivity to various buildings, traffic control systems and cameras throughout the City. Technology Services recommends modifying the existing agreement to continue support and maintenance services for one-year. This agreement covers an aggregate of approximately 100 point-to-point and non-point-to-point devices utilized by the City for the aforementioned connections.

Through a decommission of old hardware throughout the wireless mesh network, this maintenance has been reduced to \$163,601 from the previous \$257,010. The period to be covered is December 1, 2018 through November 30, 2019.

If the City of Plano does not purchase this maintenance, Technology Services would not be able to ensure the continuity of data network services to our traffic control systems and wireless cameras.



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Linda Sweeney

CAPTION

To approve an expenditure for Liberty Recreation Center Renovation in the amount of \$5,346,024 from Balfour Beatty Construction, LLC; and authorizing the City Manager to execute all necessary documents. (Project No. 6876, RFQ 2017-0516-B) **Approved**

FINANCIAL SUMMARY

CIP

| FISCAL YEAR: 2018-19 | Prior Year (CIP Only) | Current Year | Future Years | TOTALS |
|-------------------------------|--------------------------|-----------------|-----------------|------------|
| Budget | 1,826,449 | 8,544,863 | 0 | 10,371,312 |
| Encumbered/Expended Amount | -1,826,449 | -3,059,604 | 0 | -4,886,053 |
| This Item | 0 | -5,346,024 | 0 | -5,346,024 |
| Balance | 0 | 139,235 | 0 | 139,235 |

FUND(S): Capital Maintenance Fund, Recreation Center Facilities CIP, Recreation Revolving Fund & Park Improvement CIP

COMMENTS: Funding for this item is available in the 2018-19 Community Investment Program and through the Recreation Revolving Fund due to a supplemental appropriation in a companion item. Construction of the Liberty Recreation Center Renovation project, in the amount of \$5,346,024, will leave an available balance of \$139,235 available for future project expenditures.

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:

Social Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------|-------------|------|
| Recommendation Memo | 11/12/2018 | Memo |
| Location Map | 11/12/2018 | Map |

Date: November 26, 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
Liberty Recreation Center Renovation (Project No. 6876)

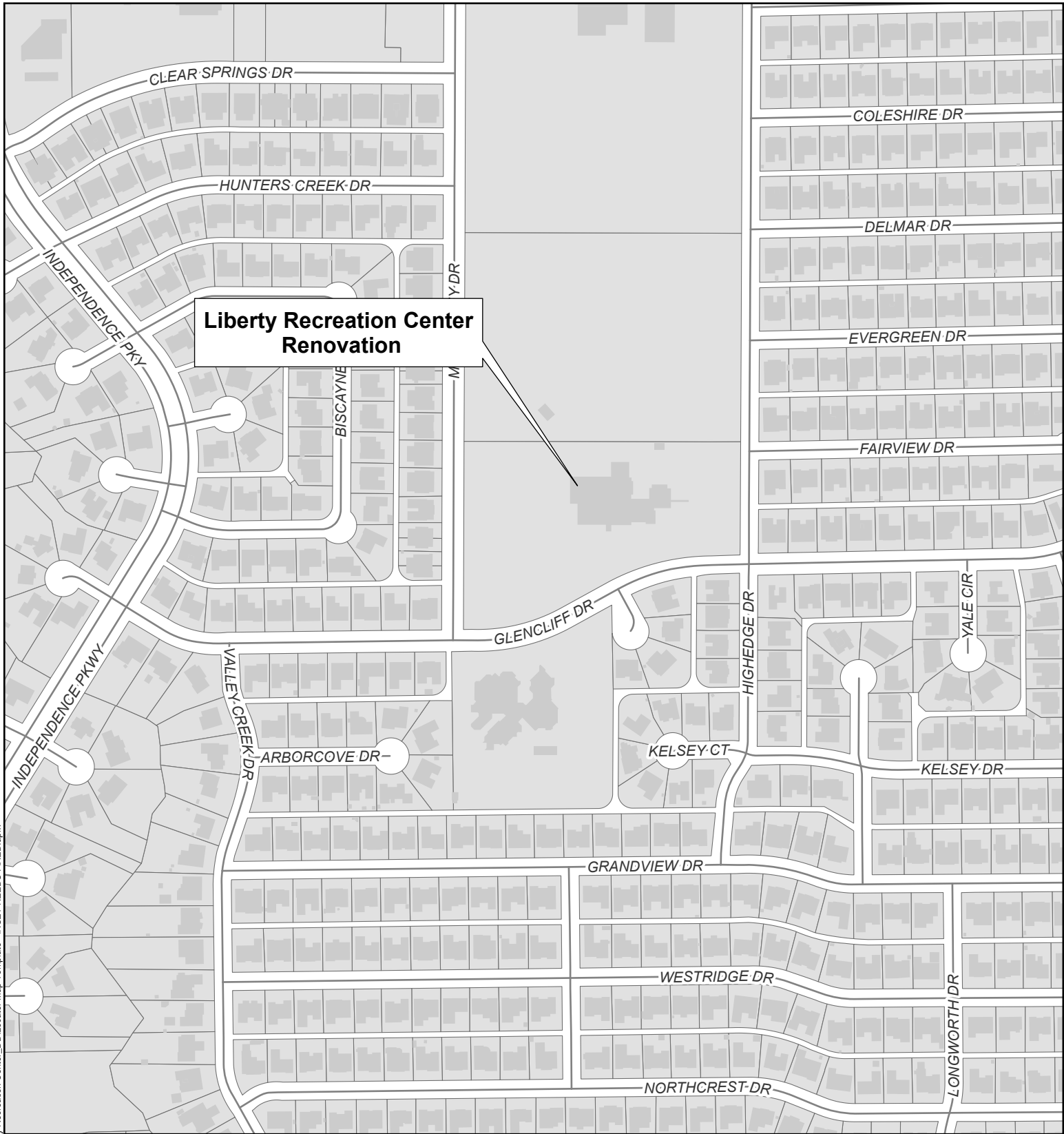
Through a two-step process (RFQ 2017-0516-B), City staff selected Balfour Beatty Construction, LLC (Balfour Beatty), as Construction Manager at Risk (CMAR) for the subject project and entered into a pre-construction services agreement on February 14, 2018.

During the pre-construction design period, Balfour Beatty, working with the Consultant/Architect (SmithGroupJJR) and City staff, developed a Guaranteed Maximum Price (GMP) for management and construction of the Liberty Recreation Center Renovation, providing extensive constructability feedback and several construction cost estimates as construction advisor to the design team.

The project consists of locker room and restroom renovations; expansion of the existing cardio and fitness rooms; renovations of staff offices, classrooms, meeting areas; repair of pool tile and replacement of deteriorated slide with new aquatic features; shade structures for the outdoor pool; addition of new outdoor exercise area; addresses site drainage issues.

Staff and the design consultant have reviewed and recommend acceptance and approval of the GMP of \$5,346,024 for the subject work.

The City intends to enter into a construction contract with Balfour Beatty Construction, LLC, for the construction of the Liberty Recreation Center Renovation.



0 165 330
Feet

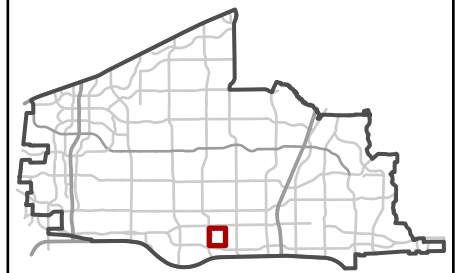


City of Plano BI-GIS Division
November 2018

Liberty Recreation Center Renovation

Project No. 6876

Project Location





CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Eva X-7232

CAPTION

To authorize the conveyance of an Easement and Right-of-Way to Oncor Electric Service Company for the purpose of installing a switchgear for improvement to the Lower White Rock Creek Lift Station; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

Revenue

| FISCAL YEAR: 2018-19 | Prior Year (CIP Only) | Current Year | Future Years | TOTALS |
|-------------------------------|--------------------------|-----------------|-----------------|--------|
| Budget | 0 | 0 | 0 | 0 |
| Encumbered/Expended Amount | 0 | 0 | 0 | 0 |
| This Item | 0 | 850 | 0 | 850 |
| Balance | 0 | 850 | 0 | 850 |

FUND(S): General Fund

COMMENTS:

The \$850 which Oncor will pay for the specified easement and right-of-way will be deposited to the City of Plano's General Fund.

SUMMARY OF ITEM

Conveyance of the Easement and Right-Of-Way is for improvements to the Lower White Rock Creek Lift Station being rehabilitated by the North Texas Municipal Water District (NTMWD).

Strategic Plan Goal:

Strong Local Economy, Partnering for Community Benefit

Plano Tomorrow Plan Pillar:

Economic Environment, Regionalism

ATTACHMENTS:

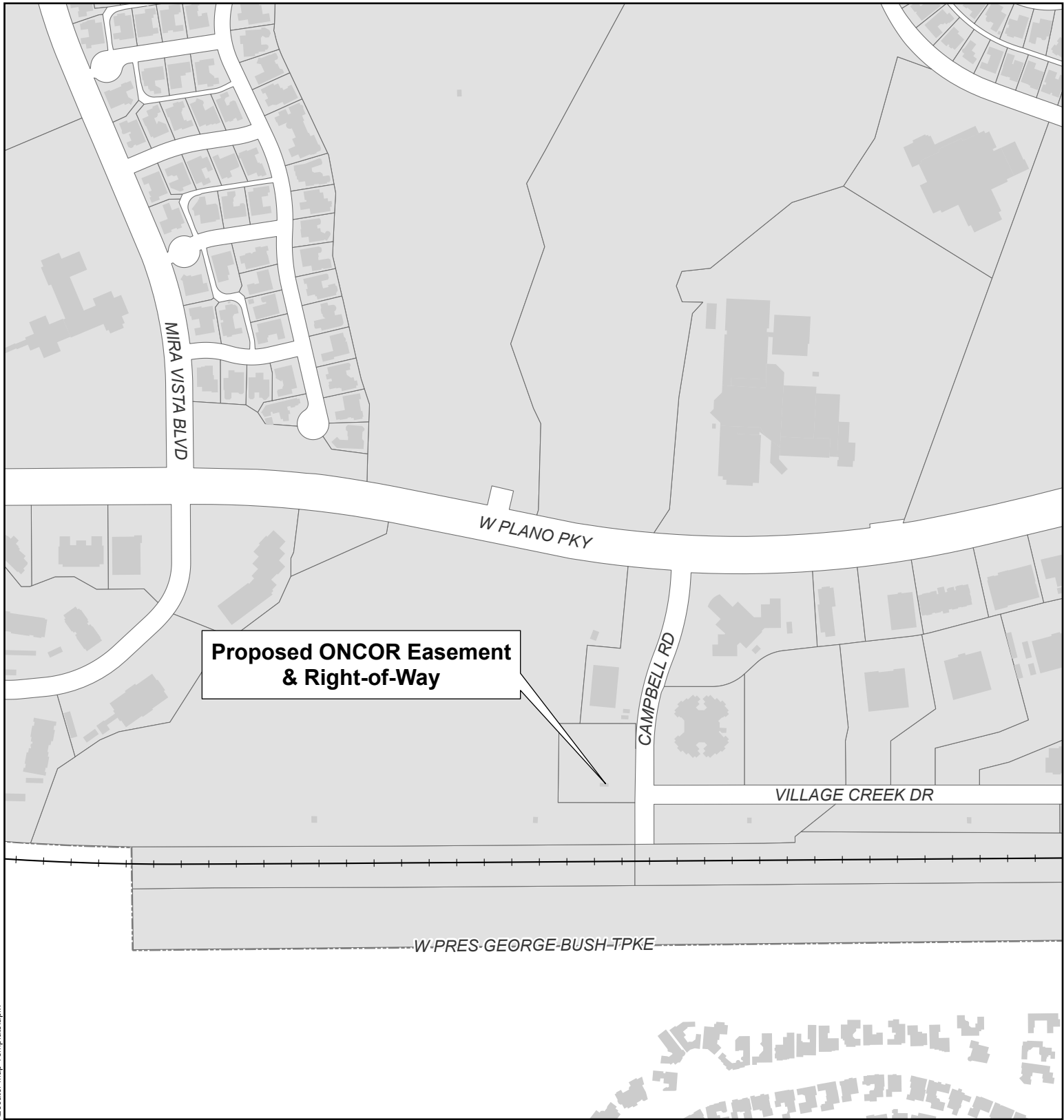
| Description | Upload Date | Type |
|--------------|-------------|------|
| Memo | 11/9/2018 | Memo |
| Location Map | 11/12/2018 | Map |

Date: November 26, 2018
To: Bruce D. Glasscock, City Manager
From: B. Caleb Thornhill, Director of Engineering
Subject: Easement & ROW Conveyance to Oncor

Staff recommends the approval of granting of an easement and ROW conveyance to Oncor for improvements to the Lower White Rock Creek lift station being rehabilitated by North Texas Municipal Water District (NTMWD). Oncor/NTMWD agree to compensate the City of Plano an amount agreed upon of \$850.00 which is fair and reasonable value for the 1019 sf easement.

The easement is required for the installation of a switchgear by Oncor for planned improvements by NTMWD to the Lift Station. The switch gear is part of the electrical power distribution system that will serve new equipment being installed to improve capacity of the existing lift station.

If the easement is not granted, the NTMWD will not be allowed to proceed forward with the planned improvements of expansion and treatment of higher wastewater flows.



0 170 340



Feet

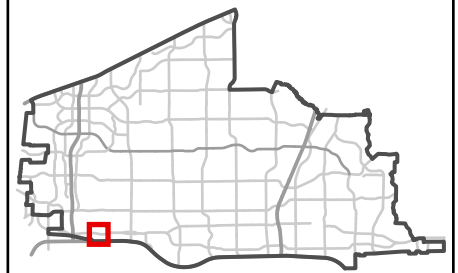


City of Plano GIS Division
November 2018

Oncor Electric Service Company

Utility Easement & Right-of-Way

Project Location





CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: Finance

Department Head: Denise Tacke

Agenda Coordinator: Susan Oldham

CAPTION

Resolution No. 2018-11-8(R): To approve the Investment Portfolio Summary for the quarter ended September 30, 2018; and providing an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: 2018-19 | 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

COMMENTS: This item has no fiscal impact.

SUMMARY OF ITEM

Quarterly Investment Report Ended September 30, 2018.

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------|-------------|------------|
| Resolution | 11/14/2018 | Resolution |

A Resolution of the City of Plano, Texas, approving the Investment Portfolio Summary for the quarter ended September 30, 2018 and providing an effective date.

WHEREAS, the City Council has been presented the City of Plano's Investment Portfolio Summary for the quarter ended September 30, 2018, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Investment Portfolio Summary"); and

WHEREAS, the Public Funds Investment Act at Texas Government Code, Section 2256.005, requires the governing body of an investing entity to review its investment policy and investment strategies not less than annually; and

WHEREAS, upon full review and consideration of the Investment Portfolio Summary, and all matters attendant and related thereto, the City Council is of the opinion that the same should be approved.

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

Section I. The City of Plano's Investment Portfolio Summary for the quarter ended September 30, 2018, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City of Plano and its citizens, is hereby in all things approved.

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

DULY PASSED AND APPROVED this the 26th day of November, 2018.

Harry LaRosiliere, MAYOR

ATTEST:

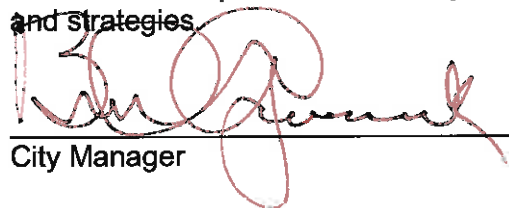
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

City of Plano
INVESTMENT PORTFOLIO SUMMARY
For the Quarter Ended
September 30, 2018

The investment portfolio of the City of Plano is in compliance with the Public Funds Investment Act and the City's Investment Policy and Strategies.



City Manager



Director of Finance



Treasurer



Treasury Analyst

Release Date: November 8, 2018

Information received since the Federal Open Market Committee met in September indicates that the labor market has continued to strengthen and that economic activity has been rising at a strong rate. Job gains have been strong, on average, in recent months, and the unemployment rate has declined. Household spending has continued to grow strongly, while growth of business fixed investment has moderated from its rapid pace earlier in the year. On a 12-month basis, both overall inflation and inflation for items other than food and energy remain near 2 percent. Indicators of longer-term inflation expectations are little changed, on balance.

Consistent with its statutory mandate, the Committee seeks to foster maximum employment and price stability. The Committee expects that further gradual increases in the target range for the federal funds rate will be consistent with sustained expansion of economic activity, strong labor market conditions, and inflation near the Committee's symmetric 2 percent objective over the medium term. Risks to the economic outlook appear roughly balanced.

In view of realized and expected labor market conditions and inflation, the Committee decided to maintain the target range for the federal funds rate at 2 to 2-1/4 percent.

In determining the timing and size of future adjustments to the target range for the federal funds rate, the Committee will assess realized and expected economic conditions relative to its maximum employment objective and its symmetric 2 percent inflation objective. This assessment will take into account a wide range of information, including measures of labor market conditions, indicators of inflation pressures and inflation expectations, and readings on financial and international developments.

Voting for the FOMC monetary policy action were: Jerome H. Powell, Chairman; John C. Williams, Vice Chairman; Thomas I. Barkin; Raphael W. Bostic; Lael Brainard; Richard H. Clarida; Mary C. Daly; Loretta J. Mester; and Randal K. Quarles.

| <u>Asset Type</u> | <u>Avg Yield</u> | <u>September 30, 2018</u> | | <u>June 30, 2018</u> | |
|------------------------------------|------------------|---------------------------|-------------------------|-----------------------|-------------------------|
| | | <u>End Book Value</u> | <u>End Market Value</u> | <u>End Book Value</u> | <u>End Market Value</u> |
| Pools/NOW Accounts | 2.04% | 127,589,264.29 | 127,589,264.29 | 133,917,001.72 | 133,917,001.72 |
| Certificates of Deposit/Fixed Term | 2.21% | 61,956,681.79 | 61,956,681.79 | 36,745,076.26 | 36,745,076.26 |
| FAMCA Bonds | 3.14% | 20,000,000.00 | 19,876,500.00 | 32,000,130.66 | 31,989,876.00 |
| FFCB Bonds | 1.04% | 19,996,270.51 | 19,765,700.00 | 19,995,066.60 | 19,704,740.00 |
| FHLMC Bonds | 2.12% | 62,000,000.00 | 61,738,504.00 | 100,000,000.00 | 99,713,367.00 |
| FNMA Bonds | 1.47% | 42,000,827.47 | 41,097,632.00 | 42,001,057.28 | 41,141,202.00 |
| TVA Bonds | 1.60% | 12,455,055.48 | 12,217,698.00 | 12,505,300.56 | 12,294,114.00 |
| Municipal Bonds | 1.65% | 195,009,480.47 | 191,415,536.45 | 217,890,459.99 | 214,650,692.15 |
| Totals | | 541,007,580.01 | 535,657,516.53 | 595,054,093.07 | 590,156,069.13 |

| Quarter Average Yields*: | |
|----------------------------------|-------|
| Plano Portfolio Yield | 1.91% |
| Six Month Treasury Yield | 2.25% |
| Two Year Treasury Yield | 2.67% |
| TexasDaily Investment Pool Yield | 1.99% |

| Rolling Twelve Month Average Yields*: | |
|--|-------|
| Plano Portfolio Yield | 1.62% |
| Six Month Treasury Yield | 1.87% |
| Two Year Treasury Yield | 2.25% |
| TexasDaily Investment Pool Yield | 1.57% |

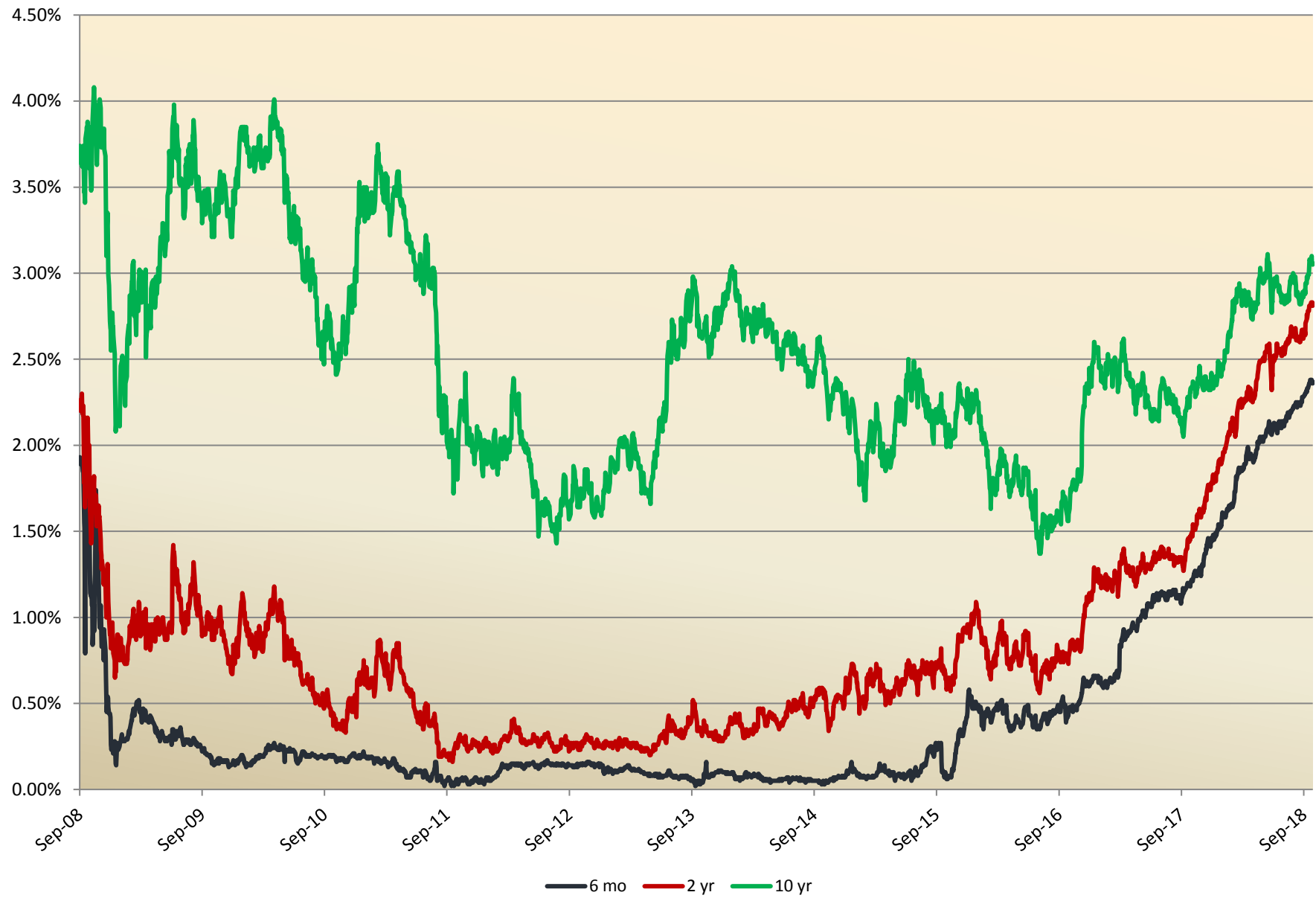
Quarter Investment Earnings:** \$2,238,911

Fiscal Year to Date Investment Earnings:** \$5,340,977

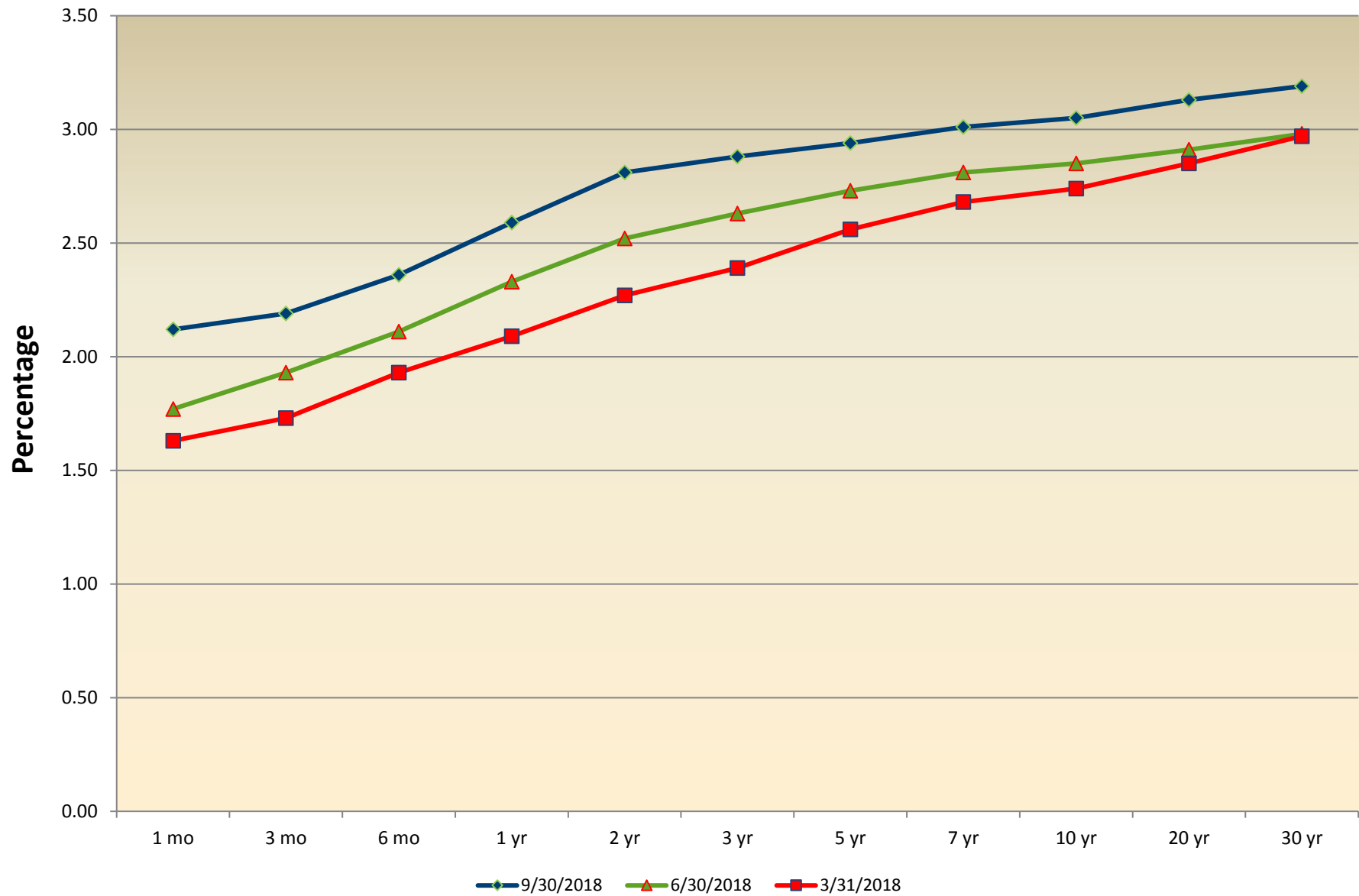
**Simple average calculation using respective month end yields; does not reflect a total return analysis or account for fees.*

***Interest earnings are obtained from the general ledger - Interest plus/minus Gain or Loss on Investments, Unrealized Gain or Loss and Amortized Premium/Discount.*

US Treasury Historical Yields



Treasury Yield Curves



S & P 500



Detail of Security Holdings
September 30, 2018

By Sector

| Security Description | Moody's/S&P Ratings* | Coupon | Maturity Date | Settlement Date | Next Call Date | Par Value | Purchased Value | Adjusted Book Value | Market Price | Market Value | Life (mo) | Yield | Accrued Interest |
|-------------------------|----------------------|--------|---------------|-----------------|----------------|---------------|-----------------|---------------------|--------------|---------------|-----------|-------|------------------|
| Capital One NOW Account | NA/NA | 1.75% | 10/01/2018 | 09/30/2018 | | 12,553,832.22 | 12,553,832.22 | 12,553,832.22 | 100.00 | 12,553,832.22 | 0.03 | 1.75% | - |
| Legacy NOW Account | NA/NA | 2.11% | 10/01/2018 | 09/30/2018 | | 34,017,822.77 | 34,017,822.77 | 34,017,822.77 | 100.00 | 34,017,822.77 | 0.03 | 2.11% | - |
| Texas Daily | AAAm | 2.03% | 10/01/2018 | 09/30/2018 | | 6,169,337.52 | 6,169,337.52 | 6,169,337.52 | 100.00 | 6,169,337.52 | 0.03 | 2.03% | - |
| Texas Class | AAAf | 2.26% | 10/01/2018 | 09/30/2018 | | 74,848,271.78 | 74,848,271.78 | 74,848,271.78 | 100.00 | 74,848,271.78 | 0.03 | 2.26% | - |
| Texas Term | AAAf | 2.00% | 10/01/2018 | 09/30/2018 | | 25,000,000.00 | 25,000,000.00 | 25,000,000.00 | 100.00 | 25,000,000.00 | 0.03 | 2.00% | - |
| Certificate of Deposit | NA/NA | 2.20% | 01/13/2019 | 07/13/2018 | | 5,329,926.14 | 5,329,926.14 | 5,329,926.14 | 100.00 | 5,329,926.14 | 3.44 | 2.20% | 25,379.21 |
| Certificate of Deposit | NA/NA | 1.80% | 01/30/2019 | 01/30/2018 | | 10,470,665.08 | 10,470,665.08 | 10,470,665.08 | 100.00 | 10,470,665.08 | 4.00 | 1.80% | 125,475.86 |
| Certificate of Deposit | NA/NA | 2.40% | 01/31/2019 | 07/31/2018 | | 5,077,496.85 | 5,077,496.85 | 5,077,496.85 | 100.00 | 5,077,496.85 | 4.03 | 2.40% | 20,365.63 |
| Certificate of Deposit | NA/NA | 2.30% | 03/10/2019 | 09/11/2018 | | 3,174,881.18 | 3,174,881.18 | 3,174,881.18 | 100.00 | 3,174,881.18 | 5.28 | 2.30% | 3,801.16 |
| Certificate of Deposit | NA/NA | 2.32% | 06/05/2019 | 06/05/2018 | | 10,110,605.54 | 10,110,605.54 | 10,110,605.54 | 100.00 | 10,110,605.54 | 8.13 | 2.32% | 75,189.66 |
| Certificate of Deposit | NA/NA | 2.42% | 06/11/2019 | 09/12/2018 | | 2,793,107.00 | 2,793,107.00 | 2,793,107.00 | 100.00 | 2,793,107.00 | 8.33 | 2.42% | 3,333.36 |
| FAMCA | NA/NA | 3.14% | 08/15/2022 | 06/15/2018 | 02/15/2019 | 20,000,000.00 | 20,000,000.00 | 20,000,000.00 | 99.38 | 19,876,500.00 | 46.39 | 3.14% | 78,500.00 |
| FFCB | AAA/AA+ | 1.02% | 07/12/2019 | 09/21/2016 | | 20,000,000.00 | 19,986,600.00 | 19,996,270.51 | 98.83 | 19,765,700.00 | 9.34 | 1.04% | 44,200.00 |
| FHLMC | AAA/AA+ | 1.05% | 03/29/2019 | 09/29/2016 | | 16,000,000.00 | 16,000,000.00 | 16,000,000.00 | 99.32 | 15,891,408.00 | 5.90 | 1.05% | 466.67 |
| FHLMC | AAA/AA+ | 1.45% | 05/28/2019 | 02/28/2017 | 11/28/2018 | 13,000,000.00 | 13,000,000.00 | 13,000,000.00 | 99.31 | 12,909,728.00 | 7.87 | 1.45% | 63,880.56 |
| FHLMC | AAA/AA+ | 2.50% | 06/28/2021 | 03/28/2018 | 12/28/2018 | 16,000,000.00 | 16,000,000.00 | 16,000,000.00 | 99.67 | 15,946,480.00 | 32.85 | 2.96% | 2,222.22 |
| FHLMC | AAA/AA+ | 3.00% | 03/28/2022 | 05/31/2018 | 12/28/2018 | 17,000,000.00 | 17,000,000.00 | 17,000,000.00 | 99.95 | 16,990,888.00 | 41.80 | 3.00% | 2,833.33 |
| FNMA | AAA/AA+ | 1.45% | 09/16/2019 | 03/16/2016 | 12/16/2018 | 12,000,000.00 | 12,000,000.00 | 12,000,000.00 | 98.88 | 11,865,432.00 | 11.51 | 1.45% | 6,766.67 |
| FNMA | AAA/AA+ | 1.58% | 06/15/2020 | 06/22/2016 | 12/15/2018 | 10,000,000.00 | 10,018,000.00 | 10,007,724.90 | 98.05 | 9,805,320.00 | 20.46 | 1.53% | 46,083.33 |
| FNMA | AAA/AA+ | 1.40% | 08/28/2020 | 09/21/2016 | 11/28/2018 | 20,000,000.00 | 19,985,800.00 | 19,993,102.57 | 97.13 | 19,426,880.00 | 22.89 | 1.42% | 24,888.89 |
| TVA | AAA/AA+ | 1.75% | 10/15/2018 | 08/31/2017 | | 2,000,000.00 | 2,009,382.07 | 2,000,343.25 | 99.98 | 1,999,618.00 | 0.49 | 1.33% | 16,041.67 |
| TVA | AAA/AA+ | 3.88% | 02/15/2021 | 02/16/2017 | | 10,000,000.00 | 10,763,958.40 | 10,454,712.23 | 102.18 | 10,218,080.00 | 28.49 | 1.88% | 48,437.50 |
| Municipal Bond | AA1/AAA | 1.80% | 10/01/2018 | 08/28/2017 | | 1,925,000.00 | 1,933,912.75 | 1,925,022.34 | 100.00 | 1,925,000.00 | 0.03 | 1.37% | 17,228.75 |
| Municipal Bond | AAA/AAA | 2.89% | 10/01/2018 | 07/12/2016 | | 1,000,000.00 | 1,047,090.00 | 1,000,058.06 | 100.00 | 1,000,000.00 | 0.03 | 0.75% | 14,389.61 |
| Municipal Bond | AA2/AA | 2.00% | 02/01/2019 | 03/22/2016 | | 450,000.00 | 460,719.00 | 451,270.70 | 99.85 | 449,343.00 | 4.07 | 1.15% | 1,475.00 |
| Municipal Bond | AA1/AA | 5.10% | 02/01/2019 | 08/28/2017 | | 1,000,000.00 | 1,052,010.00 | 1,012,354.87 | 100.86 | 1,008,630.00 | 4.07 | 1.40% | 8,358.33 |
| Municipal Bond | AA3/AA- | 2.00% | 02/01/2019 | 02/24/2014 | | 10,000,000.00 | 10,141,400.00 | 10,009,724.68 | 99.82 | 9,982,100.00 | 4.07 | 1.70% | 32,777.78 |
| Municipal Bond | AAA/AAA | 2.44% | 02/15/2019 | 08/28/2017 | | 1,000,000.00 | 1,015,040.00 | 1,003,872.24 | 100.01 | 1,000,140.00 | 4.52 | 1.40% | 3,052.50 |
| Municipal Bond | A1/AA- | 4.39% | 02/15/2019 | 02/12/2014 | | 1,550,000.00 | 1,749,996.50 | 1,565,089.95 | 100.59 | 1,559,176.00 | 4.52 | 1.69% | 8,503.69 |
| Municipal Bond | AA2/AA | 3.25% | 02/15/2019 | 06/27/2016 | | 10,000,000.00 | 10,583,200.00 | 10,083,573.83 | 100.23 | 10,022,800.00 | 4.52 | 1.00% | 40,625.00 |
| Municipal Bond | MIG1/NA | 2.25% | 03/01/2019 | 09/01/2017 | | 6,000,000.00 | 6,052,320.00 | 6,014,565.27 | 99.59 | 5,975,220.00 | 4.98 | 1.66% | 10,875.00 |
| Municipal Bond | AA2/AA | 4.67% | 03/01/2019 | 09/17/2015 | | 500,000.00 | 547,930.00 | 505,777.45 | 100.78 | 503,915.00 | 4.98 | 1.80% | 1,882.58 |
| Municipal Bond | AA2/AA | 2.20% | 04/01/2019 | 09/17/2015 | | 450,000.00 | 461,596.50 | 451,642.54 | 99.87 | 449,401.50 | 6.00 | 1.45% | 4,922.50 |
| Municipal Bond | AA2/AA+ | 1.80% | 05/01/2019 | 02/24/2016 | | 4,000,000.00 | 4,074,760.00 | 4,013,703.86 | 99.42 | 3,976,960.00 | 6.98 | 1.20% | 29,800.00 |
| Municipal Bond | AA1/AA | 1.88% | 05/01/2019 | 08/28/2017 | | 2,000,000.00 | 2,015,140.00 | 2,005,277.94 | 99.70 | 1,994,080.00 | 6.98 | 1.42% | 15,562.22 |
| Municipal Bond | AA1/AA+ | 1.45% | 06/15/2019 | 08/28/2017 | | 6,000,000.00 | 6,006,000.00 | 6,002,359.76 | 99.15 | 5,949,120.00 | 8.46 | 1.39% | 25,375.00 |
| Municipal Bond | AA2/AAA | 5.00% | 06/15/2019 | 04/22/2016 | | 955,000.00 | 1,062,972.30 | 979,244.43 | 101.63 | 970,518.75 | 8.46 | 1.32% | 13,927.08 |
| Municipal Bond | AAA/AAA | 1.76% | 07/01/2019 | 07/21/2016 | | 6,600,000.00 | 6,744,210.00 | 6,636,756.78 | 99.19 | 6,546,672.00 | 8.98 | 1.00% | 28,635.75 |
| Municipal Bond | AA1/AA- | 2.20% | 07/01/2019 | 04/05/2017 | | 2,390,000.00 | 2,414,490.33 | 2,398,213.40 | 99.58 | 2,380,009.80 | 8.98 | 1.73% | 12,981.22 |
| Municipal Bond | AA2/AA | 1.80% | 07/01/2019 | 09/17/2015 | | 5,000,000.00 | 5,035,800.00 | 5,007,092.70 | 99.33 | 4,966,600.00 | 8.98 | 1.60% | 22,200.56 |
| Municipal Bond | AA1/AA+ | 3.91% | 08/01/2019 | 01/27/2016 | | 2,850,000.00 | 3,094,330.50 | 2,908,128.55 | 101.05 | 2,879,782.50 | 10.00 | 1.40% | 18,267.63 |
| Municipal Bond | NA/AA- | 4.45% | 08/15/2019 | 09/17/2015 | | 625,000.00 | 694,093.75 | 640,434.81 | 101.38 | 633,593.75 | 10.46 | 1.53% | 3,475.00 |
| Municipal Bond | NA/AAA | 3.36% | 08/15/2019 | 09/17/2015 | | 500,000.00 | 531,235.00 | 506,977.57 | 100.38 | 501,885.00 | 10.46 | 1.70% | 2,098.75 |
| Municipal Bond | AA2/AAA | 5.77% | 08/15/2019 | 07/07/2016 | | 4,020,000.00 | 4,604,226.60 | 4,184,345.93 | 102.42 | 4,117,243.80 | 10.46 | 1.00% | 28,969.12 |
| Municipal Bond | NA/AAA | 1.62% | 10/15/2019 | 10/12/2017 | | 505,000.00 | 505,000.00 | 505,000.00 | 98.78 | 498,859.20 | 12.46 | 1.62% | 3,756.57 |
| Municipal Bond | AA2/AA | 4.95% | 02/01/2020 | 09/06/2017 | | 5,000,000.00 | 5,393,200.00 | 5,218,991.80 | 102.54 | 5,127,200.00 | 16.03 | 1.60% | 40,562.50 |
| Municipal Bond | AA2/AA | 3.00% | 02/15/2020 | 02/19/2016 | | 12,025,000.00 | 12,724,133.50 | 12,266,361.81 | 100.03 | 12,028,968.25 | 16.49 | 1.49% | 45,093.75 |
| Municipal Bond | AAA/AAA | 3.00% | 04/01/2020 | 10/25/2017 | | 1,930,000.00 | 1,990,466.90 | 1,967,341.20 | 100.12 | 1,932,373.90 | 18.00 | 1.68% | 28,789.17 |
| Municipal Bond | AAA/AAA | 1.90% | 05/15/2020 | 08/14/2017 | | 5,000,000.00 | 5,033,700.00 | 5,019,884.68 | 98.41 | 4,920,550.00 | 19.44 | 1.65% | 35,662.50 |
| Municipal Bond | AA2/AA+ | 2.28% | 06/01/2020 | 01/27/2016 | | 1,725,000.00 | 1,760,517.75 | 1,738,652.07 | 98.78 | 1,703,920.50 | 20.00 | 1.78% | 12,972.24 |

Detail of Security Holdings
September 30, 2018

By Sector

| Security Description | Moody's/S&P Ratings* | Coupon | Maturity Date | Settlement Date | Next Call Date | Par Value | Purchased Value | Adjusted Book Value | Market Price | Market Value | Life (mo) | Yield | Accrued Interest |
|----------------------|----------------------|--------|---------------|-----------------|----------------|-----------------------|-----------------------|-----------------------|--------------|-----------------------|--------------|--------------|---------------------|
| Municipal Bond | AA2/AA | 1.38% | 06/01/2020 | 07/12/2016 | | 3,215,000.00 | 3,260,813.75 | 3,234,680.55 | 97.38 | 3,130,670.55 | 20.00 | 1.00% | 14,612.62 |
| Municipal Bond | AA1/AA- | 2.65% | 07/01/2020 | 03/14/2016 | | 10,270,000.00 | 10,708,939.80 | 10,448,930.87 | 99.25 | 10,192,461.50 | 20.98 | 1.62% | 67,358.93 |
| Municipal Bond | AA2/AA- | 2.00% | 07/01/2020 | 06/30/2016 | | 3,000,000.00 | 3,087,570.00 | 3,038,334.34 | 97.88 | 2,936,310.00 | 20.98 | 1.25% | 14,833.33 |
| Municipal Bond | AA1/AA+ | 1.00% | 08/01/2020 | 07/14/2016 | | 8,120,000.00 | 8,107,089.20 | 8,114,142.56 | 96.56 | 7,840,672.00 | 22.00 | 1.04% | 13,307.78 |
| Municipal Bond | AA1/NA | 1.58% | 09/01/2020 | 07/19/2016 | | 5,000,000.00 | 5,050,250.00 | 5,023,438.87 | 97.19 | 4,859,350.00 | 23.02 | 1.33% | 6,371.94 |
| Municipal Bond | AA1/AAA | 1.75% | 02/01/2021 | 07/12/2016 | | 13,000,000.00 | 13,344,890.00 | 13,177,105.68 | 96.92 | 12,599,730.00 | 28.03 | 1.15% | 37,284.72 |
| Municipal Bond | AAA/AAA | 2.48% | 03/15/2021 | 03/21/2018 | | 10,000,000.00 | 10,000,000.00 | 10,000,000.00 | 98.02 | 9,802,100.00 | 29.41 | 2.48% | 10,333.33 |
| Municipal Bond | AA1/AAA | 2.90% | 03/15/2021 | 08/04/2017 | | 2,335,000.00 | 2,421,114.80 | 2,393,563.29 | 99.70 | 2,328,041.70 | 29.41 | 1.84% | 2,821.46 |
| Municipal Bond | NA/AA | 2.32% | 05/01/2021 | 03/08/2018 | | 3,445,000.00 | 3,414,477.30 | 3,419,944.84 | 97.18 | 3,347,782.10 | 30.95 | 2.62% | 33,079.66 |
| Municipal Bond | AAA/AAA | 2.23% | 05/15/2021 | 03/06/2018 | | 10,420,000.00 | 10,317,884.00 | 10,336,100.23 | 97.89 | 10,199,929.60 | 31.41 | 2.55% | 87,098.18 |
| Municipal Bond | AAA/AAA | 2.05% | 05/15/2021 | 03/09/2018 | | 5,000,000.00 | 4,925,750.00 | 4,938,837.92 | 97.45 | 4,872,300.00 | 31.41 | 2.54% | 38,475.00 |
| Municipal Bond | AA1/AA+ | 2.59% | 06/01/2021 | 07/20/2016 | | 535,000.00 | 554,538.20 | 545,720.17 | 98.49 | 526,926.85 | 31.97 | 1.80% | 4,582.11 |
| Municipal Bond | AA2/AA | 4.82% | 07/01/2021 | 09/06/2017 | | 360,000.00 | 398,368.80 | 387,661.87 | 103.89 | 374,004.00 | 32.95 | 1.92% | 4,292.47 |
| Municipal Bond | NA/AA+ | 2.39% | 07/01/2021 | 03/08/2018 | | 1,550,000.00 | 1,543,226.50 | 1,544,378.72 | 98.14 | 1,521,170.00 | 32.95 | 2.53% | 9,146.85 |
| Municipal Bond | NA/AA | 2.48% | 08/01/2021 | 02/21/2018 | | 13,360,000.00 | 13,291,596.80 | 13,303,623.14 | 98.20 | 13,119,119.20 | 33.97 | 2.64% | 54,300.98 |
| Municipal Bond | AA2/AAA | 5.84% | 08/15/2021 | 09/07/2017 | | 6,905,000.00 | 7,931,359.20 | 7,654,427.79 | 106.54 | 7,356,587.00 | 34.43 | 1.90% | 50,363.34 |
| Municipal Bond | AA1/NA | 1.78% | 09/01/2021 | 03/02/2018 | | 1,000,000.00 | 970,430.00 | 975,331.36 | 95.92 | 959,170.00 | 34.98 | 2.67% | 1,435.50 |
| Municipal Bond | AAA/AAA | 2.80% | 10/01/2021 | 03/28/2018 | | 450,000.00 | 451,800.00 | 451,539.05 | 98.92 | 445,149.00 | 35.97 | 2.68% | 6,370.00 |
| | | | | | | 538,510,946.08 | 544,819,276.28 | 541,007,580.01 | | 535,657,516.53 | 13.97 | 1.91% | 1,556,153.72 |

(1) (2)

(1) Weighted average life - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Moody's Ratings Definitions:

AAA- obligations rated Aaa are judged to be of the highest quality, subject to the lowest level of credit risk

AA- obligations rated Aa are judged to be of high quality and are subject to very low credit risk

A- obligations rated A are judged to be upper-medium grade and are subject to low credit risk

(the modifier 1 indicates that the obligation ranks in the higher end of its generic rating category; the modifier 2 indicates a mid-range ranking;

and the modifier 3 indicates a ranking in the lower end of that generic rating category)

MIG1 (Municipal Investment Grade) Short-Term Obligation- Superior Credit Quality

MIG2 (Municipal Investment Grade) Short-Term Obligation- Strong Credit Quality

MIG3 (Municipal Investment Grade) Short-Term Obligation- Acceptable Credit Quality

Detail of Security Holdings
September 30, 2018

By Maturity

| Security Description | Moody's/S&P Ratings | Coupon | Maturity Date | Settlement Date | Next Call Date | Par Value | Purchased Value | Adjusted Book Value | Market Price | Market Value | Life (mo) | Yield | Accrued Interest |
|-------------------------|---------------------|--------|---------------|-----------------|----------------|---------------|-----------------|---------------------|--------------|---------------|-----------|-------|------------------|
| Capital One NOW Account | NA/NA | 1.75% | 10/01/2018 | 09/30/2018 | | 12,553,832.22 | 12,553,832.22 | 12,553,832.22 | 100.00 | 12,553,832.22 | 0.03 | 1.75% | - |
| Legacy NOW Account | NA/NA | 2.11% | 10/01/2018 | 09/30/2018 | | 34,017,822.77 | 34,017,822.77 | 34,017,822.77 | 100.00 | 34,017,822.77 | 0.03 | 2.11% | - |
| Texas Daily | AAAm | 2.03% | 10/01/2018 | 09/30/2018 | | 6,169,337.52 | 6,169,337.52 | 6,169,337.52 | 100.00 | 6,169,337.52 | 0.03 | 2.03% | - |
| Texas Class | AAAf | 2.26% | 10/01/2018 | 09/30/2018 | | 74,848,271.78 | 74,848,271.78 | 74,848,271.78 | 100.00 | 74,848,271.78 | 0.03 | 2.26% | - |
| Texas Term | AAAf | 2.00% | 10/01/2018 | 09/30/2018 | | 25,000,000.00 | 25,000,000.00 | 25,000,000.00 | 100.00 | 25,000,000.00 | 0.03 | 2.00% | - |
| Municipal Bond | AA1/AAA | 1.80% | 10/01/2018 | 08/28/2017 | | 1,925,000.00 | 1,933,912.75 | 1,925,022.34 | 100.00 | 1,925,000.00 | 0.03 | 1.37% | 17,228.75 |
| Municipal Bond | AAA/AAA | 2.89% | 10/01/2018 | 07/12/2016 | | 1,000,000.00 | 1,047,090.00 | 1,000,058.06 | 100.00 | 1,000,000.00 | 0.03 | 0.75% | 14,389.61 |
| TVA | AAA/AA+ | 1.75% | 10/15/2018 | 08/31/2017 | | 2,000,000.00 | 2,009,382.07 | 2,000,343.25 | 99.98 | 1,999,618.00 | 0.49 | 1.33% | 16,041.67 |
| Certificate of Deposit | NA/NA | 2.20% | 01/13/2019 | 07/13/2018 | | 5,329,926.14 | 5,329,926.14 | 5,329,926.14 | 100.00 | 5,329,926.14 | 3.44 | 2.20% | 25,379.21 |
| Certificate of Deposit | NA/NA | 1.80% | 01/30/2019 | 01/30/2018 | | 10,470,665.08 | 10,470,665.08 | 10,470,665.08 | 100.00 | 10,470,665.08 | 4.00 | 1.80% | 125,475.86 |
| Certificate of Deposit | NA/NA | 2.40% | 01/31/2019 | 07/31/2018 | | 5,077,496.85 | 5,077,496.85 | 5,077,496.85 | 100.00 | 5,077,496.85 | 4.03 | 2.40% | 20,365.63 |
| Municipal Bond | AA2/AA | 2.00% | 02/01/2019 | 03/22/2016 | | 450,000.00 | 460,719.00 | 451,270.70 | 99.85 | 449,343.00 | 4.07 | 1.15% | 1,475.00 |
| Municipal Bond | AA1/AA | 5.10% | 02/01/2019 | 08/28/2017 | | 1,000,000.00 | 1,052,010.00 | 1,012,354.87 | 100.86 | 1,008,630.00 | 4.07 | 1.40% | 8,358.33 |
| Municipal Bond | AA3/AA- | 2.00% | 02/01/2019 | 02/24/2014 | | 10,000,000.00 | 10,141,400.00 | 10,009,724.68 | 99.82 | 9,982,100.00 | 4.07 | 1.70% | 32,777.78 |
| Municipal Bond | AAA/AAA | 2.44% | 02/15/2019 | 08/28/2017 | | 1,000,000.00 | 1,015,040.00 | 1,003,872.24 | 100.01 | 1,000,140.00 | 4.52 | 1.40% | 3,052.50 |
| Municipal Bond | A1/AA- | 4.39% | 02/15/2019 | 02/12/2014 | | 1,550,000.00 | 1,749,996.50 | 1,565,089.95 | 100.59 | 1,559,176.00 | 4.52 | 1.69% | 8,503.69 |
| Municipal Bond | AA2/AA | 3.25% | 02/15/2019 | 06/27/2016 | | 10,000,000.00 | 10,583,200.00 | 10,083,573.83 | 100.23 | 10,022,800.00 | 4.52 | 1.00% | 40,625.00 |
| Municipal Bond | MIG1/NA | 2.25% | 03/01/2019 | 09/01/2017 | | 6,000,000.00 | 6,052,320.00 | 6,014,565.27 | 99.59 | 5,975,220.00 | 4.98 | 1.66% | 10,875.00 |
| Municipal Bond | AA2/AA | 4.67% | 03/01/2019 | 09/17/2015 | | 500,000.00 | 547,930.00 | 505,777.45 | 100.78 | 503,915.00 | 4.98 | 1.80% | 1,882.58 |
| Certificate of Deposit | NA/NA | 2.30% | 03/10/2019 | 09/11/2018 | | 3,174,881.18 | 3,174,881.18 | 3,174,881.18 | 100.00 | 3,174,881.18 | 5.28 | 2.30% | 3,801.16 |
| FHLMC | AAA/AA+ | 1.05% | 03/29/2019 | 09/29/2016 | | 16,000,000.00 | 16,000,000.00 | 16,000,000.00 | 99.32 | 15,891,408.00 | 5.90 | 1.05% | 466.67 |
| Municipal Bond | AA2/AA | 2.20% | 04/01/2019 | 09/17/2015 | | 450,000.00 | 461,596.50 | 451,642.54 | 99.87 | 449,401.50 | 6.00 | 1.45% | 4,922.50 |
| Municipal Bond | AA2/AA+ | 1.80% | 05/01/2019 | 02/24/2016 | | 4,000,000.00 | 4,074,760.00 | 4,013,703.86 | 99.42 | 3,976,960.00 | 6.98 | 1.20% | 29,800.00 |
| Municipal Bond | AA1/AA | 1.88% | 05/01/2019 | 08/28/2017 | | 2,000,000.00 | 2,015,140.00 | 2,005,277.94 | 99.70 | 1,994,080.00 | 6.98 | 1.42% | 15,562.22 |
| FHLMC | AAA/AA+ | 1.45% | 05/28/2019 | 02/28/2017 | 11/28/2018 | 13,000,000.00 | 13,000,000.00 | 13,000,000.00 | 99.31 | 12,909,728.00 | 7.87 | 1.45% | 63,880.56 |
| Certificate of Deposit | NA/NA | 2.32% | 06/05/2019 | 06/05/2018 | | 10,110,605.54 | 10,110,605.54 | 10,110,605.54 | 100.00 | 10,110,605.54 | 8.13 | 2.32% | 75,189.66 |
| Certificate of Deposit | NA/NA | 2.42% | 06/11/2019 | 09/12/2018 | | 2,793,107.00 | 2,793,107.00 | 2,793,107.00 | 100.00 | 2,793,107.00 | 8.33 | 2.42% | 3,333.36 |
| Municipal Bond | AA1/AA+ | 1.45% | 06/15/2019 | 08/28/2017 | | 6,000,000.00 | 6,006,000.00 | 6,002,359.76 | 99.15 | 5,949,120.00 | 8.46 | 1.39% | 25,375.00 |
| Municipal Bond | AA2/AAA | 5.00% | 06/15/2019 | 04/22/2016 | | 955,000.00 | 1,062,972.30 | 979,244.43 | 101.63 | 970,518.75 | 8.46 | 1.32% | 13,927.08 |
| Municipal Bond | AAA/AAA | 1.76% | 07/01/2019 | 07/21/2016 | | 6,600,000.00 | 6,744,210.00 | 6,636,756.78 | 99.19 | 6,546,672.00 | 8.98 | 1.00% | 28,635.75 |
| Municipal Bond | AA1/AA- | 2.20% | 07/01/2019 | 04/05/2017 | | 2,390,000.00 | 2,414,490.33 | 2,398,213.40 | 99.58 | 2,380,009.80 | 8.98 | 1.73% | 12,981.22 |
| Municipal Bond | AA2/AA | 1.80% | 07/01/2019 | 09/17/2015 | | 5,000,000.00 | 5,035,800.00 | 5,007,092.70 | 99.33 | 4,966,600.00 | 8.98 | 1.60% | 22,200.56 |
| FFCB | AAA/AA+ | 1.02% | 07/12/2019 | 09/21/2016 | | 20,000,000.00 | 19,986,600.00 | 19,996,270.51 | 98.83 | 19,765,700.00 | 9.34 | 1.04% | 44,200.00 |
| Municipal Bond | AA1/AA+ | 3.91% | 08/01/2019 | 01/27/2016 | | 2,850,000.00 | 3,094,330.50 | 2,908,128.55 | 101.05 | 2,879,782.50 | 10.00 | 1.40% | 18,267.63 |
| Municipal Bond | NA/AA- | 4.45% | 08/15/2019 | 09/17/2015 | | 625,000.00 | 694,093.75 | 640,434.81 | 101.38 | 633,593.75 | 10.46 | 1.53% | 3,475.00 |
| Municipal Bond | NA/AAA | 3.36% | 08/15/2019 | 09/17/2015 | | 500,000.00 | 531,235.00 | 506,977.57 | 100.38 | 501,885.00 | 10.46 | 1.70% | 2,098.75 |
| Municipal Bond | AA2/AAA | 5.77% | 08/15/2019 | 07/07/2016 | | 4,020,000.00 | 4,604,226.60 | 4,184,345.93 | 102.42 | 4,117,243.80 | 10.46 | 1.00% | 28,969.12 |
| FNMA | AAA/AA+ | 1.45% | 09/16/2019 | 03/16/2016 | 12/16/2018 | 12,000,000.00 | 12,000,000.00 | 12,000,000.00 | 98.88 | 11,865,432.00 | 11.51 | 1.45% | 6,766.67 |
| Municipal Bond | NA/AAA | 1.62% | 10/15/2019 | 10/12/2017 | | 505,000.00 | 505,000.00 | 505,000.00 | 98.78 | 498,859.20 | 12.46 | 1.62% | 3,756.57 |
| Municipal Bond | AA2/AA | 4.95% | 02/01/2020 | 09/06/2017 | | 5,000,000.00 | 5,393,200.00 | 5,218,991.80 | 102.54 | 5,127,200.00 | 16.03 | 1.60% | 40,562.50 |
| Municipal Bond | AA2/AA | 3.00% | 02/15/2020 | 02/19/2016 | | 12,025,000.00 | 12,724,133.50 | 12,266,361.81 | 100.03 | 12,028,968.25 | 16.49 | 1.49% | 45,093.75 |
| Municipal Bond | AAA/AAA | 0.03 | 4/1/2020 | 10/25/2017 | | 1,930,000.00 | 1,990,466.90 | 1,967,341.20 | 100.12 | 1,932,373.90 | 18.00 | 1.68% | 28,789.17 |
| Municipal Bond | AAA/AAA | 1.90% | 05/15/2020 | 08/14/2017 | | 5,000,000.00 | 5,033,700.00 | 5,019,884.68 | 98.41 | 4,920,550.00 | 19.44 | 1.65% | 35,662.50 |
| Municipal Bond | AA2/AA+ | 2.28% | 06/01/2020 | 01/27/2016 | | 1,725,000.00 | 1,760,517.75 | 1,738,652.07 | 98.78 | 1,703,920.50 | 20.00 | 1.78% | 12,972.24 |
| Municipal Bond | AA2/AA | 1.38% | 06/01/2020 | 07/12/2016 | | 3,215,000.00 | 3,260,813.75 | 3,234,680.55 | 97.38 | 3,130,670.55 | 20.00 | 1.00% | 14,612.62 |
| FNMA | AAA/AA+ | 1.58% | 06/15/2020 | 06/22/2016 | 12/15/2018 | 10,000,000.00 | 10,018,000.00 | 10,007,724.90 | 98.05 | 9,805,320.00 | 20.46 | 1.53% | 46,083.33 |
| Municipal Bond | AA1/AA- | 2.65% | 07/01/2020 | 03/14/2016 | | 10,270,000.00 | 10,708,939.80 | 10,448,930.87 | 99.25 | 10,192,461.50 | 20.98 | 1.62% | 67,358.93 |
| Municipal Bond | AA2/AA- | 2.00% | 07/01/2020 | 06/30/2016 | | 3,000,000.00 | 3,087,570.00 | 3,038,334.34 | 97.88 | 2,936,310.00 | 20.98 | 1.25% | 14,833.33 |
| Municipal Bond | AA1/AA+ | 1.00% | 08/01/2020 | 07/14/2016 | | 8,120,000.00 | 8,107,089.20 | 8,114,142.56 | 96.56 | 7,840,672.00 | 22.00 | 1.04% | 13,307.78 |
| FNMA | AAA/AA+ | 1.40% | 08/28/2020 | 09/21/2016 | 11/28/2018 | 20,000,000.00 | 19,985,800.00 | 19,993,102.57 | 97.13 | 19,426,880.00 | 22.89 | 1.42% | 24,888.89 |
| Municipal Bond | AA1/NA | 1.58% | 09/01/2020 | 07/19/2016 | | 5,000,000.00 | 5,050,250.00 | 5,023,438.87 | 97.19 | 4,859,350.00 | 23.02 | 1.33% | 6,371.94 |

Detail of Security Holdings
September 30, 2018

By Maturity

| Security Description | Moody's/S&P Ratings | Coupon | Maturity Date | Settlement Date | Next Call Date | Par Value | Purchased Value | Adjusted Book Value | Market Price | Market Value | Life (mo) | Yield | Accrued Interest |
|----------------------|---------------------|--------|---------------|-----------------|----------------|-----------------------|-----------------------|-----------------------|--------------|-----------------------|--------------|--------------|---------------------|
| Municipal Bond | AA1/AAA | 1.75% | 02/01/2021 | 07/12/2016 | | 13,000,000.00 | 13,344,890.00 | 13,177,105.68 | 96.92 | 12,599,730.00 | 28.03 | 1.15% | 37,284.72 |
| TVA | AAA/AA+ | 3.88% | 02/15/2021 | 02/16/2017 | | 10,000,000.00 | 10,763,958.40 | 10,454,712.23 | 102.18 | 10,218,080.00 | 28.49 | 1.88% | 48,437.50 |
| Municipal Bond | AAA/AAA | 2.48% | 03/15/2021 | 03/21/2018 | | 10,000,000.00 | 10,000,000.00 | 10,000,000.00 | 98.02 | 9,802,100.00 | 29.41 | 2.48% | 10,333.33 |
| Municipal Bond | AA1/AAA | 2.90% | 03/15/2021 | 08/04/2017 | | 2,335,000.00 | 2,421,114.80 | 2,393,563.29 | 99.70 | 2,328,041.70 | 29.41 | 1.84% | 2,821.46 |
| Municipal Bond | NA/AA | 2.32% | 05/01/2021 | 03/08/2018 | | 3,445,000.00 | 3,414,477.30 | 3,419,944.84 | 97.18 | 3,347,782.10 | 30.95 | 2.62% | 33,079.66 |
| Municipal Bond | AAA/AAA | 2.23% | 05/15/2021 | 03/06/2018 | | 10,420,000.00 | 10,317,884.00 | 10,336,100.23 | 97.89 | 10,199,929.60 | 31.41 | 2.55% | 87,098.18 |
| Municipal Bond | AAA/AAA | 2.05% | 05/15/2021 | 03/09/2018 | | 5,000,000.00 | 4,925,750.00 | 4,938,837.92 | 97.45 | 4,872,300.00 | 31.41 | 2.54% | 38,475.00 |
| Municipal Bond | AA1/AA+ | 2.59% | 06/01/2021 | 07/20/2016 | | 535,000.00 | 554,538.20 | 545,720.17 | 98.49 | 526,926.85 | 31.97 | 1.80% | 4,582.11 |
| FHLMC | AAA/AA+ | 2.50% | 06/28/2021 | 03/28/2018 | 12/28/2018 | 16,000,000.00 | 16,000,000.00 | 16,000,000.00 | 99.67 | 15,946,480.00 | 32.85 | 2.96% | 2,222.22 |
| Municipal Bond | AA2/AA | 4.82% | 07/01/2021 | 09/06/2017 | | 360,000.00 | 398,368.80 | 387,661.87 | 103.89 | 374,004.00 | 32.95 | 1.92% | 4,292.47 |
| Municipal Bond | NA/AA+ | 2.39% | 07/01/2021 | 03/08/2018 | | 1,550,000.00 | 1,543,226.50 | 1,544,378.72 | 98.14 | 1,521,170.00 | 32.95 | 2.53% | 9,146.85 |
| Municipal Bond | NA/AA | 2.48% | 08/01/2021 | 02/21/2018 | | 13,360,000.00 | 13,291,596.80 | 13,303,623.14 | 98.20 | 13,119,119.20 | 33.97 | 2.64% | 54,300.98 |
| Municipal Bond | AA2/AAA | 5.84% | 08/15/2021 | 09/07/2017 | | 6,905,000.00 | 7,931,359.20 | 7,654,427.79 | 106.54 | 7,356,587.00 | 34.43 | 1.90% | 50,363.34 |
| Municipal Bond | AA1/NA | 1.78% | 09/01/2021 | 03/02/2018 | | 1,000,000.00 | 970,430.00 | 975,331.36 | 95.92 | 959,170.00 | 34.98 | 2.67% | 1,435.50 |
| Municipal Bond | AAA/AAA | 2.80% | 10/01/2021 | 03/28/2018 | | 450,000.00 | 451,800.00 | 451,539.05 | 98.92 | 445,149.00 | 35.97 | 2.68% | 6,370.00 |
| FHLMC | AAA/AA+ | 3.00% | 03/28/2022 | 05/31/2018 | 12/28/2018 | 17,000,000.00 | 17,000,000.00 | 17,000,000.00 | 99.95 | 16,990,888.00 | 41.80 | 3.00% | 2,833.33 |
| FAMCA | NA/NA | 3.14% | 08/15/2022 | 06/15/2018 | 02/15/2019 | 20,000,000.00 | 20,000,000.00 | 20,000,000.00 | 99.38 | 19,876,500.00 | 46.39 | 3.14% | 78,500.00 |
| TOTAL | | | | | | 538,510,946.08 | 544,819,276.28 | 541,007,580.01 | | 535,657,516.53 | 13.97 | 1.91% | 1,556,153.72 |

(1) (2)

(1) **Weighted average life** - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Moody's Ratings Definitions:

AAA- obligations rated Aaa are judged to be of the highest quality, subject to the lowest level of credit risk

AA- obligations rated Aa are judged to be of high quality and are subject to very low credit risk

A- obligations rated A are judged to be upper-medium grade and are subject to low credit risk

(the modifier 1 indicates that the obligation ranks in the higher end of its generic rating category; the modifier 2 indicates a mid-range ranking;

and the modifier 3 indicates a ranking in the lower end of that generic rating category)

MIG1 (Municipal Investment Grade) Short-Term Obligation- Superior Credit Quality

MIG2 (Municipal Investment Grade) Short-Term Obligation- Strong Credit Quality

MIG3 (Municipal Investment Grade) Short-Term Obligation- Acceptable Credit Quality

P1- Issuers rated Prime-1 have a superior ability to repay short-term debt obligations

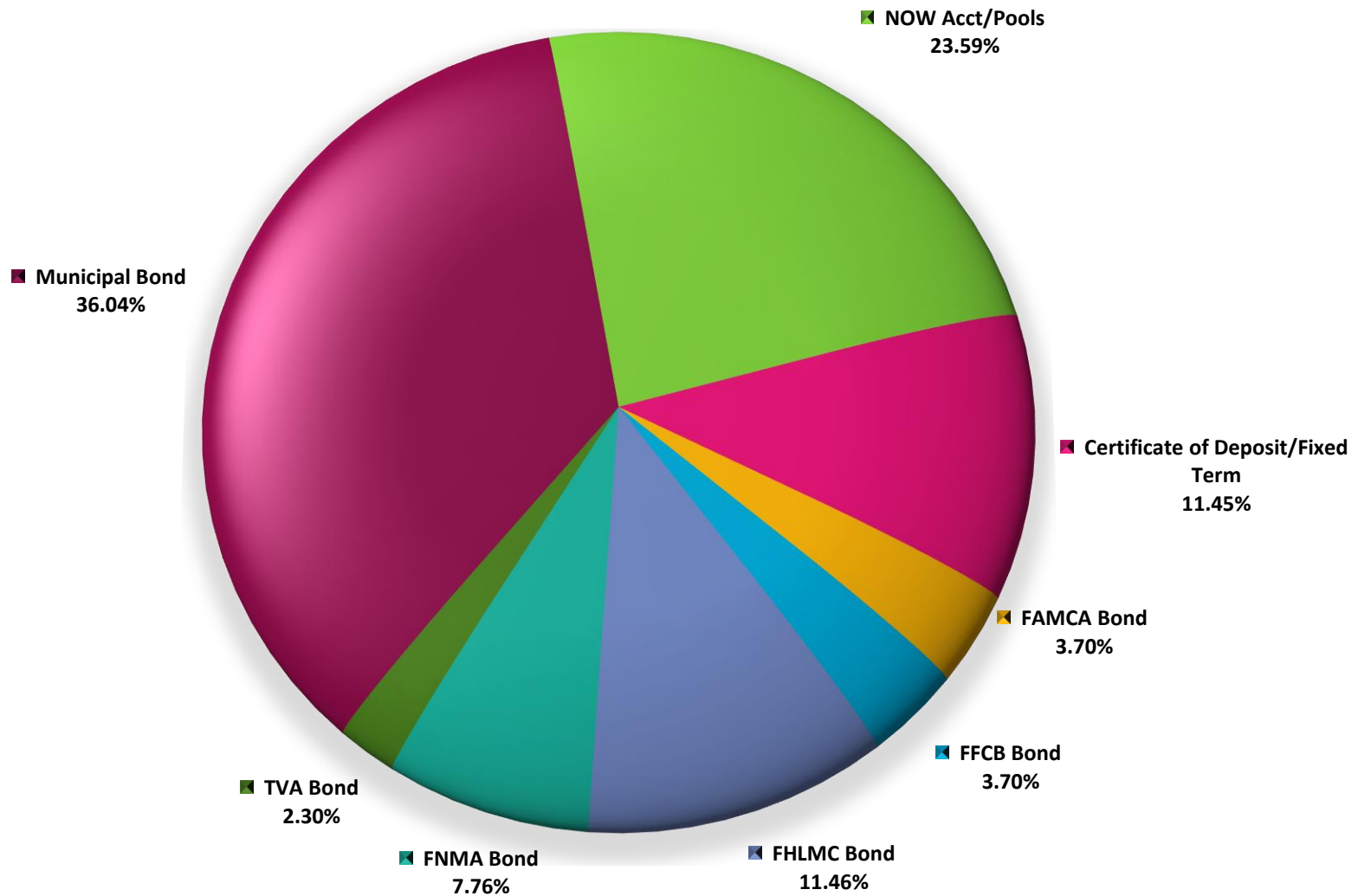
P2- Issuers rated Prime-1 have a strong ability to repay short-term debt obligations

P3- Issuers rated Prime-1 have an acceptable ability to repay short-term debt obligations

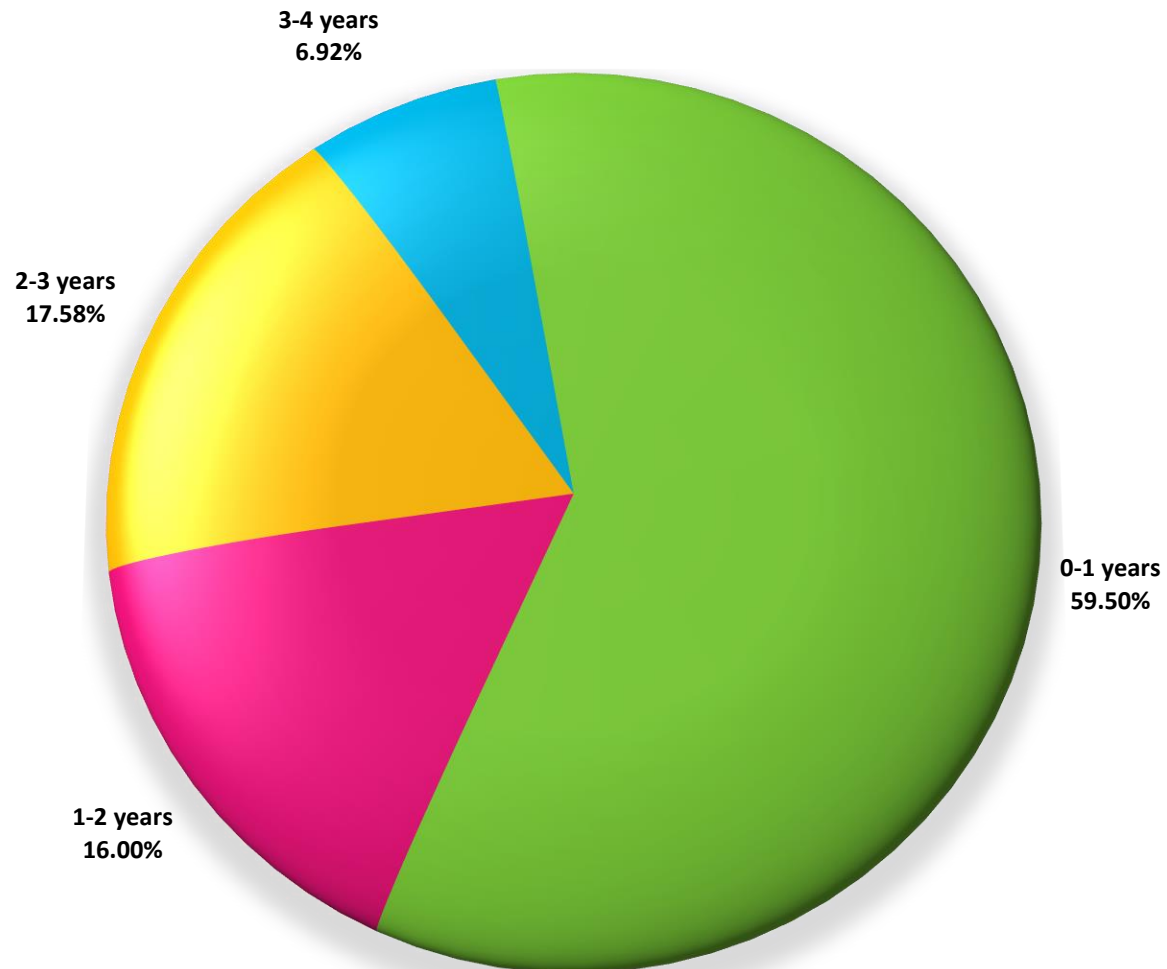
***Standard and Poor's Ratings Definitions:**

AAA- capacity to meet its financial commitment on the obligation is extremely strong

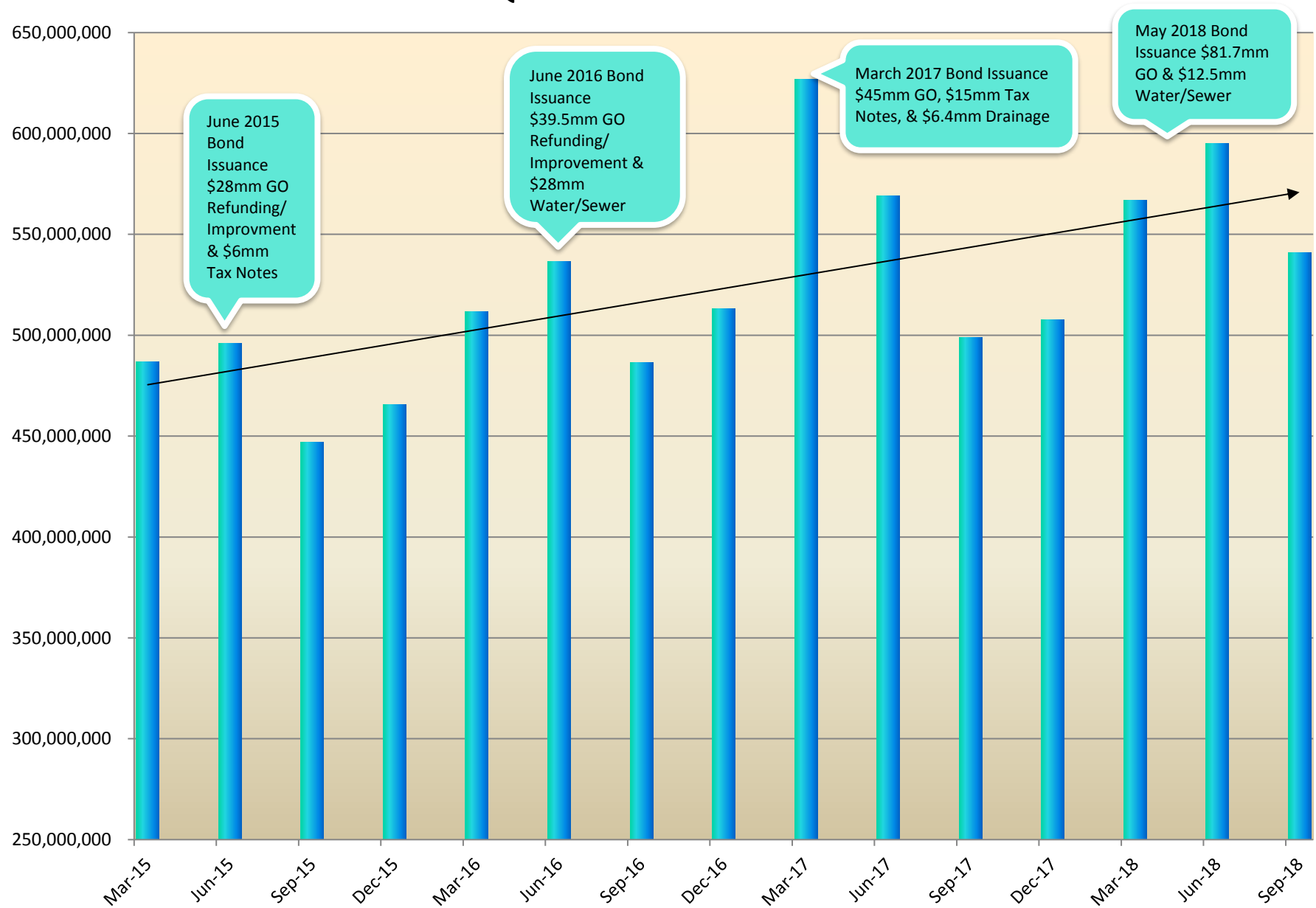
Portfolio Composition 9/30/18



Portfolio Maturities 9/30/18



Quarter End Book Value



Adjusted Book Value Comparison

| Security Description | Yield | Maturity Date | June 30, 2018 | | Purchase/ Adjustment | (Maturity/Call/ Sale/Adjustment) | September 30, 2018 | |
|-------------------------|-------|---------------|---------------|---------------------|----------------------|----------------------------------|--------------------|---------------------|
| | | | Par Value | Adjusted Book Value | | | Par Value | Adjusted Book Value |
| Capital One NOW Account | 1.75% | 10/01/18 | 16,809,475.28 | 16,809,475.28 | - | (4,255,643.06) | 12,553,832.22 | 12,553,832.22 |
| Legacy NOW Account | 2.11% | 10/01/18 | 32,174,320.43 | 32,174,320.43 | 1,843,502.34 | - | 34,017,822.77 | 34,017,822.77 |
| Texas Daily LGIP | 2.03% | 10/01/18 | 15,819,575.36 | 15,819,575.36 | - | (9,650,237.84) | 6,169,337.52 | 6,169,337.52 |
| Texas Class LGIP | 2.26% | 10/01/18 | 19,113,630.65 | 19,113,630.65 | 55,734,641.13 | - | 74,848,271.78 | 74,848,271.78 |
| TexasTERM | 1.75% | 08/02/18 | 25,000,000.00 | 25,000,000.00 | - | (25,000,000.00) | - | - |
| TexasTERM | 2.00% | 11/02/18 | 25,000,000.00 | 25,000,000.00 | - | - | 25,000,000.00 | 25,000,000.00 |
| Certificate of Deposit | 1.20% | 07/13/18 | 5,235,150.80 | 5,235,150.80 | - | (5,235,150.80) | - | - |
| Certificate of Deposit | 1.79% | 07/31/18 | 5,032,874.10 | 5,032,874.10 | - | (5,032,874.10) | - | - |
| Certificate of Deposit | 1.95% | 09/10/18 | 3,144,194.27 | 3,144,194.27 | - | (3,144,194.27) | - | - |
| Certificate of Deposit | 1.50% | 09/11/18 | 2,751,586.47 | 2,751,586.47 | - | (2,751,586.47) | - | - |
| Certificate of Deposit | 2.20% | 01/13/19 | - | - | 5,329,926.14 | - | 5,329,926.14 | 5,329,926.14 |
| Certificate of Deposit | 1.80% | 01/30/19 | 10,470,665.08 | 10,470,665.08 | - | - | 10,470,665.08 | 10,470,665.08 |
| Certificate of Deposit | 2.40% | 01/31/19 | - | - | 5,077,496.85 | - | 5,077,496.85 | 5,077,496.85 |
| Certificate of Deposit | 2.30% | 03/10/19 | - | - | 3,174,881.18 | - | 3,174,881.18 | 3,174,881.18 |
| Certificate of Deposit | 2.32% | 06/05/19 | 10,110,605.54 | 10,110,605.54 | - | - | 10,110,605.54 | 10,110,605.54 |
| Certificate of Deposit | 2.42% | 06/11/19 | - | - | 2,793,107.00 | - | 2,793,107.00 | 2,793,107.00 |
| FAMCA Bond | 1.24% | 09/10/18 | 12,000,000.00 | 12,000,130.66 | - | (12,000,130.66) | - | - |
| FAMCA Bond | 3.14% | 08/15/22 | 20,000,000.00 | 20,000,000.00 | - | - | 20,000,000.00 | 20,000,000.00 |
| FFCB Bond | 1.04% | 07/12/19 | 20,000,000.00 | 19,995,066.60 | 1,203.91 | - | 20,000,000.00 | 19,996,270.51 |
| FHLMC Bond | 1.05% | 03/29/19 | 16,000,000.00 | 16,000,000.00 | - | - | 16,000,000.00 | 16,000,000.00 |
| FHLMC Bond | 1.45% | 05/28/19 | 13,000,000.00 | 13,000,000.00 | - | - | 13,000,000.00 | 13,000,000.00 |
| FHLMC Bond | 2.96% | 06/28/21 | 16,000,000.00 | 16,000,000.00 | - | - | 16,000,000.00 | 16,000,000.00 |
| FHLMC Bond | 3.00% | 03/28/22 | 17,000,000.00 | 17,000,000.00 | - | - | 17,000,000.00 | 17,000,000.00 |
| FHLMC Bond | 3.13% | 05/27/22 | 19,000,000.00 | 19,000,000.00 | - | (19,000,000.00) | - | - |
| FHLMC Bond | 3.21% | 08/31/22 | 19,000,000.00 | 19,000,000.00 | - | (19,000,000.00) | - | - |
| FNMA Bond | 1.45% | 09/16/19 | 12,000,000.00 | 12,000,000.00 | - | - | 12,000,000.00 | 12,000,000.00 |
| FNMA Bond | 1.53% | 06/15/20 | 10,000,000.00 | 10,008,863.82 | - | (1,138.92) | 10,000,000.00 | 10,007,724.90 |
| FNMA Bond | 1.42% | 08/28/20 | 20,000,000.00 | 19,992,193.46 | 909.11 | - | 20,000,000.00 | 19,993,102.57 |
| TVA Bond | 1.33% | 10/15/18 | 2,000,000.00 | 2,002,448.49 | - | (2,105.24) | 2,000,000.00 | 2,000,343.25 |
| TVA Bond | 1.88% | 02/15/21 | 10,000,000.00 | 10,502,852.07 | - | (48,139.84) | 10,000,000.00 | 10,454,712.23 |
| Municipal Bond | 1.65% | 07/01/18 | 225,000.00 | 225,002.71 | - | (225,002.71) | - | - |
| Municipal Bond | 1.65% | 07/01/18 | 1,970,000.00 | 1,970,023.70 | - | (1,970,023.70) | - | - |
| Municipal Bond | 1.65% | 07/01/18 | 605,000.00 | 605,007.28 | - | (605,007.28) | - | - |
| Municipal Bond | 1.54% | 07/01/18 | 5,000,000.00 | 5,000,074.98 | - | (5,000,074.98) | - | - |
| Municipal Bond | 1.36% | 07/01/18 | 875,000.00 | 875,007.64 | - | (875,007.64) | - | - |
| Municipal Bond | 0.85% | 07/01/18 | 890,000.00 | 890,021.23 | - | (890,021.23) | - | - |
| Municipal Bond | 1.20% | 08/01/18 | 450,000.00 | 450,184.34 | - | (450,184.34) | - | - |
| Municipal Bond | 1.00% | 08/01/18 | 5,000,000.00 | 5,006,480.79 | - | (5,006,480.79) | - | - |
| Municipal Bond | 1.55% | 08/01/18 | 2,630,000.00 | 2,635,254.49 | - | (2,635,254.49) | - | - |
| Municipal Bond | 1.92% | 08/15/18 | 250,000.00 | 250,000.00 | - | (250,000.00) | - | - |
| Municipal Bond | 1.53% | 08/15/18 | 1,205,000.00 | 1,208,659.92 | - | (1,208,659.92) | - | - |
| Municipal Bond | 1.55% | 08/15/18 | 2,500,000.00 | 2,505,075.12 | - | (2,505,075.12) | - | - |
| Municipal Bond | 1.37% | 10/01/18 | 1,925,000.00 | 1,927,077.41 | - | (2,055.07) | 1,925,000.00 | 1,925,022.34 |
| Municipal Bond | 0.75% | 10/01/18 | 1,000,000.00 | 1,005,399.96 | - | (5,341.90) | 1,000,000.00 | 1,000,058.06 |
| Municipal Bond | 1.15% | 02/01/19 | 450,000.00 | 452,213.48 | - | (942.78) | 450,000.00 | 451,270.70 |
| Municipal Bond | 1.40% | 02/01/19 | 1,000,000.00 | 1,021,521.38 | - | (9,166.51) | 1,000,000.00 | 1,012,354.87 |
| Municipal Bond | 1.70% | 02/01/19 | 10,000,000.00 | 10,016,939.77 | - | (7,215.09) | 10,000,000.00 | 10,009,724.68 |
| Municipal Bond | 1.40% | 02/15/19 | 1,000,000.00 | 1,006,453.73 | - | (2,581.49) | 1,000,000.00 | 1,003,872.24 |

Adjusted Book Value Comparison

| Security Description | Yield | Maturity Date | June 30, 2018 | | Purchase/ Adjustment | (Maturity/Call/ Sale/Adjustment) | September 30, 2018 | |
|----------------------|-------|---------------|--------------------------|--------------------------|-------------------------|----------------------------------|--------------------------|--------------------------|
| | | | Par Value | Adjusted Book Value | | | Par Value | Adjusted Book Value |
| Municipal Bond | 1.69% | 02/15/19 | 1,550,000.00 | 1,575,149.92 | - | (10,059.97) | 1,550,000.00 | 1,565,089.95 |
| Municipal Bond | 1.00% | 02/15/19 | 10,000,000.00 | 10,139,289.72 | - | (55,715.89) | 10,000,000.00 | 10,083,573.83 |
| Municipal Bond | 1.66% | 03/01/19 | 6,000,000.00 | 6,023,381.10 | - | (8,815.83) | 6,000,000.00 | 6,014,565.27 |
| Municipal Bond | 1.80% | 03/01/19 | 500,000.00 | 509,274.32 | - | (3,496.87) | 500,000.00 | 505,777.45 |
| Municipal Bond | 1.45% | 04/01/19 | 450,000.00 | 452,468.30 | - | (825.76) | 450,000.00 | 451,642.54 |
| Municipal Bond | 1.20% | 05/01/19 | 4,000,000.00 | 4,019,622.89 | - | (5,919.03) | 4,000,000.00 | 4,013,703.86 |
| Municipal Bond | 1.42% | 05/01/19 | 2,000,000.00 | 2,007,557.61 | - | (2,279.67) | 2,000,000.00 | 2,005,277.94 |
| Municipal Bond | 1.39% | 06/15/19 | 6,000,000.00 | 6,003,201.22 | - | (841.46) | 6,000,000.00 | 6,002,359.76 |
| Municipal Bond | 1.32% | 06/15/19 | 955,000.00 | 987,889.73 | - | (8,645.30) | 955,000.00 | 979,244.43 |
| Municipal Bond | 1.00% | 07/01/19 | 6,600,000.00 | 6,649,098.47 | - | (12,341.69) | 6,600,000.00 | 6,636,756.78 |
| Municipal Bond | 1.73% | 07/01/19 | 3,180,000.00 | 3,194,597.65 | - | (796,384.25) | 2,390,000.00 | 2,398,213.40 |
| Municipal Bond | 1.60% | 07/01/19 | 5,000,000.00 | 5,009,474.19 | - | (2,381.49) | 5,000,000.00 | 5,007,092.70 |
| Municipal Bond | 1.40% | 08/01/19 | 2,850,000.00 | 2,925,662.41 | - | (17,533.86) | 2,850,000.00 | 2,908,128.55 |
| Municipal Bond | 1.53% | 08/15/19 | 625,000.00 | 644,886.23 | - | (4,451.42) | 625,000.00 | 640,434.81 |
| Municipal Bond | 1.70% | 08/15/19 | 500,000.00 | 508,989.91 | - | (2,012.34) | 500,000.00 | 506,977.57 |
| Municipal Bond | 1.00% | 08/15/19 | 4,020,000.00 | 4,231,743.50 | - | (47,397.57) | 4,020,000.00 | 4,184,345.93 |
| Municipal Bond | 1.62% | 10/15/19 | 505,000.00 | 505,000.00 | - | - | 505,000.00 | 505,000.00 |
| Municipal Bond | 1.60% | 02/01/20 | 5,000,000.00 | 5,260,192.71 | - | (41,200.91) | 5,000,000.00 | 5,218,991.80 |
| Municipal Bond | 1.49% | 02/15/20 | 12,025,000.00 | 12,310,507.50 | - | (44,145.69) | 12,025,000.00 | 12,266,361.81 |
| Municipal Bond | 1.68% | 04/01/20 | 1,930,000.00 | 1,973,598.74 | - | (6,257.54) | 1,930,000.00 | 1,967,341.20 |
| Municipal Bond | 1.65% | 05/15/20 | 5,000,000.00 | 5,022,969.65 | - | (3,084.97) | 5,000,000.00 | 5,019,884.68 |
| Municipal Bond | 1.78% | 06/01/20 | 1,725,000.00 | 1,740,711.07 | - | (2,059.00) | 1,725,000.00 | 1,738,652.07 |
| Municipal Bond | 1.00% | 06/01/20 | 3,215,000.00 | 3,237,648.77 | - | (2,968.22) | 3,215,000.00 | 3,234,680.55 |
| Municipal Bond | 1.62% | 07/01/20 | 10,270,000.00 | 10,474,652.19 | - | (25,721.32) | 10,270,000.00 | 10,448,930.87 |
| Municipal Bond | 1.25% | 07/01/20 | 3,000,000.00 | 3,043,844.90 | - | (5,510.56) | 3,000,000.00 | 3,038,334.34 |
| Municipal Bond | 1.04% | 08/01/20 | 8,120,000.00 | 8,113,339.46 | 803.10 | - | 8,120,000.00 | 8,114,142.56 |
| Municipal Bond | 1.33% | 09/01/20 | 5,000,000.00 | 5,026,510.63 | - | (3,071.76) | 5,000,000.00 | 5,023,438.87 |
| Municipal Bond | 1.15% | 02/01/21 | 13,000,000.00 | 13,196,162.66 | - | (19,056.98) | 13,000,000.00 | 13,177,105.68 |
| Municipal Bond | 2.48% | 03/15/21 | 10,000,000.00 | 10,000,000.00 | - | - | 10,000,000.00 | 10,000,000.00 |
| Municipal Bond | 1.84% | 03/15/21 | 2,335,000.00 | 2,399,569.78 | - | (6,006.49) | 2,335,000.00 | 2,393,563.29 |
| Municipal Bond | 2.62% | 05/01/21 | 3,445,000.00 | 3,417,503.03 | 2,441.81 | - | 3,445,000.00 | 3,419,944.84 |
| Municipal Bond | 2.55% | 05/15/21 | 10,420,000.00 | 10,328,043.05 | 8,057.18 | - | 10,420,000.00 | 10,336,100.23 |
| Municipal Bond | 2.54% | 05/15/21 | 5,000,000.00 | 4,932,964.32 | 5,873.60 | - | 5,000,000.00 | 4,938,837.92 |
| Municipal Bond | 1.80% | 06/01/21 | 535,000.00 | 546,731.72 | - | (1,011.55) | 535,000.00 | 545,720.17 |
| Municipal Bond | 1.92% | 07/01/21 | 360,000.00 | 390,194.10 | - | (2,532.23) | 360,000.00 | 387,661.87 |
| Municipal Bond | 2.53% | 07/01/21 | 1,550,000.00 | 1,543,864.14 | 514.58 | - | 1,550,000.00 | 1,544,378.72 |
| Municipal Bond | 2.64% | 08/01/21 | 13,360,000.00 | 13,298,616.70 | 5,006.44 | - | 13,360,000.00 | 13,303,623.14 |
| Municipal Bond | 1.90% | 08/15/21 | 6,905,000.00 | 7,720,091.94 | - | (65,664.15) | 6,905,000.00 | 7,654,427.79 |
| Municipal Bond | 2.67% | 09/01/21 | 1,000,000.00 | 973,204.36 | 2,127.00 | - | 1,000,000.00 | 975,331.36 |
| Municipal Bond | 2.68% | 10/01/21 | 500,000.00 | 501,853.47 | - | (50,314.42) | 450,000.00 | 451,539.05 |
| TOTAL | | | \$ 592,067,077.98 | \$ 595,054,093.07 | \$ 73,980,491.37 | \$ (128,027,004.43) | \$ 538,510,946.08 | \$ 541,007,580.01 |

Market Value Comparison

| Security Description | Yield | Maturity Date | June 30, 2018 | | Qtr to Qtr Change (1) | September 30, 2018 | |
|-------------------------|-------|---------------|---------------|---------------|-----------------------|--------------------|---------------|
| | | | Par Value | Market Value | | Par Value | Market Value |
| Capital One NOW Account | 1.75% | 10/01/18 | 16,809,475.28 | 16,809,475.28 | (4,255,643.06) | 12,553,832.22 | 12,553,832.22 |
| Legacy NOW Account | 2.11% | 10/01/18 | 32,174,320.43 | 32,174,320.43 | 1,843,502.34 | 34,017,822.77 | 34,017,822.77 |
| Texas Daily | 2.03% | 10/01/18 | 15,819,575.36 | 15,819,575.36 | (9,650,237.84) | 6,169,337.52 | 6,169,337.52 |
| Texas Class | 2.26% | 10/01/18 | 19,113,630.65 | 19,113,630.65 | 55,734,641.13 | 74,848,271.78 | 74,848,271.78 |
| TexasTERM | 1.75% | 08/02/18 | 25,000,000.00 | 25,000,000.00 | (25,000,000.00) | - | - |
| TexasTERM | 2.00% | 11/02/18 | 25,000,000.00 | 25,000,000.00 | - | 25,000,000.00 | 25,000,000.00 |
| Certificate of Deposit | 1.20% | 07/13/18 | 5,235,150.80 | 5,235,150.80 | (5,235,150.80) | - | - |
| Certificate of Deposit | 1.79% | 07/31/18 | 5,032,874.10 | 5,032,874.10 | (5,032,874.10) | - | - |
| Certificate of Deposit | 1.95% | 09/10/18 | 3,144,194.27 | 3,144,194.27 | (3,144,194.27) | - | - |
| Certificate of Deposit | 1.50% | 09/11/18 | 2,751,586.47 | 2,751,586.47 | (2,751,586.47) | - | - |
| Certificate of Deposit | 2.20% | 01/13/19 | - | - | 5,329,926.14 | 5,329,926.14 | 5,329,926.14 |
| Certificate of Deposit | 1.80% | 01/30/19 | 10,470,665.08 | 10,470,665.08 | - | 10,470,665.08 | 10,470,665.08 |
| Certificate of Deposit | 2.40% | 01/31/19 | - | - | 5,077,496.85 | 5,077,496.85 | 5,077,496.85 |
| Certificate of Deposit | 2.30% | 03/10/19 | - | - | 3,174,881.18 | 3,174,881.18 | 3,174,881.18 |
| Certificate of Deposit | 2.32% | 06/05/19 | 10,110,605.54 | 10,110,605.54 | - | 10,110,605.54 | 10,110,605.54 |
| Certificate of Deposit | 2.42% | 06/11/19 | - | - | 2,793,107.00 | 2,793,107.00 | 2,793,107.00 |
| FAMCA Bond | 1.25% | 09/10/18 | 12,000,000.00 | 11,985,456.00 | (11,985,456.00) | - | - |
| FAMCA Bond | 3.14% | 08/15/22 | 20,000,000.00 | 20,004,420.00 | (127,920.00) | 20,000,000.00 | 19,876,500.00 |
| FFCB Bond | 1.04% | 07/12/19 | 20,000,000.00 | 19,704,740.00 | 60,960.00 | 20,000,000.00 | 19,765,700.00 |
| FHLMC Bond | 1.05% | 03/29/19 | 16,000,000.00 | 15,857,312.00 | 34,096.00 | 16,000,000.00 | 15,891,408.00 |
| FHLMC Bond | 1.45% | 05/28/19 | 13,000,000.00 | 12,864,787.00 | 44,941.00 | 13,000,000.00 | 12,909,728.00 |
| FHLMC Bond | 2.96% | 06/28/21 | 16,000,000.00 | 15,974,560.00 | (28,080.00) | 16,000,000.00 | 15,946,480.00 |
| FHLMC Bond | 3.00% | 03/28/22 | 17,000,000.00 | 17,007,208.00 | (16,320.00) | 17,000,000.00 | 16,990,888.00 |
| FHLMC Bond | 3.13% | 05/27/22 | 19,000,000.00 | 19,003,914.00 | (19,003,914.00) | - | - |
| FHLMC Bond | 3.21% | 08/31/22 | 19,000,000.00 | 19,005,586.00 | (19,005,586.00) | - | - |
| FNMA Bond | 1.45% | 09/16/19 | 12,000,000.00 | 11,860,032.00 | 5,400.00 | 12,000,000.00 | 11,865,432.00 |
| FNMA Bond | 1.53% | 06/15/20 | 10,000,000.00 | 9,814,370.00 | (9,050.00) | 10,000,000.00 | 9,805,320.00 |
| FNMA Bond | 1.42% | 08/28/20 | 20,000,000.00 | 19,466,800.00 | (39,920.00) | 20,000,000.00 | 19,426,880.00 |
| TVA Bond | 1.33% | 10/15/18 | 2,000,000.00 | 1,997,804.00 | 1,814.00 | 2,000,000.00 | 1,999,618.00 |
| TVA Bond | 1.88% | 02/15/21 | 10,000,000.00 | 10,296,310.00 | (78,230.00) | 10,000,000.00 | 10,218,080.00 |
| Municipal Bond | 1.65% | 07/01/18 | 225,000.00 | 225,000.00 | (225,000.00) | - | - |
| Municipal Bond | 1.65% | 07/01/18 | 1,970,000.00 | 1,970,000.00 | (1,970,000.00) | - | - |
| Municipal Bond | 1.65% | 07/01/18 | 605,000.00 | 605,000.00 | (605,000.00) | - | - |
| Municipal Bond | 1.54% | 07/01/18 | 5,000,000.00 | 5,000,000.00 | (5,000,000.00) | - | - |
| Municipal Bond | 1.36% | 07/01/18 | 875,000.00 | 875,000.00 | (875,000.00) | - | - |
| Municipal Bond | 0.85% | 07/01/18 | 890,000.00 | 890,000.00 | (890,000.00) | - | - |
| Municipal Bond | 1.20% | 08/01/18 | 450,000.00 | 449,802.00 | (449,802.00) | - | - |
| Municipal Bond | 1.00% | 08/01/18 | 5,000,000.00 | 5,001,350.00 | (5,001,350.00) | - | - |
| Municipal Bond | 1.55% | 08/01/18 | 2,630,000.00 | 2,633,603.10 | (2,633,603.10) | - | - |
| Municipal Bond | 1.92% | 08/15/18 | 250,000.00 | 249,975.00 | (249,975.00) | - | - |
| Municipal Bond | 1.53% | 08/15/18 | 1,205,000.00 | 1,207,506.40 | (1,207,506.40) | - | - |
| Municipal Bond | 1.55% | 08/15/18 | 2,500,000.00 | 2,503,150.00 | (2,503,150.00) | - | - |
| Municipal Bond | 1.37% | 10/01/18 | 1,925,000.00 | 1,923,787.25 | 1,212.75 | 1,925,000.00 | 1,925,000.00 |
| Municipal Bond | 0.75% | 10/01/18 | 1,000,000.00 | 1,001,840.00 | (1,840.00) | 1,000,000.00 | 1,000,000.00 |
| Municipal Bond | 1.15% | 02/01/19 | 450,000.00 | 449,118.00 | 225.00 | 450,000.00 | 449,343.00 |
| Municipal Bond | 1.40% | 02/01/19 | 1,000,000.00 | 1,015,770.00 | (7,140.00) | 1,000,000.00 | 1,008,630.00 |
| Municipal Bond | 1.70% | 02/01/19 | 10,000,000.00 | 9,974,700.00 | 7,400.00 | 10,000,000.00 | 9,982,100.00 |
| Municipal Bond | 1.40% | 02/15/19 | 1,000,000.00 | 1,000,890.00 | (750.00) | 1,000,000.00 | 1,000,140.00 |

Market Value Comparison

| Security Description | Yield | Maturity Date | June 30, 2018 | | Qtr to Qtr Change (1) | September 30, 2018 | |
|----------------------|-------|---------------|--------------------------|--------------------------|---------------------------|--------------------------|--------------------------|
| | | | Par Value | Market Value | | Par Value | Market Value |
| Municipal Bond | 1.69% | 02/15/19 | 1,550,000.00 | 1,566,306.00 | (7,130.00) | 1,550,000.00 | 1,559,176.00 |
| Municipal Bond | 1.00% | 02/15/19 | 10,000,000.00 | 10,050,100.00 | (27,300.00) | 10,000,000.00 | 10,022,800.00 |
| Municipal Bond | 1.66% | 03/01/19 | 6,000,000.00 | 5,984,460.00 | (9,240.00) | 6,000,000.00 | 5,975,220.00 |
| Municipal Bond | 1.80% | 03/01/19 | 500,000.00 | 507,895.00 | (3,980.00) | 500,000.00 | 503,915.00 |
| Municipal Bond | 1.45% | 04/01/19 | 450,000.00 | 449,509.50 | (108.00) | 450,000.00 | 449,401.50 |
| Municipal Bond | 1.20% | 05/01/19 | 4,000,000.00 | 3,971,760.00 | 5,200.00 | 4,000,000.00 | 3,976,960.00 |
| Municipal Bond | 1.42% | 05/01/19 | 2,000,000.00 | 1,992,860.00 | 1,220.00 | 2,000,000.00 | 1,994,080.00 |
| Municipal Bond | 1.39% | 06/15/19 | 6,000,000.00 | 5,940,300.00 | 8,820.00 | 6,000,000.00 | 5,949,120.00 |
| Municipal Bond | 1.32% | 06/15/19 | 955,000.00 | 976,210.55 | (5,691.80) | 955,000.00 | 970,518.75 |
| Municipal Bond | 1.00% | 07/01/19 | 6,600,000.00 | 6,539,940.00 | 6,732.00 | 6,600,000.00 | 6,546,672.00 |
| Municipal Bond | 1.73% | 07/01/19 | 3,180,000.00 | 3,168,488.40 | (788,478.60) | 2,390,000.00 | 2,380,009.80 |
| Municipal Bond | 1.60% | 07/01/19 | 5,000,000.00 | 4,962,300.00 | 4,300.00 | 5,000,000.00 | 4,966,600.00 |
| Municipal Bond | 1.40% | 08/01/19 | 2,850,000.00 | 2,886,594.00 | (6,811.50) | 2,850,000.00 | 2,879,782.50 |
| Municipal Bond | 1.53% | 08/15/19 | 625,000.00 | 637,243.75 | (3,650.00) | 625,000.00 | 633,593.75 |
| Municipal Bond | 1.70% | 08/15/19 | 500,000.00 | 503,400.00 | (1,515.00) | 500,000.00 | 501,885.00 |
| Municipal Bond | 1.00% | 08/15/19 | 4,020,000.00 | 4,167,453.60 | (50,209.80) | 4,020,000.00 | 4,117,243.80 |
| Municipal Bond | 1.62% | 10/15/19 | 505,000.00 | 498,642.05 | 217.15 | 505,000.00 | 498,859.20 |
| Municipal Bond | 1.60% | 02/01/20 | 5,000,000.00 | 5,167,750.00 | (40,550.00) | 5,000,000.00 | 5,127,200.00 |
| Municipal Bond | 1.49% | 02/15/20 | 12,025,000.00 | 12,070,334.25 | (41,366.00) | 12,025,000.00 | 12,028,968.25 |
| Municipal Bond | 1.68% | 04/01/20 | 1,930,000.00 | 1,940,383.40 | (8,009.50) | 1,930,000.00 | 1,932,373.90 |
| Municipal Bond | 1.65% | 05/15/20 | 5,000,000.00 | 4,934,900.00 | (14,350.00) | 5,000,000.00 | 4,920,550.00 |
| Municipal Bond | 1.78% | 06/01/20 | 1,725,000.00 | 1,712,148.75 | (8,228.25) | 1,725,000.00 | 1,703,920.50 |
| Municipal Bond | 1.00% | 06/01/20 | 3,215,000.00 | 3,132,792.45 | (2,121.90) | 3,215,000.00 | 3,130,670.55 |
| Municipal Bond | 1.62% | 07/01/20 | 10,270,000.00 | 10,247,097.90 | (54,636.40) | 10,270,000.00 | 10,192,461.50 |
| Municipal Bond | 1.25% | 07/01/20 | 3,000,000.00 | 2,941,860.00 | (5,550.00) | 3,000,000.00 | 2,936,310.00 |
| Municipal Bond | 1.04% | 08/01/20 | 8,120,000.00 | 7,836,530.80 | 4,141.20 | 8,120,000.00 | 7,840,672.00 |
| Municipal Bond | 1.33% | 09/01/20 | 5,000,000.00 | 4,866,000.00 | (6,650.00) | 5,000,000.00 | 4,859,350.00 |
| Municipal Bond | 1.15% | 02/01/21 | 13,000,000.00 | 12,644,320.00 | (44,590.00) | 13,000,000.00 | 12,599,730.00 |
| Municipal Bond | 2.48% | 03/15/21 | 10,000,000.00 | 9,915,400.00 | (113,300.00) | 10,000,000.00 | 9,802,100.00 |
| Municipal Bond | 1.84% | 03/15/21 | 2,335,000.00 | 2,339,950.20 | (11,908.50) | 2,335,000.00 | 2,328,041.70 |
| Municipal Bond | 2.62% | 05/01/21 | 3,445,000.00 | 3,395,150.85 | (47,368.75) | 3,445,000.00 | 3,347,782.10 |
| Municipal Bond | 2.55% | 05/15/21 | 10,420,000.00 | 10,263,179.00 | (63,249.40) | 10,420,000.00 | 10,199,929.60 |
| Municipal Bond | 2.54% | 05/15/21 | 5,000,000.00 | 4,900,550.00 | (28,250.00) | 5,000,000.00 | 4,872,300.00 |
| Municipal Bond | 1.80% | 06/01/21 | 535,000.00 | 529,954.95 | (3,028.10) | 535,000.00 | 526,926.85 |
| Municipal Bond | 1.92% | 07/01/21 | 360,000.00 | 377,859.60 | (3,855.60) | 360,000.00 | 374,004.00 |
| Municipal Bond | 2.53% | 07/01/21 | 1,550,000.00 | 1,518,364.50 | 2,805.50 | 1,550,000.00 | 1,521,170.00 |
| Municipal Bond | 2.64% | 08/01/21 | 13,360,000.00 | 13,191,396.80 | (72,277.60) | 13,360,000.00 | 13,119,119.20 |
| Municipal Bond | 1.90% | 08/15/21 | 6,905,000.00 | 7,486,539.10 | (129,952.10) | 6,905,000.00 | 7,356,587.00 |
| Municipal Bond | 2.67% | 09/01/21 | 1,000,000.00 | 962,730.00 | (3,560.00) | 1,000,000.00 | 959,170.00 |
| Municipal Bond | 2.68% | 10/01/21 | 500,000.00 | 495,545.00 | (50,396.00) | 450,000.00 | 445,149.00 |
| TOTAL | | | \$ 592,067,077.98 | \$ 590,156,069.13 | \$ (54,498,552.60) | \$ 538,510,946.08 | \$ 535,657,516.53 |

| Book Value Allocation | | | | | | |
|------------------------|---------------------------|----------------------------|---------------------------|----------------------------|-----------------------------|-----------------|
| | June 30, 2018 | | September 30, 2018 | | Previous Quarter Comparison | |
| | % Equity in Treasury Pool | Book Value Fund Allocation | % Equity in Treasury Pool | Book Value Fund Allocation | Book Value Change (%) | Change (\$) |
| General Fund | 13.90% | 82,721,516.20 | 10.15% | 54,933,472.83 | -3.75% | (27,788,043.37) |
| Debt Service Fund | 7.21% | 42,875,424.35 | 1.23% | 6,639,715.81 | -5.98% | (36,235,708.55) |
| Capital Projects Funds | 34.08% | 202,809,395.65 | 35.56% | 192,405,004.93 | 1.48% | (10,404,390.72) |
| Enterprise Funds | 13.52% | 80,469,453.80 | 18.35% | 99,279,347.64 | 4.83% | 18,809,893.84 |
| Special Revenue Funds | 15.53% | 92,385,179.13 | 17.59% | 95,181,759.48 | 2.07% | 2,796,580.35 |
| Internal Service Funds | 12.83% | 76,318,007.08 | 14.72% | 79,648,006.10 | 1.90% | 3,329,999.02 |
| Agency Funds | 0.54% | 3,200,704.05 | 0.57% | 3,109,240.99 | 0.04% | (91,463.05) |
| Component Units | 2.47% | 14,671,712.71 | 2.00% | 10,839,010.32 | -0.46% | (3,832,702.39) |
| 115 Trust | -0.07% | (397,299.90) | -0.19% | (1,027,978.10) | -0.12% | (630,678.20) |
| Totals | 100.00% | 595,054,093.07 | 100.00% | 541,007,580.01 | | -54,046,513.06 |

| Market Value Allocation | | | | | | |
|-------------------------|---------------------------|------------------------------|---------------------------|------------------------------|-----------------------------|-----------------|
| | June 30, 2018 | | September 30, 2018 | | Previous Quarter Comparison | |
| | % Equity in Treasury Pool | Market Value Fund Allocation | % Equity in Treasury Pool | Market Value Fund Allocation | Market Value Change (%) | Change (\$) |
| General Fund | 13.90% | 82,040,616.82 | 10.15% | 54,390,231.71 | -3.75% | (27,650,385.11) |
| Debt Service Fund | 7.21% | 42,522,507.10 | 1.23% | 6,574,055.17 | -5.98% | (35,948,451.93) |
| Capital Projects Funds | 34.08% | 201,140,025.95 | 35.56% | 190,502,297.78 | 1.48% | (10,637,728.17) |
| Enterprise Funds | 13.52% | 79,807,091.64 | 18.35% | 98,297,566.92 | 4.83% | 18,490,475.27 |
| Special Revenue Funds | 15.53% | 91,624,735.96 | 17.59% | 94,240,500.11 | 2.07% | 2,615,764.15 |
| Internal Service Funds | 12.83% | 75,689,816.42 | 14.72% | 78,860,361.15 | 1.90% | 3,170,544.73 |
| Agency Funds | 0.54% | 3,174,358.33 | 0.57% | 3,078,493.48 | 0.04% | (95,864.85) |
| Component Units | 2.47% | 14,550,946.55 | 2.00% | 10,731,822.56 | -0.46% | (3,819,123.99) |
| 115 Trust | -0.07% | (394,029.64) | -0.19% | (1,017,812.35) | -0.12% | (623,782.71) |
| Totals | 100.00% | 590,156,069.13 | 100.00% | 535,657,516.53 | | -54,498,552.60 |

Allocations are based upon fund equity in the Treasury Pool at the end of the period.

**CITY OF PLANO
COUNCIL AGENDA ITEM**

Council Meeting Date: 11/26/2018

Department: Building Inspections

Department Head: Selso Mata

Agenda Coordinator: Lacey Thornton x5993

CAPTION

Ordinance No. 2018-11-9: To repeal in its entirety City of Plano Ordinance No. 2016-3-11, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Building Code, with certain additions, deletions, and amendments, as the Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: | 2018-19 | 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

COMMENTS:

This item has no fiscal impact.

SUMMARY OF ITEM

This Ordinance will adopt the most recent version of the International Building Codes published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. The Building Standards Commission held public code review meetings in July, August, September, and October of 2018. At their October 16, 2018 meeting the Commission voted unanimously to recommend the Codes with amendments to the City Council for adoption as the Building Code for the City of Plano.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------------------|-------------|-----------|
| Memo | 11/14/2018 | Memo |
| Building Standards Commission Letter | 11/13/2018 | Letter |
| Dallas Builders Association Letter | 11/8/2018 | Letter |
| Council of Governments Letter | 11/8/2018 | Letter |
| 2018 Building Code Ordinance | 11/15/2018 | Ordinance |

Date: November 2, 2018

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

From: Selso Mata, Chief Building Official

Subject: **2018 International Codes/2017 National Electric Code – Adoption**

Every three years, building codes are promulgated by the International Code Council.

For the past year and half, staff has been engaged in the code review process for the 2018 Codes through the North Central Texas Council of Governments. Upon completion of this process, the codes were further vetted through our Building Standards Commission. Our review is now complete. The following 2018 Codes, with amendments, are recommended to the City Council for adoption.

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel and Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electric Code

A common question at this time is; “Are there any changes in the codes?”

With more than three thousand pages of material and many building product improvements each year, changes are expected and do occur. However, the development community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All building codes represent the approved minimum standards for building safety in each respective category.

Please let me know if you need additional information.



Building Inspections Department
1520 K Avenue
Plano, TX 75074
Tel: 972.941.7140
buildinginspections.org

Date: November 2, 2018

To: Bruce D. Glasscock, City Manager

From: Joe Milkes, Chair, Building Standards Commission

Cc: Selso Mata, Chief Building Official
David Kerr, Fire Marshal
Lori Schwarz, Director of Neighborhood Services

Subject: **Adoption of the 2018 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2018 International Building Codes and the 2017 National Electric Code with amendments at each monthly meeting occurring from July 2018 through October 2018. In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that all code review is now complete.

The Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel and Gas Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code
- 2017 National Electric Code

Sincerely,

Joe Milkes
Chair, Building Standards Commission



October 16, 2018

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2018 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

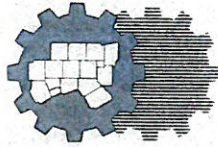
Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2018 code amendments package as presented.

We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lehde".

David Lehde,
Director of Government Affairs
Dallas Builders Association



North Central Texas Council Of Governments

TO: Mayors, City Managers, City Administrators,
County Judges, and Building Officials

DATE: October 26, 2018

SUBJECT: 2018 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon the recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to the 2018 International Codes on September 27, 2018. The Executive Board encourages your jurisdiction to adopt the following 2018 International Codes and regional amendments:

- International Building Code
- International Energy Conservation Code
- International Existing Building Code
- International Fire Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code

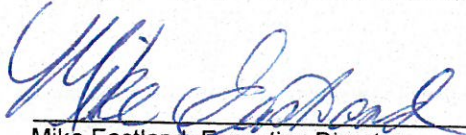
In addition, the Executive Board endorsed a 2018 International Wildland-Urban Interface Code Opinion Statement. Regional amendments to the 2018 International Codes can be found at the following website: <https://www.nctcog.org/envir/regional-building-codes/amendments>.

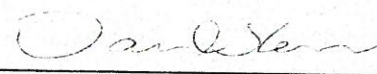
NCTCOG's RCCC recommends adopting these codes with no local amendments, other than the regional amendments, as expeditiously as possible. The ultimate goal is regional uniformity of building codes for the North Central Texas region. By achieving the standardization of building codes across the region municipalities, contractors, architects, builders, and manufacturers benefit from positive economic impacts.

Regional Code Amendment Workshop

On November 16, 2018, the North Texas Chapter of the International Codes Council and NCTCOG will be co-hosting a free 2018 Regional Code Amendment Workshop to cover the regional code amendment review process and the significant changes between the 2015 and 2018 regional code amendments. Continuing Education Units will be offered for this event through the North Texas Chapter of the International Codes Council. For more information and to register for this workshop, please visit <https://www.nctcog.org/envir/events>.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, please see the enclosed flyer that outlines our achievements for the 2018 fiscal year. To review the Regional Codes Work Program and find a Commitment Response Form to financially contribute to the fiscal year 2019 Work Program, please visit: <https://www.nctcog.org/envir/committees/regional-codes-coordinating-committee>. If you have any questions regarding regional codes, please contact Ryann Cline, Environment & Development Planner, by email at rccline@nctcog.org or by phone at (817) 608-2363.


Mike Eastland, Executive Director
North Central Texas Council of Governments


David Kerr, Deputy Chief
Plano Fire Rescue, and RCCC Chair

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2016-3-11, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Building Code, with certain additions, deletions, and amendments, as the Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on March 14, 2016, by Ordinance No. 2016-3-11, the City Council of the City of Plano amended Ordinance 2015-3-8 to reflect changes to the International Building Code to align with the International Fire Code, and such were codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

WHEREAS, on October 16, 2018 the Building Standards Commission held a public hearing to discuss the adoption of the 2018 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2018 Edition of the International Building Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Building Code of the City.

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

Section I. Ordinance No. 2016-3-11 duly passed and approved by the City Council of the City of Plano, on March 14, 2016, is hereby repealed in its entirety.

Section II. A new Article II, Building Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

“ARTICLE II. BUILDING CODE DIVISION 1. GENERALLY

Section 6-16. Penalty.

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 6-17. Adopted.

The 2018 Edition of the International Building Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Building Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions,

and amendments prescribed in this Article. A copy of the 2018 Edition of the International Building Code is on file in the office of the City Secretary.

Sections 6-20 through 6-36. Reserved.

DIVISION 2. AMENDMENTS

Section 6-37. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Building Code adopted herein are hereby approved and adopted:

Section 101.4; change to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code, when specifically adopted, shall be considered part of the requirements of this code to the prescribed extent of each such reference. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the Electrical Code shall mean the Electrical Code as adopted.

Section 101.4.8; add the following:

101.4.8 Electrical. The provisions of the Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

Section 103 and 103.1 *amend to insert the Department Name:*

BUILDING INSPECTIONS DEPARTMENT

103.1 Creation of enforcement agency. The Building Inspections Department is hereby created and the official in charge thereof shall be known as the *building official*.

Section [A] 104.2.1 Determination of substantially improved or substantially damaged existing buildings and structures in flood hazard areas; *is deleted in its entirety.*

Section 104.10.1; Flood hazard areas. *is deleted in its entirety.*

Section 105.1.1; Annual Permit. *is deleted in its entirety.*

Section 105.1.2; Annual Permit records. *is deleted in its entirety.*

Section 105.1.1; *is created to read as follows:*

105.1.1 Toilet Facilities. At least one permanent or temporary toilet facility shall be maintained at every site where a building permit has been issued, as long as a building permit is active for the project.

Permanent toilet facility is defined as a room in an existing building or in the building being constructed with a water closet installed in such a room that conforms to the Plumbing Code and is continuously available to all workers involved in a construction project.

Temporary toilet facility is defined as a portable, fully enclosed, chemically sanitized toilet, which is serviced and cleaned at least once each week.

A Stop Work Order may be issued for any project not in compliance with this section.

Section 105.2 Work exempt from permit; *is amended by the deletion and addition of the following:*

2. Item is deleted in its entirety.

6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below, and that are not part of an accessible route and not in the city right-of-way.

Section 105.3 Application for permit; *add the following:*

8. Be issued to a registered contractor.

General: To obtain a permit, the applicant shall be registered as a contractor. Contractor may register by making application on forms provided by the Building Official.

Exception:

1. Homeowners may obtain permits for their private residence without being registered, however a contractor working under the homeowner's permit must meet state requirements for license registration.

2. Contractors exempt from local registration fees must show proof of state license.

Revocation/Suspension: A contractor's registration may be suspended for the following causes:

1. The contractor fails to finalize permits by obtaining the required approved inspections.

2. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.

3. Expiration, suspension or revocation of required license, or insurance.

Section 105.3.1 Action on application; *is amended by the addition of the following paragraph:*

A demolition permit may be withheld for any building or structure within the Plano Historic Building and Site Survey as designated in the Preservation Plan for a period not exceeding thirty (30) days pending review by the Heritage Commission.

Section 105.8; is added:

105.8. Withdrawn Permits. Permits may be withdrawn by the applicant if no work has commenced on the project. Permit fees exceeding \$100.00 may be partially refunded. Where applicable, fees will be refunded at 80 percent of their original value, excluding the plan review and fire protection plan review deposits.

1. Permits for which work has commenced may not be withdrawn unless a subsequent permittee has obtained a permit to complete the work, or when work has started unless an inspection has been made and the Building Official has determined that the existing work has created no violation of any code or ordinance.
2. Expired permits may be withdrawn if determined by the Building Official that no work has commenced.
3. Withdrawn permits with fees of less than one hundred (\$100) dollars are nonrefundable.

Section 107.3.1. Approval of construction documents; amended to read as follows:

When the building official issues a permit, the construction documents shall be approved, in writing, or by a stamp which states, "APPROVED AND APPROVED AS NOTED BY THE BUILDING OFFICIAL" *[the remainder of the section is unchanged]*

Section 109; add Section 109.7 to read as follows:

109.7 Re-inspection Fee. A reinspection fee may be charged and may include:

1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. City approved plans are not on the job site available to the inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. The job site is red-tagged twice for the same item;
6. The original red tag has been removed from the job site.
7. Failure to maintain erosion control, trash control or tree protection.

Any re-inspection fees assessed shall be paid before any more inspections are made on that job site.

Section 109; add Section 109.8, 109.8.1, 109.8.2 and 109.9 to read as follows:

109.8 Work without a permit.

109.8.1 Investigation. Whenever work for which a permit is required by this code has been

commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.8.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

109.9 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a fee as established by the city fee schedule.

Section 110.3.5; *Lath, gypsum board and gypsum panel product inspection.* *Delete exception.*

Section 111.2 Certificate issued; *is amended by the deletion of Item #3.*

Section 113 Board of Appeal; *change Section title to “Building Standards Commission,” and all references to “board” or “board of appeals” shall be replaced by “commission,” and “building standards commission,” as applicable.*

Section 202; *amend definition of “Ambulatory Care Facility” as follows:*

Ambulatory Care Facility. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered incapable of self-preservation by the services. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

Section 202; *add definition of “Assisting Living Facilities” to read as follows:*

Assisted Living Facilities. *A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.*

Section 202; *change definition of “Atrium” as follows:*

Atrium. An opening connecting three or more stories... *{Remainder unchanged}*

Section 202; *amend definition of “Repair Garage” as follows:*

Repair Garage. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

Section 202; amend definition of “Special Inspector” to read as follows:

Special Inspector. A qualified person employed or retained by an approved agency who shall prove to the satisfaction of the registered design professional in responsible charge and the Building Official as having the competence necessary to inspect a particular type of construction requiring special inspection.

Section 202; amend definition to read as follows:

High-Rise Building. A building with an occupied floor located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

Section 303.1.3; add a sentence to read as follows:

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy. Except when applying the assembly requirements of Chapters 10 and 11.

Section 304.1; add the following to the list of occupancies:

Fire stations

Police stations with detention facilities for 5 or less

Section 307.1.1; add the following sentence to Exception 4:

4. Cleaning establishments... *[Text unchanged]* ...with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 21, Dry Cleaning Plant provisions.

Section 403.1, Exception 3; change to read as follows:

3. The open air portion of a building *[remainder unchanged]*

Section 403.3, Exception; delete item 2.

Section 403.3.2; change to read as follows:

[F] 403.3.2 Water supply to required fire pumps. In buildings that are more than 120 feet (36.5 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided

between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: *[No change to exception.]*

Section 404.5 Smoke Control; *delete Exception.*

Section 406.3.3.1 Carport separation; *is amended to read as follows:*

A fire separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

A separation is not required between any occupancy and an accessory U carport provided the carport is entirely open on all sides, the eave-to-eave or eave-to-property line (assumed or real) horizontal separation is at least 5 (five) feet, constructed of non-combustible materials and for the storage of automobiles.

Shade structures used for commercial playgrounds or commercial use do not require fire separations provided shading materials have flame-retardant certificates and framing members are of non-combustible construction.

Section 502.1 Address identification; *is changed to read as follows:*

Approved numerals of minimum six (6) inches height and of a color contrasting with the background designating address shall be placed on all new and existing buildings or structures as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways where said alleyways exist. Where buildings do not immediately front a street, approved six (6) inch height building numerals or address and three (3) inch height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum twenty (20) inch by thirty (30) inch background or border.

Table 506.2; *delete footnote i from table.*

Section 506.3.1; *add sentence to read as follows:*

506.3.1 Minimum percentage of perimeter. *[Existing Text remains]*

In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot wide pathway meeting fire department access from the street or approved fire lane shall be provided.

Section 602.1.1; *add sentence to read as follows:*

602.1.1 Minimum Requirements. *[Existing Text to remain]*

Where a building contains more than one distinct type of construction, the building shall comply with the most restrictive area, height, and stories, for the lesser type of construction or be separated by fire walls in accordance with Section 706.

Section 708.4.2; *change exception 1 to read as follows:*

708.4.2 Fireblocks and draftstops in combustible construction. *[Body of text unchanged]*

Exceptions:

1. *[Body of text unchanged, add the following]*

Portions of buildings containing concealed spaces filled with noncombustible insulation as permitted for sprinkler omission shall not apply to this exception for draftstopping.

[Remainder unchanged]

Section 718.3; *change sentence to read as follows:*

718.3 Draftstopping in floors. *[Body of text unchanged]*

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. and provided that in combustible construction, sprinkler protection is provided in the floor space.

Section 718.4; *change sentence to read as follows:*

718.4 Draftstopping in attics. *[Body of text unchanged]*

Exceptions: Buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and provided that in combustible construction, sprinkler protection is provided in the attic space.

Section 901.5; *is amended by adding the following:*

Section 901.5 Installation acceptance testing. All required tests shall be conducted by and at the expense of the owner or his representative. The Fire Department shall not be held responsible for any damages incurred in such test. Where it is required that the Fire Department witness any such test, such test shall be scheduled with a minimum of 48 hour notice to the Fire Chief or his representative.

Section 901.7 Fire areas; *deleted in its entirety.*

Section 901.7.1 Systems out of service. *is created and added to read as follows:*

Section 901.7.1 Systems out of service. Where a required fire protection system is out of service or in the event of an excessive number of activations, alarms or unwanted alarms, the fire

department and the code official shall be notified immediately and, where required by the code official, the building shall either be evacuated or standby personnel shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Section 903.1.1; *change to read as follows:*

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted instead of in addition to automatic sprinkler protection where recognized by the applicable standard and, or as *approved by the fire code official*.

Section 903.2; *add the following and delete the exception:*

903.2 Where required. Approved *automatic sprinkler systems* in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. *Automatic Sprinklers systems* shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways. Storage shall not be allowed within the elevator machine room.

Section 903.2.1.1; *is amended to read as follows:*

903.2.1.1 Group A-1. An *automatic sprinkler system* shall be provided for Group A-1 Occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 square feet (557.4m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than the *level of exit discharge*.
4. The *fire area* contains a multi theater complex.

Section 903.2.1.3; *is amended to read as follows:*

903.2.1.3 Group A-3. An *automatic sprinkler system* shall be provided for Group A-3 Occupancies where one of the following conditions exists:

1. The *fire area* exceeds 6,000 square feet (557.4m²).
2. The *fire area* has an occupant load of 300 or more.
3. The *fire area* is located on a floor other than the *level of exit discharge*.

Section 903.2.1.4; *is amended to read as follows:*

903.2.1.4 Group A-4. An *automatic sprinkler system* shall be provided for Group A-4 Occupancies where one of the following conditions exists:

4. The *fire area* exceeds 6,000 square feet (557.4m²).

5. The *fire area* has an occupant load of 300 or more
6. The *fire area* is located on a floor other than the *level of exit discharge*.

Section 903.2.3; *is amended to read as follows:*

903.2.3 Group E. An *automatic sprinkler system* shall be provided for Group E Occupancies where one of the following conditions exists:

1. Throughout all Group E *fire areas* greater than 6,000 square feet (557.4m²) in area;
2. Throughout every portion of educational building below the *level of exit discharge*.

Exception: An *automatic sprinkler system* is not required in any *fire area* or area below the *level of exit discharge* where every classroom throughout the building has at least one exterior exit door at ground level.

Section 903.2.4; *is amended to read as follows:*

903.2.4 Group F-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 Occupancy where one of the following conditions exists:

3. Where a Group F-1 *fire area* exceeds 6,000 square feet (557.4m²);
4. Where a Group F-1 *fire area* is located more than three stories above grade plane; or
5. Where combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
6. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Section 903.2.7; *is amended to read as follows:*

903.2.7 Group M. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group M Occupancy where one of the following conditions exists:

1. Where a Group M *fire area* exceeds 6,000 square feet (557.4m²);
2. Where a Group M *fire area* is located more than three stories above grade plane; or
3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464m²)

Section 903.2.9; *is amended to read as follows:*

903.2.9 Group S-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 Occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 6,000 square feet (557.4m²);

2. A Group S-1 *fire area* is located more than three stories above grade plane; or
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group S-1 *fire area* used for the storage of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2500 square feet (232m²).

Section 903.2.9.1; *is amended to read as follows:*

903.2.9.1 Repair Garages. An *automatic sprinkler system* shall be provided throughout all buildings used as Repair Garages where one of the following conditions exists:

1. Buildings two or more stories in height, including basements, with a *fire area* containing a repair garage exceeding 6,000 square feet (557.4m²);
2. One-story buildings with a *fire area* containing a repair garage exceeding 6,000 square feet (557.4m²);
3. Buildings with a repair garage servicing vehicles parked in the basement.
4. A Group S-1 *fire area* used for the repair of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m²).

Section 903.2.9 Group S-1; *is amended by the addition of the following:*

903.2.9.3 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. A screen shall be installed at eighteen (18) inches below the level of the sprinkler heads to restrict storage above that level. This screen shall be a mesh of not less than one (1) inch nor greater than six (6) inches in size. The screen and its supports shall be installed such that all elements are at least eighteen (18) inches below any sprinkler heads.

Section 903.2.10; *is amended to read as follows:*

903.2.10 Group S-2 enclosed parking garages. An *automatic sprinkler system* shall be provided throughout buildings classified as enclosed parking garages in accordance with section 406.6 where either of the following conditions exists:

1. Where the *fire area* of the enclosed parking garage exceeds 6,000 square feet (1115 m²).
2. Where the enclosed parking garage is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

Section 903.2.11; *change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, 903.2.11.9, 903.2.11.10 and 903.2.11.11 as follows:*

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be

installed throughout buildings that have one or more stories other than penthouses in compliance with Section 1510, located 35 feet (10 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exceptions:

1. Open parking structures in compliance with Section 406.5 *having no other occupancies above the subject garage.*

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 of the IFC to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq.ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the *International Building Code*.

903.2.11.10 Expanded Tenant Spaces. Fire sprinklers shall be installed in all tenant spaces where the total fire area exceeds 6,000 square feet. For the purpose of fire sprinklers, fire walls, fire barriers, or horizontal assemblies shall not be used to separate single tenant fire areas.

903.2.11.11 Existing R Occupancies. In R occupancies where fire has occurred and displaces one or more occupants, the affected building shall be fire-sprinklered prior to re-occupancy of the unit/building.

Section 903.3.1.1.1; change to read as follows

903.3.1.1.1 Exempt locations. When approved by the *fire code official*, automatic sprinklers shall not be required in the following rooms or areas where such ...*{text unchanged}*... Sprinklers shall not be omitted from any room merely because it is damp, of fire- resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
3. Elevator machine rooms, machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Section 903.3.1.2; *amend to read as follows:*

903.3.1.2 NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinklers shall be installed throughout in accordance with NFPA 13R. Sprinkler systems installed in accordance with 13R shall include sprinkler protection in combustible attics of buildings two (2) or more stories in height.

Section 903.3.1.; *is amended by adding Section 903.3.1.4 to read as follows:*

903.3.1.4 Installation. Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply from a looped water main and point for the Fire Department Connection (FDC) shall be provided for all buildings.
2. Fire department connections serving more than 500 GPM shall be provided with one 5-inch Storz connection and one 2-1/2 inch connection.
3. All inspectors' test, ball-drips, and main-drains shall be piped directly to the outside of the building.
4. At least one inspection test valve shall be located at the remote system area.
5. Fire pumps shall be equipped with a properly sized test header.
6. Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5 feet of the building may be combined with other utilities for entrance to the building.
7. Porches and balconies shall be sprinklered on all Group R-2 and R-3 occupancies.
8. A minimum of 4-feet of pipe between the check valve and inside wall of the Fire Department Connection.

Section 903.3.5; *add a second paragraph to read as follows;*

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every water-based fire protection system shall be designed with a 10 psi safety factor.

Section 903.4; *add a second paragraph after the exceptions to read as follows;*

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than forty-five (45) seconds/ and not more than ninety (90) seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.4.2; *add second paragraph to read as follows;*

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Section 903.4.3 Floor control valves; *is amended to read as follows:*

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Section 905.2; *changed to read as follows:*

905.2 Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

905.3.2 Group A; *delete exceptions 1 and 2*

Sec. 905.3.4 Stages; *delete this section.*

Section 905.3; *is amended to add section 905.3.10 as follows:*

905.3.9 Travel Distance. Class I standpipes shall also be required on all occupancies in which the distance from accessible points for Fire Department ingress to any point in the structure exceeds two hundred fifty feet (250') along the route that a fire hose is laid as measured from the fire lane.

Sec. 905.4 Location of Class I Standpipe hose connections. *is amended to read as follows:*

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3- percent slope), each standpipe shall be provided with a two-way hose connection located either on the roof or at the highest landing of stairways with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

Sec. 905.4 Location of Class I Standpipe hose connections. *is amended to add as follows:*

7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors or pathways thereafter.

Section 905.9; *add a second paragraph after the exceptions to read as follows:*

905.9 Valve Supervision.

{Bulk of Section to remain unchanged}

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

905.11 Locking Standpipe Outlet Caps; *is amended by adding the following sentence:*

Locking caps are required on all new systems and existing systems where caps are missing.

Section 907.1.1; *is amended by adding the following sentence:*

907.1.1 Construction documents. *{Bulk of Section to remain unchanged}* Plans for fire alarm systems shall be in accordance with Plano Fire Department Fire Alarm Submittal Guidelines.

Section 907.1 General; *is amended by adding the following Section and exception:*

907.1.4 Design Standards. All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after January 1, 1998, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

Sec. 907.2.1; *is amended to read as follows:*

[F] 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception:

{Bulk of section unchanged}

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

Section 907.2.3; *change to read as follows*

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group E occupancies.

Exceptions:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 50 when provided with an approved automatic sprinkler system.

1.1 Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 ½ or less years of age, see Section 907.2.6)

{No change to remainder of exceptions}

Section 907.2.6;*add Section 907.2.6.4 to read as follows:*

907.2.6.4 Group I-4 Occupancies. An approved smoke detection system shall be installed in Group I 4 occupancies. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group I-4 occupancies.

Section 907.2.12, Exception 3;*change to read as follows:*

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

Section 907.4.2;*add Section 907.4.2.7 to read as follows:*

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

Section 907.6.1;*add Section 907.6.1.1 to read as follows:*

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one-foot vertical between supply and return circuit conductors.

Notification appliance circuits (NAC) may be installed as Class B circuits.

Section 907.6.5; *is amended by the adding Sections 907.6.5.1 and 907.6.5.2:*

907.6.5.1 Communication Requirements. All alarm systems, new or replacement, shall transmit alarm, supervisory, and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

907.6.5.2 Flow detectors and electronic monitoring. Sprinkler and standpipe system water flow detectors shall be provided for each floor zone to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a trouble signal at the central station upon tampering.

Section 907.6.6 Monitoring; *add sentence at end of paragraph to read as follows:*

See 907.6.3 for the required information transmitted to the supervising station.

Section 910.2 Where Required; *change exception 2 and 3 to read as follows:*

2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall not be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m^2S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

Section 910.2; *add Section 910.2.3 with exceptions to read as follows:*

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of building in Group H used for storing Class 2, 3, and 4 liquid and solid Oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

Section 910.3 Smoke and heat vents; *add Sections 910.3.4, 910.3.4.1 and an exception, and 910.3.4.2 and an exception to read as follows:*

910.3.4 Vent operation. Smoke and heat vents shall be capable of being operated by approved automatic and manual means. Automatic operation of smoke and heat vents shall conform to the provisions of Sections 910.3.4.1 through 910.3.4.2.

910.3.4.1 Sprinklered buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically. The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100 degrees F (approximately 38 degrees Celsius) greater than the temperature rating of the sprinklers installed.

Exception: Manual only system per 910.2

910.3.4.2 Nonsprinklered buildings. Where installed in buildings not equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically by actuation of a heat-responsive device rated at between 100°F (56°C) and 220°F (122°C) above ambient.

Exception: Listed gravity-operated drop out vents.

Section 910.4.4; *change and add an exception to read as follows;*

910.4.4 Activation. The mechanical smoke removal system shall be activated automatically by the automatic sprinkler system or by an approved fire detection system. Individual manual controls shall also be provided.

Exception: Manual only systems per Section 910.2.

Section 912.2 Location; *add Section 912.2.3 to read as follows:*

912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

Section 913.2.1 Protection of fire pump rooms; *add second paragraph and exception 3 to read as follows:*

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft - 8 in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception:

3. When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the *fire code official*. Access keys shall be provided in the key box as required by Section 506.1.

Section 913.4; *is amended to read as follows:*

913.4 Supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention devices or assembly shall be supervised open by a central-station, proprietary, or remote-station signaling service.

The fire-pump system shall also be supervised for “loss of power”, and “phase reversal” on supervisory circuits, and “pump running” as an alarm condition and shall report individually to the monitoring station.

Section 1006.2.2.7; *add Section 1006.2.2.7 as follows:*

1006.2.2.7 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

Section 1009.1; *add the following Exception 3:*

Exceptions:

3. Buildings regulated under State Law and built in accordance with State registered plans, including variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and chapter 11.

1009.8 Two Way Communication. A two-way communication system complying with Sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator required to be accessible on each accessible floor that is one or more stories above or below the level of exit discharge.

Section 1010.1.9.5 Bolt Locks; *amend exceptions 3 and 4 as follows:*

Exceptions:

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy. *[Remainder unchanged]*

4. Where a pair of doors serves a Group A, B, F, M or S occupancy *[Remainder unchanged]*

Section 1015.8 Window Openings; *amend subsection 1 as follows:*

1. Operable windows where the top of the sill of the opening is located more than 55 feet (16 764 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F 2006.

Section 1020.1 Construction; *add exception 6 to read as follows:*

6. In group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

| <i>SUBJECT TO DAMAGE FROM</i> | | |
|-------------------------------|-------------------------------------|----------------------------|
| <i>Weathering^a</i> | <i>Frost line depth^b</i> | <i>Termite^c</i> |
| <i>moderate</i> | <i>6"</i> | <i>very heavy</i> |

Section 1029.1.1.1 Spaces under grandstands and bleachers; *delete this section.*

Section 1101.1 Scope; *add exception to Section 1101.1 as follows:*

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

Section 1106 Parking and Passenger Loading Facilities; *is deleted in its entirety.*

1202.1 General. *amend second paragraph to read as follows:*

Where air infiltration rate in a *dwelling unit* is 5 air changes or less per hour when tested with a blower door at a pressure 0.2 inch w.c. (50 Pa) in accordance with Section 402.4.1.2 of the *International Energy Conservation Code*, the *dwelling unit* shall be ventilated by mechanical means in accordance with Section 403 of the *International Mechanical Code*.

Table 1505.1; *delete footnote c and replace footnote b with the following:*

- b. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 sq. ft. of protected roof area. When exceeding 120 sq. ft. of protected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.
- c. *[delete]*

Section 1603.2; *add chart to read as follows:*

| GROUND SNOW LOAD | WIND DESIGN | | SEISMIC DESIGN CATEGORY ^f |
|----------------------|-------------------------------------|----------------------------------|---|
| | | | |
| | SPEED ^d (mph) | Topographic Effects ^k | |
| 5 lb/ft ² | 115 (3-sec-gust)/76 fastest mile | no | A |

| <i>WINTER DESIGN TEMP^e</i> | <i>ICE BARRIER UNDERLAYMENT REQUIRED^h</i> | <i>FLOOD HAZARDS^g</i> | <i>AIR FREEZING INDEXⁱ</i> | <i>MEAN ANNUAL TEMPERATURE^j</i> |
|---|--|--------------------------------------|---|--|
| <i>22°F</i> | <i>No</i> | <i>Local code</i> | <i>150</i> | <i>64.9°F</i> |

Footnotes reference Table R301.2(1) - IRC

Section 1704.2.5.1 Fabricator approval; *amended to delete the following:*

[beginning text to remain]

~~Approval shall be based upon review of the fabricator's written fabrication procedures and quality control manuals that provide a basis for control of materials and workmanship, with periodic auditing of fabrication and quality control practices by an approved agency or the building official~~

[continue existing text to remain]

Section 2901.1; *add a sentence to read as follows:*

[P] 2901.1 Scope. *{existing text to remain}* The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

Section 2902.1; *add a second paragraph to read as follows:*

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

Table 2902.1; *add footnote g to read as follows:*

g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

Section 2902.1.4; *add new Section 2902.1.4 to read as follows:*

2902.1.4 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

2902.1.4.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.4.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the City of Plano Health Department.

Section 2902.2 Separate Facilities; *change exception 3 as follows:*

3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 25 or fewer.

Section 3001.2 Emergency Elevator Communication Systems for the deaf, hard of hearing and speech impaired; *delete this section.*

Section 3002.1 Hoistway Enclosure Protection; *add exceptions to Section 3002.1 as follows:*
Exceptions:

1. Elevators completely located within atriums shall not require hoistway enclosure protection.
2. Elevators in open or enclosed parking garages that serve only the parking garage, shall not require hoistway enclosure protection.

Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces.
Revise text to read as follows:

Elevator machine rooms, control rooms, control spaces and machinery spaces shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

[Remainder unchanged]

Section 3005.4 Machine rooms, control rooms, machinery spaces and control spaces.
Delete exceptions and add two new exceptions to Section 3005.4 as follows:

Exceptions:

1. Elevator machine rooms, control rooms, machinery spaces and control spaces completely located within atriums shall not require enclosure protection.
2. Elevator machine rooms, control rooms, machinery spaces and control spaces in open or enclosed parking garages that serve only the parking garage, shall not require enclosure protection.

Section 3005.5 Shunt trip; *deleted in its entirety.*

Section 3005.7; *add a Section 3005.7 as follows:*

3005.7 Fire Protection in Machine rooms, control rooms, machinery spaces and control spaces.

3005.7.1 Automatic sprinkler system. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, except as otherwise permitted by Section 903.3.1.1.1 and as prohibited by Section 3005.7.2.1.

3005.7.2.1 Prohibited locations. Automatic sprinklers shall not be installed in machine rooms, elevator machinery spaces, control rooms, control spaces and elevator hoistways.

3005.7.2.2 Sprinkler system monitoring. The sprinkler system shall have a sprinkler control valve supervisory switch and water-flow initiating device provided for each floor that is monitored by the building's fire alarm system.

3005.7.3 Water protection. An approved method to prevent water from infiltrating into the hoistway enclosure from the operation of the automatic sprinkler system outside the elevator lobby shall be provided.

3005.7.4 Shunt trip. Means for elevator shutdown in accordance with Section 3005.5 shall not be installed.

Section 3005.8; *add Section 3005.8 as follows:*

3005.8 Storage. Storage shall not be allowed within the elevator machine room, control room, machinery spaces and or control spaces. Provide approved signage at each entry to the above listed locations stating: "No Storage Allowed."

Section 3006.2, Hoistway opening protection required. *Revise text as follows:*

5. The building is a high rise and the elevator hoistway is more than 55 feet (16 764 mm) in height. The height of the hoistway shall be measured from the lowest floor at or above grade to the highest floors served by the hoistway."

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

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

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance

with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective January 2, 2019 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 26th day of November, 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: 11/26/2018

Department: Prop Standards

Department Head: Lori Schwarz

Agenda Coordinator: Nichole Adamo x8135

CAPTION

Ordinance No. 2018-11-10: To repeal City of Plano Ordinance No. 2016-3-14, codified as Divisions 1 and 2 of Chapter 6, Buildings and Building Regulations, Article III, Property Maintenance Code, of the Code of Ordinances; and repealing City of Plano Ordinance No. 2017-2-11, codified as Division 2 of Chapter 6, Buildings and Building Regulations, Article III, Property Maintenance Code, of the Code of Ordinances; and adopting the 2018 Edition of the International Property Maintenance Code, with certain additions, deletions and amendments, as the Property Maintenance Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: 2018-19 | 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

COMMENTS: This item has no financial impact.

SUMMARY OF ITEM

The City of Plano Property Maintenance Code is an amended version of the 2015 International Property

Maintenance Code that regulates the maintenance of existing residential and non-residential structures and all existing premises, to include:

- Unsafe Structures
- Exterior and Interior Structure
- Exterior Property Areas
- Occupancy Limitations
- Plumbing, Mechanical and Electrical

The proposed ordinance amendment updates the Property Maintenance Code to ensure it remains consistent with other adopted model codes, such as Building Code and Fire Code. Public review of the proposed ordinance was held at the Building Standards Commission meeting on August 21, 2018, and the Commission voted unanimously to forward this Code and amendments to the City Council for adoption.

Strategic Plan Goal:

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

Plano Tomorrow Plan Pillar:

Built Environment, Economic Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------------|-------------|-----------|
| Memo | 11/13/2018 | Memo |
| BSC Recommendation Letter | 11/13/2018 | Letter |
| Ordinance | 11/15/2018 | Ordinance |

Date: November 8, 2018

To: Bruce D. Glasscock, City Manager

From: Lori Schwarz, AICP, Director of Neighborhood Services

Subject: Adopting the 2018 International Property Maintenance Code with Amendments

Item Summary

The City of Plano Property Maintenance Code is an amended version of the 2015 International Property Maintenance Code that regulates the maintenance of existing residential and non-residential structures and all existing premises, to include:

- Unsafe Structures
- Exterior and Interior Structure
- Exterior Property Areas
- Occupancy Limitations
- Plumbing, Mechanical and Electrical

The proposed ordinance amendment updates the Property Maintenance Code to ensure it remains consistent with other adopted model codes, such as Building Code and Fire Code. Public review of the proposed ordinance was held at the Building Standards Commission meeting on August 21, 2018, and the Commission voted unanimously to forward this Code and amendments to the City Council for adoption.

Background

The International Code Council (ICC) is a member-focused association dedicated to developing model codes and standards used in the design, build and compliance process to construct and maintain safe, sustainable, affordable and resilient structures. Most U.S. communities and many global markets utilize these model codes as the basis for their codes and ordinances. Every three (3) years the ICC revises and updates their model codes to ensure they remain up to date and relevant with current building techniques, available materials and/or legal statutes. For these same reasons, the City of Plano routinely reviews, amends and adopts the most recent version of these model codes when they are published by the ICC.

Outcome

This amendment will ensure the Property Maintenance Code remains consistent with the other adopted model codes and reflects current construction and legal requirements.

xc: Jack Carr, Deputy City Manager



Building Inspections Department
1520 K Avenue
Plano, TX 75074
Tel: 972.941.7140
buildinginspections.org

Date: November 2, 2018

To: Bruce D. Glasscock, City Manager

From: Joe Milkes, Chair, Building Standards Commission

Cc: Selso Mata, Chief Building Official
David Kerr, Fire Marshal
Lori Schwarz, Director of Neighborhood Services

Subject: **Adoption of the 2018 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2018 International Building Codes and the 2017 National Electric Code with amendments at each monthly meeting occurring from July 2018 through October 2018. In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that all code review is now complete.

The Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel and Gas Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code
- 2017 National Electric Code

Sincerely,

Joe Milkes
Chair, Building Standards Commission

An Ordinance of the City of Plano, Texas, repealing City of Plano Ordinance No. 2016-3-14, codified as Divisions 1 and 2 of Chapter 6, Buildings and Building Regulations, Article III, Property Maintenance Code, of the Code of Ordinances; and repealing City of Plano Ordinance No. 2017-2-11, codified as Division 2 of Chapter 6, Buildings and Building Regulations, Article III, Property Maintenance Code, of the Code of Ordinances; and adopting the 2018 Edition of the International Property Maintenance Code, with certain additions, deletions and amendments, as the Property Maintenance Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on March 14, 2016, the City Council enacted Ordinance No. 2016-3-14 adopting the 2015 Edition of the International Property Maintenance Code with certain additions, deletions, and amendments as the Property Maintenance Code of the City of Plano; and

WHEREAS, on February 27, 2017, the City Council enacted Ordinance No. 2017-2-11 amending Division 2 of Chapter 6, Building and Building Regulations of the Code of Ordinances of the City of Plano; and

WHEREAS, the City of Plano Building Standards Commission held public hearings to discuss the adoption of the 2018 Edition of the International Property Maintenance Code, a publication of the International Code Council, along with certain additions, deletions, amendments thereto, and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the City of Plano Building Standards Commission and upon full review and consideration of all matters related and attendant thereto, the City Council is of the opinion that Ordinance No. 2016-3-14 and Ordinance No. 2017-2-11 should be repealed and the 2018 Edition of the International Property Maintenance Code, along with the revised local additions, deletions and amendments thereto, should be adopted as the Property Maintenance Code for the City of Plano and that regulations and fees should be established thereunder.

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

Section I. Ordinance No. 2016-3-14 duly passed and approved by the City Council of the City of Plano on March 14, 2016, and codified as Divisions 1 and 2 of Chapter 6, Buildings and Building Regulations, Article III, Property Maintenance Code, of the Code of Ordinances, is hereby repealed in its entirety.

Section II. Ordinance No. 2017-2-11 duly passed and approved by the City Council of the City of Plano on February 27, 2017, and codified as Division 2 of Chapter 6, Buildings and Building Regulations, Article III, Property Maintenance Code, of the Code of Ordinances, is hereby repealed in its entirety.

Section III. The 2018 Edition of the International Property Maintenance Code with certain revised additions, deletions, and amendments is hereby adopted as the Property

Maintenance Code of the City of Plano; and new Divisions 1 and 2 of Chapter 6, Buildings and Building Regulations, Article III, Property Maintenance Code, of the Code of Ordinances shall read in its entirety as follows:

**”ARTICLE III. - PROPERTY MAINTENANCE CODE
DIVISION 1. - GENERALLY**

Sec. 6-45. - Penalty.

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

Sec. 6-46. - Adopted.

The 2018 Edition of the International Property Maintenance Code, a publication of the International Code Council, is hereby adopted and designated as the property maintenance code of the City of Plano to the same extent as if such code were copied verbatim in this article, subject to the deletions, additions, and amendments prescribed in this article. A copy of the 2018 Edition of the International Property Maintenance Code is on file in the office of the city secretary.

Sec. 6-47. - Affirmative defenses.

An "Exception:" in the property maintenance code is not an exception as provided by V.T.C.A., Penal Code § 2.02, as amended, but may be asserted as an affirmative defense to prosecution. In such an instance, the following shall apply:

- (1) The prosecuting attorney is not required to negate the existence of the defense in the accusation or complaint charging commission of the offense;
- (2) The prosecuting attorney is not required to prove beyond a reasonable doubt that the defendant or defendant's conduct does not fall within the defense;
- (3) The issue of the existence of an affirmative defense is not submitted to the jury unless evidence is admitted supporting the defense; and
- (4) The burden of proof is on the defendant to prove such an affirmative defense by a preponderance of the evidence.

Secs. 6-48, 6-49. - Reserved.

DIVISION 2. – AMENDMENTS

Sec. 6-50. - Deletions, additions and amendments to Chapter 1 of the International Property Maintenance Code.

The City of Plano hereby amends Chapter 1, *Administration*, of the International Property Maintenance Code as follows:

Subsection 101.1, Title, is changed to read as follows:

These regulations shall be known as the Property Maintenance Code of the City of Plano, TX, hereinafter referred to as "this code."

Subsection 101.3, Intent, is changed to read as follows:

This code shall be construed to secure its expressed intent, which is to ensure public health, safety, and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the building codes as adopted by the City of Plano.

Subsection 102.3, Application of Other Codes, is changed to read as follows:

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Building Codes as adopted by the City of Plano. Nothing in the Code shall be construed to cancel, modify or set aside any provision of the City of Plano Zoning Ordinance.

Section 103, Department of Property Maintenance Inspection, is deleted in its entirety

Subsection 104.1, General, is changed to read as follows:

The code official or the City Manager's designee(s) is hereby authorized and directed to enforce the provisions of this code. The code official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

Subsection 106.2, Notice of violation, is deleted in its entirety.

Subsection 106.3, Prosecution of violation, is deleted in its entirety.

Subsection 106.4, Violation penalties, is deleted in its entirety.

Subsection 106.5, Abatement of violation, is deleted in its entirety.

Subsection 107.1, Notice to person responsible, is deleted in its entirety.

Subsection 107.2, Form, is deleted in its entirety.

Subsection 107.3, Method of service, is deleted in its entirety.

Subsection 107.5, Penalties, is deleted in its entirety.

Subsection 108.1.1, Unsafe Structures, is changed to read as follows:

An unsafe structure is one that is found to be dangerous to the life, limb, health, property, safety or welfare of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Notwithstanding anything in this Section to the contrary, the City expressly retains all statutory powers and rights to address unsafe structures.

Subsection 108.7, Record, is changed to read as follows:

The code official shall cause a report to be made on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

Subsection 110.1, General, is changed to read as follows:

The code official, building official or Building Standards Commission may order the owner or owner's authorized agent of any structure, which in his, her, or its judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's or owner's authorized agent's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official, building official or Building Standards Commission may order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official, code official or Building Standards Commission.

Notwithstanding anything in this Section to the contrary, the City and its Building Standards Commission expressly retain all statutory powers and rights to pursue demolition.

Subsection 111.1, Application for Appeal, is changed to read as follows:

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Building Standards Commission, provided that a written application for appeal is filed within twenty (20) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. A person's exercise of an appeal does not preclude or abate criminal enforcement for a violation of this code.

Subsections 111.2, Membership of board through 111.8, Stays of Enforcement are deleted in their entirety.

Section 112, STOP WORK ORDER, is deleted in its entirety.

Sec. 6-51. - Deletions, additions and amendments to Chapter 2 of the International Property Maintenance Code.

The City of Plano hereby amends Chapter 2, *Definitions*, of the International Property Maintenance Code as follows:

Subsection 201.3, Terms defined in other codes, is changed to read as follows:

Where terms are not defined in this code, they shall have the meanings ascribed to them as stated in the building codes as adopted by the City of Plano.

Subsection 202, General Definitions, the following definitions are changed or added as follows:

BEDROOM. Any room or space intended to be used for sleeping purposes in either a dwelling or sleeping unit.

COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. The cost shall include the actual cost of the demolition or repair of the structure less revenues obtained if salvage was conducted prior to the demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by the code official, building official or Building Standards Commission.

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food and all decayable waste or rubbish.

NOXIOUS WEED. Any plant designated by a Federal, State or county government as injurious to public health, agriculture, recreation, wildlife or property.

OPEN STORAGE. The outside storage of goods, materials, merchandise, or equipment on a lot or tract including the placement of storage containers such as vaults, shipping containers or other vehicles for storage. Open storage does not include the storage of furniture, cooking equipment, heaters, firewood, fire pits, and other items designed to be stored outside of a residential building if stored in a manner which does not create a risk to the health or safety of the public or constitute a public nuisance.

WEEDS. Vegetation, including but not limited to grass, but excluding:

- (1) Shrubs, bushes and trees;
- (2) Cultivated flowers;
- (3) Cultivated crops;
- (4) Linear parks, as defined in Chapter 16 of the City of Plano Code of Ordinances;
- (5) Conservation buffers as defined in Chapter 14 of the City of Plano Code of Ordinances;
- (6) Waterway buffers;
- (7) Pollinator areas designated by City of Plano signage;
- (8) Wildflower areas designated by City of Plano signage;
- (9) Oak Point Park and Nature Preserve; and
- (10) Arbor Hills Nature Preserve.

Sec. 6-52. - Deletions, additions and amendments to Chapter 3 of the International Property Maintenance Code.

The City of Plano hereby amends Chapter 3, *General Requirements*, of the International Property Maintenance Code as follows:

Subsection 301.3, Vacant structures and land, is changed to read as follows:

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health, safety or welfare.

Subsection 302.1, Sanitation, is changed to read as follows:

All exterior property and premises shall be maintained in a clean, safe and sanitary condition.

Subsection 302.4, Weeds, is changed to Exterior Property Maintenance and is changed to read as follows:

All premises and exterior property shall be maintained free from weed growth in excess of twelve inches (12") in height. All noxious weeds shall be prohibited. Dead trees, shrubs, or ground cover must be removed and replaced as required. Landscaping shall be maintained to minimize property damage and eliminate public safety hazards. Exterior property areas and landscaping shall be maintained to minimize property damage and eliminate public safety hazards. Trees, shrubs, ground cover and all other vegetation shall be maintained to allow a vertical clearance up to seven (7) feet above sidewalk pavement and fourteen (14) feet above street pavement. Trees, shrubs, bushes, hedges, boulders or other objects located along paved alleys shall be maintained one (1) foot back from the paved alley edge and so as to allow a vertical clearance of fourteen (14) feet. Turf grasses and groundcover not exceeding twelve (12) inches in height shall be maintained even with the paved alley edge. Gravel and hardscapes shall be maintained level with the paved alley surface.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice violation or after causing, permitting or allowing the same or similar violation to occur within a one year anniversary of service of a notice of violation, they shall be subject to prosecution in accordance with Section 1-4(b) of the City Code of Ordinances for each offense. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs incurred for such removal shall be paid by the owner or agent responsible for the property. The charges to be collected by the city under this section shall include, in addition to the costs and expenses of mowing or correcting a condition upon a tract of land, the sum of two hundred dollars (\$200.00) per lot or tract of land, which sum is hereby found to be the cost to the City of administering the terms of this section.

Subsection 302.8, Motor vehicles, is changed to read as follows:

Except as provided for in other regulations, no inoperable or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

Subsection 302.10, Open storage prohibited, is added to read as follows:

It is an offense for an owner, owner's representative, occupant or person with care, custody or control of property to allow open storage, as defined in subsection 202 of this ordinance, in a residential district.

Subsection 302.11, Obstruction of streets, alleys, sidewalks and parkway areas, is added to read as follows:

It is an offense for an owner, owner's representative, occupant or person with care custody or control of property to allow the obstruction or encumbrance, entirely or in part, any portion of any public street, alley, sidewalk or parkway area in the city with any item, whether temporary or permanent, including, but not limited to, lumber, boxes, firewood, posts, fences, and vehicles, unless expressly authorized by city ordinance. Exempt from this prohibition are trees, shrubs, landscaping, bike racks placed in the right-of-way by the City of Plano, bike racks placed in the right-of-way by a developer as required by the City of Plano, and mailboxes located in the parkway area that are maintained in compliance with other city ordinances, rules and regulations. The parkway area is that area lying between the street right-of-way line of any public street and/or alley, and the curb line of the street and/or alley; or if there is no curb line, the paved portion of the street and/or alley.

Subsection 304.1.1, Unsafe conditions, is changed to read as follows:

The following conditions are deemed unsafe and shall be repaired or replaced to comply with the International Building Code or the International Residential Code.

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of wall and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with

signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

Subsection 304.3, Premises identification, is changed to read as follows:

Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property and rear alleyway where such alleyway exists in accordance with City Code of Ordinances Section 8-17. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters.

Subsection 304.7, Roofs and drainage, is changed to read as follows:

The roof and flashing shall be sound, tight and not have defects. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Water runoff shall not be discharged in a manner that creates a public nuisance.

Subsection 304.9, Overhang extensions, is changed to read as follows:

Overhang extensions including, but not limited to eaves, fascia, soffits, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Subsection 304.14, Insect screens, is changed to read as follows:

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

Subsection 305.1.1, Unsafe conditions, is changed to read as follows:

The following conditions are deemed unsafe and shall be repaired or replaced to comply with the International Building Code or the International Residential Code:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

Subsection 308.1, Accumulation of rubbish or garbage, is changed to read as follows:

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Disposal of rubbish and garbage shall be in accordance with City of Plano Code of Ordinances, Chapter 18.

Subsection 308.1.1, Refrigerators, is added to read as follows:

Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first securing or removing the doors.

Subsection 308.2 Disposal of rubbish, is deleted in its entirety.

Subsection 308.2.1, Rubbish storage facilities, is deleted in its entirety.

Subsection 308.2.2, Refrigerator, is deleted in its entirety.

Sec. 6-53. - Deletions, additions and amendments to Chapter 5 of the International Property Maintenance Code.

The City of Plano hereby amends Chapter 5, *Plumbing Facilities and Fixture Requirements*, of the International Property Maintenance Code as follows:

Subsection 505.3, Supply, is changed to read as follows:

The water supply system of all occupied structures shall be installed and maintained to provide an active supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

Sec. 6-54. - Deletions, additions and amendments to Chapter 6 of the International Property Maintenance Code.

The City of Plano hereby amends Chapter 6, *Mechanical and Electrical Requirements*, of the International Property Maintenance Code as follows:

Subsection 602.3, Heat supply, is changed to read as follows:

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

Subsection 602.4, Occupiable work spaces, is changed to insert the following dates:

Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 1 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

Subsection 604.2, Service, is changed to read as follows:

The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the National Electrical Code (NEC). Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

Sec. 6-55. - Deletions, additions and amendments to Chapter 7 of the International Property Maintenance Code.

The City of Plano hereby amends Chapter 7, *Fire Safety Requirements*, of the International Property Maintenance Code as follows:

Subsection 703.2, Unsafe conditions, is changed to read as follows:

Where any components are not maintained and do not function as intended or do not have the fire resistance required by the code under which the building was constructed or altered, such components or portions thereof shall be deemed unsafe conditions in accordance with the International Fire Code. Components or portions thereof determined to be unsafe shall be repaired or replaced to conform to that code under which the building was constructed or altered.

Subsection 703.3, Maintenance, is changed to read as follows:

The required fire-resistance rating of fire-resistance rated construction, including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and joint systems, shall be maintained in accordance with the International Fire Code.

Subsection 704.1, Inspection, testing and maintenance, is deleted in its entirety.

Subsection 704.2, Standards, is deleted in its entirety.

Subsection 704.3, System out of service, is deleted in its entirety.

Subsection 704.4, Removal of or tampering with equipment, is deleted in its entirety.

Subsection 704.5, Fire department connection, is deleted in its entirety.

Secs. 6-56—6-59. - Reserved.”

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

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

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

DULY PASSED AND APPROVED ON THIS THE 26TH DAY OF NOVEMBER, 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: 11/26/2018

Department: Building Inspections

Department Head: Selso Mata

Agenda Coordinator: Lacey Thornton x5993

CAPTION

Ordinance No. 2018-11-11: To repeal in its entirety City of Plano Ordinance No. 2016-3-10, codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Plumbing Code, with certain additions, deletions and amendments, as the Plumbing Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: | 2018-19 | 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

COMMENTS: This item has no fiscal impact.

SUMMARY OF ITEM

This Ordinance will adopt the most recent version of the International Plumbing Codes published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. The Building Standards Commission held public code review meetings in July, August, September, and October of 2018. At their October 16, 2018 meeting the

Commission voted unanimously to recommend the Codes with amendments to the City Council for adoption as the Plumbing Code for the City of Plano.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment, Economic Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------------------|-------------|-----------|
| Memo | 11/14/2018 | Memo |
| Building Standards Commission Letter | 11/12/2018 | Letter |
| Dallas Builders Association Letter | 11/8/2018 | Letter |
| Council of Governments | 11/8/2018 | Letter |
| 2018 Plumbing Code Ordinance | 11/15/2018 | Ordinance |

Date: November 2, 2018

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

From: Selso Mata, Chief Building Official

Subject: **2018 International Codes/2017 National Electric Code – Adoption**

Every three years, building codes are promulgated by the International Code Council.

For the past year and half, staff has been engaged in the code review process for the 2018 Codes through the North Central Texas Council of Governments. Upon completion of this process, the codes were further vetted through our Building Standards Commission. Our review is now complete. The following 2018 Codes, with amendments, are recommended to the City Council for adoption.

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel and Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electric Code

A common question at this time is; “Are there any changes in the codes?”

With more than three thousand pages of material and many building product improvements each year, changes are expected and do occur. However, the development community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All building codes represent the approved minimum standards for building safety in each respective category.

Please let me know if you need additional information.



Building Inspections Department
1520 K Avenue
Plano, TX 75074
Tel: 972.941.7140
buildinginspections.org

Date: November 2, 2018

To: Bruce D. Glasscock, City Manager

From: Joe Milkes, Chair, Building Standards Commission

Cc: Selso Mata, Chief Building Official
David Kerr, Fire Marshal
Lori Schwarz, Director of Neighborhood Services

Subject: **Adoption of the 2018 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2018 International Building Codes and the 2017 National Electric Code with amendments at each monthly meeting occurring from July 2018 through October 2018. In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that all code review is now complete.

The Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel and Gas Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code
- 2017 National Electric Code

Sincerely,

Joe Milkes
Chair, Building Standards Commission



October 16, 2018

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2018 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

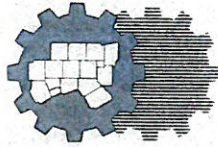
Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2018 code amendments package as presented.

We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lehde".

David Lehde,
Director of Government Affairs
Dallas Builders Association



North Central Texas Council Of Governments

TO: Mayors, City Managers, City Administrators,
County Judges, and Building Officials

DATE: October 26, 2018

SUBJECT: 2018 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon the recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to the 2018 International Codes on September 27, 2018. The Executive Board encourages your jurisdiction to adopt the following 2018 International Codes and regional amendments:

- International Building Code
- International Energy Conservation Code
- International Existing Building Code
- International Fire Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code

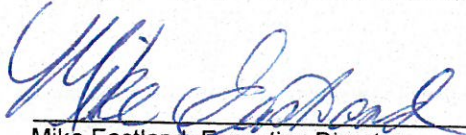
In addition, the Executive Board endorsed a 2018 International Wildland-Urban Interface Code Opinion Statement. Regional amendments to the 2018 International Codes can be found at the following website: <https://www.nctcog.org/envir/regional-building-codes/amendments>.

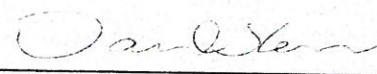
NCTCOG's RCCC recommends adopting these codes with no local amendments, other than the regional amendments, as expeditiously as possible. The ultimate goal is regional uniformity of building codes for the North Central Texas region. By achieving the standardization of building codes across the region municipalities, contractors, architects, builders, and manufacturers benefit from positive economic impacts.

Regional Code Amendment Workshop

On November 16, 2018, the North Texas Chapter of the International Codes Council and NCTCOG will be co-hosting a free 2018 Regional Code Amendment Workshop to cover the regional code amendment review process and the significant changes between the 2015 and 2018 regional code amendments. Continuing Education Units will be offered for this event through the North Texas Chapter of the International Codes Council. For more information and to register for this workshop, please visit <https://www.nctcog.org/envir/events>.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, please see the enclosed flyer that outlines our achievements for the 2018 fiscal year. To review the Regional Codes Work Program and find a Commitment Response Form to financially contribute to the fiscal year 2019 Work Program, please visit: <https://www.nctcog.org/envir/committees/regional-codes-coordinating-committee>. If you have any questions regarding regional codes, please contact Ryann Cline, Environment & Development Planner, by email at rccline@nctcog.org or by phone at (817) 608-2363.


Mike Eastland, Executive Director
North Central Texas Council of Governments


David Kerr, Deputy Chief
Plano Fire Rescue, and RCCC Chair

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2016-3-10, codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Plumbing Code, with certain additions, deletions and amendments, as the Plumbing Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on March 14, 2016, by Ordinance No. 2016-3-10, the City Council of the City of Plano amended Ordinance No. 2013-10-26 to reflect changes to the International Plumbing Code, and such were codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

WHEREAS, on October 16, 2018, the Building Standards Commission held a public hearing to discuss the adoption of the 2018 Edition of the International Plumbing Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2018 Edition of the International Plumbing Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Plumbing Code of the City.

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

Section I. Ordinance No. 2016-3-10, duly passed and approved by the city Council of the City of Plano on March 14, 2016 is hereby repealed in its entirety.

Section II. A new Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

“DIVISION 2. PLUMBING CODE

Section 6-236. Penalty.

(a) 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.

(b) Civil. The City may file a civil action for enforcement of this Division with civil penalties up to \$1,000.00 per day for each offense as authorized by Subchapter B of Chapter 54 of the Texas Local Government Code, as amended.

Section 6-237. Adopted.

The 2018 Edition of the International Plumbing Code a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Plumbing Code of the City, to the same extent as if such code were copied verbatim in this Section, subject to the deletions, additions and amendments prescribed in this Division. A copy of the 2018 Edition of the International Plumbing Code is on file in the office of the City Secretary.

Section 6-238. Administrative authority.

For purposes of this Division and interpreting the Code adopted in this Division, the term “Administrative Authority” shall mean the Building Official of the City, and his agents and employees who are hereby empowered with the authority to administer and enforce the provisions of this Division and the Plumbing Code.

Section 6-239. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Plumbing Code adopted in this Division are hereby approved and adopted:

Table of Contents, Chapter 7, Section 713; *change to read as follows:*

| | | |
|-----|--------------------------------------|----|
| 713 | Engineered Drainage Design | 69 |
|-----|--------------------------------------|----|

Section 102.8; *change to read as follows:*

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference. Where the differences occur between provisions of this code and the referenced standards, the provisions of this code shall be the minimum requirements. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the Electrical Code as adopted.

Sections 106.6.2 and 106.6.3; *change to read as follows:*

106.6.2 Fee schedule. The fees for all plumbing work shall be as adopted by resolution of the governing body of the jurisdiction.

106.6.3 Fee Refunds. The code official shall establish a policy for authorizing the refunding of fees. *{Delete balance of section}*

Section 109; *delete entire section and insert the following:*

SECTION 109 MEANS OF APPEAL

109.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board of appeals established by ordinance. The board shall be governed by the enabling ordinance.

109.2 Membership of Board through 109.7 Court Review; *are deleted in their entirety.*

Section 305; *change to read as follows:*

305.1 Protection against contact. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

305.4.1 Sewer depth. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section 305.7; *change to read as follows:*

305.7 Protection of components of plumbing system. Components of a plumbing system installed within 3 feet along alleyways, driveways, parking garages or other locations in a manner in which they could be exposed to damage shall be recessed into the wall or otherwise protected in an *approved* manner.

Section 306; *change to read as follows:*

306.2.4 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturers' installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The

compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Section 314.2.1; *change to read as follows:*

314.2.1 Condensate disposal. Condensate from all cooling coils and evaporators shall be conveyed from the drain pan outlet to an *approved* place of disposal. ... {text unchanged} ... Condensate shall not discharge into a street, alley, sidewalk, rooftop, or other areas so as to cause a nuisance.

Table 403.1; *add footnote g*

g. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.

Section 409.2; *change to read as follows:*

409.2 Water connection. The water supply to a commercial dishwashing machine shall be protected against backflow by an air gap or backflow preventer in accordance with Section 608. (Remainder of section unchanged)

Section 412.4; *change to read as follows:*

413.4 Required location for floor drains. Floor drains shall be installed in the following areas:

1. In public laundries and in the central washing facilities of multiple family dwellings, the rooms containing automatic clothes washers shall be provided with floor drains located to readily drain the entire floor area. Such drains shall have a minimum outlet of not less than 3 inches (76 mm) in diameter.
2. Commercial kitchens. In lieu of floor drains in commercial kitchens, the Code Official may accept floor sinks.
3. Public restrooms.

Section 502.3; *change to read as follows:*

502.3 Water heaters installed attics. Attics containing a water heater shall be provided . . . {bulk of paragraph unchanged} . . . side of the water heater. The clear access opening dimensions shall be not less than 20 inches by 30 inches (508 mm by 762 mm) where such dimensions are large enough to allow removal of the water heater. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.

2. A pull-down stair with a minimum 300 lb (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the Code Official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed... {remainder of section unchanged}

Section 502.6; *add Section 502.6 to read as follows:*

502.6 Water heaters above ground or floor. When the attic, roof, mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A max 10-gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and a water heater is installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

Section 504.6; *change to read as follows:*

504.6 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when *approved* by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge to an approved location or to the outdoors.

[Existing Text to Remain]

Section 504.7.1; *change to read as follows:*

Section 504.7.1 Pan size and drain to read as follows: The pan shall be not less than 11/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table 605.4. Multiple pan drains may terminate to a single discharge piping system when *approved* by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

Table 605.3; *delete PVC from table 605.3.*

Section 606.2 Location of shutoff valves; *change to read as follows:*

606.2 Location of shutoff valves. Shutoff valves shall be installed in the following locations:

1. On the fixture supply to each plumbing fixture other than bathtubs and showers in one and two family residential occupancies, and other than in individual sleeping units that are provided with unit shutoff valves in hotels, motels, boarding houses and similar occupancies.
2. On the water supply pipe to each appliance or mechanical equipment.

Section 608.1; *change to read as follows:*

608.1 General. A potable water supply system shall be designed, installed and maintained in such a manner so as to prevent contamination from non-potable liquids, solids or gases being introduced into the potable water supply through cross-connections or any other piping connections to the system. Backflow preventer applications shall conform to applicable local regulations, Table 608.1, and as specifically stated in Sections 608.2 through 608.16.10.

Section 608.17.5; *change to read as follows:*

608.17.5 Connections to lawn irrigation systems.

The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

Section 608.18; *change to read as follows:*

608.18 Protection of individual water supplies. An individual water supply shall be located and constructed so as to be safeguarded against contamination in accordance with applicable local regulations. Installation shall be in accordance with Sections 608.17.1 through 608.17.8.

Section 703.6 Combined Sanitary and Storm Public Sewer; *Delete*

Section 704.5; *added to read as follows:*

704.5 Single stack fittings. Single stack fittings with internal baffle, PVC schedule 40 or cast iron single stack shall be designed by a registered engineer and comply to a national recognized standard.

Section 712.5; *add Section 712.5 to read as follows:*

712.5 Dual Pump System. All sumps shall be automatically discharged and, when in any “public use” occupancy where the sump serves more than 10 fixture units, shall be provided with dual pumps or ejectors arranged to function independently in case of overload or mechanical failure. For storm drainage sumps and pumping systems, see Section 1113.

Section 713, 713.1; *change to read as follows:*

SECTION 713 ENGINEERED DRAINAGE DESIGN

713.1 Design of drainage system. The sizing, design and layout of the drainage system shall be designed by a registered engineer using *approved* design methods.

Section 803.3; *added to read as follows:*

803.3 Special waste pipe, fittings, and components. Pipes, fittings, and components receiving or intended to receive the discharge of any fixture into which acid or corrosive chemicals are placed shall be constructed of CPVC, high silicone iron, PP, PVDF, chemical resistant glass, or glazed ceramic materials.

Section 903.1; *change to read as follows:*

903.1 Roof extension. Open vent pipes that extend through a roof shall terminate not less than six (6) inches (152 mm) above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

Section 918; *changed to read as follows:*

918.8 Where permitted. Individual, branch and circuit vents shall be permitted to terminate with a connection to an individual or branch-type air admittance valve in accordance with Section 918.3.1. Stack vents and vent stacks shall be permitted to terminate to stack-type air admittance valves in accordance with Section 918.3.2. Air admittance valves shall only be installed with the prior approval of the building official.

Section 1106.1; *change to read as follows:*

1106.1 General. The size of the vertical conductors and leaders, building storm drains, building storm sewers, and any horizontal branches of such drains or sewers shall be based on six (6) inches per hour rainfall rate.

Section 1108.3; *change to read as follows:*

1108.3 Sizing of secondary drains. Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.

Section 1109 COMBINED SANITARY AND STORM PUBLIC SEWER; *delete this section.*

Section 1202.1 Nonflammable medical gases; *delete Exceptions 1 and 2."*

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

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

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance

with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. This Ordinance shall become effective January 2, 2019 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 26th day of November, 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: 11/26/2018

Department: Building Inspections

Department Head: Selso Mata

Agenda Coordinator: Lacey Thornton x5993

CAPTION

Ordinance No. 2018-11-12: To repeal in its entirety City of Plano Ordinance No. 2016-3-9, codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City; and adopting the 2018 Edition of the International Mechanical Code, with certain additions, deletions, and amendments, as the Mechanical Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: | 2018-19 | 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

COMMENTS:

This item has no fiscal impact.

SUMMARY OF ITEM

This Ordinance will adopt the most recent version of the International Mechanical Codes published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. The Building Standards Commission held public code review meetings in July, August, September, and October of 2018. At their October 16, 2018 meeting the

Commission voted unanimously to recommend the Codes with amendments to the City Council for adoption as the Mechanical Code for the City of Plano.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment, Economic Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------------------|-------------|-----------|
| Memo | 11/14/2018 | Memo |
| Building Standards Commission Letter | 11/12/2018 | Letter |
| Dallas Builders Association Letter | 11/8/2018 | Letter |
| Council of Governments Letter | 11/8/2018 | Letter |
| 2018 Mechanical Code Ordinance | 11/15/2018 | Ordinance |

Date: November 2, 2018

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

From: Selso Mata, Chief Building Official

Subject: **2018 International Codes/2017 National Electric Code – Adoption**

Every three years, building codes are promulgated by the International Code Council.

For the past year and half, staff has been engaged in the code review process for the 2018 Codes through the North Central Texas Council of Governments. Upon completion of this process, the codes were further vetted through our Building Standards Commission. Our review is now complete. The following 2018 Codes, with amendments, are recommended to the City Council for adoption.

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel and Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electric Code

A common question at this time is; “Are there any changes in the codes?”

With more than three thousand pages of material and many building product improvements each year, changes are expected and do occur. However, the development community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All building codes represent the approved minimum standards for building safety in each respective category.

Please let me know if you need additional information.



Building Inspections Department
1520 K Avenue
Plano, TX 75074
Tel: 972.941.7140
buildinginspections.org

Date: November 2, 2018

To: Bruce D. Glasscock, City Manager

From: Joe Milkes, Chair, Building Standards Commission

Cc: Selso Mata, Chief Building Official
David Kerr, Fire Marshal
Lori Schwarz, Director of Neighborhood Services

Subject: **Adoption of the 2018 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2018 International Building Codes and the 2017 National Electric Code with amendments at each monthly meeting occurring from July 2018 through October 2018. In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that all code review is now complete.

The Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel and Gas Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code
- 2017 National Electric Code

Sincerely,

Joe Milkes
Chair, Building Standards Commission



October 16, 2018

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2018 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

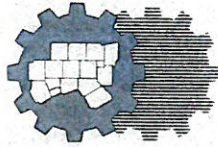
Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2018 code amendments package as presented.

We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lehde".

David Lehde,
Director of Government Affairs
Dallas Builders Association



North Central Texas Council Of Governments

TO: Mayors, City Managers, City Administrators,
County Judges, and Building Officials

DATE: October 26, 2018

SUBJECT: 2018 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon the recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to the 2018 International Codes on September 27, 2018. The Executive Board encourages your jurisdiction to adopt the following 2018 International Codes and regional amendments:

- International Building Code
- International Energy Conservation Code
- International Existing Building Code
- International Fire Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code

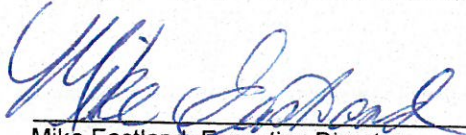
In addition, the Executive Board endorsed a 2018 International Wildland-Urban Interface Code Opinion Statement. Regional amendments to the 2018 International Codes can be found at the following website: <https://www.nctcog.org/envir/regional-building-codes/amendments>.

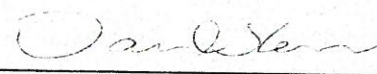
NCTCOG's RCCC recommends adopting these codes with no local amendments, other than the regional amendments, as expeditiously as possible. The ultimate goal is regional uniformity of building codes for the North Central Texas region. By achieving the standardization of building codes across the region municipalities, contractors, architects, builders, and manufacturers benefit from positive economic impacts.

Regional Code Amendment Workshop

On November 16, 2018, the North Texas Chapter of the International Codes Council and NCTCOG will be co-hosting a free 2018 Regional Code Amendment Workshop to cover the regional code amendment review process and the significant changes between the 2015 and 2018 regional code amendments. Continuing Education Units will be offered for this event through the North Texas Chapter of the International Codes Council. For more information and to register for this workshop, please visit <https://www.nctcog.org/envir/events>.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, please see the enclosed flyer that outlines our achievements for the 2018 fiscal year. To review the Regional Codes Work Program and find a Commitment Response Form to financially contribute to the fiscal year 2019 Work Program, please visit: <https://www.nctcog.org/envir/committees/regional-codes-coordinating-committee>. If you have any questions regarding regional codes, please contact Ryann Cline, Environment & Development Planner, by email at rccline@nctcog.org or by phone at (817) 608-2363.


Mike Eastland, Executive Director
North Central Texas Council of Governments


David Kerr, Deputy Chief
Plano Fire Rescue, and RCCC Chair

An Ordinance of the City of Plano Texas, repealing in its entirety City of Plano Ordinance No. 2016-3-9, codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City; and adopting the 2018 Edition of the International Mechanical Code, with certain additions, deletions, and amendments, as the Mechanical Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on March 14, 2016, by Ordinance No. 2016-3-9, the City Council of the City of Plano amended Ordinance No. 2013-10-27 to reflect changes to the Mechanical Code, and such were codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

WHEREAS, on October 16, 2018, the Building Standards Commission held a public hearing to discuss the adoption of the 2018 Edition of the International Mechanical Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2018 Edition of the International Mechanical Code and the additions, deletions, and amendments thereto, should be approved and adopted as the Mechanical Code of the City.

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

Section I. Ordinance No. 2016-3-9, duly passed and approved by the City Council of the City of Plano on March 14, 2016, is hereby repealed in its entirety.

Section II. A new Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

“DIVISION 3. MECHANICAL CODE

Section 6-251 Penalty.

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 6-252 Adopted.

The 2018 Edition of the International Mechanical Code, a publication of the International Code Council (I.C.C.), are hereby adopted and designated as the Mechanical Code of the City, to the same extent as if such Code were copied verbatim in this section, subject to the deletions,

amendments, and additions prescribed in this Division. A copy of the 2018 Edition of the International Mechanical Code is on file in the office of the City Secretary.

Section 6-253 Administrative Authority.

For purposes of this Division and interpreting the Code adopted in this Division, the term “Administrative Authority” shall mean the Building Official of the City, his agents, and employees who are hereby empowered with the authority to administer and enforce the provisions of this Division and the Mechanical Code.

Section 6-254 Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Mechanical Code adopted in this Division are hereby approved and adopted:

Chapter 1 Administration

Section 102.8; *change to read as follows:*

102.8 Referenced Codes and Standards. The codes and standards referenced herein shall be those that are listed in Chapter 15 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the adopted amendments. Any reference to NFPA 70 shall mean the Electrical Code as adopted.

Section 108.5 Stop work orders; *is amended to delete the last sentence.*

Section 108.7.1 Authority to condemn equipment; *the following sentence of paragraph two is deleted:*

Where such mechanical system is to be disconnected, written notice as prescribed in Section 108.2 shall be given.

Section 109.1; *is amended to read as follows:*

109.1 Application for appeal. Any person shall have the right to appeal a decision of the code official to the Building Standards Commission as established by ordinance. The Commission shall be governed by the enabling ordinance.

Sections 109.1.1 Limitation of authority through 109.7 Court review; *are deleted in their entirety.*

Section 306.3; *change to read as follows:*

306.3 Appliances in Attics. Attics containing appliances shall be provided . . . *{bulk of paragraph unchanged}* . . . side of the appliance. The clear *access* opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for *access* to the attic space, provide one of the following:

1. A permanent stair.
2. A pull-down stair with a minimum 300 lb. (136 kg) capacity.
3. An *access* door from an upper floor level.
4. *Access* Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed... *[Remainder of section unchanged]*

Section 306.5; *change to read as follows:*

306.5 Equipment and Appliances on Roofs or Elevated Structures. Where *equipment* requiring *access* or appliances are located on an elevated structure or the roof of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof *access* need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the *equipment* and appliances' level service space. Such *access* shall . . . *{bulk of section to read the same}* . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). ... *[Remainder of section unchanged]*

Section 306.5.1; *change to read as follows:*

306.5.1 Sloped Roofs. Where appliances, *equipment*, fans or other components that require service are installed on a roof having a slope of three units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof *access* to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which *access* is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the *International Building Code*...*[Remainder of section unchanged]*

Section 306; *add Section 306.6 to read as follows:*

306.6 Water Heaters Above Ground or Floor. When the mezzanine or platform in which a water heater is installed is more than eight (8) feet (2438 mm) above the ground or floor level, it shall be made accessible by a stairway or permanent ladder fastened to the building.

Exception: A maximum 10 gallon water heater (or larger with approval) is capable of being accessed through a lay-in ceiling and the water heater installed is not more than ten (10) feet (3048 mm) above the ground or floor level and may be reached with a portable ladder.

Section 307.2.3; *amend item 2 to read as follows:*

2. A separate overflow drain line shall be connected to the drain pan provided with the equipment. Such overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection. However, the conspicuous point shall not create a hazard such as dripping over a walking surface or other areas so as to create a nuisance.

Section 403.2.1; *add an item 5 to read as follows:*

5. Toilet rooms within private dwellings that contain only a water closet, lavatory, or combination thereof may be ventilated with an *approved* mechanical recirculating fan or similar device designed to remove odors from the air.

Section 501.3; *add an exception to read as follows:*

501.3 Exhaust Discharge. *[Remainder of section unchanged]*

Exceptions:

4. Toilet room exhaust ducts may terminate in a warehouse or shop area when infiltration of outside air is present.

Section 607.5.1; *change to read as follows:*

607.5.1 Fire Walls. Ducts and air transfer openings permitted in fire walls in accordance with Section 705.11 of the International Building Code shall be protected with listed fire dampers installed in accordance with their listing. For hazardous exhaust systems see Section 510.1-510.9 IMC.”

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

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

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

Section VII. This Ordinance shall become effective January 2, 2019 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 26th day of November, 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: 11/26/2018

Department: Building Inspections

Department Head: Selso Mata

Agenda Coordinator: Lacey Thornton x5993

CAPTION

Ordinance No. 2018-11-13: To repeal Ordinance No. 2014-11-15, codified as Article IX, Electrical Code, Chapter 6 of the Code of Ordinances of the City of Plano, Texas; adopting the 2017 National Electrical Code with certain additions, deletions, and amendments as the Electrical Code for the City of Plano, Texas; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause and an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: | 2018-19 | 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

COMMENTS:

This item has no fiscal impact.

SUMMARY OF ITEM

This Ordinance will adopt the most recent version of the National Electrical Codes published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. The Building Standards Commission held public code review meetings in July, August, September, and October of 2018. At their October 16, 2018 meeting the Commission voted unanimously to recommend the Codes with amendments to the City Council for adoption as the Electric Code for the City of Plano.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment, Economic Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------------------------|-------------|-----------|
| Memo | 11/15/2018 | Memo |
| Building Standards Commissions Letter | 11/13/2018 | Letter |
| Builders Association Letter | 11/8/2018 | Letter |
| Council of Governments Letter | 11/8/2018 | Letter |
| National Electric Code | 11/20/2018 | Ordinance |

Date: November 2, 2018

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

From: Selso Mata, Chief Building Official

Subject: **2018 International Codes/2017 National Electric Code – Adoption**

Every three years, building codes are promulgated by the International Code Council.

For the past year and half, staff has been engaged in the code review process for the 2018 Codes through the North Central Texas Council of Governments. Upon completion of this process, the codes were further vetted through our Building Standards Commission. Our review is now complete. The following 2018 Codes, with amendments, are recommended to the City Council for adoption.

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel and Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electric Code

A common question at this time is; “Are there any changes in the codes?”

With more than three thousand pages of material and many building product improvements each year, changes are expected and do occur. However, the development community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All building codes represent the approved minimum standards for building safety in each respective category.

Please let me know if you need additional information.



Building Inspections Department
1520 K Avenue
Plano, TX 75074
Tel: 972.941.7140
buildinginspections.org

Date: November 2, 2018

To: Bruce D. Glasscock, City Manager

From: Joe Milkes, Chair, Building Standards Commission

Cc: Selso Mata, Chief Building Official
David Kerr, Fire Marshal
Lori Schwarz, Director of Neighborhood Services

Subject: **Adoption of the 2018 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2018 International Building Codes and the 2017 National Electric Code with amendments at each monthly meeting occurring from July 2018 through October 2018. In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that all code review is now complete.

The Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel and Gas Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code
- 2017 National Electric Code

Sincerely,

Joe Milkes
Chair, Building Standards Commission



October 16, 2018

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2018 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

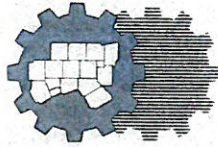
Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2018 code amendments package as presented.

We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lehde".

David Lehde,
Director of Government Affairs
Dallas Builders Association



North Central Texas Council Of Governments

TO: Mayors, City Managers, City Administrators,
County Judges, and Building Officials

DATE: October 26, 2018

SUBJECT: 2018 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon the recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to the 2018 International Codes on September 27, 2018. The Executive Board encourages your jurisdiction to adopt the following 2018 International Codes and regional amendments:

- International Building Code
- International Energy Conservation Code
- International Existing Building Code
- International Fire Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code

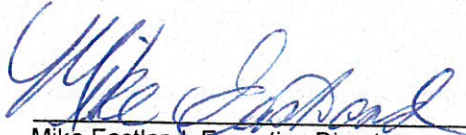
In addition, the Executive Board endorsed a 2018 International Wildland-Urban Interface Code Opinion Statement. Regional amendments to the 2018 International Codes can be found at the following website: <https://www.nctcog.org/envir/regional-building-codes/amendments>.

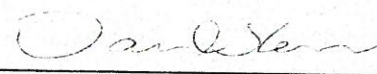
NCTCOG's RCCC recommends adopting these codes with no local amendments, other than the regional amendments, as expeditiously as possible. The ultimate goal is regional uniformity of building codes for the North Central Texas region. By achieving the standardization of building codes across the region municipalities, contractors, architects, builders, and manufacturers benefit from positive economic impacts.

Regional Code Amendment Workshop

On November 16, 2018, the North Texas Chapter of the International Codes Council and NCTCOG will be co-hosting a free 2018 Regional Code Amendment Workshop to cover the regional code amendment review process and the significant changes between the 2015 and 2018 regional code amendments. Continuing Education Units will be offered for this event through the North Texas Chapter of the International Codes Council. For more information and to register for this workshop, please visit <https://www.nctcog.org/envir/events>.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, please see the enclosed flyer that outlines our achievements for the 2018 fiscal year. To review the Regional Codes Work Program and find a Commitment Response Form to financially contribute to the fiscal year 2019 Work Program, please visit: <https://www.nctcog.org/envir/committees/regional-codes-coordinating-committee>. If you have any questions regarding regional codes, please contact Ryann Cline, Environment & Development Planner, by email at rccline@nctcog.org or by phone at (817) 608-2363.


Mike Eastland, Executive Director
North Central Texas Council of Governments


David Kerr, Deputy Chief
Plano Fire Rescue, and RCCC Chair

An Ordinance of the City of Plano, Texas repealing Ordinance No. 2014-11-15, codified as Article IX, Electrical Code, Chapter 6 of the Code of Ordinances of the City of Plano, Texas; adopting the 2017 National Electrical Code with certain additions, deletions, and amendments as the Electrical Code for the City of Plano, Texas; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause and an effective date.

WHEREAS, on November 4, 2014, by Ordinance No. 2014-11-15, the City Council of the City of Plano amended Ordinance No. 2011-1-12 to reflect the changes to the National Electric Code, and such were codified as Article IX, Electrical Code, of Chapter 6 of the Code of Ordinances of the City of Plano; and

WHEREAS, on October 16, 2018 the Building Standards Commission held a public hearing to discuss the adoption of the 2017 National Electrical Code, a publication of the National Fire Protections Association, along with the appendices of such Code, and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon the recommendation of the Building Standards Commission and upon full consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2017 Edition of the National Electrical Code, and the local amendments thereto, should be approved and adopted as the Electrical Code of the City.

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

Section I. Ordinance No. 2014-11-15, duly passed and approved by the City Council of the City of Plano on November 4, 2014, is hereby repealed in its entirety.

Section II. A new Article IX, Electrical Code, of Chapter 6 of the Code of Ordinances of the City of Plano, Texas, is hereby replaced to read as follows:

“Article IX. ELECTRICAL CODE

DIVISION 1. GENERALLY

Sec. 6-271. Penalty.

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.

Sec. 6-272 Adopted.

The 2017 edition of the National Electrical Code, as published by the National Fire Protection Association, a copy of which is on file in the office of the City Secretary, is hereby adopted and designated as the Electrical Code of the City to the same extent as if such code were copied verbatim in this Article.

Sec. 6-273. Short title.

The title of this Article shall be the “Electrical Code of the City of Plano,” and it may be cited as such.

Sec. 6-274. Definitions.

For the purposes of this Article certain terms, phrases, works and their derivatives shall be defined and meanings construed as set out in this section.

Authorized person means an individual or authorized representative of a firm or corporation who is currently licensed under the provisions of this Article to do the work as permitted under the specific provisions of this Article.

Board means the Building Standards Commission as constituted in this Article.

Electrical construction means and includes all work and material used in installing, maintaining and extending a system of electrical wiring and all appurtenances, apparatus, and equipment used in connection therewith, inside of or attached to any building or structure, lot or premises.

Electrical contractor means any person engaged in the business of installing, maintaining or altering, by contract, electrical conductors or equipment.

Electrician means a person who is engaged in the work of electrical construction, maintenance, or repair and who is qualified under the terms and provisions of this Article.

Engineering Supervision means supervision by a qualified State of Texas Licensed Professional Engineer engaged primarily in the design or maintenance of electrical installations.

Inspector means an individual who has been designated by the City as an Electrical Inspector.

Intersystem Bonding Termination means a device that provides a means for connecting intersystem bonding conductors for communication systems and other systems to the grounding electrode system. Bonding conductors for other systems shall not be larger than 6 AWG.

Kitchen means an area with a sink and permanent facilities for food preparation and cooking.

Maintenance means the act of keeping in a state of safe operating condition any conductor or piece of equipment used inside or outside, attached or connected to any building electrical system by replacement of units or elements thereof, but shall not include extensions of, or additions or alterations to an existing system or branch thereof.

Owner means any person, firm, partnership, or corporation holding legal title to or in any real property, building, or premises within the City limits.

Plans Examiner means an individual who has been designated by the City of Plano to perform code review on plans submitted to the Building Inspections Department for permitting.

Registered (Licensed) means that the person has made application to the Building Inspections Department and has satisfied the department that the person is qualified to do the work stated in the application, the necessary registration fees to date have been paid, and that the person's name is carried in the records of the Electrical Inspector as a person authorized to do electrical work as defined in this Article.

Repair means the act of restoring to a safe and sound condition as an operating unit or element any conductor or piece of equipment used either inside or outside, attached or connected to a building electrical system, but shall not include extensions of or additions to an existing system or branch thereof.

Special permission means the written consent of the Electrical Inspector. Such permission shall be based upon a reasonable interpretation of this Article with respect to a specific problem where a strict interpretation would create an injustice.

Texas Department of Licensing and Regulation (TDLR) is the umbrella licensing agency for the State of Texas that is responsible for regulating the Texas Electrical Safety and Licensing Act.

Division 2. AMENDMENTS

Sec. 6-275 Amendments

Article 110.2; change the following to read as follows:

110.2 Approval. The conductors and equipment required or permitted by this *Code* shall be acceptable only if approved. Approval of equipment may be evident by listing and labeling of equipment by a Nationally Recognized Testing Lab (NRTL) with a certification mark of that laboratory or a qualified third party inspection agency approved by the AHJ.

Exception: Unlisted equipment that is relocated to another location within a jurisdiction or is field modified is subject to the approval by the AHJ. This approval may be by a field evaluation by a NRTL or qualified third party inspection agency approved by the AHJ.

Informational Note No. 1: See 90.7, Examination of Equipment for Safety, and 110.3, Examination, Identification, Installation, and Use of Equipment. See definitions of *Approved*, *Identified*, *Labeled*, and *Listed*.

Informational Note No. 2: Manufacturer's self-certification of equipment may not necessarily comply with US product safety standards as certified by a Nationally Recognized Testing Lab.

Informational Note No. 3: NFPA 790 and 791 provide an example of an approved method for qualifying a third party inspection agency.

230.71 Maximum Number of Disconnects. Article 230.71(A); add the following exception:

(A) General. The service disconnecting means for each service permitted by 230.2, or for each set of service-entrance conductors permitted by 230.40, Exception Nos. 1, 3, 4, or 5, shall consist of not more than six switches or sets of circuit breakers, mounted in a single enclosure, in a group of separate enclosures, or in or on a switchboard. There shall be no more than six sets of disconnects per service grouped in any one location. For the purpose...{text unchanged}...shall not be considered a service disconnecting means.

Exception: Multiple-occupancy buildings. Individual service disconnecting means is limited to six for each occupant. The number of individual disconnects at one location may exceed six.

Article 240.91; delete the Article.

250.30 (A)(4)(2); is amended with the addition of the following sentence; The connection of the grounding electrode conductor to metal water piping shall be ahead of any water shut off valve located within the building or structure.

250.50; is amended with the addition of the following sentence; Any building or structure supplied by a service or feeder with a foundation, footing or piers shall have either a concrete encased electrode, ground ring, 2/0 AWG grounding electrode conductor connecting two eight (8) foot driven

ground rods spaced a minimum of twenty (20) feet apart connected by a 2/0 AWG bonding conductor buried in a trench at least 30 inches deep, or chemical electrode installed.

250.64 (B); is amended with the following sentence; Grounding electrode conductors installed on the exterior of a building or structure shall be protected by a non-metallic raceway.

Article 310.15(B) (7); change to read as follows:

(7) This Article shall not be used in conjunction with 220.82.

500.8 Equipment. Article 500.8 (A) (3) changed to read as follows:

Articles 500 through 504 require equipment construction and installation that ensure safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to installation and maintenance.

Informational Note No. 2: Since there is no consistent relationship between explosion properties and ignition temperature, the two are independent requirements.

Informational Note No. 3: Low ambient conditions require special consideration. Explosion proof or dust-ignition proof equipment may not be suitable for use at temperatures lower than -25°C (-13°F) unless they are identified for low-temperature service. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified as Class I, Division 1 at normal ambient temperature.

(A) Suitability. Suitability of identified equipment shall be determined by one of the following:

- (1) Equipment listing or labeling
- (2) Evidence of equipment evaluation from a qualified testing laboratory or inspection agency concerned with product evaluation
- (3) Evidence acceptable to the authority having jurisdiction such as a manufacturer's self-evaluation or an engineering judgment signed and sealed by a qualified licensed Professional Engineer in the State of Texas.

Informational Note: Additional documentation for equipment may include certificates demonstrating compliance with applicable equipment standards, indicating special conditions of use, and other pertinent information.

505.7 Special Precaution. Section 505.7(A) changed to read as follows:

Article 505 requires equipment construction and installation that ensures safe performance under conditions of proper use and maintenance.

Informational Note No. 1: It is important that inspection authorities and users exercise more than ordinary care with regard to the installation and maintenance of electrical equipment in hazardous (classified) locations.

Informational Note No. 2: Low ambient conditions require special consideration. Electrical equipment depending on the protection techniques described by 505.8(A) may not be suitable for use at temperatures lower than -20°C (-4°F) unless they are identified for use at lower temperatures. However, at low ambient temperatures, flammable concentrations of vapors may not exist in a location classified Class I, Zones 0, 1, or 2 at normal ambient temperature.

(A) Implementation of Zone Classification System. Classification of areas, engineering and design, selection of equipment and wiring methods, installation, and inspection shall be performed by a qualified licensed Professional Engineer in the State of Texas.

Article 517.29 Essential Electrical Systems for Hospitals; create a new (H) and add the following language:

(G) Coordination. Overcurrent protective devices serving the equipment branch of the essential electrical system shall be coordinated for the period of time that a fault's duration extends beyond 0.1 second.

Exception No. 1: Between transformer primary and secondary overcurrent protective devices, where only one overcurrent protective device or set of overcurrent protective devices exists on the transformer secondary.

Exception No. 2: Between overcurrent protective devices of the same size (ampere rating) in series.
Informational Note: The terms coordination and coordinated as used in this section do not cover the full range of overcurrent conditions.

(H) Selective Coordination. Overcurrent protective devices serving the life safety and critical branches of the essential electrical system shall be selectively coordinated with all supply-side overcurrent protective devices.

Exception No. 1: Between transformer primary and secondary overcurrent protective devices, where only one overcurrent protective device or set of overcurrent protective devices exists on the transformer secondary.

Exception No. 2: Between overcurrent protective devices of the same size (ampere rating) in series.

Informational Note: The terms coordination and coordinated as used in this section do not cover the full range of overcurrent conditions.

680.25 Feeders.

Section 680.25(A) changed to read as follows:

These provisions shall apply to any feeder on the supply side of panel boards supplying branch circuits for pool equipment covered in Part II of this article and on the load side of the service equipment or the source of a separately derived system.

(A) Wiring Methods.

(1) Feeders. Feeders shall be installed in rigid metal conduit or intermediate metal conduit. The following wiring methods shall be permitted if not subject to physical damage:

- (1) Liquid tight flexible nonmetallic conduit
- (2) Rigid polyvinyl chloride conduit
- (3) Reinforced thermosetting resin conduit
- (4) Electrical metallic tubing where installed on or within a building
- (5) Electrical nonmetallic tubing where installed within a building

- (6) Type MC cable where installed within a building and if not subject to corrosive environment
- (7) Nonmetallic-sheathed cable
- (8) Type SE cable

Sec. 6-276-6-279 Reserved.

Sec. 6-280 Electrical signs.

All electrical display signs shall meet the requirements of other sections of this Article and any rule or regulation of any other ordinance or code issued by authority of the governing body of the City and the National Electrical Code, and shall be constructed and installed in accordance with the special regulations set forth in this section. Permits for installation of signs shall be obtained from the Building Inspections Department before any signs are installed. Permit fees shall be obtained and paid for in the manner and in the amount set forth in the fee schedule as adopted by the City Council.

Sec. 6-281. Supervision of work; limitation on employment of apprentices.

(a) In the actual work of installing, maintaining, altering or repairing any electric conductors or equipment for which this Article or other ordinance requires a permit, there shall be present and in direct supervision a qualified electrician of the proper classification. An electrical contractor or master electrician shall be liable and responsible for layout and technical supervision of any work which requires a permit and a journeyman or higher classified grade electrician shall be in direct "on the job" supervision of work carried on specified in this Article. Should it come to the attention of the Electrical Inspector or his assistants that such supervision and control are not being maintained, the Inspector may order the work to be discontinued and the person to whom the permit has been issued shall discontinue further work until proper supervision has been employed or supplied. Nothing in this section shall be construed as prohibiting the employment of apprentices assisting a person duly registered and qualified under the provisions of this Article. It shall be unlawful to have more than four (4) apprentice electricians working under the supervision of a duly registered person on any one job.

(b) A homeowner may personally install electrical conductors or equipment within his place of residence if the owner applies for and receives a permit, pays required fees, does work in accordance with this code, and applies for an inspection. Work performed by a homeowner, under the provisions of this section must be done by himself on homestead premises owned and occupied by him without compensation. The homeowner shall not employ another person to assist him in any way on work done under the provisions of this section.

Sec. 6-282. Inspection and approval or rejection of rough work.

(a) When the rough wiring or installation work authorized by a permit issued under this Article is complete on any permit issued under this Article, the person responsible therefore shall notify the Electrical Inspector that the job is ready for inspection giving proper identification of the work and address. The Electrical Inspector shall then make an inspection of the electrical installation within twenty-four (24) hours from the time of notification (exclusive of Saturdays, Sundays and legal holidays).

(b) If such wiring or installation work has been installed in accordance with the terms or provisions of this Article, the Electrical Inspector shall sign an Inspection Notice noting thereon the date of approval of the work. More than one (1) rough inspection may be made without charge when the progress of construction requires such inspection.

(c) If the electric wiring or installation of fixtures or equipment inspected under this section is found to be faulty or incorrectly or defectively installed, the Electrical Inspector shall attach an Inspection Notice showing rejection of the work and make available to the responsible person who installed such work information as to the changes necessary to be made in order that the work may conform to this Article. The person responsible for such work shall, within twenty-four (24) hours from the time of notification; make or start to make changes ordered and shall proceed with the work until the same is completed. Upon completion thereof, he shall notify the Electrical Inspector to the effect that the defective work has been corrected. The latter then shall cause a reinspection to be made, and if the work is found to comply with this Article he shall sign the inspection card noting thereon the date of approval of the work. If the Electrical Inspector shall again find the work incorrectly installed, they shall notify the responsible person of the necessary changes and shall again reinspect the work. If the responsible electrician does not make the required changes before the permit expires, Contractor Registration shall be cancelled and the inspector shall refuse to issue to any such person any further permits until the work in question is corrected and approved.

Sec. 6-283. Final Inspection and approval or rejection of new work.

Upon completion of all electrical wiring or installations of fixtures or equipment in any building or on any premises for which a permit has been issued under this Article, the permittee shall notify the Electrical Inspector that the work is ready for final inspection, giving the permit number and street address. The Electrical Inspector shall then cause inspection to be made within twenty-four (24) hours from time of notification (exclusive of Sundays and legal holidays). If any faulty wiring or equipment is found, the electrician in charge shall be notified of the changes to be made in order that such work shall conform to this Article. If such work is found to be correctly installed, replaced or repaired, the Electrical Inspector shall endorse his approval upon the inspection certificate stating that the wiring and installation work has been installed in accordance with the provisions of this Article.

Sec. 6-284. Work not to be covered until approved.

It shall be unlawful for any person to cover or cause to be covered any part of a wiring installation with flooring, lath, wallboard, or other material until the Electrical Inspector has approved the wiring installation, in part or as a whole, as required by this Article.

Sec. 6-285. Connection prior to issuance of certificate of approval.

(a) It shall be unlawful for any person to make connections from a source of electrical energy to any electrical wiring, devices or equipment on an installation for which a permit is required by this Article, until a certificate of approval has been issued by the Electrical Inspector authorizing such connection, and the use of such wiring, devices or equipment.

(b) It shall be unlawful for any person to make connections from a source of electrical energy to any electrical wiring, devices or equipment which has been disconnected by order of the Electrical Inspector or the use of which has been prohibited for reasons set forth in this Article until a certificate of approval has been issued by the inspector authorizing the reconnection and use of such wiring, devices or equipment.

Sec. 6-286. Removal of abandoned wire and unused poles and apparatus.

It shall be the duty of the Electrical Inspector to cause all abandoned wire, unused poles or electrical apparatus on the outside of the building or in streets or alleys to be removed at the expense of the owners thereof by giving such owners written notice.

Sec. 6-287. Inspections of existing installation – complaint driven.

Upon receipt of a complaint of suspected violations of this Article, the Electrical Inspector shall inspect/reinspect electric wiring, electric devices and electric equipment previously installed, or that may be installed in any building of the City and within the scope of this Article. If the installation of any such wiring, devices or equipment is found to be defective, dangerous or in an unsafe condition, the Electrical Inspector shall notify the owner in writing of such condition. The person owning, using or operating the same shall make the necessary repairs or changes required to place such wiring, devices or equipment in a safe condition, within five (5) days or any longer period specified by the Electrical Inspector. The Electrical Inspector shall immediately order the disconnection or discontinuance of electrical service to such wiring, device or equipment until the same has been made safe as directed.

Sec. 6-288. Unauthorized alternation of conductors or equipment.

It shall be unlawful for any unauthorized person to, in any manner, change or alter electrical conductors or equipment in or on any building. If, in the course of erecting a building or structure, electrical conductors or equipment have previously been installed in such a position as to interfere with the erection or completion of the structure, notice shall immediately be given the authorized person or firm using the electrical conductors or equipment, and shall be required to accomplish this needed change in accordance with this Article.

Sec. 6-289. Service of notices or orders.

If the person to whom any order or notice issued pursuant to the provisions of this Article is directed, cannot be found after reasonable search has been made, such order or notice may be served by posting the same in a conspicuous place upon the premises occupied by him or where the defects recited in the order or notice are alleged to exist, or on the premises which may be deemed unsafe or dangerous. Such service shall be equivalent to personal service of such order or notice. Any order to comply with the terms of such order or notice may be sent by mail in a sealed envelope with postage prepaid and directed to the address of the electrician, owner, lessee or occupant of the premises where the defects recited in the order are alleged to exist, and shall be equivalent to personal service of such order.

Sec. 6-290. Modification or waiver.

The electrical regulations of this Article may be modified or waived in writing by the Electrical Inspector pursuant to Section 90-4 of the Electrical Code as amended when such modification or waiver is reasonable and does not differ from the intent of this Article and does not create an injustice. In all cases such waiver shall be obtained from Electrical Inspector prior to starting the work, and a copy of the waiver shall be filed in the office of the Electrical Inspector. A denial of such a waiver may be appealed to the Building Standards Commission.

Sec. 6-291. Liability of City and owner of property for damages.

The regulations of this Article shall not be construed to relieve from or lessen the responsibility or liability of any person owning, operating or installing electrical conductors, devices, appliances, fixtures, apparatus, motors, or equipment for damages to persons or buildings caused by any defect therein by reason of the inspection authorized in this Division or the certificate of approved inspection issued by the electrical inspection section as provided in this Division. The City shall not be held liable for any damages by reason of the enforcement of this Article.

Sec. 6-292. Liability of Electrical Inspectors.

Where action is taken by the Electrical Inspectors to enforce the provisions of this Article, such acts shall be done in the name of and on behalf of the City, and the inspectors, in so acting for the City, shall not render themselves personally liable for any damage which may accrue to person or property as a result of any act committed in the discharge of their duties.

Secs. 6-293 – 6-300. Reserved.

DIVISION 3. APPLICATION

Sec. 6-301. Compliance generally.

(a) The provisions of this Article shall apply to all installations of and work done on electrical conductors, fittings, devices, motors, controls, appliances, fixtures, electronic devices, signs and gaseous tubing, within or on public and private buildings and premises, with exceptions as provided in this Article.

(b) All installations of electrical conductors or equipment and all existing installations which are altered shall conform to the requirements for a sufficient and safe electrical structure and system under this Article.

(c) Repair and maintenance work shall be such that if any electrical conductor or equipment is removed and later replaced, the same shall be replaced in accordance with the provision of this Article

Sec. 6-302. Radio and television transmitting equipment.

The provisions of this Article shall apply to electrical equipment used for supplying electrical power for radio transmission in amateur radio transmitting stations and shall apply to all electrical equipment used for power supply to radio and television transmitting equipment, but shall not apply to other electrical equipment used for radio transmission.

Sec. 6-303. City, county and school districts departments and buildings.

The various departments and buildings of the City, the County, and of the Plano Independent School District shall be subject to the provisions of this Article, but shall be exempt from the requirements of fees.

Sec. 6-304. Low voltage conductors and equipment.

This Article shall not apply to low voltage, electrical conductors or equipment when served from a source of supply which is limited by design or construction, other than fuses, so that the voltage shall never exceed fifty (50) volts, and so that current in excess of ten (10) amperes on short circuit would not be possible.

Secs. 6-305 – 6-317. Reserved.

DIVISION 4. ELECTRICAL INSPECTOR

Sec. 6-318. Powers generally.

The Electrical Inspector shall have the following powers:

- (1) To enforce the provisions of this Article and issue citation to any person who violates any of such provisions.
- (2) To enter any house by due process of law, if necessary, during reasonable hours, to examine any electrical wiring or installation of electrical wiring, fixtures or equipment therein, in the performance of his official duties.
- (3) To order the electric disconnection of service where improper or defective wiring exists or where electrical construction or equipment has been installed without a permit as required in this Article.
- (4) To order compliance with provisions of this Article where a change of occupancy occurs in a building which requires changes or alterations to existing wiring.
- (5) To disconnect electrical service or services in cases of emergency where necessary, for safety of persons or property or where electrical equipment may interfere with the work of the fire department.
- (6) To attach to electrical equipment or electrical meters any official notice or seal which might be necessary to prevent the use of electricity. It shall be unlawful for any person to use any such seal or break, change, destroy, tear, mutilate, cover or otherwise deface or injure any such notice or seal posted by an Electrical Inspector.

Sec. 6-319. Special rulings.

If a special ruling by the Electrical Inspector is necessary to govern electrical construction of some particular occupancy or building not covered by this chapter or by the National Electrical Code, as approved by the National Fire Protection Association and adopted in this Article, whereby all wiring for similar types of occupancy or building will be changed in the future, a copy of such ruling shall be filed in the office of the Electrical Inspector, and such special ruling shall be approved by the Board before it becomes effective.

Sec. 6-320 Conflicts of Interest

It shall be unlawful for City Electrical Inspectors to engage in the business of the sale, installation or maintenance of electrical conductors, devices, appliances, fixtures, or other electrical equipment, either directly or indirectly, and they shall have no financial interest in any concern engaged in such business at any time while in the employ of the City as an Electrical Inspector without prior approval by the Department Head.

Secs. 6-321 – 6-326. Reserved.

DIVISION 5. REGISTRATION (LICENSING) OF ELECTRICIANS

Sec. 6-327. Required.

- (a) It shall be unlawful for any person to engage in the business of installing, maintaining, altering or repairing any wiring, fixtures, or equipment used for conducting electricity

for which a permit is required by this Article, or for any person to in any manner undertake to execute such work, unless such person is licensed in accord with the Texas Department of Licensing and Regulation (TDLR) and has a current certificate of registration per Sec. 6-328.

(b) Only persons who are employed by a registered electrical contractor or a registered electrical sign contractor with the appropriate license category may perform electrical work under the supervision of the master electrician, or master sign electrician whichever is applicable work:

(c) Persons who are not licensed electricians may carry out the following classes of

(1) The replacement of lamps, fuses and connection of portable devices to suitable receptacles, which have been permanently installed;

(2) The installation, alteration or repairing of any wiring, devices or equipment for the operation of a signal or the transmission of intelligence, where such wiring, devices, appliances, or equipment are operated at a voltage not exceeding fifty (50) volts between conductors and do not include generating equipment;

(3) The installation, alteration or repair of electrical wiring, devices, appliances and equipment by or for an electrical public service corporation operating under a franchise from the City when for the use of such corporation in the generation, transmission, distribution or metering of electrical energy or for the use of such a corporation in the operation of street railways, signals or transmission of intelligences as specified in Sec. 6-302.

Sec. 6-328. Classifications.

There shall be two (2) classes of local electrical registration as follows:

(1) Electrical Contractor Registration;

(2) Electrical Sign Contractor Registration;

Sec. 6-329. Application.

(a) *Generally.* To secure a registration, as a qualified and competent electrician in either of the classes set out in this Division, an application shall be made in writing and addressed to the Building Inspections Department. The application shall show the applicant's name and address, and such other information as may be prescribed by the Building Inspections Department and shall be made out on forms available in the office of the Electrical Inspector.

(b) *Electrical Contractor.* An applicant for a registration as an electrical contractor shall file with the application an affidavit setting forth the name of the person who is the owner of the

(c) business, his address and that of the place of business; or if the business is a firm, partnership or corporation, the names of officers who own or operate the business and their addresses, the address of the business, and the name and address of the person who shall be responsible for the conduct and in charge of the business for all work done under this Article. The applicant shall further state the method of supervision of work to be contracted by the firm and the name of the registered Master Electrician who is legally proficient as specified in this Article, and shall be responsible for the actual installation, repair and/or maintenance of the electrical conductors and equipment which is to be carried on by the person, firm or corporation.

(d) *Electrical Sign Contractor.* An applicant for a registration as an electrical sign contractor shall file with the application an affidavit setting forth the name of the person who is the owner of the business, his address and that of the place of business; or if the business is a

firm, partnership or corporation, the names of officers who own or operate the business and their addresses, the address of the business, and the name and address of the person who shall be responsible for the conduct and in charge of the business for all work done under this Article. The applicant shall further state the method of supervision of work to be contracted by the firm and the name of the registered Master Sign Electrician who is legally proficient as specified in this Article, and shall be responsible for the actual installation, repair and/or maintenance of the electrical conductors and equipment which is to be carried on by the person, firm or corporation.

Sec. 6-330. Fees.

The fees for registration of qualified contractors of both classes shall be payable to the City at the Building Inspections Department as set out in the fee schedule as adopted by the City Council.

Sec. 6-331. Reserved.

Sec. 6-332. Expiration and renewal of certificates.

(a) Registration issued under this Division shall expire one (1) year after the date of issue.

(b) Renewal of registration shall be accomplished by payment of the fee prescribed by this Division and issuance extending the validity of the corresponding numbered certificate for one (1) year only. A new application shall be required for reinstatement of registration if the required renewal fee is not paid within six (6) months from the expiration date.

Sec. 6-333. Reserved.

Sec. 6-334. Registration not transferable.

Registration issued under this Division shall not be transferable. It shall be unlawful for any person to lend, rent or transfer his registration or any rights there under to any other person, or for any person to make use of any such rights which are not actually his own.

Sec. 6-335. Reserved.

Sec. 6-336. Altering Registration.

It shall be unlawful for any person other than the Electrical Inspector at the direction of the Building Inspections Department to alter or amend in any manner any registration issued under this Division.

Sec. 6-337. Cards to be carried on person and exhibited upon request.

Every holder of a license issued by the Texas Department of Licensing and Regulation (TDLR) shall carry the license on their person at all times while doing electrical work and shall produce and exhibit it when requested by an Electrical Inspector or proper official of the City.

Sec. 6-338. False representations as to registration.

It shall be unlawful for any person to falsely represent themselves as a registered electrician of any class set forth in this Division or to use the words "electrical contractor," "electrical sign contractor", or words of similar import or meaning on signs, cards, stationery, or by any other manner whatsoever, unless such person is properly registered within the meaning of the words used as provided in this Article.

Sec. 6-339. Record of registration.

The Building Inspections Department shall keep a record of the name and place of business of all persons to whom registration have been issued under this Division, provided that the Department shall not be responsible for the record of any person whose registration has not been renewed or has lapsed for a period in excess of twelve (12) months.

Sec. 6-340. License not transferable.

It shall be unlawful for any licensed master electrician, or master sign electrician to allow their license to be used by another electrician to permit any job of electrical wiring in the City.

Sec. 6-341. Suspension or revocation of registration.

(a) The Chief Building Official or his designee shall have the power to temporarily suspend the registration of any electrical contractor, or electrical sign contractor who:

- (1) Obtains a certificate by fraud or deceit;
- (2) Takes out electrical permits in the name of some person, firm, or corporation authorized by law to do electrical work and thereafter permits an unauthorized person to do the work;
- (3) Engages in any gross negligence, incompetence, or misconduct in the performance of electrical work within the jurisdiction of the City;
- (4) Fails to obtain a permit for electrical work that is performed within the jurisdiction of the City;
- (5) Fails to obtain all necessary inspection approval required to complete the work as described in the permit.

(b) The Building Inspections Department shall inform the Board in writing of any temporary suspensions and the basis thereof within two (2) business days of issuing the temporary suspension. A hearing will be scheduled before the Board not later than ten (10) business days from the date the temporary suspension was issued. The alleged violator shall be notified in writing via certified mail of the date, time and location of the hearing. The alleged violator may appear in person or thru counsel or both, at the time and place named in the notice and make defense to the same.

(c) The Board shall have the power, through its chairman or secretary to administer oaths and to compel the attendance of witnesses before it by subpoena issued over the signature of the secretary of the Board. The City Attorney shall provide counsel for the Board.

(d) If the accused admits liability or if upon a hearing the Board, by vote of five (5) or more of its members, shall find them to be true, it shall enter a finding suspending or revoking the registration of such Electrical Contractor or Electrical Sign Contractor. The Board shall render a decision within forty-eight (48) hours of the hearing.

(e) The Board shall in reciting its decision after a hearing under this section, make provisions for reinstatement. Such reinstatement provisions shall be filed as a part of the record and a copy shall be made and given or mailed within ~~page four~~ (24) hours to the Electrical Contractor

or Electrical Sign Contractor. Once the requirements have been fulfilled the Electrical Contractor or Electrical Sign Contractor may notify the Chief Building Official in writing of compliance. If the Chief Building Official determines that all requirements have been fulfilled, the registration shall be reinstated. If the Chief Building Official determines that all requirements have not been fulfilled, the registration shall not be reinstated. Failure to reinstate can be appealed to the Board.

(f) The Building Inspections Department shall inform the board in writing of any failure to reinstate within two (2) business days of issuing the denial. A hearing will be scheduled before the Board not later than ten (10) business days from the date of the denial of reinstatement. The violator shall be notified in writing via certified mail of the date, time and location of the hearing. The violator may appear in person or by counsel or both, at the time and place named in the notice and make defense to the same.

(g) The Board shall render a decision not later than forty-eight (48) hours after a hearing and a copy shall be made and given to the Electrical Contractor or Electrical Sign Contractor within twenty-four (24) hours of the rendering of the decision.

(h) An Electrical Contractor or Electrical Sign Contractor adversely affected by a decision of the Board shall have the right to appeal the decision to the District Court.

(i) It shall be unlawful for any person whose rights under a registration have been suspended or revoked to engage in or do electrical work for which this Article requires a permit.

Sec. 6-342. Termination of registration.

Each registration, when issued under this Division, shall be issued to a person, firm or corporation to be known as the holder of the registration, and should such firm or corporation dissolve or surrender its charter; such registration shall become null and void. No refund shall ever be made for the un-expired portion of the registration.

Sec. 6-343-350. Reserved.

DIVISION 6. WORK PERMITS

Sec. 6-351. Required.

(a) It shall be unlawful for any person to install or cause to be installed, or to permit any person to install, any electrical wiring, fixtures or equipment, or to make any alterations, additions, changes or repairs, within the scope of this Article, without first having procured a permit therefore issued by the Electrical Inspector. One (1) permit shall be allowed for each building for which rough work for electrical conductors or electrical equipment is installed.

(b) Notwithstanding the provisions of subsection (a), no permit shall be required for the making of a minor repair or for maintenance work, the replacement of lamps, or the connection of portable electrical equipment to suitable permanently installed receptacles. No permit shall be required of an appropriately registered person for the replacing of a refrigeration motor by another motor of the same horsepower and ampere rating, solenoid valves, low pressure controls, or other controls that are a part of the refrigeration system when the electrical supply to same is or has been properly installed by a registered electrician.

Sec. 6-352. Application.

Application for a permit required by this Division shall be made in writing upon forms provided by the electrical inspection section for that purpose. With such application there shall be filed, when requested by the Electrical Inspector, a diagram or plan showing clearly the character and

kind of wiring or installation of fixtures or equipment to be done. The plan or diagram shall show the manner in which the electrical installation is to be made, or the character of any repairs to any existing electric installation. Such application shall include the following information; street and house number, name of addition where the work is to be done, name of the owner, kind of building, number of stories in the building, and a list of electrical fixtures and appliances to be installed.

Sec. 6-353. Fee.

Prior to issuance of a permit required by this Division, the applicant therefore shall pay a permit fee in accordance with the schedule as adopted by the City Council.

Sec. 6-354. To whom issued.

Permits may be issued to registered Electrical Contractors or Electrical Sign Contractors qualified to secure permits as set forth in this Article, or their duly authorized agents, and to owners to personally perform repair, maintenance or electrical construction work upon premises owned by them. Qualified registered electricians shall certify their duly authorized agents to the Electrical Inspector in the form of an affidavit stating that such registered electrician assumes all and full responsibility for any permit taken out or applied for by such agents. The certification shall be kept in the files of the Building Inspections Department.

Sec. 6-355. Issuance or refusal.

When the Plans Examiner finds the application for a permit under this Division to be correct and the diagram or plan and specifications, when requested are approved and all fees have been paid, he shall cause the permit to be issued. Upon receipt of such permit, the permit tee may start or cause to start the proposed job and make the installation described in his application, requesting inspection by the City inspectors in the proper sequence as the work progresses. If the plans relating to electrical wiring or installation of fixtures or equipment and the permit application are found to be incorrect or faulty, they shall be disapproved and the permit refused, and the Electrical Inspector shall notify the applicant, listing the corrections necessary to comply with this Article and rules and regulations of the inspection section.

Sec. 6-356. Permits for part jobs.

When one (1) Electrical Contractor completes the rough work, in whole or in part, on any electrical wiring or installation of fixtures or equipment and a second Electrical Contractor is called upon to complete the work, regular fees prescribed by this Division shall be paid for the work to be done. Each Electrical Contractor shall be held responsible only for the work installed by the Contractor. Before the second Electrical Contractor is issued a permit for the completion of electrical wiring or installation of fixtures or equipment, the Electrical Inspector shall first notify the electrician holding the original or first permit, if the Electrician can be found that the second permit is to be issued. The issuance of the second permit shall cancel the first permit and no refund of fees shall be made.

Sec. 6-357. Revocation of permit.

The Electrical Inspector shall have the right to revoke a permit issued under this Division if there has been misrepresentation of facts or any violation of the provisions of this Article.

Sec. 6-358 – 6-435. Reserved.”

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

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

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

Section VII. This Ordinance shall become effective January 2, 2019 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 26th day of November, 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: 11/26/2018

Department: Building Inspections

Department Head: Selso Mata

Agenda Coordinator: Lacey Thornton x5993

CAPTION

Ordinance No. 2018-11-14: To repeal in its entirety City of Plano Ordinance No. 2016-3-7 codified as Article XVIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Energy Conservation Code, with certain additions, deletions and amendments, as the Energy Conservation Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.
Adopted

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: | 2018-19 | 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

COMMENTS:

This item has no fiscal impact.

SUMMARY OF ITEM

This Ordinance will adopt the most recent version of the International Energy Conservation Codes

published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. The Building Standards Commission held public code review meetings in July, August, September, and October of 2018. At their October 16, 2018 meeting the Commission voted unanimously to recommend the Codes with amendments to the City Council for adoption as the Energy Conservation Code for the City of Plano.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment, Economic Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|-----------|
| Memo | 11/14/2018 | Memo |
| Building Standard Commission Letter | 11/13/2018 | Letter |
| Dallas Builders Association Letter | 11/8/2018 | Letter |
| Council of Governments | 11/8/2018 | Letter |
| 2018 Energy Conservation Code Ordinance | 11/15/2018 | Ordinance |

Date: November 2, 2018

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

From: Selso Mata, Chief Building Official

Subject: **2018 International Codes/2017 National Electric Code – Adoption**

Every three years, building codes are promulgated by the International Code Council.

For the past year and half, staff has been engaged in the code review process for the 2018 Codes through the North Central Texas Council of Governments. Upon completion of this process, the codes were further vetted through our Building Standards Commission. Our review is now complete. The following 2018 Codes, with amendments, are recommended to the City Council for adoption.

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel and Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electric Code

A common question at this time is; “Are there any changes in the codes?”

With more than three thousand pages of material and many building product improvements each year, changes are expected and do occur. However, the development community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All building codes represent the approved minimum standards for building safety in each respective category.

Please let me know if you need additional information.



Building Inspections Department
1520 K Avenue
Plano, TX 75074
Tel: 972.941.7140
buildinginspections.org

Date: November 2, 2018

To: Bruce D. Glasscock, City Manager

From: Joe Milkes, Chair, Building Standards Commission

Cc: Selso Mata, Chief Building Official
David Kerr, Fire Marshal
Lori Schwarz, Director of Neighborhood Services

Subject: **Adoption of the 2018 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2018 International Building Codes and the 2017 National Electric Code with amendments at each monthly meeting occurring from July 2018 through October 2018. In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that all code review is now complete.

The Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel and Gas Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code
- 2017 National Electric Code

Sincerely,

Joe Milkes
Chair, Building Standards Commission



October 16, 2018

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2018 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

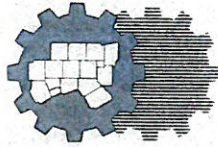
Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2018 code amendments package as presented.

We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lehde".

David Lehde,
Director of Government Affairs
Dallas Builders Association



North Central Texas Council Of Governments

TO: Mayors, City Managers, City Administrators,
County Judges, and Building Officials

DATE: October 26, 2018

SUBJECT: 2018 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon the recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to the 2018 International Codes on September 27, 2018. The Executive Board encourages your jurisdiction to adopt the following 2018 International Codes and regional amendments:

- International Building Code
- International Energy Conservation Code
- International Existing Building Code
- International Fire Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code

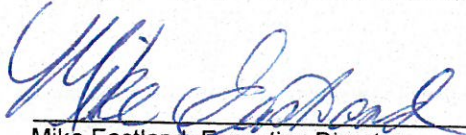
In addition, the Executive Board endorsed a 2018 International Wildland-Urban Interface Code Opinion Statement. Regional amendments to the 2018 International Codes can be found at the following website: <https://www.nctcog.org/envir/regional-building-codes/amendments>.

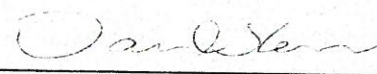
NCTCOG's RCCC recommends adopting these codes with no local amendments, other than the regional amendments, as expeditiously as possible. The ultimate goal is regional uniformity of building codes for the North Central Texas region. By achieving the standardization of building codes across the region municipalities, contractors, architects, builders, and manufacturers benefit from positive economic impacts.

Regional Code Amendment Workshop

On November 16, 2018, the North Texas Chapter of the International Codes Council and NCTCOG will be co-hosting a free 2018 Regional Code Amendment Workshop to cover the regional code amendment review process and the significant changes between the 2015 and 2018 regional code amendments. Continuing Education Units will be offered for this event through the North Texas Chapter of the International Codes Council. For more information and to register for this workshop, please visit <https://www.nctcog.org/envir/events>.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, please see the enclosed flyer that outlines our achievements for the 2018 fiscal year. To review the Regional Codes Work Program and find a Commitment Response Form to financially contribute to the fiscal year 2019 Work Program, please visit: <https://www.nctcog.org/envir/committees/regional-codes-coordinating-committee>. If you have any questions regarding regional codes, please contact Ryann Cline, Environment & Development Planner, by email at rccline@nctcog.org or by phone at (817) 608-2363.


Mike Eastland, Executive Director
North Central Texas Council of Governments


David Kerr, Deputy Chief
Plano Fire Rescue, and RCCC Chair

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2016-3-7 codified as Article XVIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Energy Conservation Code, with certain additions, deletions and amendments, as the Energy Conservation Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on March 14, 2016, by Ordinance No. 2016-3-7, the City Council of the City of Plano amended Ordinance No. 2014-1-5 to reflect changes to the International Energy Conservation Code, and such were codified as Article XVIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

WHEREAS, on October 16, 2018 the Building Standards Commission held a public hearing to discuss the adoption of the 2018 Edition of the International Energy Conservation Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2018 Edition of the International Energy Conservation Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Energy Conservation Code of the City.

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

Section I. Ordinance No. 2016-3-7, duly passed and approved by the City Council of the City of Plano on March 14, 2016, is hereby repealed in its entirety.

Section II. A new Article XVIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances of City of Plano is hereby adopted and shall read in its entirety as follows:

“ARTICLE XVIII. ENERGY CONSERVATION CODE

DIVISION 1. GENERALLY

Section 6-684. Penalty.

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 6-685 Adopted.

The 2018 Edition of the International Energy Conservation Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Energy Conservation Code of the City to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2018 Edition of the International Energy Conservation Code is on file in the office of the City Secretary.

DIVISION 2. AMENDMENTS

Section 6-686. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Energy Conservation Code adopted herein are hereby approved and adopted:

Section C102/R102 General; *add Section C102.1.2 and R102.1.2 (N1101.4.1) to read as follows:*

C102.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

R102.1.2 (N1101.4.1) Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4.1.2 (N1102.4.1.2) and R403.3.3 (N1103.3.3) respectively.

Section R202 (N1101.6) Definitions; *add the following definition:*

PROJECTION FACTOR. The ratio of the horizontal depth of the overhang, eave or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave or permanently attached shading device.

Section R202 (N1101.6) Definitions; *add the following definition:*

DYNAMIC GLAZING. Any fenestration product that has the fully reversible ability to change its performance properties, including *U*-factor, solar heat gain coefficient (SHGC), or visible transmittance (VT).

Table 402.1.2 (N1102.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT; *the Fenestration U-factor for Climate Zone 3 is amended as follows:*

| CLIMATE ZONE | FENESTRATION U-FACTOR |
|--------------|-----------------------------|
| 3 | 0.32 <u>0.35</u> |

Table 402.1.4 (N1102.1.4) EQUIVALENT U-FACTORS; *the Fenestration U-factor for Climate Zone 3 is amended as follows:*

| CLIMATE ZONE | FENESTRATION U-FACTOR |
|--------------|-----------------------------|
| 3 | 0.32 <u>0.35</u> |

Section R402.3.2 (N1102.3.2) Glazed fenestration SHGC; *amend by adding a paragraph and table following the exception to read as follows:*

Where vertical fenestration is shaded by an overhang, eave, or permanently attached shading device, the SHGC required in Table R402.1.2 shall be reduced by using the multipliers in Table R402.3.2 SHGC Multipliers for Permanent Projections.

Table R402.3.2 SHGC Multipliers for Permanent Projections ^a

| Projection Factor | SHGC Multiplier (all Other Orientation) | SHGC Multiplier (North Oriented) |
|-------------------|---|----------------------------------|
| 0 - 0.10 | 1.00 | 1.00 |
| >0.10 – 0.20 | 0.91 | 0.95 |
| >0.20 – 0.30 | 0.82 | 0.91 |
| >0.30 – 0.40 | 0.74 | 0.87 |
| >0.40 – 0.50 | 0.67 | 0.84 |
| >0.50 – 0.60 | 0.61 | 0.81 |
| >0.60 – 0.70 | 0.56 | 0.78 |
| >0.70 – 0.80 | 0.51 | 0.76 |
| >0.80 – 0.90 | 0.47 | 0.75 |
| >0.90 – 1.00 | 0.44 | 0.73 |

^a North oriented means within 45 degrees of true north.

R402.4.1.2 (N1102.4.1.2) Testing; *add a last paragraph to read as follows:*

Mandatory testing shall only be performed by individuals that are certified to perform air infiltration testing certified by national or state organizations as approved by the building

official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

Section R402.4 (N1102.4) Air leakage (Mandatory); *add a new section and table to read as follows:*

R402.4.1.3 (N1102.4.1.3) Testing option – ACH tradeoff. As an option to the air leakage rate set out in Section R402.4.1.2 (N1102.4.1.2), 1- and 2-family homes meeting all of the listed criteria below and the *thermal envelope* requirements in Table R402.4.1.3 (N1102.4.1.3) will be considered compliant when tested and verified as having an air leakage rate to not less than or equal to four air changes per hour when tested and reported in accordance with the testing standards and reporting criteria listed in Section R402.4.1.2 (N1102.4.1.2).

The compliance equivalency is limited as follows:

1. Limited to a conditioned floor area between 1,000 and 6,000 square feet,
2. Limited to between 2 to 6 bedrooms,
3. Assumes all ductwork and mechanical equipment is located in the unconditioned attic,
4. Assumes typical wood framing in the walls and roof, and
5. Assumes one of the following heating/cooling systems:
 - a. All electric system with a heat pump for heating, or
 - b. A system with electric cooling and natural gas heating.

Dwellings using electric resistance strip heating do not qualify for this tradeoff.

TABLE R402.4.1.3 (N1102.4.1.3)^a

| Envelope Component | Option #1 | Option #2 |
|---------------------------------|------------------|------------------|
| R402.4 Air Leakage | ≤ 4 ACH50 | ≤ 4 ACH50 |
| Wall Insulation <i>R</i> -value | $R_{13} + R_3^b$ | $R_{13} + R_3^b$ |
| Fenestration <i>U</i> -factor | ≤ 0.32 | ≤ 0.32 |
| Fenestration SHGC | ≤ 0.25 | ≤ 0.25 |
| Ceiling <i>R</i> -value | $\geq R_{49}$ | $\geq R_{49}$ |
| Duct Insulation <i>R</i> -value | R8 | R6 |
| Radiant Barrier Required | No | Yes |

^a Except for the values listed in the table, all other mandatory code provisions are applicable.

^b The first value listed is the *R*-value of cavity insulation, the second value is the *R*-value of the continuous insulation or insulated siding.

Section R402.4 Air leakage (Mandatory); *add a new section to read as follows:*

R402.4.1.4 Testing options for R2 multifamily dwelling units. As an option to the air leakage rate set out in Section R402.4.1.2, multifamily dwelling units will be considered compliant when tested and verified as having an air leakage rate to the air leakage rate set out in either Section

R402.4.1.4.1 or Section R402.4.1.4.2 when tested and reported in accordance with the testing standards and reporting criteria listed in Section R402.4.1.2

R402.4.1.4.1 Total air leakage rate for interior multifamily dwelling units. Interior multifamily dwelling units with a measured, “unguarded” total air leakage result of 5.3 ACH50 or less shall be considered compliant.

R402.4.1.4.2 Total air leakage rate for corner multifamily dwelling units. Corner multifamily units with a measured, “unguarded” total leakage result of less than 5.0 ACH50 shall be considered compliant.

Section R402.4 Air leakage (Mandatory); *add a new section to read as follows:*

R402.4.1.5 Sampling options for R2 multifamily dwelling units. For buildings having three or more dwelling units, a minimum of 15% of the dwelling units in each building must be tested as required by Section R402.4.1.2. Prior to beginning sampling for testing, “Initial Testing” is required for each multifamily property. “Initial Testing” shall consist of the 3rd party testing contractor performing the required tests on at least three consecutive dwelling units. Test results from the “Initial Testing” must satisfy minimum code requirements before sampling is permitted. Dwelling units selected for the “Initial Testing” must be within the same building. Dwelling units selected for “Initial Testing” shall not be included in a “sample group” or counted toward the minimum 15% of dwelling units tested. The building official shall randomly select the three dwelling units for “Initial Testing.” The building official may delegate the random selection to the designated 3rd party testing contractor.

R402.4.1.5.1 Sample group Identification and Sampling. The builder shall identify a “sample group” which may be a building, floor, fire area or portion thereof. All of the dwelling units within the “sample group” must be at the same stage of construction and must be ready for testing. The building official shall randomly select at least 15% of dwelling units from each “sample group” for testing. The building official may delegate the random selection to the designated 3rd party testing contractor.

If each tested dwelling unit within a “sample group” meets the minimum code requirements, then all dwelling units in the “sample group” are considered to meet the minimum code requirements.

Before a building may be deemed compliant with the testing as required, each “sample group” must be deemed compliant with the minimum code requirements. The sum total of all of the tested dwelling units across all “sample groups” shall not be less than a minimum of 15% of the dwelling units in a building.

R402.4.1.5.2 Failure to Meet Code Requirement(s). If any dwelling units within the identified “sample group” fail to meet a code requirement as determined by testing, the builder will be directed to correct the cause(s) of failure, and 30% of the remaining dwelling units in the “sample group” will be randomly selected for testing by the building official, or third-party testing contractor, regarding the specific cause(s) of failure.

If any failures occur in the additional dwelling units, all remaining dwelling units in the sample group must be individually tested for code compliance.

A multifamily property with three failures within a 90-day period is no longer eligible to use the sampling protocol in that community or project until successfully repeating "Initial Testing." Sampling may be reinstated after at least three consecutive dwelling units are individually verified to meet all code requirements.

A Certificate of Occupancy may not may be issued for any building until testing has been performed and deemed to satisfy the minimum code requirements on the dwelling unit(s) identified for testing.

R403.3.3 (N1103.3.3) Duct Testing (Mandatory); *add a last paragraph to read as follows:*

Mandatory testing shall only be performed by individuals that are certified to perform duct testing leakage testing certified by national or state organizations as approved by the building official. The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.

Section R403.3 Ducts; *add a new section to read as follows:*

R403.3.4.1 Sampling options for R2 multifamily dwelling units. For buildings having three or more dwelling units, a minimum of 15% of the dwelling units in each building must be tested as required by Section R403.3.3. Prior to beginning sampling for testing, "Initial Testing" is required for each multifamily property. "Initial Testing" shall consist of the 3rd party testing contractor performing the required tests on at least three consecutive dwelling units. Test results from the "Initial Testing" must satisfy minimum code requirements before sampling is permitted. Dwelling units selected for the "Initial Testing" must be within the same building. Dwelling units selected for "Initial Testing" shall not be included in a "sample group" or counted toward the minimum 15% of dwelling units tested. The building official shall randomly select the three dwelling units for "Initial Testing." The building official may delegate the random selection to the designated 3rd party testing contractor.

R403.3.4.1.1 Sample group Identification and Sampling. The builder shall identify a "sample group" which may be a building, floor, fire area or portion thereof. All of the dwelling units within the "sample group" must be at the same stage of construction and must be ready for testing. The building official shall randomly select at least 15% of dwelling units from each "sample group" for testing. The building official may delegate the random selection to the designated 3rd party testing contractor.

If each tested dwelling unit within a "sample group" meets the minimum code requirements, then all dwelling units in the "sample group" are considered to meet the minimum code requirements.

Before a building may be deemed compliant with the testing as required, each "sample group" must be deemed compliant with the minimum code requirements. The sum total of all of the

tested dwelling units across all “sample groups” shall not be less than a minimum of 15% of the dwelling units in a building.

R403.3.4.1.2 Failure to Meet Code Requirement(s). If any dwelling units within the identified “sample group” fail to meet a code requirement as determined by testing, the builder will be directed to correct the cause(s) of failure, and 30% of the remaining dwelling units in the “sample group” will be randomly selected for testing by the building official, or third-party testing contractor, regarding the specific cause(s) of failure.

If any failures occur in the additional dwelling units, all remaining dwelling units in the sample group must be individually tested for code compliance.

A multifamily property with three failures within a 90-day period is no longer eligible to use the sampling protocol in that community or project until successfully repeating "Initial Testing." Sampling may be reinstated after at least three consecutive dwelling units are individually verified to meet all code requirements.

A Certificate of Occupancy may not may be issued for any building until testing has been performed and deemed to satisfy the minimum code requirements on the dwelling unit(s) identified for testing.

Section C402.2/R402.2 (N1102.2) Specific insulation requirements (Prescriptive); *add Section C402.2.8 and R402.2.14 (N1102.2.14) to read as follows:*

Section C402.2.8/R402.2.14 (N1102.2.14) Insulation installed in walls. Insulation installed in walls shall be totally enclosed on all sides consisting of framing lumber, gypsum, sheathing, wood structural panel sheathing or other equivalent material approved by the building official.

C403.7.4 Energy recovery ventilation systems (Mandatory); *is amended by adding exception #12 to read as follows:*

12. Individual ventilation systems that serve an individual dwelling unit or sleeping unit.

Section C403.11.1 Duct and Plenum Insulation and Sealing (Mandatory); *is amended by adding a second paragraph to read as follows:*

Environmental ducts and plenums installed in vertical chases, both supply and exhaust, where the ducts or plenums will not be accessible after construction completion, shall be leak tested in accordance with the SMACNA HVAC Air Leakage Test Manual to the installed ductwork class and pressure requirements.

Documentation shall be furnished demonstrating that representative sections totaling not less than 25 percent of the duct area have been tested and that all tested sections comply with the requirements of this section.

Section R404.1 (N1104.1); *is revised in its entirety to read as follows:*

Section R404.1 (N1104.1) Lighting equipment (Mandatory). Not less than 75 percent of the lamps in permanently installed lighting fixtures or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

Section 405.2 (N1105.2); *add the exception to read as follows:*

Section 405.2 (N1105.2) Mandatory requirements. Compliance with the section requires that the mandatory provisions identified in Section 401.2 be met. Supply and return ducts not completely inside the building thermal envelope shall be insulated to an R-value of not less than R-6.

Exceptions:

1. For one and two family dwellings the maximum envelope leakage of 4 ACH50 is permitted provided the envelope leakage in the Standard Reference Design is 3 ACH50 and all other requirements of Section R405 are met, including all other mandatory measures. The annual energy cost or source energy usage of the Proposed Design must be equal to or less than that of the Standard Reference Design.
2. For multifamily or townhomes and buildings classified as Group R2 and Group R4 of three stories or less the maximum envelope leakage of less than 5 ACH50 is permitted provided the envelope leakage in the Standard Reference Design is 3 ACH50 and all other requirements of Section R405 are met, including all other mandatory measures. The annual energy cost or source energy usage of the Proposed Design must be equal to or less than that of the Standard Reference Design.

Section R405.6.2 (N1105.6.2); *add the following sentence to the end of paragraph:*

Acceptable performance software simulation tools may include, but are not limited to, REM Rate™; Energy Gauge®; ICF International Beacon Residential; Ekotrope, HERS Module; Right-Energy HERS and IC3. Other performance software programs as listed by RESNET® and having the ability to provide a report as outlined in R405.4.2 may also be deemed acceptable performance simulation programs and may be considered by the building official.

Section C405.9. Voltage drop in feeders. *Deleted in its entirety.*

TABLE R406.4 (N1106.4) MAXIMUM ENERGY RATING INDEX; amend to read as follows:

**TABLE R406.4 (N1106.4) ¹
MAXIMUM ENERGY RATING INDEX**

| CLIMATE ZONE | ENERGY RATING INDEX |
|--------------|---------------------|
| 3 | 65 |

¹ This table is effective until August 31, 2019.

TABLE R406.4 (N1106.4) ²
MAXIMUM ENERGY RATING INDEX

| CLIMATE ZONE | ENERGY RATING INDEX |
|--------------|---------------------|
| 3 | 63 |

² The table is effective from September 1, 2019 to August 31, 2022.

TABLE R406.4 (N1106.4) ³
MAXIMUM ENERGY RATING INDEX

| CLIMATE ZONE | ENERGY RATING INDEX |
|--------------|---------------------|
| 3 | 59 |

³ This table is effective on or after September 1, 2022.

Section C408.3.1 Functional Testing; *is amended to read as follows:*

C408.3.1 Functional Testing. Prior to passing final inspection, the *registered design professional* or *approved agency* shall provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed, and in proper working condition in accordance with the *construction documents* and manufacturer's instructions. Functional testing shall be in accordance with Sections C408.3.1.1 through C408.3.1.3 for the applicable control type."

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

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

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

Section VII. This Ordinance shall become effective January 2, 2019 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 26th day of November, 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: 11/26/2018

Department: Building Inspections

Department Head: Selso Mata

Agenda Coordinator: Lacey Thornton x5993

CAPTION

Ordinance No. 2018-11-15: To repeal in its entirety City of Plano Ordinance No. 2016-3-8, codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Fuel Gas Code, with certain additions, deletions, and amendments, as the Fuel Gas Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: | 2018-19 | 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

COMMENTS: This item has no fiscal impact.

SUMMARY OF ITEM

This Ordinance will adopt the most recent version of the International Fuel and Gas Codes published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. The Building Standards Commission held public code review meetings in July, August, September, and October of 2018. At their October 16, 2018 meeting the Commission voted unanimously to recommend the Codes with amendments to the City Council for adoption as the Fuel and Gas Code for the City of Plano.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment, Economic Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------------------|-------------|-----------|
| Memo | 11/14/2018 | Memo |
| Building Standards Commission Letter | 11/12/2018 | Letter |
| Dallas Builders Association Letter | 11/8/2018 | Letter |
| Council of Governments Letter | 11/8/2018 | Letter |
| 2018 Fuel and Gas Code Ordinance | 11/15/2018 | Ordinance |

Date: November 2, 2018

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

From: Selso Mata, Chief Building Official

Subject: **2018 International Codes/2017 National Electric Code – Adoption**

Every three years, building codes are promulgated by the International Code Council.

For the past year and half, staff has been engaged in the code review process for the 2018 Codes through the North Central Texas Council of Governments. Upon completion of this process, the codes were further vetted through our Building Standards Commission. Our review is now complete. The following 2018 Codes, with amendments, are recommended to the City Council for adoption.

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel and Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electric Code

A common question at this time is; “Are there any changes in the codes?”

With more than three thousand pages of material and many building product improvements each year, changes are expected and do occur. However, the development community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All building codes represent the approved minimum standards for building safety in each respective category.

Please let me know if you need additional information.



Building Inspections Department
1520 K Avenue
Plano, TX 75074
Tel: 972.941.7140
buildinginspections.org

Date: November 2, 2018

To: Bruce D. Glasscock, City Manager

From: Joe Milkes, Chair, Building Standards Commission

Cc: Selso Mata, Chief Building Official
David Kerr, Fire Marshal
Lori Schwarz, Director of Neighborhood Services

Subject: **Adoption of the 2018 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2018 International Building Codes and the 2017 National Electric Code with amendments at each monthly meeting occurring from July 2018 through October 2018. In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that all code review is now complete.

The Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel and Gas Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code
- 2017 National Electric Code

Sincerely,

Joe Milkes
Chair, Building Standards Commission



October 16, 2018

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2018 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

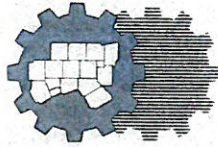
Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2018 code amendments package as presented.

We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lehde".

David Lehde,
Director of Government Affairs
Dallas Builders Association



North Central Texas Council Of Governments

TO: Mayors, City Managers, City Administrators,
County Judges, and Building Officials

DATE: October 26, 2018

SUBJECT: 2018 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon the recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to the 2018 International Codes on September 27, 2018. The Executive Board encourages your jurisdiction to adopt the following 2018 International Codes and regional amendments:

- International Building Code
- International Energy Conservation Code
- International Existing Building Code
- International Fire Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code

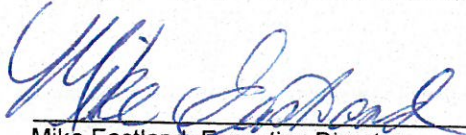
In addition, the Executive Board endorsed a 2018 International Wildland-Urban Interface Code Opinion Statement. Regional amendments to the 2018 International Codes can be found at the following website: <https://www.nctcog.org/envir/regional-building-codes/amendments>.

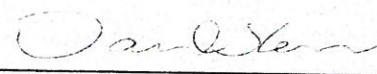
NCTCOG's RCCC recommends adopting these codes with no local amendments, other than the regional amendments, as expeditiously as possible. The ultimate goal is regional uniformity of building codes for the North Central Texas region. By achieving the standardization of building codes across the region municipalities, contractors, architects, builders, and manufacturers benefit from positive economic impacts.

Regional Code Amendment Workshop

On November 16, 2018, the North Texas Chapter of the International Codes Council and NCTCOG will be co-hosting a free 2018 Regional Code Amendment Workshop to cover the regional code amendment review process and the significant changes between the 2015 and 2018 regional code amendments. Continuing Education Units will be offered for this event through the North Texas Chapter of the International Codes Council. For more information and to register for this workshop, please visit <https://www.nctcog.org/envir/events>.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, please see the enclosed flyer that outlines our achievements for the 2018 fiscal year. To review the Regional Codes Work Program and find a Commitment Response Form to financially contribute to the fiscal year 2019 Work Program, please visit: <https://www.nctcog.org/envir/committees/regional-codes-coordinating-committee>. If you have any questions regarding regional codes, please contact Ryann Cline, Environment & Development Planner, by email at rccline@nctcog.org or by phone at (817) 608-2363.


Mike Eastland, Executive Director
North Central Texas Council of Governments


David Kerr, Deputy Chief
Plano Fire Rescue, and RCCC Chair

An Ordinance of the City of Plano, Texas; repealing in its entirety City of Plano Ordinance No. 2016-3-8, codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Fuel Gas Code, with certain additions, deletions, and amendments, as the Fuel Gas Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on March 14, 2016, by Ordinance No. 2016-3-8, the City Council of the City of Plano amended Ordinance No. 2013-10-28 to reflect changes to the Fuel Gas Code, as such were codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

WHEREAS, on October 16, 2018, the Building Standards Commission held a public hearing to discuss the adoption of the 2018 Edition of the International Fuel Gas Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2018 Edition of the International Fuel Gas Code, and the additions, deletions, and amendments thereto, should be approved and adopted as the Fuel Gas Code of the City.

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

Section I. Ordinance No. 2016-3-8, duly passed and approved by the City Council of the City of Plano on March 14, 2016, is hereby repealed in its entirety.

Section II. A new Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

“ARTICLE XIX, FUEL GAS CODE

DIVISION 1. GENERALLY

Section 6-696 Penalty.

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 6-697 Adopted.

The 2018 Edition of the International Fuel Gas Code, a publication of the International Code Council (I.C.C.) is hereby adopted and designated as the Fuel Gas Code of the City of Plano to

the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2018 Edition of the International Fuel Gas Code is on file in the office of the City Secretary.

DIVISION 2. AMENDMENTS

Section 6-698. Deletions, additions, amendments.

Section 102.2; *add an exception to read as follows:*

Exception: Existing dwelling units shall comply with Section 621.2.

Section 102.8; *change to read as follows:*

102.8 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes, when specifically adopted, and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well. Any reference to NFPA 70 or the ICC Electrical Code shall mean the Electrical Code as adopted.

Section 306.3; *change to read as follows:*

306.3 Appliances in attics. Attics containing appliances shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:

1. A permanent stair.
2. A pull down stair with a minimum 300lb (136 kg) capacity.
3. An access door from an upper floor level.
4. Access Panel may be used in lieu of items 1, 2, and 3 with prior approval of the code official due to building conditions.

Exceptions:

1. The passageway and level service space are not required where the appliance is capable of being serviced and removed through the required opening.
2. Where the passageway is not less than ... {bulk of section to read the same}.

Section 306.5; *change to read as follows:*

306.5 Equipment and Appliances on Roofs or Elevated Structures. Where equipment requiring access or appliances are located on an elevated structure or the roof

of a building such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access, an interior or exterior means of access shall be provided. Exterior ladders providing roof access need not extend closer than 12 feet (2438 mm) to the finish grade or floor level below and shall extend to the equipment and appliances' level service space. Such access shall . . . {bulk of section to read the same} . . . on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). ... {remainder of text unchanged}.

Section 306.5.1; *change to read as follows:*

306.5.1 Sloped roofs. Where appliances, equipment, fans or other components that require service are installed on a roof having a slope of 3 units vertical in 12 units horizontal (25-percent slope) or greater and having an edge more than 30 inches (762 mm) above grade at such edge, a catwalk at least 16 inches in width with substantial cleats spaced not more than 16 inches apart shall be provided from the roof access to a level platform at the appliance. The level platform shall be provided on each side of the appliance to which access is required for service, repair or maintenance. The platform shall be not less than 30 inches (762 mm) in any dimension and shall be provided with guards. The guards shall extend not less than 42 inches (1067 mm) above the platform, shall be constructed so as to prevent the passage of a 21-inch-diameter (533 mm) sphere and shall comply with the loading requirements for guards specified in the International Building Code.

Section 401.5; *add a second paragraph to read as follows:*

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an approved tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING

1/2 to 5 psi gas pressure Do Not Remove"

Section 404.12; *change to read as follows:*

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches (458 mm) top of pipe below grade.

404.12.1; *Delete in its entirety.*

Section 406.4; *change to read as follows:*

406.4 Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

Section 406.4.1; *change to read as follows:*

406.4.1 Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing.

Section 408.2 Drips; *delete this section.*

Section 408.4 Sediment Traps; *delete this section.*

Section 409.1; *add Section 409.1.4 to read as follows:*

409.1.4 Valves in CSST installations. Shutoff valves installed with corrugated stainless steel (CSST) piping systems shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the valves, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the valve. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's piping, fittings, and valves between anchors. All valves and supports shall be designed and installed so they will not be disengaged by movement of the supporting piping.

Section 410.1; *add a second paragraph and exception to read as follows:*

Access to regulators shall comply with the requirements for access to appliances as specified in Section 306.

Exception: A passageway or level service space is not required when the regulator is capable of being serviced and removed through the required attic opening.

Section 621.2; add exception as follows:

621.2 Prohibited use. One or more unvented room heaters shall not be used as the sole source of comfort heating in a dwelling unit.

Exception: Existing approved unvented heaters may continue to be used in dwelling units, in accordance with the code provisions in effect when installed, when approved by the Code Official unless an unsafe condition is determined to exist as described in Section 108.7.”

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

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

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

Section VII. This Ordinance shall become effective January 2, 2019 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 26th day of November, 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: 11/26/2018

Department: Building Inspections

Department Head: Selso Mata

Agenda Coordinator: Lacey Thornton #5993

CAPTION

Ordinance No. 2018-11-16: To repeal City of Plano Ordinance No. 2016-3-12 codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Residential Code with certain additions, deletions, and amendments, as the Residential Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: | 2018-19 | 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

COMMENTS:

This item has no fiscal impact.

SUMMARY OF ITEM

This Ordinance will adopt the most recent version of the International Residential Codes published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. The Building Standards Commission held public code review meetings in July, August, September, and October of 2018. At their October 16, 2018 meeting the Commission voted unanimously to recommend the Codes with amendments to the City Council for

adoption as the Residential Code for the City of Plano.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment, Economic Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------------------|-------------|-----------|
| Memo | 11/14/2018 | Memo |
| Building Standards Commission Letter | 11/12/2018 | Letter |
| Dallas Builders Association Letter | 11/8/2018 | Letter |
| Council of Governments Letter | 11/8/2018 | Letter |
| 2018 Residential Code Ordinance | 11/15/2018 | Ordinance |

Date: November 2, 2018

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

From: Selso Mata, Chief Building Official

Subject: **2018 International Codes/2017 National Electric Code – Adoption**

Every three years, building codes are promulgated by the International Code Council.

For the past year and half, staff has been engaged in the code review process for the 2018 Codes through the North Central Texas Council of Governments. Upon completion of this process, the codes were further vetted through our Building Standards Commission. Our review is now complete. The following 2018 Codes, with amendments, are recommended to the City Council for adoption.

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel and Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electric Code

A common question at this time is; “Are there any changes in the codes?”

With more than three thousand pages of material and many building product improvements each year, changes are expected and do occur. However, the development community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All building codes represent the approved minimum standards for building safety in each respective category.

Please let me know if you need additional information.



Building Inspections Department
1520 K Avenue
Plano, TX 75074
Tel: 972.941.7140
buildinginspections.org

Date: November 2, 2018

To: Bruce D. Glasscock, City Manager

From: Joe Milkes, Chair, Building Standards Commission

Cc: Selso Mata, Chief Building Official
David Kerr, Fire Marshal
Lori Schwarz, Director of Neighborhood Services

Subject: **Adoption of the 2018 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2018 International Building Codes and the 2017 National Electric Code with amendments at each monthly meeting occurring from July 2018 through October 2018. In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that all code review is now complete.

The Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption:

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel and Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electric Code

Sincerely,

Joe Milkes
Chair, Building Standards Commission



October 16, 2018

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2018 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

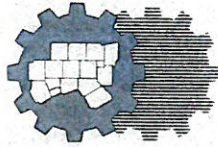
Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2018 code amendments package as presented.

We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lehde".

David Lehde,
Director of Government Affairs
Dallas Builders Association



North Central Texas Council Of Governments

TO: Mayors, City Managers, City Administrators,
County Judges, and Building Officials

DATE: October 26, 2018

SUBJECT: 2018 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon the recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to the 2018 International Codes on September 27, 2018. The Executive Board encourages your jurisdiction to adopt the following 2018 International Codes and regional amendments:

- International Building Code
- International Energy Conservation Code
- International Existing Building Code
- International Fire Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code

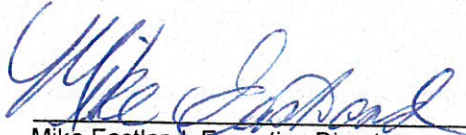
In addition, the Executive Board endorsed a 2018 International Wildland-Urban Interface Code Opinion Statement. Regional amendments to the 2018 International Codes can be found at the following website: <https://www.nctcog.org/envir/regional-building-codes/amendments>.

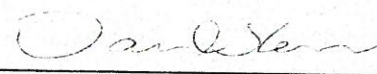
NCTCOG's RCCC recommends adopting these codes with no local amendments, other than the regional amendments, as expeditiously as possible. The ultimate goal is regional uniformity of building codes for the North Central Texas region. By achieving the standardization of building codes across the region municipalities, contractors, architects, builders, and manufacturers benefit from positive economic impacts.

Regional Code Amendment Workshop

On November 16, 2018, the North Texas Chapter of the International Codes Council and NCTCOG will be co-hosting a free 2018 Regional Code Amendment Workshop to cover the regional code amendment review process and the significant changes between the 2015 and 2018 regional code amendments. Continuing Education Units will be offered for this event through the North Texas Chapter of the International Codes Council. For more information and to register for this workshop, please visit <https://www.nctcog.org/envir/events>.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, please see the enclosed flyer that outlines our achievements for the 2018 fiscal year. To review the Regional Codes Work Program and find a Commitment Response Form to financially contribute to the fiscal year 2019 Work Program, please visit: <https://www.nctcog.org/envir/committees/regional-codes-coordinating-committee>. If you have any questions regarding regional codes, please contact Ryann Cline, Environment & Development Planner, by email at rccline@nctcog.org or by phone at (817) 608-2363.


Mike Eastland, Executive Director
North Central Texas Council of Governments


David Kerr, Deputy Chief
Plano Fire Rescue, and RCCC Chair

An Ordinance of the City of Plano, Texas repealing City of Plano Ordinance No. 2016-3-12 codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Residential Code with certain additions, deletions, and amendments, as the Residential Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on March 14, 2016, by Ordinance No. 2016-3-12 the City Council for the City of Plano amended Ordinance No. 2013-10-25 to reflect changes to the International Residential Code, and such were codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

WHEREAS, on October 16, 2018, the Building Standards Commission held a public hearing to discuss the adoption of the 2018 Edition of the International Residential Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, for regulatory purposes due to changes in state law, the City Council is of the opinion that Section 6-710, Chapter 3, Section R325 of Article XX of Chapter 6 of the City Code of Ordinances regarding Automatic Sprinkler Systems, originally established by Ordinance No. 2008-4-39 and retained in the City’s Residential Code since that time, should be retained as codified in the City Code of Ordinances and that all remaining provisions of Ordinance No. 2016- 3-12 should be repealed; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2018 Edition of the International Residential Code, and the local amendments thereto, should be approved and adopted as the Residential Code of the City.

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

Section I. Ordinance No. 2016-3-12, duly passed and approved by the City Council of the City of Plano on March 14, 2016 is repealed with the exception of the below referenced section which is hereby explicitly retained and shall remain codified in its entirety:

Section 6-710, Chapter 3, Section R325 of Article XX of Chapter 6 of the City of Plano Code of Ordinances established by Ordinance No. 2008-4-39 regarding Automatic Sprinkler Systems as follows:

“Section R325, Automatic Sprinkler Systems. An automatic sprinkler system shall be installed in all new buildings 6,000 square feet and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in building greater than 6,000 square feet which are enlarged. Only gross floor area within the exterior walls shall be used to calculate the building area.

Exception:

a. The floor areas of covered patios and porches open entirely on at least one side, except for guardrails, need not be included in the calculation of the area of the building.”

Section II. A new Article XX, Residential Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

ARTICLE XX. RESIDENTIAL CODE

“DIVISION 1. GENERALLY

Section 6-708. Penalty.

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 6-709. Adopted.

The 2018 Edition of the International Residential Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Residential Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2018 Edition of the International Residential Code is on file in the office of the City Secretary.

DIVISION 2. AMENDMENTS

Section 6-710. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Residential Code adopted herein are hereby approved and adopted:

Section R101.1; insert jurisdiction name as follows:

R101.1 Title. These regulations shall be known as the *Residential Code for One- and Two-family Dwellings* of the City of Plano, Texas hereinafter referred to as "this *code*."

Section R102.4; change to read as follows:

R102.4 Referenced codes and standards. The *codes*, when specifically adopted, and standards referenced in this *code* shall be considered part of the requirements of this *code* to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. Whenever amendments have been adopted to the referenced *codes* and standards, each reference to said *code* and standard shall be considered to reference the amendments as well. Any reference made to NFPA 70 or the *Electrical Code* shall mean the *Electrical Code* as adopted.

Section R103 and R103.1 amend to insert the Department Name

BUILDING INSPECTIONS DEPARTMENT

R103.1 Creation of enforcement agency. The Building Inspections Department is hereby created and the official in charge thereof shall be known as the *building official*.

Section R104.10.1 Flood Hazard areas; *delete this section.*

Section R105.2 Work exempt from permit; amend and delete as follows:

Building:

1. One-story... *{item unchanged}* does not exceed 120 square feet.
2. *[Deleted.]*
5. *[Deleted.]*

Section R105.3 Application for permit; *is amended by the addition of the following paragraphs:*

Registration:

To obtain a permit the applicant shall be registered as a contractor.

- a. Registration Requirements: Contractors may register by making application on forms provided by the Building Official.
- b. Electrical, irrigation, mechanical, and plumbing contractors shall provide proof of required State of Texas licenses and insurance.
- c. Revocation/Suspension: A contractor's registration may be suspended for the following causes:

1. The contractor fails to finalize permits by obtaining the required, approved inspections.
2. The contractor allows use or occupancy of a structure for which a permit was obtained without first obtaining the required authorization.
3. Expiration, suspension or revocation of required license, bond or insurance.

Exception: Homeowners may obtain permits to do work at their residence without being registered.

Section R105.3.1 Action on application; *is amended by the addition of the following paragraph:*

A demolition permit may be withheld for any building or structure within the Plano Historic Building and Site Survey as designated in the Preservation Plan for a period not exceeding thirty (30) days pending review by the Heritage Commission.

Section R105.3.1.1& R106.1.4; delete these sections.

Section R105.10; *add Section R105.10 to read as follows:*

R105.10 Withdrawn Permits. Permits may be withdrawn by the applicant if no work has

commenced on the project. Permit fees exceeding \$100.00 may be partially refunded. Where applicable, fees will be refunded at 80 percent of their original value, excluding the plan review and fire protection plan review deposits.

Permits for which work has commenced may not be withdrawn unless a subsequent permittee has obtained a permit to complete the work, or when work has started unless an inspection has been made and the Building Official has determined that the existing work has created no violation of any code or ordinance.

Expired permits may be withdrawn if determined by the Building Official that no work has commenced.

Withdrawn permits with fees of less than one hundred (\$100) dollars are nonrefundable.

Section R106.1 Submittal documents; *is amended by the addition of the following paragraphs:*

Foundation plans and braced wall plans shall be submitted with each application. These plans shall be designed by an engineer licensed by the State of Texas and shall bear that engineer's seal, signature, and date. Braced wall design plans may be approved by the building official.

All structural plans, 6,000 square feet and greater under roof, shall be designed by an engineer licensed by the State of Texas and shall bear that engineer's seal, signature, and date.

Section R106.1.3; *add Section R106.1.3 to read as follows:*

R106.1.3 Information on braced wall design. For buildings and structures utilizing braced wall design, and where required by the *building official*, braced wall lines shall be identified on the *construction documents* and shall be designed by an engineer licensed by the state of Texas. Pertinent information including, but not limited to, bracing methods, location and length of *braced wall panels* and foundation requirements of braced wall panels at top and bottom shall be provided.

Section R106.3.1 Approval of construction documents; *is changed to read as follows:*

When the building official issues a permit, the construction documents shall be approved, in writing, or by a stamp which states "APPROVED and APPROVED AS NOTED BY THE BUILDING OFFICIAL". *{the remainder of the section is unchanged}*

Section R107 Temporary Structures and Uses; *amended by the addition of section R107.2.1.*

R107.2.1 Adequate toilet facilities. In partially completed phased subdivisions or projects, more than one permanent or temporary toilet may be required, but not less than one shall be provided and at least one permanent or temporary toilet facility shall be maintained in each subdivision or project for the employees or subcontractors of each builder holding a permit for a building in that subdivision or project. A toilet facility must be provided by each builder as long as the builder holds an active building permit in the subdivision or project.

Permanent toilet facility is defined as a room in an existing building or in the building being constructed with a water closet installed in such a room that conforms to the Plumbing Code and is continuously available to all workers involved in a construction project.

Temporary toilet facility is defined as a portable, fully enclosed, chemically sanitized toilet, which is serviced and cleaned at least once each week.

A Stop Work Order may be issued for any project not in compliance with this section.

Section R108.7; *add Section 108.7 to read as follows:*

R108.7 Re-inspection Fee. A re-inspection fee may be charged but not be limited to the following:

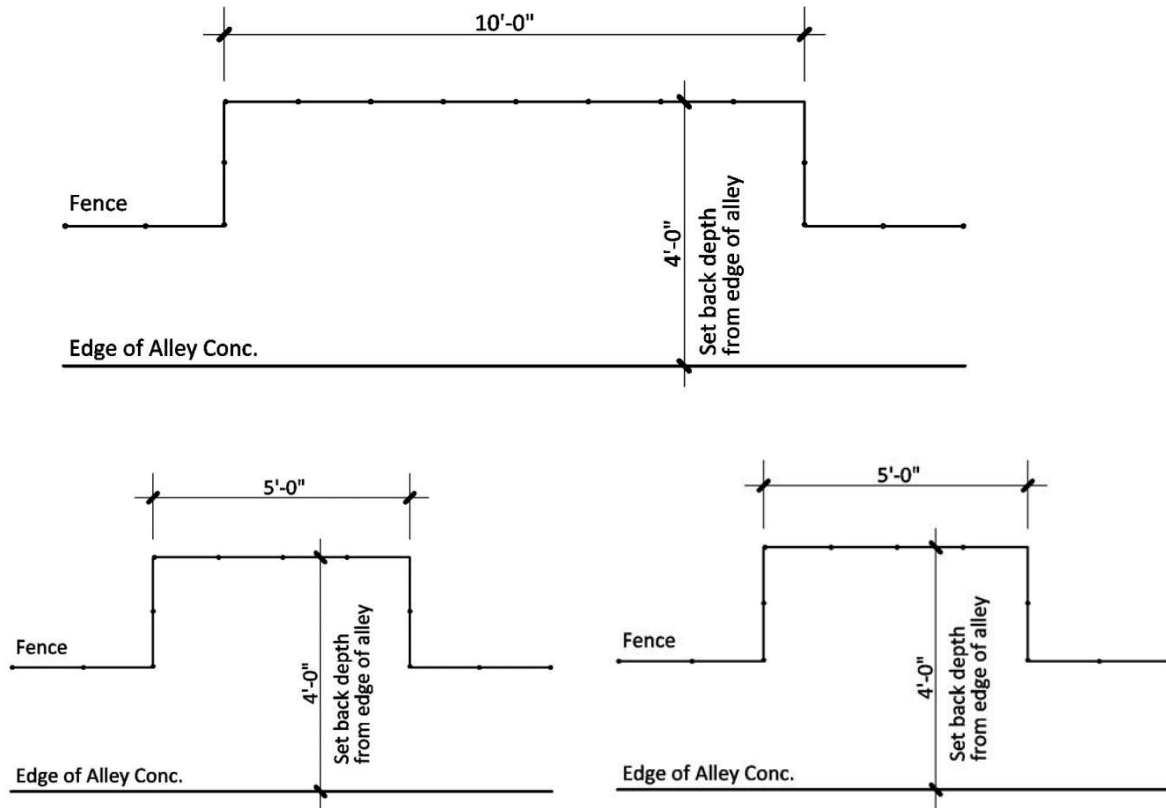
1. The inspection called for is not ready when the inspector arrives;
2. No building address or permit card is clearly posted;
3. Approved plans are not on the job site available to the inspector;
4. The building is locked or work otherwise not available for inspection when called;
5. The job site is red-tagged twice for the same item;
6. Violations exist on the property including failure to maintain erosion control, trash control or tree protection.

Section R109 Other Inspections; *add section 109.1.5.2 to read as follows:*

R109.1.5.2 Fences with rolling gates. Where a fence with a rolling gate is constructed a trash dumpster service access pad shall be installed. The trash dumpster service access pad shall be a ten foot by four (10x4) foot space, setback four (4) feet from the edge of the alley or shall be two (2) five foot by four (5x4) foot spaces, setback four (4) feet from the edge of the alley. See figure 109.1.5.2

Section R109 Other Inspections; *add figure R109.1.5.2*

FIGURE R 109.1.5.2 - FENCE LAYOUTS FOR ROLLING GATES



Section R110 (R110.1 through R110.5); delete the section.

Section R112 Board of Appeals; *is changed so that the Section title shall read “Building Standards Commission.”*

Section R112.3 Qualifications; *deleted in its entirety.*

Section R114.3 Construction debris

a. Whenever work is being done that is authorized by a permit, and construction debris from that work is not confined to a container or to a site on the property approved by the Building Official or his designee, and such construction debris poses a threat to public health, safety and comfort so that it constitutes a nuisance, the Building Official or his designee may order the work stopped and the Contractor shall clean up the construction debris within thirty-six (36) hours of receiving notice of the violation. After the expiration of the thirty-six (36) hour period, Contractor shall pay City a re-inspection fee to offset costs incurred by City due to the necessary re-inspection before the stop work order is lifted.

b. As used herein, the term “Construction Debris” shall include all materials utilized in the construction process, including all litter and debris deposited and left remaining upon the premises of a job site by a Contractor, Subcontractor, and their employees, agents, and assigns.

c. As used herein “Costs” shall mean all expense incurred by City for the cleaning of the job site and the amount of any unpaid municipal court fine.

Section R202; *change definition of "Townhouse" to read as follows:*

TOWNHOUSE. A single-family dwelling unit constructed in a group of three or more attached units separated by property lines in which each unit extends from foundation to roof and with a *yard* or *public way* on at least two sides.

Section R202 Definitions; *add definition of “Floor Area, Gross” as follows;*

The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts

Section R202 Definitions; *add definition of “Recreation Room” as follows;*

A room in a dwelling unit, which is intended for such uses as viewing television or films, listening to recordings, or participating in video or similar games. The area of this room is not to exceed one-tenth of the floor area of the habitable space of the dwelling unit.

Table R301.2 (1); *fill in as follows:*

| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMI C DESIG N CATEG ORY ^f | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN | ICE BARRIER UNDER- | FLOOD HAZARDS ^g | AIR FREEZING INDEX ⁱ | MEAN ANNUAL TEMP ^j |
|------------------------|---|-------------------------------------|---------------------------|----------------------------------|--|---------------------------|-------------------------------------|----------------------|----------------------|-----------------------|-------------------------------|------------------------------------|----------------------------------|
| | SPEED ^d (MPH) | Topographic Effects ^k | Special Wind Detail | Windborne Debris ^l | | Weathering ^a | Frost Line Depth ^h | Termite ^c | | | | | |
| 5 lb/ft | | | | | A | | | | | | | | |
| | 115 (3 sec- gust)/ 76 fastest mile | No | No | No | | Moderate | 6" | Very Heavy | 22 ⁰ F | No | Local Code | 150 | 64.9 ⁰ F |

Delete remainder of table Manual J Design Criteria and footnote N

Section R302.1; *add exception #6 to read as follows:*

Exceptions: *{previous exceptions unchanged}*

6. Open non-combustible carport structures may be constructed when also approved within adopted ordinances.

Section R302.3; *add Exception #3 to read as follows:*

Exceptions:

1. *{existing text unchanged}*
2. *{existing text unchanged}*
3. Two-family dwelling units that are also divided by a property line through the structure shall be separated as required for townhouses.

Section R302.5.1; *change to read as follows:*

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

Section R303.3, Exception; *amend to read as follows:*

Exception: *{existing text unchanged}* Spaces containing only a water closet or water closet and a lavatory may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

Section R307.2 and R307.3; *added to read as follows:*

R307.2 Toilet space.

Required at one toilet at grade level. Blocking per Sec. R307.2 and Figure 307.2, shall be installed at a rear wall behind a toilet and at one adjacent wall where it is provided.

R307.3 Blocking.

Blocking may be 1/2" plywood let in flush with wall or 2 x 12 blocking per Figure 307.3.

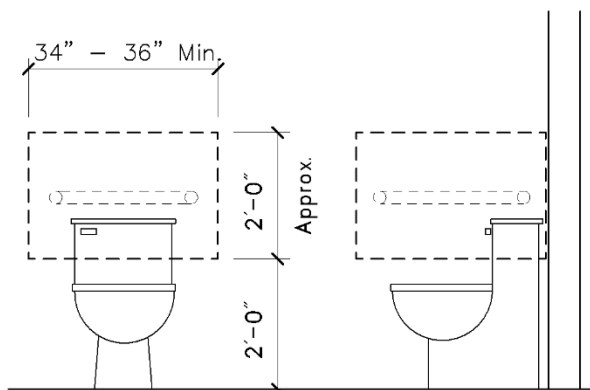


Figure 307.2

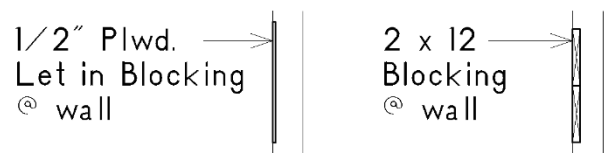


Figure 307.3

Section R313.2 One- and two-family dwellings automatic fire sprinkler systems; *delete sections R313.2, R313.2.1 in their entirety.*

Section R314.3 Location; is amended with the addition of the following:

5. Enclosed Recreation/Media Room

Section R315.2.2 Alterations, repairs and additions. *Amend to read as follows:*

Exception:

1. [existing text remains]
2. Installation, alteration or repairs of all electrically powered mechanical systems or plumbing appliances.

Section R319.1 Address identification; *amend and add to the second sentence as follows:*

....street or road fronting the property, and from rear alleyways adjacent to the property.
{remainder unchanged}

Section R322 Flood Resistant Construction. *Deleted Section.*

Section R325.6 Habitable attic; *delete section R325.6 in its entirety.*

Section R401.2, *amended by adding a new paragraph following the existing paragraph to read as follows.*

Section R401.2. Requirements. *{existing text unchanged} ...*

Every foundation and/or footing, or any size addition to an existing post-tension foundation, regulated by this code shall be designed and sealed by a Texas-registered engineer.
(Amendment to 2015 IRC carried forward to 2018 IRC.)

Subsection R602.6 Drilling and notching of studs; *is amended by the addition to first sentence to read as follows.*

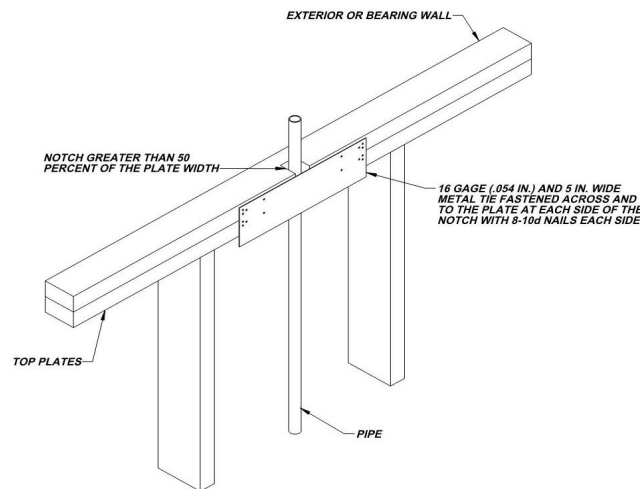
Studs that are drilled or notched for plumbing pipes shall be 2x6 or larger.

Section R602.6.1; *amend the following:*

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and 5 inches (127 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of

the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See figure R602.6.1. {remainder unchanged}

Figure R602.6.1; *delete the figure and insert the following figure:*



R703.8.4.1.2 Veneer Ties for Wall Studs. *to read as follows:*

R703.8.4.1.2 Veneer Ties for Wall Studs. In stud framed exterior walls, all ties may be anchored to studs as follows:

1. When studs are 16 in (407 mm) o.c., stud ties shall be spaced no further apart than 24 in (737 mm) vertically starting approximately 12 in (381 mm) from the foundation; or
2. When studs are 24 in (610 mm) o.c., stud ties shall be spaced no further apart than 16 in (483 mm) vertically starting approximately 8 in (254 mm) from the foundation.

Section R902.1; *Amend and add exception #5 to read as follows:*

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. Class A, B, or C roofing shall be installed. {remainder unchanged}

Exceptions:

1. {text unchanged}
2. {text unchanged}
3. {text unchanged}
4. {text unchanged}

5. Non-classified roof coverings shall be permitted on one-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

Chapter 11 [RE] – Energy Efficiency is deleted in its entirety; Reference the 2018 IECC for energy code provisions and recommended amendments.

Section M1305.1.2; change to read as follows:

M1305.1.2 Appliances in attics. *Attics containing appliances shall be provided . . . {bulk of paragraph unchanged} . . . side of the appliance. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance. As a minimum, for access to the attic space, provide one of the following:*

1. A permanent stair.
2. A pull down stair with a minimum 300 lb (136 kg) capacity.
3. An *access* door from an upper floor level.

Exceptions:

1. The passageway and level service space are not required where the *appliance* can be serviced and removed through the required opening.
2. Where the passageway is unobstructed...*{remaining text unchanged}*

Section M1411.3; change to read as follows:

M1411.3 Condensate disposal. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to a sanitary sewer through a trap, by means of a direct or indirect drain. *{remaining Text unchanged}*

Section M1411.3.1, Items 3 and 4; add text to read as follows:

M1411.3.1 Auxiliary and secondary drain systems. *{bulk of paragraph unchanged}*

1. *{text unchanged}*
2. *{text unchanged}*
3. An auxiliary drain pan... *{bulk of text unchanged}*... with Item 1 of this section. A water level detection device may be installed only with prior approval of the *building official*.
4. A water level detection device... *{bulk of text unchanged}*... overflow rim of such pan. A water level detection device may be installed only with prior approval of the *building official*.

Section M1411.3.1.1; add text to read as follows:

M1411.3.1.1 Water-level monitoring devices. On down-flow units ...*{bulk of text unchanged}*... installed in the drain line. A water level detection device may be installed only with prior approval of the *building official*.

M1503.6 Makeup Air Required; *Amend and add exception as follows:*

M1503.6 Makeup air required. Where one or more gas, liquid or solid fuel-burning appliance that is neither direct-vent nor uses a mechanical draft venting system is located within a dwelling unit's air barrier, each exhaust system capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be mechanically or passively provided with makeup air at a rate approximate to the difference between exhaust air rate and 400 cubic feet per minute. Such makeup air systems shall be equipped with not fewer than one damper complying with Section M1503.6.2.

Exception: Makeup air is not required for exhaust systems installed for the exclusive purpose of space cooling and intended to be operated only when windows or other air inlets are open. Where all appliances in the house are of sealed combustion, power-vent, unvented, or electric, the exhaust hood system shall be permitted to exhaust up to 600 cubic feet per minute (0.28 m³/s) without providing makeup air. Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.28 m³/s) shall be provided with a makeup air at a rate approximately to the difference between the exhaust air rate and 600 cubic feet per minute.

Section M2005.2; *change to read as follows:*

M2005.2 Prohibited locations. Fuel-fired water heaters shall not be installed in a room used as a storage closet. Water heaters located in a bedroom or bathroom shall be installed in a sealed enclosure so that *combustion air* will not be taken from the living space. Access to such enclosure may be from the bedroom or bathroom when through a solid door, weather-stripped in accordance with the exterior door air leakage requirements of the *International Energy Conservation Code* and equipped with an *approved* self-closing device. Installation of direct-vent water heaters within an enclosure is not required

Section G2408.3 (305.5)Private Garages; *delete.*

Section G2415.2.1 (404.2.1) CSST; *add a second paragraph to read as follows:*

Both ends of each section of medium pressure gas piping shall identify its operating gas pressure with an *approved* tag. The tags are to be composed of aluminum or stainless steel and the following wording shall be stamped into the tag:

"WARNING: 1/2 to 5 psi gas pressure - Do Not Remove"

Section G2415.12 (404.12) and G2415.12.1 (404.12.1); *change to read as follows:*

G2415.12 (404.12) Minimum burial depth. Underground *piping systems* shall be installed a minimum depth of 18 inches (457 mm) below grade.

G2415.12.1 (404.12.1) Individual Outdoor Appliances; Delete in its entirety

Section G2417.1 (406.1); change to read as follows:

G2417.1 (406.1) General. Prior to acceptance and initial operation, all *pipng* installations shall be inspected and *pressure tested* to determine that the materials, design, fabrication, and installation practices comply with the requirements of this *code*. The *permit* holder shall make the applicable tests prescribed in Sections 2417.1.1 through 2417.1.5 to determine compliance with the provisions of this *code*. The *permit* holder shall give reasonable advance notice to the *building official* when the *pipng system* is ready for testing. The *equipment*, material, power and labor necessary for the inspections and test shall be furnished by the *permit* holder and the *permit* holder shall be responsible for determining that the work will withstand the test pressure prescribed in the following tests.

Section G2417.4; change to read as follows:

G2417.4 (406.4) Test pressure measurement. Test pressure shall be measured with a monometer or with a pressure-measuring device designed and calibrated to read, record, or indicate a pressure loss caused by leakage during the pressure test period. The source of pressure shall be isolated before the pressure tests are made.

Section G2417.4.1; change to read as follows:

G2417.4.1 (406.4.1) Test pressure. The test pressure to be used shall be no less than 3 psig (20 kPa gauge), or at the discretion of the Code Official, the piping and valves may be tested at a pressure of at least six (6) inches (152 mm) of mercury, measured with a manometer or slope gauge. For tests requiring a pressure of 3 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one half inches (3 ½”), a set hand, 1/10 pound incrementation and pressure range not to exceed 6 psi for tests requiring a pressure of 3 psig. For tests requiring a pressure of 10 psig, diaphragm gauges shall utilize a dial with a minimum diameter of three and one-half inches (3 ½”), a set hand, a minimum of 2/10 pound incrementation and a pressure range not to exceed 20 psi. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure (3.48 kPa) (1/2 psi) and less than 200 inches of water column pressure (52.2 kPa) (7.5 psi), the test pressure shall not be less than ten (10) pounds per square inch (69.6 kPa). For piping carrying gas at a pressure that exceeds 200 inches of water column (52.2 kPa) (7.5 psi), the test pressure shall be not less than one and one-half times the proposed maximum working pressure.

Diaphragm gauges used for testing must display a current calibration and be in good working condition. The appropriate test must be applied to the diaphragm gauge used for testing

Section G2417.4.2; change to read as follows:

G2417.4.2 (406.4.2) Test duration. The test duration shall be held for a length of time satisfactory to the *Building Official*, but in no case for less than fifteen (15) minutes. For welded *pipng*, and for *pipng* carrying gas at pressures in excess of fourteen (14) inches water column

pressure (3.48 kPa), the test duration shall be held for a length of time satisfactory to the *Building Official*, but in no case for less than thirty (30) minutes.

Section G2420.1 (406.1); *add Section G2420.1.4 to read as follows:*

G2420.1.4 Valves in CSST installations. Shutoff *valves* installed with corrugated stainless steel (CSST) *pipng systems* shall be supported with an approved termination fitting, or equivalent support, suitable for the size of the *valves*, of adequate strength and quality, and located at intervals so as to prevent or damp out excessive vibration but in no case greater than 12-inches from the center of the *valve*. Supports shall be installed so as not to interfere with the free expansion and contraction of the system's *pipng*, fittings, and *valves* between anchors. All *valves* and supports shall be designed and installed so they will not be disengaged by movement of the supporting *pipng*.

Section G2420.5.1 (409.5.1); *add text to read as follows:*

G2420.5.1 (409.5.1) Located within the same room. The shutoff valve...*{bulk of paragraph unchanged}*... in accordance with the appliance manufacturer's instructions. A secondary shutoff valve must be installed within 3 feet (914 mm) of the firebox if appliance shutoff is located in the firebox.

Section G2421.1 (410.1); *add text and Exception to read as follows:*

G2421.1 (410.1) Pressure regulators. A line *pressure regulator* shall be ... *{bulk of paragraph unchanged}*... *approved* for outdoor installation. Access to *regulators* shall comply with the requirements for access to *appliances* as specified in Section M1305.

Exception: A passageway or level service space is not required when the *regulator* is capable of being serviced and removed through the required *attic* opening.

Section G2422.1.2.3 (411.1.3.3) Prohibited locations and penetrations; *delete Exception 1 and Exception 4.*

Section G2445.2 (621.2); *add Exception to read as follows:*

G2445.2 (621.2) Prohibited use. One or more *unvented room heaters* shall not be used as the sole source of comfort heating in a *dwelling unit*.

Exception: Existing *approved unvented room heaters* may continue to be used in *dwelling units*, in accordance with the *code* provisions in effect when installed, when *approved* by the *Building Official* unless an unsafe condition is determined to exist as described in *International Fuel Gas Code* Section 108.7 of the Fuel Gas Code.

Section G2448.1.1 (624.1.1); *change to read as follows:*

G2448.1.1 (624.1.1) Installation requirements. The requirements for *water heaters* relative to access, sizing, *relief valves*, drain pans and scald protection shall be in accordance with this *code*.

Section P2603; *add to read as follows:*

P2603.3 Protection against corrosion. Metallic piping, except for cast iron, ductile iron and galvanized steel, shall not be placed in direct contact with steel framing members, concrete or cinder walls and floors or other masonry. Metallic piping shall not be placed in direct contact with corrosive soil. Where sheathing is used to prevent direct contact, the sheathing shall have a thickness of not less than 0.008 inch (8 mil) (0.203 mm) and the sheathing shall be made of approved material. Where sheathing protects piping that penetrates concrete or masonry walls or floors, the sheathing shall be installed in a manner that allows movement of the piping within the sheathing.

Section P2603.5.1 Sewer Depth; *change to read as follows:*

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum of 12 inches (304 mm) below finished grade at the point of septic tank connection. Building sewers shall be a minimum of 12 inches (304 mm) below grade.

Section P2604.2.1; *add to read as follows:*

P2604.2.1 Plastic sewer and DWV piping installation. Plastic sewer and DWV piping installed underground shall be installed in accordance with the manufacturer's installation instructions. Trench width shall be controlled to not exceed the outside the pipe diameter plus 16 inches or in a trench which has a controlled width equal to the nominal diameter of the piping multiplied by 1.25 plus 12 inches. The piping shall be bedded in 4 inches of granular fill and then backfilled compacting the side fill in 6-inch layers on each side of the piping. The compaction shall be to minimum of 85 percent standard proctor density and extend to a minimum of 6 inches above the top of the pipe.

Section P2801.6; *change to read as follows:*

P2801.6 Required pan.

Where a storage tank-type water heater or a hot water storage tank is installed in a location where water leakage from the tank will cause damage, the tank shall be installed in a pan constructed of one of the following:

1. Galvanized steel or aluminum of not less than 0.0236 inch (0.6010 mm) in thickness.
2. Plastic not less than 0.036 inch (0.9 mm) in thickness.
3. Other *approved* materials.

Section P2801.6.1; *change to read as follows:*

Section P2801.6.1 Pan size and drain. The pan shall be not less than 1 1/2 inches (38 mm) in depth and shall be of sufficient size and shape to receive all dripping or condensate from the tank or water heater. The pan shall be drained by an indirect waste pipe having a diameter of not less than 3/4 inch (19 mm). Piping for safety pan drains shall be of those materials listed in Table P2906.5.

Multiple pan drains may terminate to a single discharge piping system when *approved* by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions. *{existing text unchanged}*

Section P2801.7; *add to exception to read as follows:*

Exceptions: *[Existing Text to Remain]* In addition, Electric Water Heaters.

Section P2804.6.1; *change to read as follows:*

Section P2804.6.1 Requirements for discharge piping. The discharge piping serving a pressure relief valve, temperature relief valve or combination thereof shall:

1. Not be directly connected to the drainage system.
2. Discharge through an air gap.
3. Not be smaller than the diameter of the outlet of the valve served and shall discharge full size to the air gap.
4. Serve a single relief device and shall not connect to piping serving any other relief device or equipment.

Exception: Multiple relief devices may be installed to a single T & P discharge piping system when approved by the administrative authority and permitted by the manufactures installation instructions and installed with those instructions.

5. Discharge to an approved location or to the outdoors.
[remainder unchanged]

Section P2902.5.3; *change to read as follows:*

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker, a double-check assembly or a reduced pressure principle backflow preventer. A valve shall not be installed downstream from an atmospheric vacuum breaker. Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow preventer.

Table P2906.4; *change to read as follows:*

Table P2906.4 Water Service Pipe; *amended by the deletion of "Polyvinyl chloride PVC plastic pipe"*

Section P3003.9; *change to read as follows:*

P3003.9.2 Solvent Cementing. Joint surfaces shall be clean and free from moisture. A purple primer that conforms to ASTM F 656 shall be applied. Solvent cement not purple in color and conforming to ASTM D 2564, CSA B137.3, CSA B181.2 or CSA B182.1 shall be applied to all joint surfaces. The joint shall be made while the cement is wet and shall be in accordance with ASTM D 2855. Solvent cement joints shall be permitted above or below ground.

Section P3111 Combination waste and vent systems; *delete in its entirety.*

Section P3112.2 Vent Collection; *delete and replace with the following.*

P3112.2 Installation. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drainboard height and then returning it downward and connecting it to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a wye-branch fitting and shall, in addition, be provided with a foot vent taken off the vertical fixture vent by means of a wye-branch immediately below the floor and extending to the nearest partition and then through the roof to the open air or may be connected to other vents at a point not less than six (6) inches (152 mm) above the flood level rim of the fixtures served. Drainage fittings shall be used on all parts of the vent below the floor level and a minimum slope of one-quarter (1/4) inch per foot (20.9 mm/m) back to the drain shall be maintained. The return bend used under the drain-board shall be a one (1) piece fitting or an assembly of a forty-five (45) degree (0.79 radius), a ninety (90) degree (1.6 radius) and a forty-five (45) degree (0.79 radius) elbow in the order named. Pipe sizing shall be as elsewhere required in this Code. The island sink drain, upstream of the return vent, shall serve no other fixtures. An accessible cleanout shall be installed in the vertical portion of the foot vent.

E401.1 Applicability. *Delete paragraph and amend as follows:*

Chapter 34 through 43 is included for informational purposes only. The 2017 National Electrical Code (NEC®) (NFPA70® - 2017) shall govern for the construction of one and two family dwellings and structures regulated by this code.

Appendix M, “Home Day Care — R3 Occupancy; amended to read as follows:
REQUIREMENTS FOR GROUP R; DIVISION 3.1 OCCUPANCIES
“In Home Daycare”

Subsection AM101.I General; *changed in its entirety to read as follows;*

Building or parts of buildings classified as R3.1 shall comply with the provisions noted below along with any non-amended provisions located in Appendix M .

Subsection AM101.2 Special Provisions *is added:*

All rooms or spaces used for providing daycare shall be located on the ground floor. All stairways or ramps providing access to areas above or below the ground floor shall be made inaccessible to children by means of an approved permanent barrier located at the ground floor.

Subsection AM101.3 Certificate of Occupancy is added:

A Certificate of Occupancy is required for all buildings containing R-3.1 occupancy. Such Certificate of Occupancy must be renewed annually in conjunction with the State mandated inspections conducted by the Fire Department. The Certificate of Occupancy will only be renewed when it is determined by the Fire Marshall that the building complies with all the provisions of this Chapter. Application for the Certificate of Occupancy shall be made in the Office of the Building Official and a fee shall be collected as prescribed in the approved fee schedule.

Section AM102 Definitions add the following:

In home daycare or Day Care Center (in home) - An operation providing care in the caretaker's residence for less than 24 hours a day for up to 8 children under the age of 14, provided that the total number of children, including the caretaker's own children, is no more than 8 at any time. (ZC 20012-21, Ordinance No. 2012-8-16); if required by the State of Texas, the daycare must be licensed or registered.

Habitable rooms - Rooms use for living, sleeping, eating, and cooking.

Subsection AM103.1.2 Basements; is deleted in its entirety.

Subsection AM103.3 Type of lock and latches for exits. add the following:

An approved emergency plan shall be posted and maintained in the dwelling.

Section AM104 Smoke Detection; is changed in its entirety and replacing AM104.1, AM104.2, and AM104.3 with the following sections:

Subsection AM104.1 General. Every habitable room in buildings housing R3.1 Occupancies shall be equipped with an approved smoke detector. All such smoke detectors shall be interconnected in such a manner that if smoke is detected by a detector, all of the detectors will alarm.

Exceptions: An approved heat detector may be substituted for the required smoke detector located in the kitchen in R3.1 Occupancies. All other requirements for smoke detection equipment for R3.1 Occupancies must be met.

Subsection AM104.2 Kitchens. Kitchens in buildings housing R3.1 Occupancies shall be equipped with an approved 2A:10-B:C fire extinguisher. An additional approved 2A:10-B:C fire extinguisher shall be located in the area of the building used for daycare purposes.”

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

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

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

Section VII. This Ordinance shall become effective January 2, 2019 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 26th day of November, 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: 11/26/2018

Department: Building Inspections

Department Head: Selso Mata

Agenda Coordinator: Lacey Thornton x5993

CAPTION

Ordinance No. 2018-11-17: To repeal in its entirety City of Plano Ordinance No. 2016-3-6, codified as Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Existing Building Code, with certain additions, deletions and amendments, as the Existing Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: | 2018-19 | 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

COMMENTS: This item has no fiscal impact.

SUMMARY OF ITEM

This Ordinance will adopt the most recent version of the International Existing Building Codes published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. The Building Standards Commission held public code review meetings in July, August, September, and October of 2018. At their October 16, 2018 meeting the Commission voted unanimously to recommend the Codes with amendments to the City Council for adoption as the Existing Building Code for the City of Plano.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------------|-------------|-----------|
| Memo | 11/14/2018 | Memo |
| Building Standard Commission Letter | 11/12/2018 | Letter |
| Dallas Builders Association Letter | 11/8/2018 | Letter |
| Council of Governments Letter | 11/8/2018 | Letter |
| Existing Building Code Ordinance | 11/19/2018 | Ordinance |

Date: November 2, 2018

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

From: Selso Mata, Chief Building Official

Subject: **2018 International Codes/2017 National Electric Code – Adoption**

Every three years, building codes are promulgated by the International Code Council.

For the past year and half, staff has been engaged in the code review process for the 2018 Codes through the North Central Texas Council of Governments. Upon completion of this process, the codes were further vetted through our Building Standards Commission. Our review is now complete. The following 2018 Codes, with amendments, are recommended to the City Council for adoption.

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel and Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electric Code

A common question at this time is; “Are there any changes in the codes?”

With more than three thousand pages of material and many building product improvements each year, changes are expected and do occur. However, the development community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All building codes represent the approved minimum standards for building safety in each respective category.

Please let me know if you need additional information.



Building Inspections Department
1520 K Avenue
Plano, TX 75074
Tel: 972.941.7140
buildinginspections.org

Date: November 2, 2018

To: Bruce D. Glasscock, City Manager

From: Joe Milkes, Chair, Building Standards Commission

Cc: Selso Mata, Chief Building Official
David Kerr, Fire Marshal
Lori Schwarz, Director of Neighborhood Services

Subject: **Adoption of the 2018 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2018 International Building Codes and the 2017 National Electric Code with amendments at each monthly meeting occurring from July 2018 through October 2018. In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that all code review is now complete.

The Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption:

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Plumbing Code
- 2018 International Mechanical Code
- 2018 International Fuel and Gas Code
- 2018 International Energy Conservation Code
- 2018 International Existing Building Code
- 2018 International Swimming Pool and Spa Code
- 2018 International Property Maintenance Code
- 2018 International Fire Code
- 2017 National Electric Code

Sincerely,

Joe Milkes
Chair, Building Standards Commission



October 16, 2018

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2018 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

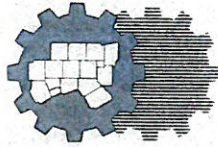
Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2018 code amendments package as presented.

We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lehde".

David Lehde,
Director of Government Affairs
Dallas Builders Association



North Central Texas Council Of Governments

TO: Mayors, City Managers, City Administrators,
County Judges, and Building Officials

DATE: October 26, 2018

SUBJECT: 2018 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon the recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to the 2018 International Codes on September 27, 2018. The Executive Board encourages your jurisdiction to adopt the following 2018 International Codes and regional amendments:

- International Building Code
- International Energy Conservation Code
- International Existing Building Code
- International Fire Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code

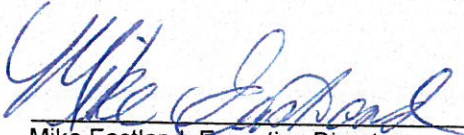
In addition, the Executive Board endorsed a 2018 International Wildland-Urban Interface Code Opinion Statement. Regional amendments to the 2018 International Codes can be found at the following website: <https://www.nctcog.org/envir/regional-building-codes/amendments>.

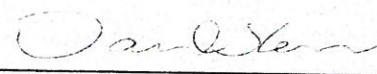
NCTCOG's RCCC recommends adopting these codes with no local amendments, other than the regional amendments, as expeditiously as possible. The ultimate goal is regional uniformity of building codes for the North Central Texas region. By achieving the standardization of building codes across the region municipalities, contractors, architects, builders, and manufacturers benefit from positive economic impacts.

Regional Code Amendment Workshop

On November 16, 2018, the North Texas Chapter of the International Codes Council and NCTCOG will be co-hosting a free 2018 Regional Code Amendment Workshop to cover the regional code amendment review process and the significant changes between the 2015 and 2018 regional code amendments. Continuing Education Units will be offered for this event through the North Texas Chapter of the International Codes Council. For more information and to register for this workshop, please visit <https://www.nctcog.org/envir/events>.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, please see the enclosed flyer that outlines our achievements for the 2018 fiscal year. To review the Regional Codes Work Program and find a Commitment Response Form to financially contribute to the fiscal year 2019 Work Program, please visit: <https://www.nctcog.org/envir/committees/regional-codes-coordinating-committee>. If you have any questions regarding regional codes, please contact Ryann Cline, Environment & Development Planner, by email at rccline@nctcog.org or by phone at (817) 608-2363.


Mike Eastland, Executive Director
North Central Texas Council of Governments


David Kerr, Deputy Chief
Plano Fire Rescue, and RCCC Chair

An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2016-3-6, codified as Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances; and adopting the 2018 Edition of the International Existing Building Code, with certain additions, deletions and amendments, as the Existing Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on March 14, 2016, by Ordinance No. 2016-3-6, the City Council of the City of Plano established an Existing Building Code and provided regulations thereunder, and such Ordinances were codified as Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances of the City of Plano (“City”); and

WHEREAS, on October 16, 2018, the Building Standards Commission held a public hearing to discuss the adoption of the 2018 Edition of the International Existing Building Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and relate thereto, the City Council is of the opinion that the 2018 Edition of the International Existing Building Code and the additions, deletions, and amendments thereto, should be approved and adopted as the Existing Building Code of the City of Plano.

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

Section I. Ordinance No. 2016-3-6 duly passed and approved by the City Council of the City of Plano on March 14, 2016, is hereby repealed in its entirety.

Section II. A new Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances is hereby adopted and shall read in its entirety as follows:

“ARTICLE XXII EXISTING BUILDING CODE

Division 1. General

Section 6-716. Penalty.

(a) 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.

(b) Civil. The city may file a civil action for enforcement of this Division with civil penalties up to \$1,000.00 per day for each offense as authorized by Subchapter B of Chapter 54 of the Texas Local Government Code, as amended.

Section 6-717. Adopted.

The 2018 Edition of the International Existing Building Code, a publication of the International Code Council (I.C.C.) is hereby adopted and designated as the Existing Building Code of the city, to the same extent as if such code were copied verbatim in this section, subject to the deletions, additions and amendments prescribed in this Division. A copy of the 2018 Edition of the International Existing Building Code is on file in the office of the City Secretary.

Section 6-718. Administrative authority.

For purposes of this Division and interpreting the Code adopted in this Division, the term “Administrative Authority” shall mean the Building Official of the City, and his agents and employees who are hereby empowered with the authority to administer and enforce the provisions of this Division and the Existing Building Code.

Section 6-719. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Existing Building Code adopted in this Division are hereby approved and adopted:

Section 102.4; change to read as follows:

[A] 102.4 Referenced codes and standards. The codes, when specifically adopted, and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

Section 202; amend definition of Existing Building as follows:

Existing Building - A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; or a change of occupancy.

Section 202; amend definition of Existing Structure as follows:

Existing Structure- A building, structure, or space, with an approved final inspection issued under a code edition which is at least 2 published code editions preceding the currently adopted building code; or a change of occupancy.

Section 305.1 adds an exception to read as follows:

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

Section 305.4.2; Add Number 7 to the list of requirements as follows:

7. At least one accessible family or assisted use toilet room shall be provided in accordance with Chapter 11 of the International Building Code.

Section 401.3 Flood Hazard Areas; *Delete this section.*

Section 405.2.5 Flood Hazard Areas; *Delete this section.*

Section 406.1; *add a code reference to read as follows:*

406.1 Material. Existing electrical wiring and equipment undergoing *repair* shall be allowed to be repaired or replaced with like material, in accordance with the requirements of NFPA 70.

Section 502.3 Flood Hazard Areas; *Delete this section.*

Section 504.1.2; *change to read as follows.*

504.1.2 Existing fire escapes. Existing fire escapes shall continue to be accepted as a component in the means of egress in existing buildings only. Existing fire escapes shall be permitted to be repaired or replaced.

Section 504.1.3 New fire escapes. *Delete entire section.*

Section 507.3 Flood Hazard Areas; *Delete this section.*

Section 701.3 Flood Hazard Areas; *Delete this section.*

Section 702.6; *add a code reference to read as follows:*

702.6 Materials and methods. All new work shall comply with the materials and methods requirements in the *International Building Code*, *International Energy Conservation Code*, *International Mechanical Code*, National Electrical Code, and *International Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

Section 802.5.1; *change to read as follows:*

802.5.1 Minimum requirement. Every portion of open-sided walking surfaces, including *mezzanines, equipment platforms, aisles, stairs, ramps* and landings that is more than 30 inches (762 mm) above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

Section 803.1; *add sentence to read as follows:*

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls capable of resisting the passage of smoke containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 803.2.4; *change Exception to read as follows:*

Exception: Supervision is not required where the Fire Code does not require such for new construction. *[delete remainder]*

Section 803.3; *change section to read as follows:*

803.3 Standpipes. Refer to Section 1103.6 of the Fire Code for retroactive standpipe requirements.
[delete remainder]

Section 805.2; *Delete Exception #1*

Section 805.3.1.2; *change to read as follows:*

805.3.1.2 Fire Escapes required. For other than Group I-2, where more than one exit is required an existing fire escape complying with section 805.3.1.2.1 shall be accepted as providing one of the required means of egress.

Section 805.3.1.2.1; *change to read as follows:*

805.3.1.2.1 Fire Escape access and details - ...

1. *[Remain unchanged]*
2. Access to a fire escape shall be through a door...
3. *Item Deleted*
4. *[Remain unchanged]*
5. In all buildings of Group E occupancy up to and including the 12th grade, buildings of Group I occupancy, boarding houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

Section 805.5.2 Transoms. *Add language to read as follows:*

805.5.2 Transoms. In all buildings of Group B, E, *[Remainder unchanged]*

Section 904.1; *add sentence to read as follows:*

For the purpose of fire sprinkler protection and fire alarm requirements included in this section, the *work area* shall be extended to include at least the entire tenant space or spaces bounded by walls containing the subject *work area*, and if the *work area* includes a corridor, hallway, or other exit access, then such corridor, hallway, or other exit access shall be protected in its entirety on that particular floor level.

Section 904.1.1; *change sentence to read as follows:*

904.1.1 High-rise buildings. An automatic sprinkler system shall be provided in work areas of high-rise buildings.

Section 1103.3 Flood Hazard Areas; *Delete this section.*

Section 1201.4 Flood Hazard Areas; *Delete this section.*

Section 1301.3.3 Compliance with Flood Hazard Provisions; *Delete this section.*

Section 1402.6 Flood Hazard Areas; *Delete this section."*

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

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

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

Section VII. This Ordinance shall become effective January 2, 2019 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 26th day of November, 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: 11/26/2018

Department: Building Inspections

Department Head: Selso Mata

Agenda Coordinator: Lacey Thornton x5993

CAPTION

Ordinance No. 2018-11-18: To amend Chapter 6, Buildings and Building Regulations, adding Article XXIII, Swimming Pool and Spa Code, as amended; adopting certain changes to the 2018 Edition of the International Swimming Pool and Spa Code of the International Code Council, Inc.; providing for a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: | 2018-19 | 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

COMMENTS: This item has no fiscal impact.

SUMMARY OF ITEM

This Ordinance will adopt the most recent version of the International Swimming Pool and Spa Codes published by the International Code Council and includes regional amendments which have been developed by the North Central Texas Council of Governments. The Building Standards Commission held public code review meetings in July, August, September, and October of 2018. At their October 16, 2018 meeting the Commission voted unanimously to recommend the Codes with amendments to the City Council for adoption as the Swimming Pool and Spa Code for the City of Plano.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment, Economic Environment

ATTACHMENTS:

| Description | Upload Date | Type |
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| Memo | 11/14/2018 | Memo |
| Building Standards Commission Letter | 11/12/2018 | Letter |
| Dallas Builders Association Letter | 11/8/2018 | Letter |
| Council of Governments Letter | 11/8/2018 | Letter |
| Swimming Pool and Spa Code Ordinance | 11/19/2018 | Ordinance |

Date: November 2, 2018

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

From: Selso Mata, Chief Building Official

Subject: **2018 International Codes/2017 National Electric Code – Adoption**

Every three years, building codes are promulgated by the International Code Council.

For the past year and half, staff has been engaged in the code review process for the 2018 Codes through the North Central Texas Council of Governments. Upon completion of this process, the codes were further vetted through our Building Standards Commission. Our review is now complete. The following 2018 Codes, with amendments, are recommended to the City Council for adoption.

2018 International Building Code
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A common question at this time is; “Are there any changes in the codes?”

With more than three thousand pages of material and many building product improvements each year, changes are expected and do occur. However, the development community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All building codes represent the approved minimum standards for building safety in each respective category.

Please let me know if you need additional information.



Building Inspections Department
1520 K Avenue
Plano, TX 75074
Tel: 972.941.7140
buildinginspections.org

Date: November 2, 2018

To: Bruce D. Glasscock, City Manager

From: Joe Milkes, Chair, Building Standards Commission

Cc: Selso Mata, Chief Building Official
David Kerr, Fire Marshal
Lori Schwarz, Director of Neighborhood Services

Subject: **Adoption of the 2018 International Codes with Amendments**

The Building Standards Commission, along with staff, has reviewed the 2018 International Building Codes and the 2017 National Electric Code with amendments at each monthly meeting occurring from July 2018 through October 2018. In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

It is my pleasure to inform you that all code review is now complete.

The Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption:

2018 International Building Code
2018 International Residential Code
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fuel and Gas Code
2018 International Energy Conservation Code
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
2018 International Property Maintenance Code
2018 International Fire Code
2017 National Electric Code

Sincerely,

Joe Milkes
Chair, Building Standards Commission



October 16, 2018

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2018 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

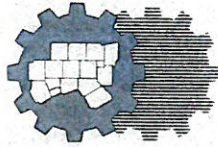
Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2018 code amendments package as presented.

We appreciate your proactive efforts to seek our input and we look forward to being a continued resource for housing in the City of Plano and throughout the Dallas area.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lehde".

David Lehde,
Director of Government Affairs
Dallas Builders Association



North Central Texas Council Of Governments

TO: Mayors, City Managers, City Administrators,
County Judges, and Building Officials

DATE: October 26, 2018

SUBJECT: 2018 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon the recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to the 2018 International Codes on September 27, 2018. The Executive Board encourages your jurisdiction to adopt the following 2018 International Codes and regional amendments:

- International Building Code
- International Energy Conservation Code
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- International Fire Code
- International Fuel Gas Code
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- International Residential Code
- International Swimming Pool and Spa Code

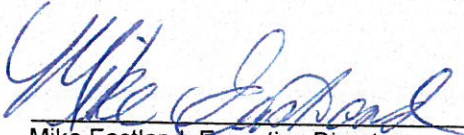
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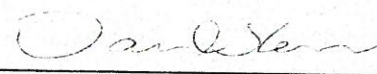
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Regional Code Amendment Workshop

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NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, please see the enclosed flyer that outlines our achievements for the 2018 fiscal year. To review the Regional Codes Work Program and find a Commitment Response Form to financially contribute to the fiscal year 2019 Work Program, please visit: <https://www.nctcog.org/envir/committees/regional-codes-coordinating-committee>. If you have any questions regarding regional codes, please contact Ryann Cline, Environment & Development Planner, by email at rccline@nctcog.org or by phone at (817) 608-2363.


Mike Eastland, Executive Director
North Central Texas Council of Governments


David Kerr, Deputy Chief
Plano Fire Rescue, and RCCC Chair

An Ordinance of the City of Plano, Texas, amending Chapter 6, Buildings and Building Regulations, adding Article XXIII, Swimming Pool and Spa Code, as amended; adopting certain changes to the 2018 Edition of the International Swimming Pool and Spa Code of the International Code Council, Inc; providing for a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date.

WHEREAS, on October 16, 2018 the Building Standards Commission held a public hearing to discuss the adoption of the 2018 Edition of the International Swimming Pool and Spa Code, a publication of the International Code Council (I.C.C.), and to receive input from the general public and all persons who may be affected by the proposed adoption; and

WHEREAS, upon recommendation of the Building Standards Commission and upon full review and consideration of all matters attendant and related thereto, the City Council is of the opinion that the 2018 Edition of the International Swimming Pool and Spa Code, and the additions, deletions, and amendments hereto, should be approved and adopted as the Swimming Pool and Spa Code of the City.

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

Section I. Article XXIII, Swimming Pool and Spa Code, Chapter 6 of the Code of Ordinances of the City of Plano, as amended, is created by adopting the 2018 Edition of the International Swimming Pool and Spa Code of the International Code Council, Inc, and shall read in its entirety as follows:

“ARTICLE XXIII. SWIMMING POOL AND SPA CODE

DIVISION 1. GENERALLY

Section 6-720. Penalty.

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 6-721. Adopted.

The 2018 Edition of the Swimming Pool and Spa Code, a publication of the International Code Council (I.C.C.), is hereby adopted and designated as the Swimming Pool and Spa Code of the City of Plano to the same extent as if such Code were copied verbatim in this Article, subject to deletions, additions, and amendments prescribed in this Article. A copy of the 2018 Edition of the International Swimming Pool and Spa Code is on file in the office of the City Secretary.

DIVISION 2. AMENDMENTS

Section 6-722. Deletions, Additions, Amendments.

The following deletions, additions, and amendments to the International Building Code adopted herein are hereby approved and adopted:

Section 102.9; *Change to read as follows:*

Section 102.9 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to;

- 1.** Texas Department of State Health Services (TDSHS); *Standards for Public Pools and Spas*; §285.181 through §285.208, (TDSHS rules do not apply to pools serving one- and two family dwellings or townhouses).
- 2.** Texas Department of Licensing and Regulation (TDLR); *2012 Texas Accessibility Standards (TAS)*, TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with *2012 TAS, Section 242*. (TAS rules do not apply to pools serving one- and two family dwellings or townhouses).

Exception: Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

Section 103.1; *Change to read as follows:*

Section 103.1 Creation of enforcement agency. The Building Inspections Department is hereby created and the official in charge thereof shall be known as the *code official*. The Building Inspections Department is hereby created and the official in charge thereof shall be known as the *code official* for operation and maintenance of any *public swimming pool* in accordance this code, local and state law.

Section 107.4; *Delete entirely (covered by general provisions in Code of Ordinances).*

107.5; *Change to read as follows:*

107.5 Stop work orders. Upon notice from the code official, work on any system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be in violation of this code.

Section 202; Environmental Health Department; *insert definition to read as follows:*

Environmental Health Department regulates the operation of public pools. Routine inspections on pools and spas open to the public are conducted to document compliance with the standards set forth in State law.

Section 303.1.3; Covers. *Delete this section.*

Section 305; *Change to read as follows:*

305.1 General.

The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. In one-and two-family dwellings and townhouses, where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 305.2 through 305.7.

Section 305.2; *Change to read as follows:*

305.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 305.2.1 through 305.7 and in accordance with the Texas Administrative Code, Texas Health and Safety Code 757 for public pools.

Add subsection 305.2.7.1: *to read as follows:*

305.2.7.1 Chain link fencing prohibited. Chain link fencing is not permitted as a barrier in public pools built after January 1, 1994.

Section 305.4 structure wall as a barrier. *Changes as follows:*

305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier and where doors provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable doors shall have an alarm that produces an audible warning when the door or their screens are opened.
[Remainder unchanged]
2. [Remainder unchanged]
3. [Remainder unchanged]

The wall of a building with windows in accordance with *2018 International Building Code, Section 1030* in Group R2 occupancies shall not be used as part of pool enclosure. Other windows that are part of a pool yard enclosure shall be permanently closed and unable to be opened for public pools.

Section 305.6; *Change to read as follows:*

305.6 Natural barriers used in a one and two family dwelling or townhouse. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge a minimum of eighteen (18) inches, a barrier is not required between the natural body of water shoreline and the pool or spa.

Section 307.1.4 Accessibility. *Add exception to Section to 307.1.4 as follows:*

Exception: Components of projects regulated by and registered with Architectural Barriers Division of Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this chapter.

Section 310; *Change to read as follows:*

310.1 General. Suction entrapment avoidance for pools and spas shall be provided in accordance with APSP7 or for public swimming pools in accordance with State of Texas Rules for Public Swimming Pools and Spas, Title 25 TAC Chapter 265 Subchapter L, Rule §265.190.

Section 313.7; *Changed entirely to read as follows:*

313.7 Emergency shutoff switch for spas and hot tubs.

A clearly labeled emergency shutoff or control switch for the purpose of stopping the motor(s) that provide power to the recirculation system and jet system shall be installed at a point readily accessible to the users and not less than 1.5 m (5 ft.) away, adjacent to, and within sight of the spa or hot tub. This requirement shall not apply to one and two family dwellings and townhouses.

Exception: *Deleted*

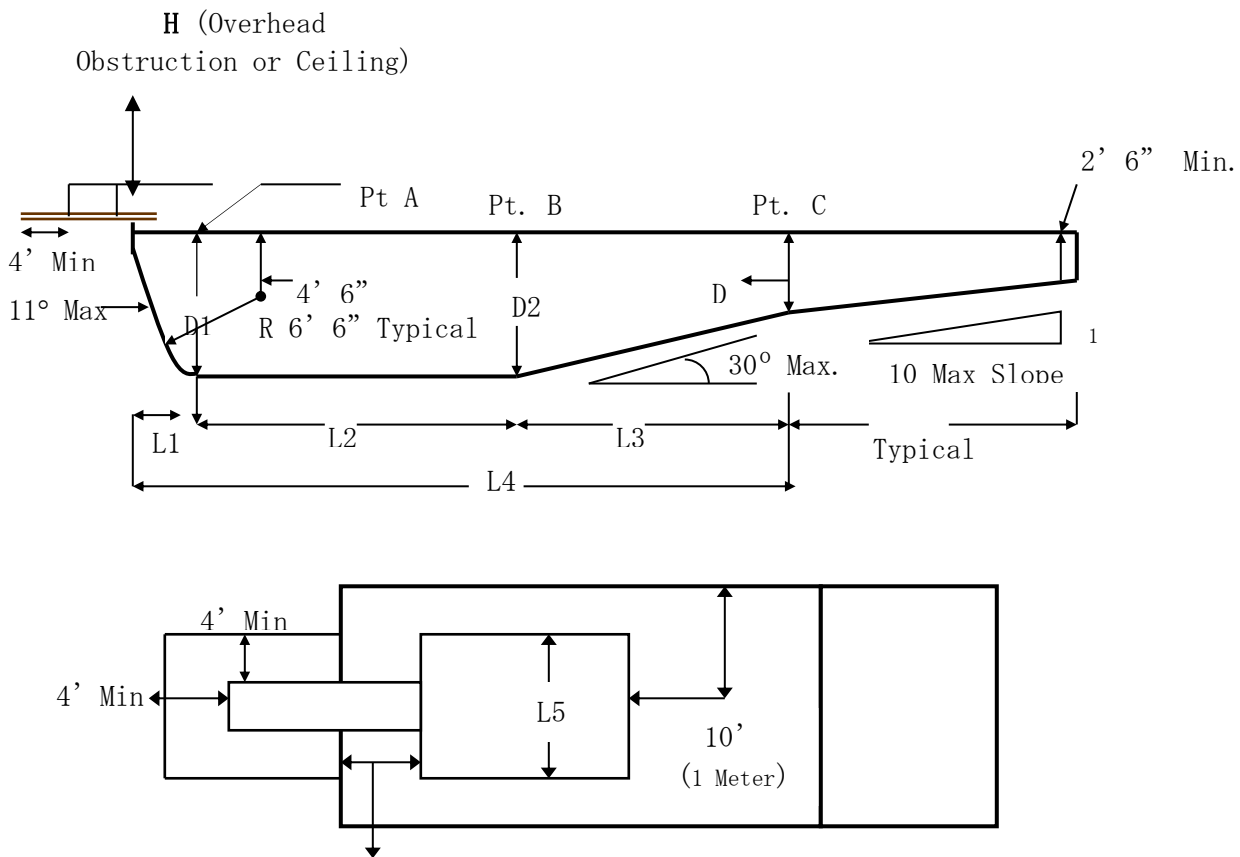
Section 321.3 Emergency Illumination. *Delete this section.*

Section 402.12; *Change to read as follows:*

402.12 Water envelopes. The minimum diving water envelopes shall be in accordance with Texas department of State Health services, Administrative Code Title 25, Chapter 265, Section 186 (e) and Figure: 25 TAC 256.186 (e) (6). (Delete Table 402.12 and Figure 402.12)

ADD: Figure: 25 TAC §265.186 (e) (6)

| Maximum Diving Board Height Over Water | ¾ Meter | 1 Meter | 3 Meters |
|--|---------------|---------------|---------------|
| Max. Diving Board Length | 12 ft. | 16 ft. | 16 ft. |
| Minimum Diving Board Overhang | 2 ft. 6 in. | 5 ft. | 5 ft. |
| D1 Minimum | 8 ft. 6 in. | 11 ft. 2 in. | 12 ft. 2 in. |
| D2 Minimum | 9 ft. | 10 ft. 10 in. | 11 ft. 10 in. |
| D3 Minimum | 4 ft. | 6 ft. | 6 ft. |
| L1 Minimum | 4 ft. | 5 ft. | 5 ft. |
| L2 Minimum | 12 ft. | 16 ft. 5 in. | 19 ft. 9 in. |
| L3 Minimum | 14 ft. 10 in. | 13 ft. 2 in. | 13 ft. 11 in. |
| L4 Minimum | 30 ft. 10 in. | 34 ft. 7 in. | 38 ft. 8 in. |
| L5 Minimum | 8 ft. | 10 ft. | 13 ft. |
| H Minimum | 16 ft. | 16 ft. | 16 ft. |
| From Plumbet to Pool Wall at Side | 9 ft. | 10 ft. | 11 ft. 6 in. |
| From Plumbet to Adjacent Plumbet | 10 ft. | 10 ft. | 10 ft. |



Section 402.13: *Change to read as follows:*

402.13 Ladders for diving equipment. Ladders shall be provided with two grab rails or two handrails. There shall be a uniform distance between ladder treads, with a 7 inch (178 mm minimum) distance and 12 inch (305 mm) maximum distance. Supports, platforms, steps, and ladders for diving equipment shall be designed to carry the anticipated loads. Steps and ladders shall be of corrosion-resistant material, easily cleanable and with slip-resistant tread;

Exception: *deleted*

Section 408.2 Air release warning. *Delete this section.*

Section 411.2.1 & 411.2.2: *Change to read as follows:*

411.2.1 Tread dimensions and area. Treads shall have a minimum unobstructed horizontal depth (i.e., horizontal run) of 12 inches and a minimum width of 20 inches.

411.2.2 Risers. Risers for steps shall have a maximum uniform height of 10 inches, with the bottom riser height allowed to taper to zero.

Section 411.5.1 & 411.5.2; *Change to read as follows:*

411.5.1 Swimouts. Swimouts, located in either the deep or shallow area of a pool, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. The leading edge shall be visibly set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.

411.5.2 Underwater seats and benches. Underwater seats and benches, whether used alone or in conjunction with pool stairs, shall comply with all of the following:

1. Unchanged
2. Unchanged
3. Unchanged
4. Unchanged
5. The leading edge shall be visually set apart and provided with a horizontal solid or broken stripe at least 1 inch wide on the top surface along the front leading edge of each step. This stripe shall be plainly visible to persons on the pool deck. The stripe shall be a contrasting color to the background on which it is applied, and the color shall be permanent in nature and shall be a slip-resistant surface.
6. Unchanged
7. Unchanged

Section 509.4 Clock. *Delete this section.*

Section 603.2; *Change to read as follows:*

603.2 Class A and B pools. Class A and B pools over 5 feet deep: the transition point of the pool from the shallow area to the deep area of the pool shall be visually set apart with a 4-inch minimum width row of floor tile, a painted line, or similar means using a color contrasting with the bottom; and a rope and float line shall be provided between 1 foot and 2 feet on the shallow side of the 5-foot depth along and parallel to this depth from one side of the pool to the other side. The floats shall be spaced at not greater than 7-foot intervals; and the floats shall be secured so they will not slide or bunch up. The stretched float line shall be of sufficient size and strength to offer a good handhold and support loads normally imposed by users. If the owner or operator of the pool knows or should have known in the exercise of ordinary care that a rope or float is missing, broken, or defective, the problem shall be promptly remedied.

Section 610.5.1; *Change to read:*

610.5.1 Uniform height of 10 inches. Except for the bottom riser, risers at the centerline shall have a maximum uniform height of 10 inches (254 mm). The bottom riser height shall be permitted to vary from the other risers.

Section 705 Safety Signs. *Delete this section.*

Section 804 Diving Water Envelopes; *Change to read as follows:*

Section 804.1 General. The minimum diving water envelopes shall be in accordance with Table 804.1 and Figure 804.1, or the manufacturer's specifications, whichever is greater. Negative construction tolerances shall not be applied to the dimensions of the minimum diving water envelopes given in Table 804.1.

Sections 6-723 through 6-731. Reserved. ”

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

Section 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. 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 Ordinances 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. This Ordinance shall become effective January 2, 2019 and after its passage and publication as required by law.

DULY PASSED AND APPROVED this, the 26th day of November, 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: 11/26/2018

Department: Fire

Department Head: Sam Greif

Agenda Coordinator: Starla Brantley

CAPTION

Ordinance No. 2018-11-19: To repeal Ordinance No. 2016-3-5, codified as Article II, Fire Code, of Chapter 8 of the Code of Ordinances of the City; adopting the 2018 Edition of the International Fire Code, with certain revised additions, deletions and amendments as the Fire Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: 2018-19 | 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

COMMENTS: This item has no fiscal impact.

SUMMARY OF ITEM

Adoption of the 2018 Edition of the International Fire Code

Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------|-------------|-----------|
| Fire Code Memo | 11/20/2018 | Ordinance |
| Fire Code Ordinance | 11/20/2018 | Ordinance |



MEMORANDUM

Date: November 20, 2018
To: Bruce D. Glasscock, City Manager
From: David Kerr, Fire Marshall
Subject: 2018 International Fire Code – Adoption

Every three years, fire codes are promulgated by the International Code Council.

For the past year and a half, staff has been engaged in the code review process for the 2018 Codes through the North Texas Council of Governments. Upon completion of this process, the codes were further vetted through our Building Standards Commission. Our review is now complete. The following 2018 Fire Codes with amendments are recommended to the City Council for adoption.

2018 International Fire Code

With more than three thousand pages of material and associated building product improvements each year, some changes will occur. However, the community is a big part of the evolution of code adoption and remain involved at the national, state, and regional levels. Many changes in the codes are editorial in nature and consist of relocated information and clarification language and meaning.

All fire codes represent the approved minimum standards for building safety.

Please let me know if you need additional information.

An Ordinance of the City of Plano, Texas, repealing Ordinance No. 2016-3-5, codified as Article II, Fire Code, of Chapter 8 of the Code of Ordinances of the City; adopting the 2018 Edition of the International Fire Code, with certain revised additions, deletions and amendments as the Fire Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

WHEREAS, on May 14, 2016, the City Council enacted Ordinance No. 2016-3-5 adopting the 2015 Edition of the International Fire Code with certain additions, deletions and amendments as the Fire Code of the City of Plano; and

WHEREAS, upon full review and consideration of all matters related and attendant thereto, the City Council is of the opinion that Ordinance No. 2016-3-5 should be repealed and the 2018 Edition of the International Fire Code, along with the revised local amendments thereto, should be adopted as the Fire Code for the City of Plano and that regulations and fees should be established thereunder.

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

Section I. Ordinance No. 2016-3-5 duly passed and approved by the City Council of the City of Plano on March 14, 2016, and codified as Article II, Fire Code, of Chapter 8 of the Code of Ordinances, is hereby repealed in its entirety.

Section II. The 2018 Edition of the International Fire Code with certain revised additions, deletions and amendments is hereby adopted as the Fire Code of the City of Plano and shall read in its entirety as follows:

“ARTICLE II. FIRE CODE

Penalty.

Any person, firm, or corporation violating any of the provisions or terms of this Article or the Code adopted herein shall be guilty of a misdemeanor and, upon conviction in the Municipal Court, shall be subject to a fine not to exceed TWO THOUSAND AND NO/100 (\$2000.00) DOLLARS for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 8-17 Adoption of International Fire Code.

There is hereby adopted by the City Council of the City of Plano, Texas, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain Code known as the 2018 Edition of the International Fire Code including Appendix B, E, F and L of the 2018 Edition of the International Fire Code published by the International Fire Code Institute and the International Conference of Building Officials, being particularly the 2018 Edition thereof and the whole thereof,

save and except such portions as are hereinafter deleted, modified, or amended by this Ordinance, of which code and standards copies have been and are now filed in the office of the City Secretary and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Ordinance shall take effect, the provisions thereof shall be controlling within the limits of the City of Plano.

Section 101 Scope and General Requirements

Section 101.1 Title. These regulations shall be known as the Fire Code of the City of Plano, hereinafter referred to as “this code.”

Section 102 Applicability

Sec. 102.1; change #3 to read as follows:

3. Existing structures, facilities and conditions when required in Chapter 11 or in specific sections of this code.

Sec. 104 General Authority and Responsibilities.

Sec. 104 add new section 104.12 to read as follows:

Sec. 104.12 Fire prevention bureau personnel and police. The chief and members of the fire prevention bureau shall have the power to issue citations for violations of this code. When requested to do so by the fire chief, the chief of police is authorized to assign such available police officers as necessary to assist the fire department in enforcing the provisions of this code.

Sec. 105 Permits

Sec. 105.6.27 is amended to read as follows:

Sec. 105.6.27 LP-gas. An operational permit is required for:

1. Storage and use of LP-gas.

Exception: A permit is not required for individual containers with a 20 pound (9.0 Kg) water capacity or less serving occupancies in Group R-3.

2. Operation of cargo tankers that transport LP-gas.

Section 110 Violations

Sec. 110.4 is amended to read as follows:

Sec. 110.4 Violations penalties. Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and, upon conviction, shall be subject to a fine not to exceed TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 112 Stop Work Order

Sec. 112.4 is amended to read as follows:

Sec. 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine not to exceed TWO THOUSAND AND NO/100 (\$2,000.00) DOLLARS for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

Sec. 202 General Definitions

Sec. 202; the following are amended to read as follows:

ATRIUM. An opening connecting three or more stories, other than enclosed stairways, elevators, hoist ways, escalators, plumbing, electrical, air-conditioning or other equipment, which is closed at the top and not defined as a mall. Stories, as used in this definition, do not include balconies within assembly groups or *mezzanines* that comply with Section 505 of the International Building Code.

HIGH-PILED COMBUSTIBLE STORAGE.

Sec. 202; add a second paragraph to the definition of “High-Piled Combustible Storage” to read as follows:

Any building exceeding 6,000 sq. ft. that has a clear height in excess of 12 feet, shall be considered to be high-piled storage and shall comply with the provisions of this section. When a specific product cannot be identified, a fire protection system shall be installed as for Class IV commodities, to the maximum pile height.

HIGH-RISE BUILDING. A building having floors used for human occupancy located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access.

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification, and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

STANDPIPES, TYPES OF. MANUAL DRY. A dry standpipe system that does not have a permanent water supply attached to the system. Manual dry standpipe systems require water from a fire department pumper to be pumped into the system through the fire department connection in order to supply the system demand. The system must be supervised as specified in Section 905.9.

Sec. 202 is amended by the addition of the following:

SELF-SERVICE STORAGE FACILITY. Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

STANDBY PERSONNEL. Qualified fire service personnel, approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for the utilization of fire service personnel shall be as normally calculated by the jurisdiction.

Section 307 Open Burning, Recreational Fire and Portable Outdoor Fireplaces.

Sec. 307.1.1 is amended to read as follows:

Sec. 307.1.1 Prohibited Open Burning. Open burning shall be prohibited within the City of Plano.

Exceptions:

1. Permits may be issued for ceremonial campfires not to exceed 3 feet in diameter and 2 feet in height, and located a minimum of 25 feet from any structure or property line.
2. Permits may be issued for warming fires when the following are met:
 - a. The fire is placed in a barrel not to exceed 55 gallons in size.
 - b. The barrel must have a screen secured to the top of the barrel.
 - c. The barrel must be located a minimum of 25 feet from any structure or property line.

Sec. 308 Open Flames.

Sec. 308.1.4 is amended to read as follows:

308.1.4 Open-flame cooking devices. Charcoal grills and other similar devices used for cooking shall not be located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 lbs. (5 containers).
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs. (2 containers).

Section 308.1.6.2, Exception #3 is amended to read as follows:

Exception:

3. Torches or flame-producing devices in accordance with Section 308.1.3.

Section 311 Vacant Premises

Section 311.5 is amended to read as follows:

Sec. 311.5 Placards. The Fire Code Official is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 110 of this code relating to structural or interior hazards, shall be marked as required by Section 311.5.1 through 311.5.5.

Section 401 General

Sec. 401.3; add Section 401.334 to read as follows:

Sec. 401.3.4 False Alarms and Nuisance Alarms. False alarms, nuisance alarms, and unwanted alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

Section 501 General

Sec. 501.4 is amended to read as follows:

Sec. 501.4 Timing of installation. When fire apparatus access roads and a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.

Section 503 Fire Apparatus Access Roads.

Sec. 503.1.1 is amended by the addition of the following to the first paragraph:

Sec. 503.1.1 Building and Facilities. The 150 feet (150') shall be measured along a ten foot (10') wide unobstructed pathway around the external walls of the structure. The grade shall not exceed six (6) percent. The provision of this section notwithstanding, fire lanes may be required to be located within thirty feet (30') of a building if deemed to be reasonably necessary by the Fire Chief to enable proper protection of the building. A five (5) foot wide level pathway shall be provided unobstructed through all barriers. A continuous row of parking between the fire lane and the structure shall be considered a barrier.

Fire lane and access easements shall be provided to serve all buildings through parking areas, to service entrances of buildings, loading areas and trash collection areas, and other areas deemed necessary to be available to fire and emergency vehicles. The Fire Chief is authorized to designate additional requirements for fire lanes where the same is reasonably necessary so as to provide access for fire and rescue personnel.

Fire lanes provided during the platting process shall be so indicated on the plat as an easement. Where fire lanes are provided and a plat is not required, the limits of the fire lane shall be shown on a site plan and placed on permanent file with the Fire Marshal and City Planning Department.

No owner or person in charge of any premises served by a fire lane or access easement shall abandon, restrict or close any fire lane or easement without first securing from the City of Plano approval of an amended plat or other acceptable legal instrument showing the removal of the fire lane.

Sec. 503.1.2 is amended by the addition of the following to the first paragraph:

Sec. 503.1.2 Additional Access. All structures and subdivisions shall provide two points of access. The two points of access shall be a minimum of 140 feet apart. The maximum block length shall be 1200' and the maximum cul-de-sac length shall not exceed 600' in length as measured from the centerline of the intersection, street to the center point of the radius.

Sec. 503.2.1 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4,267 mm).

Any such fire lane easement shall either connect both ends to a dedicated street or be provided with a turnaround having a minimum outer radius of 50 feet. If two or more interconnecting lanes are provided, interior radius for that connection shall be required in accordance with the following:

For 90 degree or greater turns only

24' fire lane – minimum radius 20'

30' fire lane – minimum radius 10'

For turns tighter than 90 degrees, American Association of State and Highway Transportation Officials (AASHTO) Geometric Design of Highways and Streets shall be utilized.

Sec 503.2.2 is amended to read as follows:

Sec 503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations.

Sec. 503.2.3 Surface is amended to read as follows:

Sec. 503.2.3 Surface. Fire lanes shall be constructed of an asphalt or concrete surface capable of supporting the imposed loads of 80,000 pounds for fire apparatus and meeting the requirements of the City of Plano parking lot standards. Those portions of the fire lane within sixty feet (60') of the structure to be protected shall be constructed with 6-inch thick, 3000 psi concrete or 5-inch thick, 3600 psi concrete reinforced with No. 3 bars spaced 24 inches on centers both ways and with sub-grade to a density not less than 95 percent as determined by TSDHPT Test Method Tex-113. Portions of the fire lane constructed of asphalt shall be ninety-five (95) percent compaction with a 6-inch asphalt stabilized base and 2-inch type D hot mix asphalt concrete. (State Highway specification number 292.) Whenever forty percent (40%) of existing, non-conforming fire lanes are replaced within a twelve month period, the entire fire lane shall be replaced according to current standards.

All fire lanes shall be maintained and kept in a good state of repair at all times by the owner and the City of Plano shall not be responsible for the maintenance thereof. It shall further be the responsibility of the owner to insure that all fire lane markings required by Sec. 503.3 be kept so that they are easily distinguishable by the public.

Sec. 503.2 is amended by the deleting Section 503.2.5

503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with and *approved* area for turning around fire apparatus.

Sec. 503.2.6 is amended by the addition of the following:

Sec. 503.2.6 Bridges and elevated surfaces. All bridges and fire lane grades shall meet the City of Plano Engineering specifications.

Sec. 503.3 is amended to read as follows:

Sec. 503.3 Marking. Approved striping or, when allowed by the code official, signs, or both shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs and striping shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

- (1) STRIPING – Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches (6”) in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or “fire lane no parking” shall appear in four inch (4”) white letters at 25 foot intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.
- (2) SIGNS – shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be 12” wide and 18” high. Signs shall be painted on a white background with letters and borders in red, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

Sec. 503.4 is amended to read as follows:

Sec. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

Sec. 503.6 is amended to read as follows:

Sec. 503.6 Security gates. Where security fencing is necessary, the owner shall provide gates or openings which may be secured. Gates when provided must open fully in either direction or be of a sliding or raised arm type. The main entry gates serving Group R & I occupancies shall be equipped with an approved automated entry system. All other entry points along the fire lane must be automated or Knox compatible as approved by the Fire Chief, to permit immediate access by fire personnel and equipment in the event of fire or emergency.

Section 505 Premises Identification.

Sec. 505.1 is amended to read as follows:

Sec. 505.1 Address Identification. Approved numerals of a minimum 6" height and of a color contrasting with the background designating the address shall be placed on all new and existing buildings or structures in such a position as to be plainly visible and legible from the street or road fronting the property and from all rear alleyways where said alleyways exist. Where buildings do not immediately front a street, approved 6 inch height building numerals or address and 3-inch height suite/apartment numerals of a color contrasting with the background of the building shall be placed on all new and existing buildings or structures. Numerals or addresses shall be posted on a minimum 20 inch by 30 inch background or border. Address numbers shall be Arabic numerals or alphabet letters. The minimum stroke width shall be 0.5 inches. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

Exception 1. R-3 Single Family occupancies shall have approved numerals of a minimum 4-inches in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

Sec. 505. Is amended by the addition of the following:

Sec. 505.3 Address Marking in Parking Garages. An approved sign displaying the building name and address with a minimum 1 inch high letters and numerals on a contrasting background in new and existing parking garages. The signs shall be located in each elevator lobby and at the entrance to each stairwell.

Sec. 506 Key Boxes

Sec. 506.1 add new Section 506.1.3 to read as follows:

Sec. 506.1.3 Knox Box approved locations. A key box shall be provided at the main building entrance and at the entrances to each sprinkler riser room and pump room. An additional key box shall be provided at the main entrance of large facilities typically where the remote annunciator or fire alarm control panel is located.

Section 507 Fire Protection Water Supplies

Sec. 507.4 is amended to read as follows:

Sec. 507.4 Water supply test date and information. The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 “Recommended Practice for Fire Flow Testing and Marking of Hydrants” and within one year of sprinkler plan submittal. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings.

Sec. 507.5.1 is amended to read as follows:

Sec. 507.5.1 Where Required. As properties develop, fire hydrants shall be located at all intersecting streets and at the maximum spacing indicated in Table 903.4.2. Distances between hydrants shall be measured along the route that fire hose is laid by a fire vehicle from hydrant to hydrant.

Maximum Distance Between Hydrants

| OCCUPANCY | SPRINKLERED | NOT SPRINKLERED |
|----------------------------|-------------|-----------------|
| Residential (1 & 2 Family) | 600 feet | 500 feet |
| Residential (Multi Family) | 400 feet | 300 feet |
| All Other | 500 feet | 300 feet |

Table 903.4.2

1. **PROTECTED PROPERTIES.** Fire hydrants required to provide a supplemental water supply for automatic fire protection system shall be within 100 feet of the fire department connection for such system and shall have an isolation valve located between the connections to a looped main.

2. **FIRE HYDRANT LOCATIONS.** Fire hydrants shall be located 4 feet to 7 feet back of curb or fire lane and shall not be located in the bulb of a cul-de-sac.

3. **MINIMUM NUMBER OF FIRE HYDRANTS.** There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above.

Sec. 509 Fire Protection and Utility Equipment Identification and Access

Sec 509; add new Section 509.1.2 to read as follows:

Sec. 509.1.2 Sign Requirements. Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 3/4 inch when located inside a building and 2 inches when located outside, or as approved by the *fire code official*. The letters shall be of a color that contrasts with the background.

Section 807 Decorative Materials other than Decorative Vegetation in New and Existing Buildings

Sections. 807.5.2.2 and 807.5.5.2 are amended by the addition of the following:

Section 807.5.2.2 Artwork in corridors. Artwork and teaching materials shall be limited on the walls of *corridors* to not more than 50 percent of the wall area.

Section 807.5.5.2 Artwork in corridors. Artwork and teaching materials shall be limited on the walls of *corridors* to not more than 50 percent of the wall area.

Section 901 General

Sec. 901.5; amended by the addition of the following to the first paragraph:

Sec. 901.5 Installation acceptance testing. All required tests shall be conducted by and at the expense of the owner or his representative. The Fire Department shall not be held responsible for any damages incurred in such test. Where it is required that the Fire Department witness any such test, such test shall be scheduled with a minimum of 48 hour notice to the Fire Chief or his representative.

Sec. 901.7 is amended to read as follows:

Sec. 901.7 Systems out of service. Where a required fire alarms system is out of service or in the event of an excessive number of activations, alarms or unwanted alarms, the fire department and the code official shall be notified immediately and, where required by the code official, the building shall either be evacuated or standby personnel shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Where utilized, standby personnel shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Section 903 Automatic Sprinkler Systems

Sec. 903.1.1 is amended to read as follows:

Sec. 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard and approved by the *fire code official*.

Sec. 903.2 is amended to read as follows:

Sec. 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machines spaces, and elevator hoist ways. Storage shall not be allowed within the elevator machine room.

Sec. 903.2 is amended by deleting the Exception:

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with Section 707 of the *International Building Code* or not less than 2-hour horizontal assemblies constructed in accordance, with Section 711 of the *International Building Code*, or both.

Sec. 903.2.1.1, 903.2.1.3, 903.2.1.4, 903.2.3, 903.2.4 903.2.7, 903.2.9, 903.2.9.1, and 903.2.10 are amended to read as follows:

Sec. 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.
4. The fire area contains a multi theater complex.

Sec. 903.2.1.3 Group A-3. An automatic sprinkler system shall be for Group A-3 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than the level of exit discharge.

Sec. 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 Occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.4m²).

2. The fire area has an occupant load of 300 or more
3. The fire area is located on a floor other than the level of exit discharge.

Sec. 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E Occupancies where one of the following conditions exists:

1. Throughout all Group E fire areas greater than 6,000 square feet (557.4m²) in area;
2. Throughout every portion of educational building below the level of exit discharge.

Exception: An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.

Sec. 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 Occupancy where one of the following conditions exists:

1. Where a Group F-1 fire area exceeds 6,000 square feet (557.4m²);
2. Where a Group F-1 fire area is located more than three stories above grade plane; or
3. Where combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Sec. 903.2.7 Group M. An automatic sprinkler system shall be provided throughout all buildings containing a Group M Occupancy where one of the following conditions exists:

1. Where a Group M fire area exceeds 6,000 square feet (557.4m²);
2. Where a Group M fire area is located more than three stories above grade plane; or
3. Where the combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464m²)

Sec. 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 Occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet (557.4m²);
2. A Group S-1 fire area is located more than three stories above grade plane; or
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230m²).
4. A Group S-1 *fire area* used for the storage of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2500 square feet (232m²).

Sec. 903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as Repair Garages where one of the following conditions exists:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557.4m²);
2. One-story buildings with a fire area containing a repair garage exceeding 6,000 square feet (557.4m²);
3. Buildings with a repair garage servicing vehicles parked in the basement.
4. A Group S-1 *fire area* used for the repair of commercial trucks or buses where the *fire area* exceeds 5,000 square feet (464m²).

Sec. 903.2.9; *add new Section 903.2.9.3 to read as follows:*

Sec. 903.2.9.3 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. A screen shall be installed at eighteen (18) inches below the level of the sprinkler heads to restrict storage above that level. This screen shall be a mesh of not less than one (1) inch nor greater than six (6) inches in size. The screen and its supports shall be installed such that all elements are at least eighteen (18) inches below any sprinkler heads.

Sec. 903.2.10 Group S-2 enclosed parking garages. An *automatic sprinkler*

system shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 of the *International Building Code* where either of the following conditions exists:

1. Where the *fire area* of the enclosed parking garage exceeds 12,000 square feet (1115 m²)
2. Where the enclosed parking garage is located beneath other groups.
Exception: Enclosed parking garages located beneath Group R-3 occupancies.
3. Where two or more sides of the garage are not accessible by the Fire Department ladder truck.

Sec. 903.2.11.3 is amended to read as follows:

903.2.11.3 Buildings more than 35 feet in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509 of the *International Building Code*, that are located 35 feet (10,668 mm) or more above the lowest level of fire department vehicle access.

Exception: Open parking structures in compliance with Section 406.5 of the *International Building Code*.

Sec. 903.2.1; add new Sections 903.2.11.8, 903.2.11.8, 903.2.11.9, and 903.2.11.10 to read as follows:

Sec. 903.2.11.7 High Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4,572 mm), see Chapter 32 to determine if those provisions apply.

Sec. 903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

Sec. 903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings over 6,000 sq. ft. and greater, and in all existing buildings that are enlarged to be 6,000 square feet or greater, and in buildings greater than 6,000 square feet which are enlarged. For the purpose of this provision, fire walls, fire barriers, or horizontal assemblies shall not define separate buildings.

Exceptions:

1. Open parking garages in compliance with Section 406.5 of the *International Building Code*.
2. When of non-combustible construction, the area of awning extension or free-standing canopies, both sides, and not used for display or storage shall

not be considered for requiring sprinkler protection for areas greater than 6,000 square feet but less than otherwise required in this code.

3. Where two or more sides of the garage are not accessible by the Fire Department ladder truck.

Sec. 903.2.11.10 Expanded Tenant Spaces. Fire sprinklers shall be installed in all tenant spaces where the total fire area exceeds 6,000 square feet. For the purpose of fire sprinklers, fire walls, fire barriers, or horizontal assemblies shall not be used to separate single tenant fire areas.

Sec. 903.3.1.1.1 is amended to read as follows:

Sec. 903.3.1.1.1 Exempt locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
3. Elevator machine rooms, machinery spaces, and hoist ways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Sec. 903.3.1.2 is amended by the addition of a 3rd paragraph to read as follows:

Sec 903.3.1.2 NFPA 13 R Sprinkler Systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinklers shall be installed throughout in accordance with NFPA 13R. Sprinkler systems installed in accordance with 13R shall include sprinkler protection in combustible attics of buildings two (2) or more stories in height.

Sec. 903.3.1; add new Section 903.3.1.4 to read as follows:

Sec. 903.3.1.4 Installation. Automatic sprinkler and standpipe systems shall be installed with the following:

1. A single underground supply from a looped water main and point for the Fire Department Connection (FDC) shall be provided for all buildings.
2. Fire department connections serving more than 500 GPM shall be provided with one 5-inch Storz connection and one 2-1/2 inch connection.
3. All inspectors' test, ball-drips, and main-drains shall be piped directly to the outside of the building.
4. At least one inspection test valve shall be located at the remote system area.
5. Fire pumps shall be equipped with a properly sized test header.
6. Underground piping shall have a 10-foot minimum separation from all other utilities and placed in a separate trench. Underground piping within 5 feet of the building may be combined with other utilities for entrance to the building.
7. Porches and balconies shall be sprinklered on all Group R-2 and R-3 occupancies.
8. A minimum of 4-feet of pipe between the check valve and inside wall of the Fire Department Connection.

Sec. 903.3.5 is amended to include a second paragraph to read as follows:

Sec. 903.3.5 Water supplies. Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10 psi safety factor.

Sec. 903.4 is amended to include a second paragraph after the exceptions to read as follows:

Sec. 903.4 Sprinkler system monitoring and alarms. Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Sec. 903.4.2 is amended to include a second paragraph to read as follows:

Sec. 903.4.2 Alarms. The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Sec. 903.4.3 is amended to read as follows:

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

Section 905 Standpipe Systems

Sec. 905.2 is amended to read as follows:

Sec. 905.2 Installation standards. Standpipe system shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

Sec. 905.3 Required Installations.

Sec. 905.3.2 is amended to read as follows:

Sec. 905.3.2 Group A; delete exceptions 1 and 2.

1. Open-air-seating spaces without enclosed spaces.
2. Class I automatic dry and semiautomatic dry standpipes or manual wet standpipes are allowed in buildings that are not high-rise buildings.

Sec. 905.3 is amended by deleting Section 905.3.4 including the Exception.

Sec. 905.3.4 Stages. Stages greater than 1,000 square feet (93 m²) in area shall be equipped with a Class III wet stand-pipe system with 1 ½ -inch and 2 ½ -inch (38mm and 64mm) hose connections on each side of the stage.

Exception: where the building or area is equipped throughout with an *automatic sprinkler system*, a 1 ½ -inch (38mm) hose connection shall be installed in accordance with NFPA 13 or in accordance with NFPA 14 for Class II or III standpipes.

Sec 905.3 add new Section 905.3.9 to read as follows:

Sec. 905.3.9 Travel Distance. Class I standpipes shall also be required on all occupancies in which the distance from accessible points for Fire Department ingress to any point in the structure exceeds two hundred fifty feet (250') along the route that a fire hose is laid as measured from the fire lane.

Sec. 905.4, item 5 is amended to read as follows:

Sec. 905.4 Location of Class I standpipe hose connections.

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located either on the roof or at the highest landing of stairways with stair access to the roof. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

Sec. 905.4 is amended to by the addition of item 7 as follows:

Sec. 905.4 Location of Class I standpipe hose connections.

7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors or pathways thereafter.

Sec. 905; is amended by deleting Section 905.5.

Sec. 905; is amended by deleting Section 905.6

Sec. 905.9 is amended to add a second paragraph after the exceptions to read as follows:

Sec. 905.9 Valve Supervision. Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Sec. 905.11; is amended to read as follows:

Sec. 905.11 Locking Standpipe Outlet Caps. Locking standpipe caps are on the outlets of dry standpipe connections where the responding fire department carries appropriate key wrenches for removal that are compatible with locking FDC connection caps. Locking caps are required on all new systems and existing systems where caps are missing.

Section 907 Fire Alarm and Detection Systems

Sec. 907.1.1 is amended by adding the following sentence:

Sec. 907.1.1 Construction documents. Plans for fire alarm systems shall be in accordance with Plano Fire Department Fire Alarm Submittal Guidelines.

Sec. 907.1; add new Section 907.1.4 to read as follows:

Sec. 907.1.4 Design Standards. All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after January 1, 1998, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

Sec. 907.2.1 is amended to read as follows:

Sec. 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Activation of fire alarm notification appliances shall:

1. Cause illumination of the *means of egress* with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

Sec. 907.2.3 is amended to read as follows, Exceptions to remain:

Sec. 907.2.3 Group E. A manual alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group E occupancies.

Sec. 907.2.3, Exception 1 is amended to read as follows:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of less than 50 when provided with an approved automatic sprinkler system.

Sec. 907.2.3; add new Section 907.2.3.1 to read as follows:

Sec. 907.2.3.1 In-Home Daycare. Residential In-Home daycare with not more than 12 children shall use interconnected single station detectors in all habitable rooms.

Sec. 907.2.6; add new Section 907.2.6.4 to read as follows:

Sec. 907.2.6.4 Group I-4 Occupancies. An approved smoke detection system shall be installed in Group I-4 occupancies. Where automatic fire sprinklers are not provided, a full-coverage smoke detection system shall be provided in all Group I-4 occupancies.

See Sec. 902-2-12: High-rise Buildings

Sec. 907.2.12, exception 3 is amended to read as follows:

2. Buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*, when used for open air seating; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

Sec. 907.4.2: Manual Fire Alarm Boxes

Sec. 907.4.2; add new Section 907.4.2.7 to read as follows:

Sec. 907.4.2.7 Type. Manual alarm actuating devices shall be an approved double action type.

Sec. 907.5.2; add new Section 907.5.2.4 to read as follows:

Sec. 907.5.2.4 I-2 and Group B Occupancies

Occupant notification systems are not required where private mode fire alarm systems are needed in critical care areas of I-2 and Group B Ambulatory Occupancies. A Chime sound shall be used as the audible notification at the constantly attended location and public areas where audible notification is required.

A visible alarm notification appliance installed in a nurses control station or other continuously attended staff location shall be provided as an acceptable alternative to the installation of audible alarm notification appliances throughout the occupancy.

In areas where private mode fire alarm system is being installed, audible alarm notification appliances are not required in critical care areas of Group I-2 and Group B-Ambulatory Occupancies.

Visible alarm notification appliances are not required in critical care areas of Group I-2 and Group B – Ambulatory Occupancies.

The private mode area and public mode area of the occupancy **shall be identified on the plans** for review.

Sec. 907.6.1; add new Section 907.6.1.1 to read as follows:

Sec. 907.6.1.1 Wiring. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an signaling line circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet of separation horizontal and one foot vertical between supply and return circuit conductors. Notification appliance circuits (NAC) may be installed as Class B circuits.

Sec. 907.6.3; add new Sections 907.6.3.2 and 907.6.3.3 to read as follows:

Sec. 907.6.3.2 Communication Requirements. All alarm systems, new or replacement, shall transmit alarm, supervisory, and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

Sec. 907.6.3.3 Flow detectors and electronic monitoring. Sprinkler and standpipe system water flow detectors shall be provided for each floor zone to the sprinkler system and shall cause an alarm upon detection of water flow for a minimum of 45 seconds and not more than 90 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a trouble signal at the central station upon tampering.

Section 909 Smoke Control Systems.

Section 910 Smoke and Heat Removal

Sec. 910.2; add new Section 910.2.3 to read as follows:

Sec. 910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3 and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception. Buildings of noncombustible construction containing only noncombustible materials.

Sec. 910.3 is amended as follows:

Sec 910.3.1 is amended by the addition of the following: Gravity operated drop out vents are prohibited.

Sec 910.3.2.1 is amended by the addition of the following to the first paragraph:

Section 910.3.2.1 Sprinklered Buildings. Where installed in buildings equipped with an approved automatic sprinkler system, smoke and heat vents shall operate automatically. The automatic operating mechanism of the smoke and heat vents shall operate at a temperature rating at least 100°F (38°C) greater than the temperature rating of the sprinklers installed.

Section 912.2 Fire Department Connections

Section 912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

Sec. 912.4.1 is amended to read as follows:

Sec. 912.4.1 Locking Fire Department Connection Caps. All new fire department connections and existing where caps are missing shall be protected by Knox locking caps.

Section 913 Fire Pumps

Sec. 913.1 is amended to include the following:

Sec. 913.2.1: Protection of Fire Pump Room. When located on the ground level, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

Sec. 913.4 is amended to read as follows:

Sec. 913.4 Valve Supervision. Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention devices or assembly shall be supervised open by a central-station, proprietary, or remote-station signaling service.

The fire-pump system shall also be supervised for “loss of power”, and “phase reversal” on supervisory circuits, and “pump running” as an alarm condition and shall report individually to the monitoring station.

Section 914 Fire Protection Based on Special Detailed Requirements of Use and Occupancy

Section 1004 Occupant Load

Sec. 1004.1.2 is amended by deletion of the exception as follows:

Sec. 1004.1.2 Areas without Fixed Seating.

Sec 1004.1.2 Areas without Fixed Seating.

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation shall be permitted to be used in the determination of the design occupant load.

Section 1010 Doors, Gates, and Turnstiles

Section 1010.1.9.5; Exceptions 3 and 4 are amended to read as follows:

Exceptions:

3. Where a pair of doors serves an *occupant load* of less than 50 persons in a Group B, F, M or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.
4. Where a pair of doors serves a Group A, B, F, M, or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress width requirements and the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

Section 1010.1.9.10; is amended to read as follows:

1008.1.9.10 Electromagnetically locked egress doors. Doors in the *means of egress* in buildings with an occupancy in Group A, B, E, I-1, I-2, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, M, R-1 or R-2 shall be permitted to be electromagnetically locked if equipped with *listed* hardware that incorporates a built-in switch and meet the requirements below:

1. The listed hardware that is affixed to the door leaf has an obvious method of operation that is readily operated under all lighting conditions.
2. The listed hardware is capable of being operated with one hand.
3. Operation of the *listed* hardware directly interrupts the power to the electromagnetic lock and unlocks the door immediately.
4. Loss of power to the listed hardware automatically unlocks the door.
5. Where panic or *fire exit hardware* is required by Section 1010.1.10, operation of the *listed* panic or *fire exit hardware* also releases the electromagnetic lock.

Section 1016 Exit Access

Sec. 1016.2; add new section 1016.2.2 to read as follows:

Sec. 1016.2.2 Group F-1 and S-1 Increase. The maximum exit access travel distance shall be 400 feet (122 m) in Group F-1 or S-1 occupancies where all of the following are met:

1. The portion of the building classified as Group F-1 or S-1 is limited to one story in height;
2. The minimum height from the finished floor to the bottom of the ceiling or roof slab or deck is 24 feet (7315 mm); and

3. The building is equipped throughout with an automatic fire sprinkler system in accordance with Section 903.3.1.1.

Section 1020 Corridors

Sec. 1020.1 is amended by the addition of Exception 6 to read as follows:

Sec. 1020.1 Construction.

6. In Group B office buildings, corridor walls and ceilings need not be of fire-resistive construction within office spaces of a single tenant when the space is equipped with an approved automatic smoke-detection system within the corridor. The smoke-detection system shall be connected to the building's fire alarm system where such a system is provided.

Section 1023 Interior Exit Stairways and Ramps

Sec. 1023.11 is amended to read as follows:

Sec. 1023.11 Smoke proof enclosures. In buildings required to comply with Section 403.5.4, 405.7.2 or 412.2.2.1 of the IBC, each of the exits of a building that serves stores where any floor surface is located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access or more than 30 feet (9144 mm) below the level of exit discharge service such floor levels shall be a smoke-proof enclosure or pressurized stairway in accordance with Section 909.20 of the International Building Code.

Section 1030 Emergency Escape and Rescue

Sec. 1030.1 is amended to read as follows:

Sec. 1030.1 General. In addition to the *means of egress* required by this chapter, provisions shall be made for *emergency escape and rescue openings* in Group R and I-1 occupancies. *Basements* and sleeping rooms below the fourth *store above grade plane* shall have at least one exterior *emergency escape and rescue opening* in accordance with this section. Where *basements* contain one or more sleeping rooms, *emergency escape and rescue openings* shall be required in each sleeping room, but shall not be required in adjoining areas of the *basement*. Such openings shall open directly into a *public way* or to a *yard or court* that opens to a *public way*.

Exceptions:

1. *Basements* with a ceiling height of less than 80 inches (2032 mm) shall not be required to have *emergency escape and rescue openings*.
2. *Emergency escape and rescue openings* are not required from *basements* or sleeping rooms that have an *exit door* or *exit access door* that opens directly

into a *public way* or to a *yard, court* or exterior exit balcony that opens to a *public way*.

3. *Basements* without habitable spaces and having no more than 200 square feet (18.6 m²) in floor area shall not be required to have *emergency escape and rescue openings*.
4. In other than Group R-3 occupancies, buildings equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

Section 1031 Maintenance of the Means of Egress

Section 1031.2 is amended to read as follows:

Section 1031.2 Reliability. Required *exit accesses, exits, and exit* discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. An *exit or exit passageway* shall not be used for any purpose that interferes with a means of egress.

Section 1103 Fire Safety Requirement for Existing Buildings

Sec. 1103; add new Sections 1103.5.5 and 1103.5.6 to read as follows:

Sec. 1103.5.5 Spray booths and rooms. Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

Sec. 1103.5.6 Existing R-1, 2, 3, and 4 Occupancies: In R-1, 2, 3, and 4 occupancies where a fire has occurred and displaces one or more occupants, the affected building shall be fire-sprinkled prior to re-occupancy of the unit/building.

Sec. 1103.7.7 Fire Alarm System Design Standards. All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after January 1, 1998, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

Section 1201 General

Section 1201 General is amended by the addition of the following.

Section 1201.4 New and existing Energy Systems including emergency and standby power systems, solar photovoltaic power systems, stationary fuel cell power systems, Electrical energy storage systems, shall have a remote power shut down box. The location of the remote power shut down box shall be in area approved by the fire department. The box shall only be accessible by the fire department and shall be keyed to the fire departments Key Box as outlined in section 506 on the International Fire Code.

Section 3310 Assess for Fire Fighting

Sec. 3310.1; is amended to read as follows:

Sec. 3310.1 Required access. When fire apparatus access roads are required to be installed for any structure or development, they shall be approved and installed prior to the time of which construction has progressed beyond completion of the foundation of any structure.

Section 5601 General

Sec. 5601.1.3; is amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Only when approved for fireworks displays, storage and handling of fireworks as provided in Section 5604 and 5608.
2. The use of fireworks for approved display as permitted in Section 5608.

The presence or use of fireworks within the jurisdiction of the City of Plano in violation of this ordinance is hereby declared to be a common and public nuisance. The restrictions of this Section shall be applicable and in force throughout the territory of the City of Plano, Texas, and extending for a distance outside the City limits for a total of 5,000 feet; provided that this Section shall not be in effect within any portion of such 5,000 feet area which is contained within the territory of any other municipal corporation.

Sec. 5601.3 is amended to read as follows:

Sec. 5601.3 Prohibited explosives. Permits shall not be issued or renewed for possession, manufacture, storage, handling, sale or use of explosives within the city limits of Plano.

Section 5608 Fireworks Display

Sec. 5608; add new Section 5608.11 to read as follows:

Sec. 5608.11 is amended by the addition of the following section:

Sec. 5608.11 Marking of shells. Each aerial shell shall have printed directly on its outer casing the following minimum warning 1/8 inch high letters which contrast to the background:

**WARNING
EXPLOSIVES CLASS "C"
FIRE WORKS
DO NOT HANDLE – CALL "911"**

Sec. 5608; add new Section 5608.12 to read as follows:

Sec. 5608.12 Ignition. Aerial shells shall be ignited by lighting the tips of fuses by an electrical ignition source except when manual ignition is approved by the Fire Chief. Operators shall not place any part of their bodies over the throat of the mortar.

Section 5703 General Requirements

Sec. 5703.6 is amended to add the following sentence:

An approved method of secondary containment shall be provided for underground tank and piping systems.

Section 5704 Storage

Sec. 5704.2.7; is amended by the addition of the following:

Secondary containment shall be provided for all Above and Underground Storage Tanks (UST) and product lines in the form of double wall tanks and piping. Alternate methods of secondary containment may be used if approved by the Chief.

Sec. 5704.2.9.6.1 is amended to read as follows:

Sec. 5704.2.9.6.1 Location Where Above-Ground Tanks are Prohibited.

The storage of flammable or combustible liquids in outside above ground tanks is prohibited within each and every zoning district within the City of Plano with the exception of those districts which are zoned for light industrial zoning use. Installation of above ground tanks in other than light industrial zoning districts shall be permitted at the discretion of the Fire Chief following his review of the proposed installation location, and the fire protection for the storage area. Tanks shall not be located within one hundred feet (100') of the property line of any Group E, I or R occupancies.

5704.2.11.4; is amended to read as follows:

Sec 5704.2.11.4 Leak prevention. Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 through 5704.2.11.4.3. An approved method of secondary containment shall be provided for underground tank and piping systems.

Sec. 5704.2.11.4.2; is amended to read as follows:

Sec. 5704.2.11.4.2 Leak detection. Underground storage tank systems shall be provided with an approved method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 5704.2.11.4.3.

Sec. 5704.2.11.4 is amended by the addition of the following :

Sec. 5704.2.11.4.3 Observation Wells. Approved sampling tubes of a minimum 6 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling sump at the corners of the excavation with a minimum of 4 sumps. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers. A minimum of two are required.

Section 5706 Special Operations

Secs. 5706.5.4.5 and 5706.5.4.5.1 through 5706.5.4.5.3 are amended to read as follows:

Sec. 5706.5.4.5 Commercial, industrial, governmental or manufacturing. Dispensing of Class II and III motor vehicle fuel from tank vehicles into the fuel tanks of motor vehicles located at commercial, industrial, governmental or manufacturing establishments is allowed where permitted, provided such dispensing operations are conducted in accordance with Sections 5706.5.4.5.1 through 5706.5.4.5.3.

Section 5706.5.4.5.1 Site requirements.

1. Dispensing may occur at sites that have been permitted to conduct mobile fueling.
2. A detailed site plan shall be submitted with each application for a permit. The site plan must indicate:
 - a) All buildings, structures, and appurtenances on site and their use or function;
 - b) All uses adjacent to the property lines of the site;
 - c) The locations of all storm drain openings, adjacent waterways or wetlands;
 - d) Information regarding slope, natural drainage, curbing, impounding and how a spill will be retained upon the site property; and,
 - e) The scale of the site plan.
3. The Code Official is authorized to impose limits upon the times and/or days during which mobile fueling operations are allowed to take place, and specific locations on a site where fueling is permitted.
4. Mobile fueling operations shall be conducted in areas not generally accessible to the public. Mobile fueling shall not take place within 15 feet (4.572 m) of buildings, property lines, or combustible storage.

Sec. 5706.5.4.5.2 Refueling Operator Requirements.

1. The owner of a mobile fueling operation shall provide to the jurisdiction a written response plan which demonstrates readiness to respond to a fuel spill, carry out appropriate mitigation measures, and to indicate its process to properly dispose of contaminated materials when circumstances require.
2. The tank vehicle shall comply with the requirements of NFPA 385 and Local, State and Federal requirements. The tank vehicle's specific functions shall include that of supplying fuel to motor vehicle fuel tanks. The vehicle and all its equipment shall be maintained in good repair.
3. Signs prohibiting smoking or open flames within 25 feet (7.62 m) of the tank vehicle or the point of fueling shall be prominently posted on 3 sides of the vehicle including the back and both sides.
4. A fire extinguisher with a minimum rating of 40:BC shall be provided on the vehicle with signage clearly indicating its location.
5. The dispensing nozzles and hoses shall be of an approved and listed type.

6. The dispensing hose shall not be extended from the reel more than 100 feet (30.48 m) in length.
7. Absorbent materials, non-water absorbent pads, a 10 foot (3.048 m) long containment boom, and approved container with lid, and a non-metallic shovel shall be provided to mitigate a minimum 5-gallon fuel spill.
8. Tanker vehicles shall be equipped with a fuel limit switch such as a count-back switch, limiting the amount of a single fueling operation to a maximum of 500 gallons (1,893 L) between re-settings of the limit switch.

Exception: Tankers utilizing remote emergency shut-off device capability where the operator constantly carries the shut-off device which, when activated, immediately causes flow of fuel from the tanker to cease.

9. Persons responsible for dispensing operations shall be trained in the appropriate mitigating actions in the event of fire, leak, or spill. Training records shall be maintained by the dispensing company and shall be made available to the Code Official upon request.
10. Operators of tank vehicles used for mobile fueling operations shall have in their possession at all times an emergency communications device to notify the proper authorities in the event of an emergency.

Sec. 5706.5.4.5.3 Operational Requirements.

1. The tank vehicle dispensing equipment shall be constantly attended and operated only by designated personnel who are trained to handle and dispense motor fuels.
2. Prior to beginning dispensing operations, precautions shall be taken to assure ignition sources are not present.
3. The engines of vehicles being fueled shall be shut off during dispensing operations.
4. Night time fueling operations shall only take place in adequately lighted areas.
5. The tank vehicle shall be positioned with respect to vehicles being fueled so as to preclude traffic from driving over the delivery hose and between the tank vehicle and the motor vehicle being fueled.
6. During fueling operations, tank vehicle brakes shall be set, chock blocks shall be in place and warning lights shall be in operation.
7. Motor vehicle fuel tanks shall not be topped off.

8. The dispensing hose shall be properly placed on an approved reel or in an approved compartment prior to moving the tank vehicle.
9. The Code Official and other appropriate authorities shall be notified when a reportable spill or unauthorized discharge occurs.

Section 5804 Storage

Sec. 5804; is amended by the addition of the following:

Sec. 5804 Maximum capacity within established limits. Tanks shall not be located within one hundred feet (100') of the property line of any Group A, E, I, or R occupancies.

Section 6103 Installation of Equipment

Sec. 6103.2.1; add new Section 6103.2.1.8 to read as follows:

Sec. 6103.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies. Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20 pounds (9.0 kg) water capacity. Aggregate capacity shall not exceed 60 pounds (27.2 kg) water capacity. Each device shall be separated from other containers by not less than 20 feet.

Section 6104 Location of LP-Gas Containers

Sec. 6104.2 is amended to read as follows:

Sec. 6104.2 Maximum capacity within established limits. The manufacturing of LP-Gas shall be prohibited in each and every zoning district of the City of Plano. The storage and use of LP-Gas shall be allowed only in industrial zoned districts of the City of Plano and as allowed in specific uses outlined in Section 6103 and 6104. Storage shall not be located within one hundred feet (100') of the property line of E, A, I, or R occupancies, except those permitted in single family districts in accordance with 6104.3.

Sec. 6104.3; add new Section 6104.3.3 to read as follows:

Sec. 6104.3.3 Spas, pool heaters and other listed devices. LP-Gas containers are allowed to be used to supply spa and pool heaters or other listed devices. Such container shall not exceed 500 gallon water capacity per lot for above ground containers or 1,000 gallon water capacity per lot for underground containers and shall be off loaded wholly on the property where the tank is located. See Table 6104.3 for location of containers.

Appendix L Requirements for Fire Fighter Air Replenishment Systems

Sec. L101; add new Section L101.2 to read as follows:

Sec. L101.2 Required Location. In new buildings, fill stations shall be required when any of the following conditions occur:

1. Any new building 5 or more stories in height.
2. Any new building with 2 or more floors below grade.
3. Any new building 500,000 square feet or more in size.

Each stairwell shall have a supply riser. SCBA fill stations shall be located on odd numbered floors in the primary stairwell and on even numbered stairs in the secondary stairwells. The primary stairwell will be the stair located closest to the main entrance

Section 8-18 Authorizing suits for injunctive relief.

Any person, firm, or corporation violating any of the provisions of this article or the International Fire Code as adopted is subject to a civil lawsuit, including injunctive relief, in addition to and exclusive of any other available legal remedies.”

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

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

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

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

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

DULY PASSED AND APPROVED on this 26th day of November, 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: 11/26/2018

Department: Budget

Department Head: Karen Rhodes-Whitley

Agenda Coordinator: Matt Yager, x5220

CAPTION

Ordinance No. 2018-11-20: To transfer the sum of \$500,000 from the Recreation Revolving Fund Unappropriated fund balance to the Recreation Revolving Fund Appropriation for fiscal year 2018-19 for the purpose of providing partial funding for the construction of the Liberty Recreation Center Renovation, amending the Budget of the City adopted by Ordinance No. 2018-9-9, to reflect the actions taken herein; declaring this action to be in the public interest; and providing an effective date. **Adopted**

FINANCIAL SUMMARY

Operating Expense

| FISCAL YEAR: 2018-19 | Prior Year (CIP Only) | Current Year | Future Years | TOTALS |
|-------------------------------|--------------------------|-----------------|-----------------|-----------|
| Budget | 0 | 4,184,573 | 0 | 4,184,573 |
| Encumbered/Expended Amount | 0 | 0 | 0 | 0 |
| This Item | 0 | 500,000 | 0 | 500,000 |
| Balance | 0 | 4,684,573 | 0 | 4,684,573 |

FUND(S): Recreation Revolving Fund

COMMENTS: This third supplemental appropriation for the 2018-19 fiscal year totals \$500,000 and is the first supplemental appropriation to the Recreation Revolving Fund. Funding is available from the Recreation Revolving Fund's accumulated fund balance, which will have 39 days of operation remaining at the end of FY 2018-19 following this supplemental appropriation. There is a companion agenda item in the amount of \$5,346,024 for the construction of Liberty Recreation Center Renovations.

SUMMARY OF ITEM

Supplemental Appropriation No. 3

This supplemental appropriation provides partial funding for the construction of Liberty Recreation Center Renovations which will augment funding available in the 2018-19 Community Investment Program.

Strategic Plan Goal:

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

Plano Tomorrow Plan Pillar:

Built Environment, Social Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------------|-------------|-----------|
| Ordinance | 11/14/2018 | Ordinance |
| Supplemental Appropriation Log | 11/13/2018 | Exhibit |

An Ordinance of the City of Plano, Texas, transferring the sum of \$500,000 from the Recreation Revolving Fund Unappropriated fund balance to the Recreation Revolving Fund Appropriation for fiscal year 2018-19 for the purpose of providing partial funding for the construction of the Liberty Recreation Center Renovation, amending the Budget of the City adopted by Ordinance No. 2018-9-9, to reflect the actions taken herein; declaring this action to be in the public interest; and providing an effective date.

WHEREAS, the City Council of the City of Plano approved and adopted the Recreation Revolving Fund Budget for fiscal year 2018-19 setting the operating appropriations for the Recreation Revolving Fund at \$4,184,573; and

WHEREAS, the best and final offer received for the construction of the Liberty Recreation Center Renovation project totaled \$5,346,024; and

WHEREAS, such costs cannot be fully met through current appropriations in the existing Community Investment Program and

WHEREAS, the City Council now finds that additional appropriations to the Recreation Revolving Fund to provide additional funding for the Liberty Recreation Center Renovation project are necessary to address increased construction costs, and that such action is in the public interest.

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

SECTION I. The estimated sum of FIVE HUNDRED THOUSAND DOLLARS (\$500,000) is hereby transferred from the Recreation Revolving Fund Unappropriated fund balance to the Recreation Revolving Fund Appropriation, as reflected in Section 1, Item "CC" of the ordinance.

SECTION II. The Budget of the City of Plano for fiscal year 2018-19 as adopted by Ordinance No. 2018-9-9 is amended to reflect the action taken herein.

SECTION III. The actions taken herein are found and declared to be in the public interest.

SECTION IV. This Supplemental Appropriation No. 3 shall become effective immediately from and after the date of its passage.

DULY PASSED AND APPROVED THIS THE 26th DAY OF NOVEMBER, 2018.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

**FY 2018-19
SUPPLEMENTAL APPROPRIATIONS**

| Description | Department | Amount |
|---|---------------------------|----------------------------|
| Sand & Salt Storage Facility Construction | Public Works | 900,000 |
| TOTAL GENERAL FUND APPROPRIATIONS | | <u>\$ 900,000</u> |
| TOTAL ECONOMIC DEVELOPMENT INCENTIVE FUND APPROPRIATIONS | | <u>\$ -</u> |
| TOTAL PTV FUND APPROPRIATIONS | | <u>\$ -</u> |
| TOTAL CAPITAL MAINTENANCE FUND APPROPRIATIONS | | <u>\$ -</u> |
| TOTAL MUNICIPAL DRAINAGE FUND APPROPRIATIONS | | <u>\$ -</u> |
| TOTAL WATER & SEWER FUND | | <u>\$ -</u> |
| TOTAL SUSTAINABILITY & ENVIRONMENTAL FUND APPROPRIATIONS | | <u>\$ -</u> |
| USA Softball Gold Nationals Tournament | Parks & Recreation | 175,000 |
| TOTAL CONVENTION & TOURISM FUND APPROPRIATIONS | | <u>\$ 175,000</u> |
| TOTAL RISK MANAGEMENT FUND APPROPRIATIONS | | <u>\$ -</u> |
| TOTAL GOLF COURSE FUND APPROPRIATIONS | | <u>\$ -</u> |
| TOTAL RECREATION FUND APPROPRIATIONS | | <u>\$ -</u> |
| Liberty Recreation Center Renovation Construction | Recreation Revolving Fund | 500,000 |
| TOTAL INTERNAL SERVICE FUNDS AND OTHER FUNDS APPROPRIATIONS | | <u>\$ 500,000</u> |
| TOTAL COMMUNITY INVESTMENT PROGRAM APPROPRIATIONS | | <u>\$ -</u> |
| GRAND TOTAL ALL FUNDS | | <u>\$ 1,575,000</u> |



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: Zoning

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

CAPTION

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2018-014 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 19.3 acres of land located at the northwest corner of the Dallas North Tollway and Plano Parkway in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-25-Regional Commercial; 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: Kreymer Investments, LTD. (Tabled at 11/12/18 Council meeting.) **Tabled to December 10, 2018**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: 2018-19 | 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

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

Built Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------------|-------------|--------------------|
| ZC 2018-014 Follow-Up | 11/13/2018 | P/Z Follow-up Memo |
| ZC 2018-014 2nd Vice Chair Report | 11/13/2018 | P/Z Follow-up Memo |
| ZC 2018-014 Write-Up | 11/13/2018 | Staff Report |
| ZC 2018-014 Locator | 11/13/2018 | Map |
| ZC 2018-014 Aerial | 11/13/2018 | Map |
| ZC 2018-014 Zoning Exhibit (Bold) | 11/13/2018 | Map |
| ZC 2018-014 Preliminary Site Plan | 11/13/2018 | Informational |
| ZC 2018-014 Open Space Plan | 11/14/2018 | Informational |
| ZC 2018-014 Ordinance with Exhibits | 11/14/2018 | Ordinance |

DATE: October 16, 2018
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of October 15, 2018

GA

AGENDA ITEM NO. 1A - PUBLIC HEARING
ZONING CASE 2018-014
APPLICANT: KREYMER INVESTMENTS, LTD.

Request to rezone 19.3 acres located at the northwest corner of the Dallas North Tollway and Plano Parkway from Regional Commercial to Planned Development-Regional Commercial in order to modify development standards. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Tabled October 1, 2018. Project #ZC2018-014.

| | | | |
|--------------------------------------|--------------------------|-------------------------|--------------------------|
| Speaker Card(s) Received | Support: <u>1</u> | Oppose: <u>3</u> | Neutral: <u>0</u> |
| Petition Signatures Received: | Support: <u>2</u> | Oppose: <u>2</u> | Neutral: <u>0</u> |
| Other Responses: | Support: <u>9</u> | Oppose: <u>0</u> | Neutral: <u>0</u> |
| APPROVED: <u>4-2</u> | DENIED: _____ | TABLED: _____ | |

First Vice Chair Barbera recused himself due to a business relationship with a neighboring property owner.

One Commissioner voting in opposition was opposed to the location of the retirement housing uses. The other Commissioner did not state a reason for their opposition.

STIPULATIONS:

The permitted uses and standards shall be in accordance with the Regional Commercial (RC) zoning district, unless otherwise specified herein:

1. Additional Permitted Uses:

- a. Assisted Living Facility
- b. Independent Living Facility

2. Standards for Assisted and Independent Living Facilities:

- a. Maximum total number of combined assisted living facility and independent living facility units: 650

b. Setbacks

- i. Minimum setback from the centerline of the main lanes of the Dallas North Tollway: 350 feet
 - ii. If located within 500 feet of the centerline of the main lanes of the Dallas North Tollway, a nonresidential building or buildings, including parking structures must be constructed between buildings and the frontage road of the Dallas North Tollway. The nonresidential building(s) must be a minimum of 4 stories in height, and equal or greater linear square footage as measured along a street when compared with the retirement housing building(s).
- c. 75% of all independent living facility units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space.
- d. No building facade may exceed a length of 150 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
- e. Buildings must have a usable outdoor terrace on the highest three floors. Terraces will be tiered so that they are stepped back on the two highest floors.
- f. Noise Mitigation
- i. Windows on the sides of the buildings facing the Dallas North Tollway must have a sound transmission class of 35 or greater.
 - ii. Building facades with a direct line of sight to the Dallas North Tollway should minimize exterior use areas where possible.

3. Maximum Floor Area Ratio: 2:1

4. Landscape Standards:

- a. The Dallas North Tollway and Plano Parkway landscape edges must be in conformance with the Dallas North Tollway Overlay District requirements, and trees must be planted at an average of 30 feet of linear frontage.
- b. Along the north and west property lines, trees must be planted at an average of 40 feet on-center and consist of 1 large shade tree species.

5. Height:

a. Minimum Height:

- i. Assisted living and independent living: 5 story, 70 feet.

- ii. Medical and professional/general administrative office: 4 story, 60 feet.
 - b. Maximum Height for Structured Parking: 6 story, 84 feet.
- 6. Phasing: A building permit for a minimum of 45,000 square feet of medical and/or professional/general administrative office must be approved prior to or concurrent with the site plan approval of any assisted or independent living facility uses.
- 7. Open Space:
 - a. Minimum of 1.5 acres of open space must be provided.
 - b. For assisted living and independent living facilities, a minimum of 4% of the total building gross square footage must be allocated to interior courtyards and amenity areas.
 - c. Required landscaping is excluded.
 - d. Open space areas must have minimum dimensions of 24 feet by 80 feet and be a minimum of 3,500 square feet in size.
- 8. Parking Space Schedule for Health/Fitness Use: One space for each 200 square feet.

FOR CITY COUNCIL MEETING OF: November 12, 2018 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

RA/amc

xc: Karol Kreymer, Kreymer Investments, Ltd.
Judd Millinix, Kimley-Horn & Associates, Inc.
Jeanna Scott, Building Inspections Manager

<https://goo.gl/maps/Uywfick7VUo>

RECOMMENDATION OF THE PLANNING & ZONING COMMISSION ZONING

CASE 2018-014

OCTOBER 15, 2018

SECOND VICE CHAIRMAN'S REPORT

Agenda Item No. 1A – Public Hearing

Zoning Case 2017-038 – Request to rezone 19.3 acres located at the northwest corner of the Dallas North Tollway and Plano Parkway from Regional Commercial to Planned Development-Regional Commercial in order to modify development standards. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District.

Applicant: KREYMER INVESTMENTS, LTD.

Staff Recommendation: Staff recommended approval as follows:

The permitted uses and standards shall be in accordance with the Regional Commercial (RC) zoning district, unless otherwise specified herein:

1) Additional Permitted Uses:

- a) Assisted Living Facility
- b) Independent Living Facility

2) Standards for Assisted and Independent Living Facilities:

- a) Maximum total number of combined assisted living facility and independent living facility units: 650

b) Setbacks

- i. Minimum setback from the centerline of the main lanes of the Dallas North Tollway: 350 feet
- ii. If located within 500 feet of the centerline of the main lanes of the Dallas North Tollway, a nonresidential building or buildings, including parking structures must be constructed between buildings and the frontage road of the Dallas North Tollway. The nonresidential buildings(s) must be a minimum of 4 stories in height, and equal or greater linear square footage as measured along a street when compared with the retirement housing building(s).

- c) 75% of all independent living facility units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space.
 - d) No building facade may exceed a length of 150 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
 - e) Buildings must have a useable outdoor terrace on the highest three floors. Terraces will be tiered so that they are stepped back on the two highest floors.
 - f) Noise Mitigation
 - i. Windows on the sides of the buildings facing the Dallas North Tollway must have a sound transmission class of 35 or greater.
 - ii. Building facades with a direct line of sight to the Dallas North Tollway should minimize exterior use areas where possible.
- 3) Maximum Floor Area Ratio: 2:1
- 4) Landscape Standards:
- a) The Dallas North Tollway and Plano Parkway landscape edges must be in conformance with the Dallas North Tollway Overlay District requirements, and trees must be planted at an average of 30 feet of linear frontage.
 - b) Along the north and west property lines, trees must be planted at an average of 40 feet on-center and consist of 1 large shade tree species.
- 5) Height:
- a) Minimum Height:
 - i. Assisted living and independent living: 5 story, 70 feet.
 - ii. Medical and professional/general administrative office: 4 story, 60 feet.
 - b) Maximum Height for Structured Parking: 6 story, 84 feet.
- 6) Phasing: A building permit for a minimum of 45,000 square feet of medical and/or professional/general administrative office must be approved prior to or concurrent with the site plan approval of any assisted or independent living facility uses.
- 7) Open Space:
- a) Minimum of 1.5 acres of open space must be provided.

- b) For assisted living and independent living facilities a minimum of 4% of the total building gross square footage must be allocated to interior courtyards and amenity areas.
 - c) Required landscaping is excluded.
 - d) Open space areas must have minimum dimensions of 24 feet by 80 feet and be a minimum of 3,500 square feet in size.
- 8) Parking Space Schedule for Health/Fitness Use: One space for each 200 square feet.

Commission Action: After hearing from the Applicant and citizen, Shane Jordan, in support of the item and citizens, Colleen Epstein and Henry Billingsley, in opposition to the item, Chair Muns closed the public hearing. First Vice Chair Barbera recused himself. After much discussion, upon a motion made by Commissioner Thomas and seconded by Commissioner Gibbons, the Commission voted 4-2 to approve the item subject to the stipulations recommended by staff. Commissioner Moore and Commissioner Plonka voted in opposition to the item. Commissioner Kong was absent and did not attend the meeting.

Comments made in support of the motion included:

- The requested use would allow the senior population who chose to live in it to have a greater tie to the community and by not being separated as much from the community at large.
- The requested use would not interfere with the surrounding office use as it was on the edge of the office use and compact but still had significant open space.
- The City of Plano has identified the requested use as a special housing need.

Comments made in opposition of the motion included:

- The location of the requested use was prime real estate along two major commercial corridors and better suited as an employment center.
- The requested use incompatible with the surrounding office use.

Respectfully Submitted,

Hilton Kong

Hilton Kong Second Vice Chair
City of Plano Planning & Zoning Commission

CITY OF PLANO
PLANNING & ZONING COMMISSION

October 15, 2018

Agenda Item No. 1A

Public Hearing: Zoning Case 2018-014

Applicant: Kreymer Investments, Ltd.

DESCRIPTION:

Request to rezone 19.3 acres located at the northwest corner of the Dallas North Tollway and Plano Parkway **from** Regional Commercial **to** Planned Development-Regional Commercial in order to modify development standards. Zoned Regional Commercial and located within the Dallas North Tollway Overlay District. Tabled October 1, 2018. Project #ZC2018-014.

REMARKS:

The applicant is requesting to rezone the subject property to Planned Development-Regional Commercial (PD-RC) to allow independent living and assisted living facility as additional permitted uses and to modify development standards. A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

The existing zoning is Regional Commercial (RC). The RC district is intended for use in conjunction with a Regional Employment district. It provides for retail and service uses at appropriate nodes within the corridor of specified tollways and expressways serving Plano and surrounding communities, in addition to office and limited manufacturing uses. The district's standards are designed to ensure compatibility between various uses within a corridor and surrounding residential neighborhoods.

Initially, the applicant approached staff about requesting a Specific Use Permit (SUP) for Assisted Living Facility and Independent Living Facility. As part of that discussion, the applicant was proposing to construct a vehicle parking structure that exceeded the maximum parking structure height of the RC zoning district. The garage height is needed to buffer the proposed retirement housing uses from the tollway noise. To allow an increased height, staff determined that a planned development district must be requested; therefore, the applicant modified their request from a Specific Use Permit (SUP) to a Planned Development (PD).

The subject property is currently undeveloped. A preliminary site plan, CMS Addition, Block A, Lot 2, accompanies this request as Agenda Item 1B. The preliminary site plan shows several multi-story buildings with parking structures in conformance with the proposed PD standards.

Surrounding Land Use and Zoning

| | |
|-------|---|
| North | Mini-warehouse/public storage zoned Planned Development-220-Regional Commercial (PD-220-RC) and professional/general administrative office zoned RC. |
| East | Across the Dallas North Tollway, north of Plano Parkway, undeveloped land zoned Planned Development-200-Regional Employment (PD-200-RE); south of Plano Parkway, new vehicle dealer zoned Planned Development-211-Light Commercial (PD-211-LC) with Specific Use Permit No. 561 for New Car Dealer. |
| South | Across Plano Parkway, convenience store with fuel pumps, medical office, and professional/general administrative office zoned Light Industrial-1 (LI-1). |
| West | Professional/general administrative office zoned RC. |

Proposed Development Stipulations

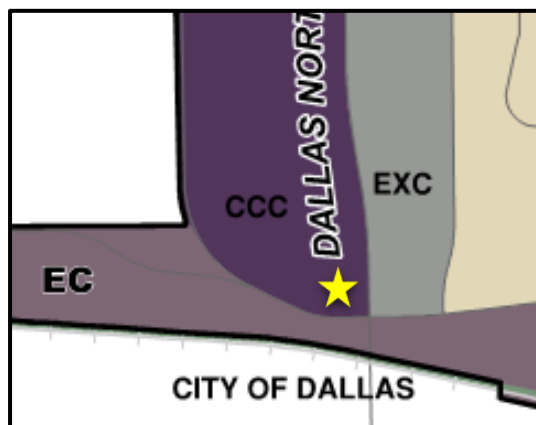
The requested zoning is PD-RC. There are two primary parts to this request: land use and design standards.

Land Use - The applicant is proposing to allow assisted living facility and independent living facility as additional permitted uses.

Design Standards - The proposed PD standards would allow this site to be developed with a mix of retirement housing and nonresidential uses with increased lot coverage, required open space, and building design standards.

Conformance to the Comprehensive Plan

Future Land Use Map - *The Future Land Use Map designates the property as Compact Complete Center (CCC). The CCC future land use designation applies to areas that may see new growth or experience significant redevelopment. Land uses supported within the CCC include mid-rise buildings with office, retail, service, entertainment, and residential uses, which are based on the concepts of mixed-use, community design, and where possible, transit-oriented design.*

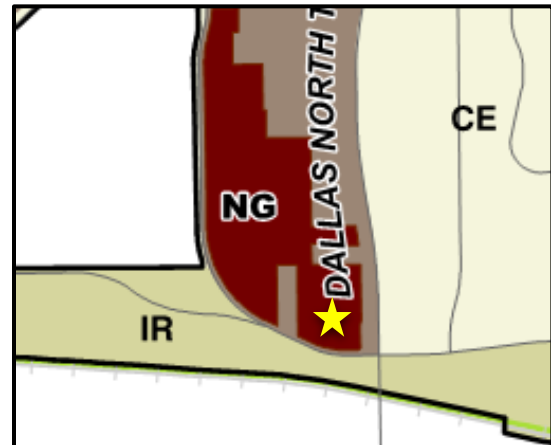


The applicant is proposing to create a development which includes a mix of independent living, assisted living, medical office, and supporting retail and service uses located within several mid-rise buildings. The proposed PD language includes standards intended to create quality community design by requiring a mix of retirement housing and office uses, structured parking, minimum setbacks for retirement housing uses, required open space, mid-rise buildings, and building design elements. This request is in conformance with the CCC future land use designation.

Growth and Change Map - The Growth and Change Map designates the subject property as New Growth (NG).

These existing undeveloped areas (>50 acres) are expected to experience new development through master-planned projects.

The applicant is proposing a new development project with a mix of uses, required open space, and building design standards. This request is in conformance with the NG designation.



Land Use Policy - *Plano will support a system of organized land uses to provide greater housing and employment choices, where new and redevelopment areas respect existing neighborhoods and businesses.*

The proposed zoning request would allow retirement housing and additional employment choices for the area. The subject property is not adjacent to any existing neighborhoods. The inclusion of retirement housing and supporting uses would add diversity to the mix of nonresidential uses within this portion of the Dallas North Tollway corridor. This zoning request is in conformance with the Land Use Policy.

Undeveloped Land Policy - *Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth.*

The applicant is proposing standards to encourage a high quality development with distinctive character by requiring multiple compatible uses, minimum building height, parking garages, setbacks, building design elements, enhanced landscaping requirements, and open space. The proposed stipulations are intended to create a distinctive retirement housing development, with restrictions on the location and number of retirement housing units. This zoning request is in conformance with the Undeveloped Land Policy.

Special Housing Needs Policy - *Plano will accommodate senior and special needs housing through inclusive regulations and the goals stated in the Consolidated Plan.*

The requested zoning would allow the applicant to develop assisted and independent living facility uses. This policy recommends regulations which support additional housing

for this purpose; however, rezoning requests should be carefully examined to consider the appropriateness of these uses in the context of surrounding properties and zoning. Although there are no other senior housing developments in the general area, the applicant is proposing standards which would buffer residents from the impacts of the Dallas North Tollway. Additionally, the adjacent office and mini-warehouse developments should be minimally impactful to residents of the proposed development, and the existing gas station south of Plano Parkway is approximately 280 feet away from the closest retirement housing building. This request is in conformance with this policy.

Adequacy of Public Facilities - Water and sanitary sewer services are available to serve the subject property; however, the applicant may be responsible for making improvements to either the water and/or sanitary sewer system to increase the system capacity if required.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However, in considering the traffic impact using the average Institute of Traffic Engineers (ITE) trip generation rates, staff compared the proposed development with the potential build-out of the subject property as general office. Using a similar building lot coverage as the office development to the west, it is possible that a total of 120,000 square feet of medical office and 120,000 square feet of professional/general administrative office development could be constructed on the subject property. The table below shows the estimated traffic generation for the proposed mix of uses for a single hour during weekday peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

| | AM | PM |
|---|-------------|-------------|
| Proposed Development | | |
| Independent Living Facility (550 units) | 193 | 242 |
| Assisted Living Facility (100 rooms/114 beds) | 21 | 40 |
| Medical Office (50,000 square feet) | 181 | 223 |
| Health/Fitness (14,000 Square feet) | 20 | 57 |
| Retail (5,900 square feet) | 6 | 22 |
| Total | 421 | 584 |
| Potential Development | | |
| Medical Office (120,000 square feet) | 434 | 534 |
| Professional/General Administrative Office (120,000 square feet) | 186 | 179 |
| Total | 620 | 713 |
| Difference | -199 | -129 |

From the table above, the proposed development request would generate significantly fewer peak hour trips.

Public Safety Response Time - Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site.

Access to and Availability of Amenities and Services - The subject property is not within a Park Fee service area. The applicant has committed to provide private open space to serve the retirement housing residents.

The subject property is located within Parr Library's service area and service to future residents would be possible with the current library resources.

ISSUES:

Retirement Housing Uses

The applicant is proposing to allow assisting living and independent living facility uses by right. The Zoning Ordinance specifies four types of retirement housing uses:

Assisted Living Facility - A building or buildings, other than a single-family dwelling, designed and staffed to provide housing for residents who require some type of support for daily living, such as assistance for bathing, dressing, medication, meal preparation, or other functions. In addition to housing, this type of facility may provide convenience services, such as meals, housekeeping, transportation, and community facilities, such as central dining rooms and activity rooms.

Continuing Care Facility - A development providing housing/accommodations and services along the continuum of an elderly person's needs, including independent living, assisted living, and/or long-term care facilities.

Independent Living Facility - A development providing dwelling units specifically designed for the needs of elderly persons. In addition to housing, this type of facility may provide convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.

Long-term Care Facility - A development providing in-patient health care, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease.

Retirement housing uses are part of the "institutional" use category within Article 14 (Allowed Uses and Use Classifications) of the Zoning Ordinance because they provide services and care to residents. In addition to the services they provide, they also function as housing, as specifically mentioned in all of the definitions except for long-term care facility. As a type of housing, the city should be cautious when considering an appropriate location for these uses. It would be to the detriment of future residents if the city were to ignore the housing functions of these uses and instead look at them only as "institutions." Staff believes that retirement housing uses are appropriate for the subject property if:

1. Appropriate standards are established to protect residents from the effects of the proximity to the Dallas North Tollway; and
2. Appropriate standards are established to encourage a high-quality, master-planned development, consistent with the recommendations of the Comprehensive Plan.

The applicant's proposed PD language is intended to fulfill these standards.

Retirement Housing Location and Noise Attenuation

The city has long maintained policies separating housing from major thoroughfares. The purpose for these policies has been to reserve the frontage roads for significant commercial development, and to encourage a high quality of living for all residents within Plano. In most recent rezoning requests, with a few exceptions, significant setbacks have been established by the city when considering placing housing in close proximity to major highways. Most recently, the zoning for the developments of Legacy Central Addition (Breezeway Farms), adjacent to U.S. Highway 75, specified minimum setbacks from the centerline of adjacent highways of 260 feet and 600 feet, respectively. Additionally, these planned developments also required nonresidential buildings or parking garages to be constructed to buffer the units from the highways.

The applicant is proposing a minimum setback of 350 feet from the centerline of the main lanes of the Dallas North Tollway, and a requirement that if retirement housing is located within 500 feet of the centerline of the Dallas North Tollway, a minimum 4-story nonresidential building or buildings, including parking structures, must be constructed to buffer the retirement housing from highway. Staff believes the proposed standards are sufficient to buffer retirement housing residents from the impacts of the adjacent thoroughfare only if noise attenuation stipulations are included in the PD.

The applicant hired a consultant to perform a noise study on the proposed development. The resulting Noise Analysis Report provided potential mitigation strategies to mitigate the traffic noise from the Dallas North Tollway. Specifically, the report noted that windows on the sides of the buildings facing the Dallas North Tollway should be of a sound transmission class that is sufficient to reduce interior noise levels below the Environmental Protection Agency (EPA) guidelines. Additionally, the report recommended that areas with a direct line of sight to the Dallas North Tollway should be devoid of exterior use areas. The applicant has proposed standards to meet these recommendations within the PD stipulations. Staff is in support of these standards.

Open Space

The proposed zoning includes a requirement for a minimum of 1.5 acres of open space be provided, with minimum size requirements. This equates to 10.8% of the lot area and 7.8% of the planned development district. This amount of open space is consistent with the Urban Mixed-Use (UMU) zoning district requirements. The companion concept plan shows open space areas within interior courtyards and external amenity areas, but excluding required landscape edges adjacent to streets. The applicant is currently proposing a total of 2.0 acres of open space as shown on the attached Open Space Exhibit. Staff is in support of the proposed open space standards.

Additional Standards

The applicant is requiring several other standards intended to create a high quality development:

1. Parking - A minimum of 80% of parking spaces will be placed within garages or podiums.
2. Building Design - Balconies, stoops, facade requirements, and a minimum building height are required.
3. Phasing - A building permit for a minimum of 45,000 square feet of medical and/or professional/general administrative office must be approved prior to the approval of a site plan for a building containing retirement housing uses.
4. Density - In order to achieve the proposed density, the applicant is requesting to increase the floor area ratio to 2:1, including proposed parking garages.
5. Landscaping - The proposed standards require additional trees be planted within required landscape edges adjacent to rights-of-way.

These standards are sufficient to encourage the creation of a high quality development. Staff is in support of these stipulations.

SUMMARY:

The applicant is requesting to rezone the subject property to allow for independent living and assisted living facility uses with modified development standards. The planned development stipulations require a mix of retirement housing and office uses, and specify setbacks and other design elements to encourage a quality living environment for residents. With careful consideration given to the placement and standards associated with retirement housing uses, this request is in conformance with the Comprehensive Plan. For these reasons, staff is in support of the request, as noted in the recommendation below.

RECOMMENDATION:

The permitted uses and standards shall be in accordance with the Regional Commercial (RC) zoning district, unless otherwise specified herein:

1. Additional Permitted Uses:
 - a. Assisted Living Facility
 - b. Independent Living Facility
2. Standards for Assisted and Independent Living Facilities:

- a. Maximum total number of combined assisted living facility and independent living facility units: 650
- b. Setbacks
 - i. Minimum setback from the centerline of the main lanes of the Dallas North Tollway: 350 feet
 - ii. If located within 500 feet of the centerline of the main lanes of the Dallas North Tollway, a nonresidential building or buildings, including parking structures must be constructed between buildings and the frontage road of the Dallas North Tollway. The nonresidential building(s) must be a minimum of 4 stories in height, and equal or greater linear square footage as measured along a street when compared with the retirement housing building(s).
- c. 75% of all independent living facility units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space.
- d. No building facade may exceed a length of 150 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
- e. Buildings must have a usable outdoor terrace on the highest three floors. Terraces will be tiered so that they are stepped back on the two highest floors.
- f. Noise Mitigation
 - i. Windows on the sides of the buildings facing the Dallas North Tollway must have a sound transmission class of 35 or greater.
 - ii. Building facades with a direct line of sight to the Dallas North Tollway should minimize exterior use areas where possible.

3. Maximum Floor Area Ratio: 2:1

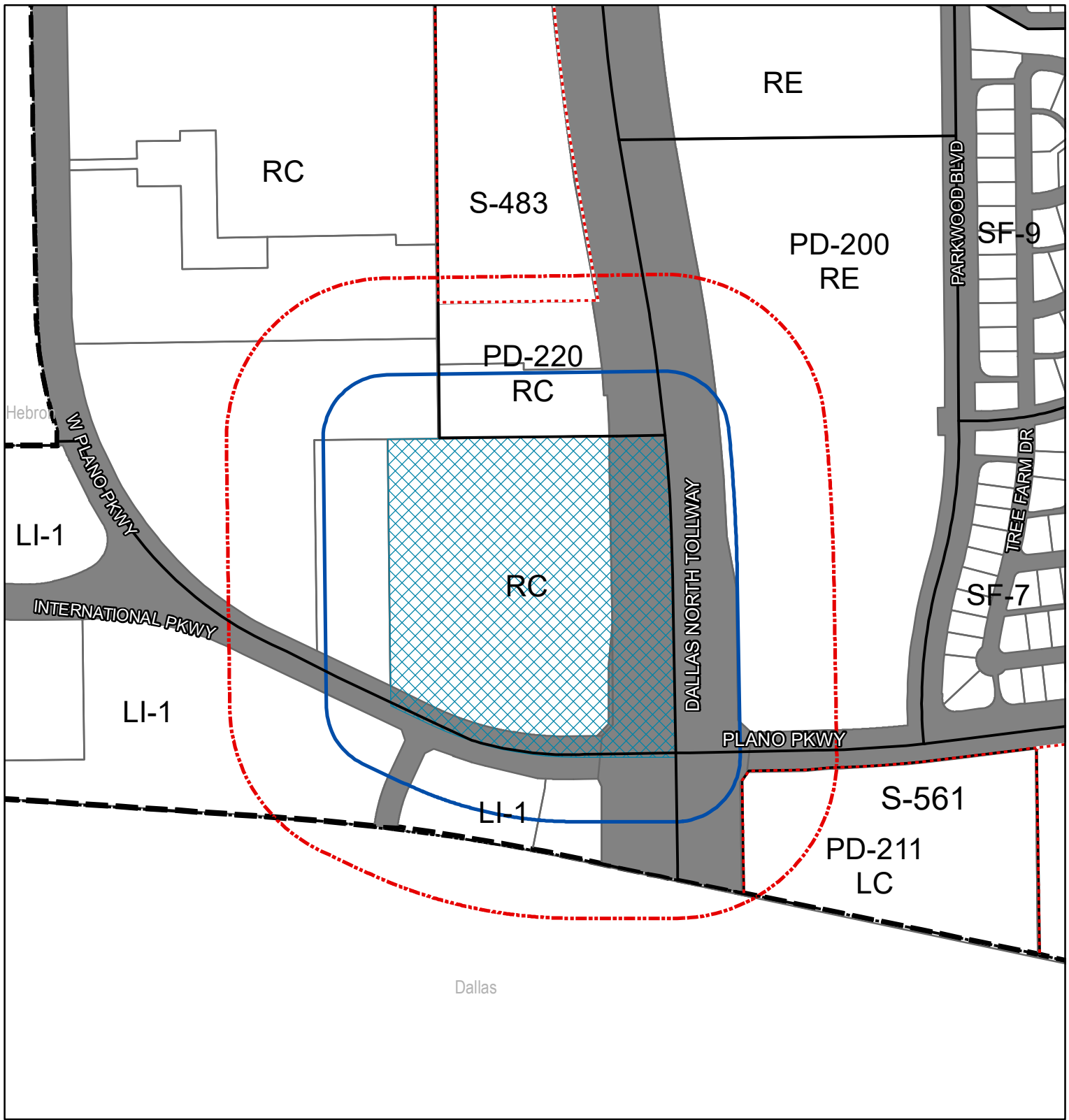
4. Landscape Standards:

- a. The Dallas North Tollway and Plano Parkway landscape edges must be in conformance with the Dallas North Tollway Overlay District requirements, and trees must be planted at an average of 30 feet of linear frontage.
- b. Along the north and west property lines, trees must be planted at an average of 40 feet on-center and consist of 1 large shade tree species.

5. Height:

- a. Minimum Height:

- i. Assisted living and independent living: 5 story, 70 feet.
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- 8. Parking Space Schedule for Health/Fitness Use: One space for each 200 square feet.

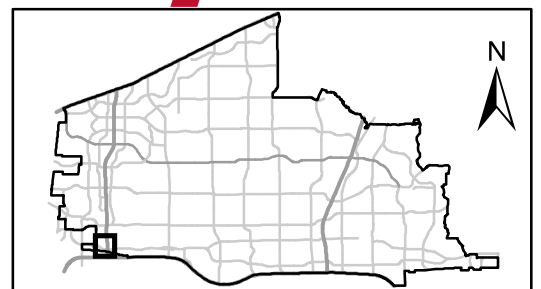


Zoning Case #: 2018-014

Existing Zoning: Regional Commercial (RC)

Proposed Zoning: Planned Development-Regional Commercial (PD-RC)

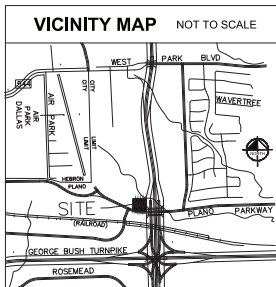
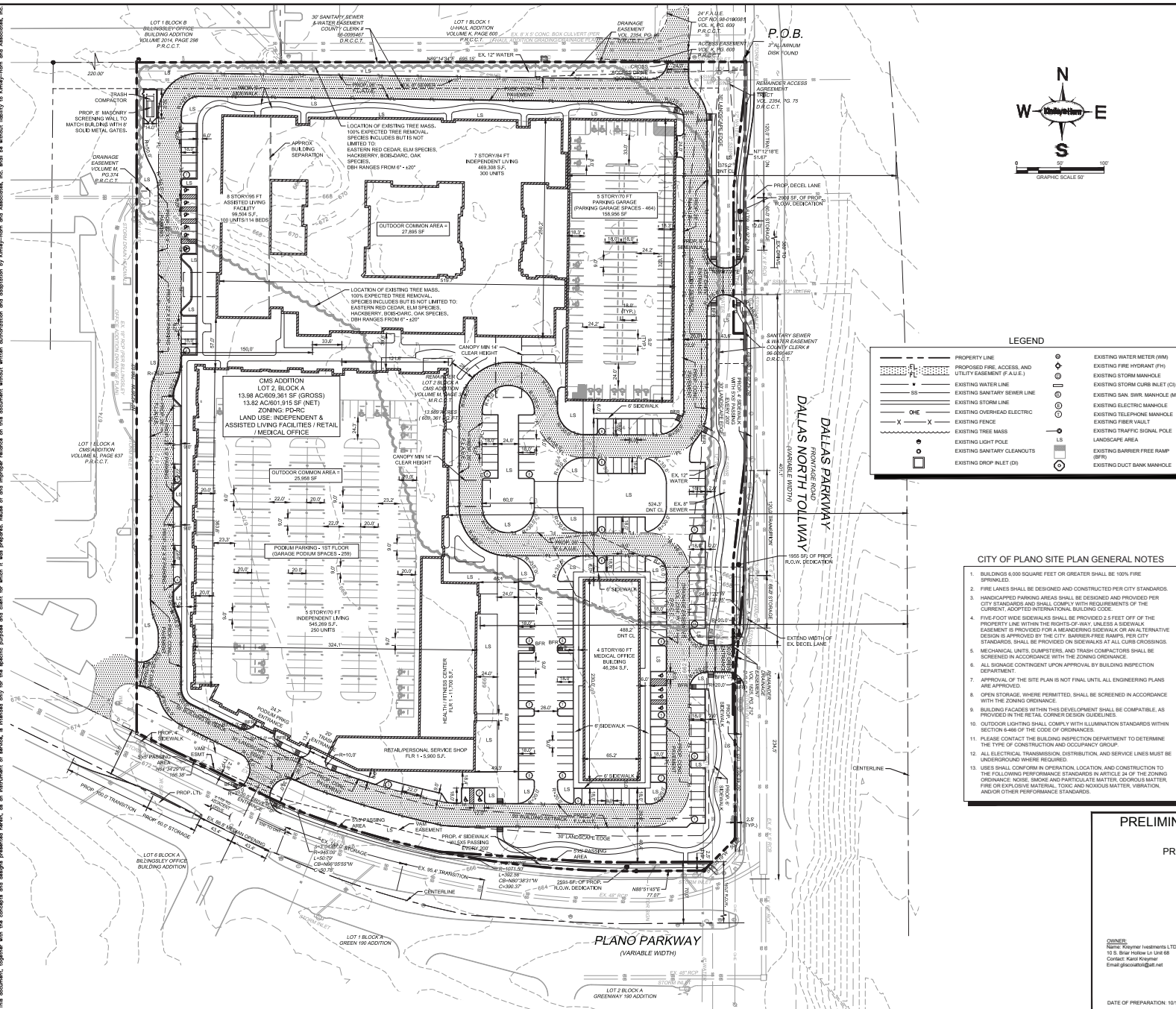
- Zoning Boundary Change/SUP
- City Limits
- Zoning Boundary
- Specific Use Permit
- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Right-of-Way





Source: City of Plano, Planning Dept.
Date : 10/25/2018

This document, together with the concepts and designs presented herein, are an instrument of service, to be used only for the specific purpose and client for which it was prepared. Plans of and proper reference to the document without authorization and reproduction by any person or entity other than the original author and/or its affiliates is prohibited. Plans of and proper reference to the document without authorization and reproduction by any person or entity other than the original author and/or its affiliates is prohibited.



| SITE DATA SUMMARY TABLE | |
|--|--|
| GENERAL SITE DATA | |
| LOT 2, BLOCK A | |
| LAND USE | RETAIL / PERSONAL SERVICE SHOP / INDEPENDENT AND ASSOCIATED LIVING FACILITIES / MEDICAL OFFICE BUILDING |
| LOT AREA | 601,915 SF / 13.818 AC (NET) |
| BUILDING FOOTPRINT AREA | 236,307 SF |
| GARAGE FOOTPRINT AREA | 36,740 SF |
| TOTAL BUILDING AREA | 1,308,385 SF |
| BUILDING HEIGHT (# STORIES) | 8 STORIES (MAX) |
| BUILDING HEIGHT | 85' (MAX) |
| LOT COVERAGE, % TO INCLUDE STRUCTURED PARKING FACILITY | 45.88% |
| FLOOR AREA RATIO | 1.93 : 1 |
| PARKING | |
| PARKING RATIO | INDEPENDENT LIVING: 1 STALL / UNIT ASSISTED LIVING: 1 STALL / 2 ROOMS/BED RETAIL: 1 STALL / 200 SF MEDICAL OFFICE BUILDING: 1 STALL / 500 SF HEALTH & FITNESS: 1 STALL / 200 SF |
| REQUIRED PARKING (# SPACES) | INDEPENDENT LIVING (550 UNITS): 550 STALLS ASSISTED LIVING (100 UNITS/14 BEDS): 57 STALLS RETAIL (5,000 SF): 30 STALLS MEDICAL OFFICE BUILDING (50,000 SF): 200 STALLS HEALTH & FITNESS (11,200 SF): 59 STALLS |
| TOTAL PROVIDED PARKING (# SPACES) | 596 STALLS |
| PROVIDED SURFACE PARKING (# SPACES) | 184 STALLS |
| PROVIDED GARAGE PARKING (# SPACES) | 464 STALLS (5 STORIES) |
| PROVIDED PODIUM PARKING (# SPACES) | 258 STALLS |
| TOTAL PROVIDED PARKING (# SPACES) | 907 STALLS |
| ACCESSIBLE PARKING REQUIRED (# SPACES) | 19 STALLS / 3 VAN |
| ACCESSIBLE SURFACE PARKING (# SPACES) | 12 STALLS |
| ACCESSIBLE GARAGE PARKING (# SPACES) | 34 STALLS |
| ACCESSIBLE PARKING PROVIDED (# SPACES) | 46 STALLS |
| LANDSCAPE AREA | 44,600 SF |
| OUTDOOR COMMON AREA PROVIDED | 41,510 SF |
| SITE OPEN SPACE AREA PROVIDED | 44,600 SF |
| OTHER LANDSCAPE AREA PROVIDED | 33,553 SF |
| TOTAL LANDSCAPE PROVIDED | 165,768 SF |
| IMPERVIOUS AREA | |
| BUILDING FOOTPRINT AREA | 236,307 SF |
| AREA OF SIDEWALK PAVEMENT & OTHER IMPERVIOUS FLATWORK | 199,900 SF |
| TOTAL IMPERVIOUS AREA | 436,207 SF |
| SUM OF TOTAL LANDSCAPE AREA + TOTAL IMPERVIOUS AREA | 601,915 SF |
| NOTE: SUM MUST EQUAL LOT AREA | |

CITY OF PLANO SITE PLAN GENERAL NOTES

1. BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.
3. HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE.
4. FIVE-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY. UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIERS/FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.
5. MECHANICAL UNITS, COMPRESSORS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
6. ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTION DEPARTMENT.
7. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
8. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
9. BUILDING FACIES WITHIN THE DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.
10. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 4.466 OF THE CODE OF ORDINANCES.
11. PLEASE CONTACT THE BUILDING INSPECTION DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.
12. ALL ELECTRICAL, TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND WHERE REQUIRED.
13. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

PROJECT #: PSP2018-029 & GTS2018-021
CMS ADDITION
LOT 2, BLOCK A
13.98 AC.
SITUATED IN THE
HENRY COOK SURVEY, ABSTRACT NO. 183
CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER
Nexus Investor Investments LTD
10 S. Blair Hollow Ln Unit B8
Bedford, Texas 76021
Email: glaucas@nexusinvestments.com

ARCHITECT
Nexus Investor Architecture Group
2344 Highway 121, Suite 100
Bedford, Texas 76021
Contact: Kara Kroyner
Email: kara@nexusinvest.com

CIVIL ENGINEER
Kimley»Horn
6750 Genesis Court, Suite 200
Frisco, TX 75034
Contact: Jared Mathis, P.E.
Email: jared.mathis@kimleyhorn.com
State of Texas
Registration No. F-928

DATE OF PREPARATION: 10/12/2018

DATE: 10/12/2018
PROJECT NO: 063227612
SHEET NUMBER: 1 OF 1

Kimley»Horn
6750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
WWW.KIMLEYHORN.COM
TEAMS REGISTERED ENGINEERING FIRM # 628

PRELIMINARY SITE PLAN AND GENERAL TREE SURVEY
MIXED-USE PLANO PARKWAY & DALLAS NORTH TOLLWAY
CITY OF PLANO, TEXAS

DATE: 10/12/2018
PROJECT NO: 063227612
SHEET NUMBER: 1 OF 1

Zoning Case 2018-014

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 rezone 19.3 acres of land out of the Mary A. Taylor Survey, Abstract No. 897, located at the northwest corner of the Dallas North Tollway and Plano Parkway in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-25-Regional Commercial; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 12th day of November 2018, for the purpose of considering rezoning 19.3 acres of land out of the Mary A. Taylor Survey, Abstract No. 897, located at the northwest corner of the Dallas North Tollway and Plano Parkway in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-25-Regional Commercial; and

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

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 26th day of November 2018; and

WHEREAS, the City Council is of the opinion and finds that such rezoning 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 rezone 19.3 acres of land out of the Mary A. Taylor Survey, Abstract No. 897, located at the northwest corner of the Dallas North Tollway and Plano Parkway in the City of Plano, Collin County, Texas, from Regional Commercial to Planned Development-25-Regional Commercial, said property being described in the legal description on Exhibit A attached hereto.

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

The permitted uses and standards shall be in accordance with the Regional Commercial (RC) zoning district, unless otherwise specified herein:

1. Additional Permitted Uses:

- a. Assisted Living Facility
- b. Independent Living Facility

2. Standards for Assisted and Independent Living Facilities:

- a. Maximum total number of combined assisted living facility and independent living facility units: 650
- b. Setbacks
 - i. Minimum setback from the centerline of the main lanes of the Dallas North Tollway: 350 feet
 - ii. If located within 500 feet of the centerline of the main lanes of the Dallas North Tollway, a nonresidential building or buildings, including parking structures must be constructed between buildings and the frontage road of the Dallas North Tollway. The nonresidential building(s) must be a minimum of 4 stories in height, and equal or greater linear square footage as measured along a street when compared with the retirement housing building(s).
- c. 75% of all independent living facility units must have one of the following design features: a true balcony, stoop, or patio to create outdoor living space.
- d. No building facade may exceed a length of 150 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
- e. Buildings must have a usable outdoor terrace on the highest three floors. Terraces will be tiered so that they are stepped back on the two highest floors.
- f. Noise Mitigation
 - i. Windows on the sides of the buildings facing the Dallas North Tollway must have a sound transmission class of 35 or greater.
 - ii. Building facades with a direct line of sight to the Dallas North Tollway should minimize exterior use areas where possible.

3. Maximum Floor Area Ratio: 2:1

4. Landscape Standards:

- a. The Dallas North Tollway and Plano Parkway landscape edges must be in conformance with the Dallas North Tollway Overlay District requirements, and trees must be planted at an average of 30 feet of linear frontage.
- b. Along the north and west property lines, trees must be planted at an average of 40 feet on-center and consist of 1 large shade tree species.

5. Height:

a. Minimum Height:

- i. Assisted living and independent living: 5 story, 70 feet.
- ii. Medical and professional/general administrative office: 4 story, 60 feet.

b. Maximum Height for Structured Parking: 6 story, 84 feet.

6. Phasing: A building permit for a minimum of 45,000 square feet of medical and/or professional/general administrative office must be approved prior to or concurrent with the site plan approval of any assisted or independent living facility uses.

7. Open Space:

a. Minimum of 1.5 acres of open space must be provided.

b. For assisted living and independent living facilities, a minimum of 4% of the total building gross square footage must be allocated to interior courtyards and amenity areas.

c. Required landscaping is excluded.

d. Open space areas must have minimum dimensions of 24 feet by 80 feet and be a minimum of 3,500 square feet in size.

8. Parking Space Schedule for Health/Fitness Use: One space for each 200 square feet.

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

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

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

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

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

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

PASSED AND APPROVED THIS THE 26TH DAY OF NOVEMBER 2018.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2018-014

Being a tract of land situated in the Mary A. Taylor Survey, Abstract No. 897, City of Plano, Collin County, Texas and being the remainder of a Lot 2, Block A, CMS Addition, an addition to the City of Plano, Collin County, Texas according to the plat filed of record in Volume M, Page 374, Plat Records Collin County, Texas, also being portions of the Dallas North Tollway (a variable width right of way) and Plano Parkway (a variable width right of way), said tract being more particularly described as follows:

Beginning at the approximate centerline intersection of said Dallas North Tollway and Plano Parkway for the southeast corner of this tract;

Thence, leaving said Dallas North Tollway centerline, with the approximate centerline of said Plano Parkway the following four (4) courses and distances: North 89°56'08" West, a distance of 310.81 feet to a point for a corner of this tract at the beginning of a non-tangent curve to the right having a central angle of 23°26'55", a radius of 1020.00 feet, a chord bearing and distance of North 78°36'38" West, 414.53 feet;

With said curve to the right, an arc distance of 417.44 feet to a point for a corner of this tract and the beginning of a non-tangent curve to the right having a central angle of 03°08'52", a radius of 1000.00 feet, a chord bearing and distance of North 66°08'01" West, 54.93 feet;

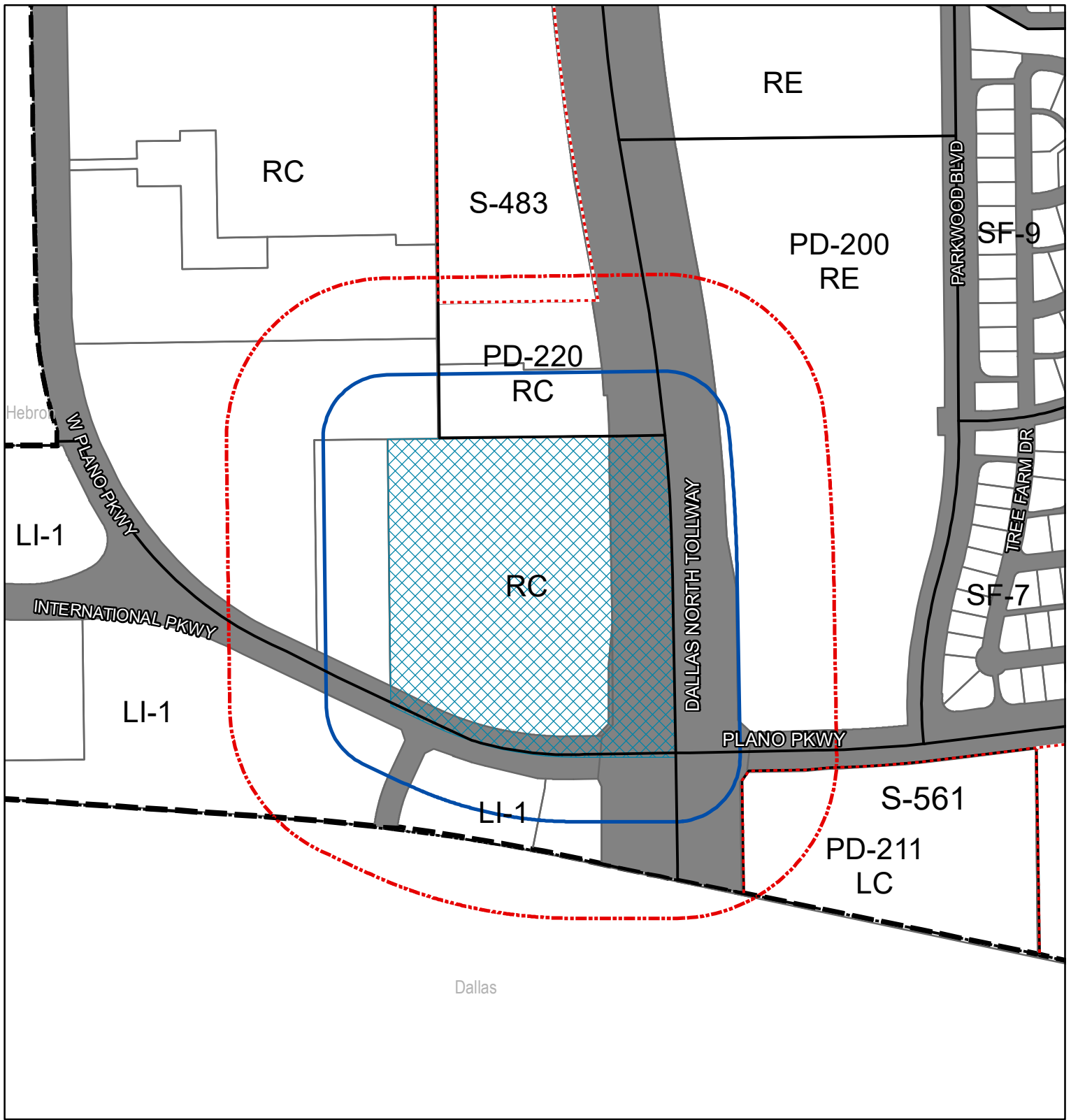
With said curve to the right, an arc distance of 54.94 feet to a point for a corner of this tract; North 64°34'29" West, a distance of 129.4 feet to a point of intersection at the projected west line of the above mentioned Lot 2, same being common with the east line of Lot 1, Block A, CMS Addition, an addition to the City of Plano according to the plat filed of record in Volume M, Page 637, Plat Records Collin County, Texas, with the approximate centerline of the above mentioned Plano Parkway and being the southwest corner of this tract;

Thence, North 0°42'26" West, leaving said centerline, with said common line, a distance of 827.30 feet to a point in the most northerly south line of Lot 1, Block B, Billingsley Office Building Addition, an addition to the City of Plano, Collin County, Texas according to the plat filed of record in Volume 2014, Page 298, Plat Records Collin County, Texas, said point being the northeast corner of said Lot 1, Block A CMS Addition and the common northwest corner of said Lot 2 and this tract;

Thence, North 89°14'34" East, leaving said common corner, with a portion of said southerly line, passing at a distance of 164.00 feet the most easterly southeast corner of said Lot 1, Block B, same being the southwest corner of Lot 1, Block 1, U-Haul Addition an addition to the City of Plano, Collin County, Texas according to the plat filed of record in Volume K, Page 600, Plat Records Collin County, Texas, continuing with the south line of said U-Haul addition, same being the north line of said Lot 2 and this tract, projecting said line to a point of intersection with the approximate centerline of the above mentioned Dallas North Tollway for a total distance of 860.13 feet to a point for the northeast corner of this tract and the beginning of a non-tangent curve to the right having a central angle of 04°36'52", a radius of 5600.00 feet, a chord bearing and distance of South 03°14'28" East, 450.88 feet;

With said curve to the right and centerline, an arc distance of 451.00 feet to a point for a corner of this tract;

Thence, South 0°56'03" East, with said centerline, a distance of 548.51 feet to the POINT OF BEGINNING and CONTAINING 840,573 square feet or 19.297 acres of land, more or less.

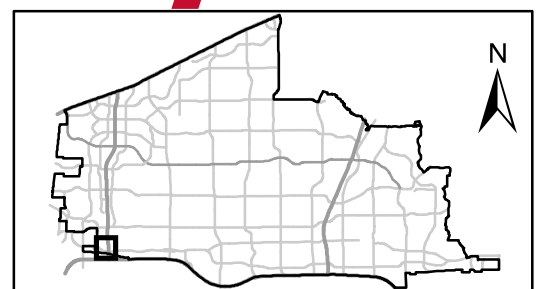


Zoning Case #: 2018-014

Existing Zoning: Regional Commercial (RC)

Proposed Zoning: Planned Development-Regional Commercial (PD-RC)

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





CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: Zoning

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

CAPTION

Public Hearing and adoption of Ordinance No. 2018-11-21 as requested in Zoning Case 2018-022 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-21-Corridor Commercial on 93.9 acres of land located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive in the City of Plano, Collin County, Texas, in order to modify Section 2 (General Standards) of the Planned Development; 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. Applicants: AR LC, LLC and DRI/Maple Legacy Central, LLC **Conducted and Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: 2018-19 | 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

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

Built Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------------------|-------------|--------------------|
| ZC 2018-022 Follow-Up | 11/13/2018 | P/Z Follow-up Memo |
| ZC 2018-022 Write-Up | 11/13/2018 | Staff Report |
| ZC 2018-022 Locator | 11/13/2018 | Map |
| ZC 2018-022 Aerial | 11/13/2018 | Map |
| ZC 2018-022 Zoning Exhibit (Bold) | 11/13/2018 | Map |
| ZC 2018-022 Revised Concept Plan | 11/13/2018 | Map |
| ZC 2018-022 Ordinance with Exhibits | 11/14/2018 | Ordinance |

DATE: November 6, 2018
TO: Honorable Mayor & City Council
FROM: M. Nathan Barbera, 1st Vice Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of November 5, 2018

AGENDA ITEM NO. 1A - PUBLIC HEARING

ZONING CASE 2018-022

APPLICANT: AR LC, LLC AND DRI/MAPLE LEGACY CENTRAL, LLC

Request to amend Planned Development-21-Corridor Commercial on 93.9 acres located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive in order to modify Section 2 (General Standards) of the Planned Development. Zoned Planned Development-21-Corridor Commercial. Tabled October 15, 2018. Project #ZC2018-022.

| | | | |
|--|--------------------------|-------------------------|--------------------------|
| Speaker Card(s) Received | Support: <u>1</u> | Oppose: <u>0</u> | Neutral: <u>0</u> |
| Letters Received Within 200' Notice Area: | Support: <u>2</u> | Oppose: <u>0</u> | Neutral: <u>0</u> |
| Petition Signatures Received: | Support: <u>0</u> | Oppose: <u>0</u> | Neutral: <u>0</u> |
| Other Responses: | Support: <u>1</u> | Oppose: <u>0</u> | Neutral: <u>0</u> |

APPROVED: 7-0 **DENIED:** _____ **TABLED:** _____

STIPULATIONS:

Recommended for approval as noted below:

(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

2. General Standards:

- a. Minimum residential setback from the centerline of the main lanes of U.S. Highway 75: 260 feet
- b. If residential is located within 450 feet of the centerline of U.S. Highway 75, a nonresidential building or buildings, including parking structures, must be constructed between the residential units and the frontage road of U.S. Highway 75.
- c. Nonresidential setback from U.S. Highway 75 right-of-way: 25 feet

- d. Setbacks from ~~Declaration Dr., Maroon Ln., and Superior Ave.~~ (Public Ways): Buildings must have a minimum of 75% of their facade within 20 feet of the back of curb or within 20 feet of public open space unless restricted by easements. Where easements are present, a minimum of 75% of each facade must be built to the easement line.
- e. Maximum Floor Area Ratio: None
- f. Maximum Height of Nonresidential Uses:
 - i. Buildings within 750 feet of the centerline of the main lanes of U.S. Highway 75 may not exceed 20 stories, 325 feet in height.
 - ii. Buildings within all other portions of the property may not exceed 4 stories in height.
 - iii. Buildings must comply with the height restrictions related to adjacent to residential zoning, including but not limited to, Section 13.500 of the Zoning Ordinance.
- g. Maximum Lot Coverage of Nonresidential Uses: 70%

FOR CITY COUNCIL MEETING OF: November 26, 2018 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

RA/kl

xc: Eric Fleiss, AR-LC, LLC
Megan Smith, DRI/Maple Legacy Central, LLC
William Dahlstrom, Jackson Walker, LLP
Alex Rathbun, Kimley-Horn & Associates, Inc.

<https://goo.gl/maps/apd7uYgHoH32>

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 5, 2018

Agenda Item No. 1A

Public Hearing: Zoning Case 2018-022

Applicant: AR LC, LLC and DRI/Maple Legacy Central, LLC

DESCRIPTION:

Request to amend Planned Development-21-Corridor Commercial on 93.9 acres located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive in order to modify Section 2 (General Standards) of the Planned Development. Zoned Planned Development-21-Corridor Commercial. Tabled October 15, 2018. Project #ZC2018-022.

REMARKS:

This is a request to amend Planned Development-21-Corridor Commercial (PD-21-CC) to modify general standards of the planned development district. The CC district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors. The regulations and standards of this district are reflective of the high traffic volumes and high visibility of these regional highways. A PD district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off- and onsite conditions.

PD-21-CC was initially established in 2016. The subject property includes existing professional/general administrative offices with multifamily residences, restaurant, and retail uses under construction. With this request, the applicant is proposing amendments related to naming of public ways and standards for scale of nonresidential development specified within Section 2 (General Standards) of PD-21-CC. A revised concept plan, Breezeway Farms Block 1, Lots 1R–14 accompanies this request as Agenda Item 1B.

Floor Area Ratio, Height, and Lot Coverage

The planned development was established to create a walkable, pedestrian friendly office campus with a mix of uses. However, during the original request, the floor area ratio of development was not fully known as designs were being further refined. The Zoning Ordinance defines floor area ratio as “the floor area of a main building or buildings on a lot, divided by the lot area.” Currently, the existing zoning requires a maximum 1:1 floor area ratio for nonresidential uses, and the overall floor area ratio for the site is anticipated

at 1:1 based on the companion concept plan. However, because this ratio is calculated on a lot by lot basis, as the property is further subdivided, future development is anticipated to exceed the current allowed ratio on some lots. Similarly, the standards for lot coverage are also proposed to be amended. Lot coverage is defined as the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot.

As shown on the attached concept plan, most of the new development is occurring along the U.S. Highway 75 frontage road, adjacent to a centralized drive designed with urban street standards. This area is typically within 750 feet of the centerline of U.S. Highway 75, and it is the applicant's intent to subdivide this portion of the property into smaller lots to accommodate individual ownership of future hotel, office, and restaurant uses. To achieve the intended development form, the applicant is proposing to remove the floor area ratio requirement for the entire planned development and instead, restrict intensity of nonresidential development exclusively through height and lot coverage restrictions. As proposed, the height will be restricted to 20 stories, 325 feet, along the U.S. Highway 75 frontage road (consistent with standard CC zoning limitations) and limited to a maximum of four stories for all other portions of the property. The planned development will still be subject to zoning height restrictions adjacent to residential zoning per Section 13.500 (Yard Regulations). The proposed lot coverage is 70% for nonresidential uses (consistent with CC zoning for lots with parking garages). Staff believes the proposed amendments are in conformance with the initial intent of the zoning to allow for a pedestrian-oriented, mixed-use office campus development generally consistent with CC standards, but allowing more flexibility in lot subdivision and ownership.

Public Way Street Names

The PD contains standards which include specific names of public ways, which are privately maintained drives used as streets within the development. As part of this request, the applicant is proposing to remove exclusive name references so that these names may be modified in the future. Names were initially included as a means of providing a precise location for specific setbacks, and the applicant has agreed to apply the setbacks to all public ways, rather than just those initially indicated. This modification will not impact the layout or other standards as proposed within the companion concept plan. Staff is in support of this amendment.

SUMMARY:

This is a request to amend Planned Development-21-Corridor Commercial on 93.9 acres located on the west side of U.S. Highway 75 to modify standards pertaining to the naming of public ways and standards for scale of nonresidential development. Staff believes the requested amendments are consistent with the intended form of development as originally approved in 2016. For these reasons, staff is in support of the applicant's request.

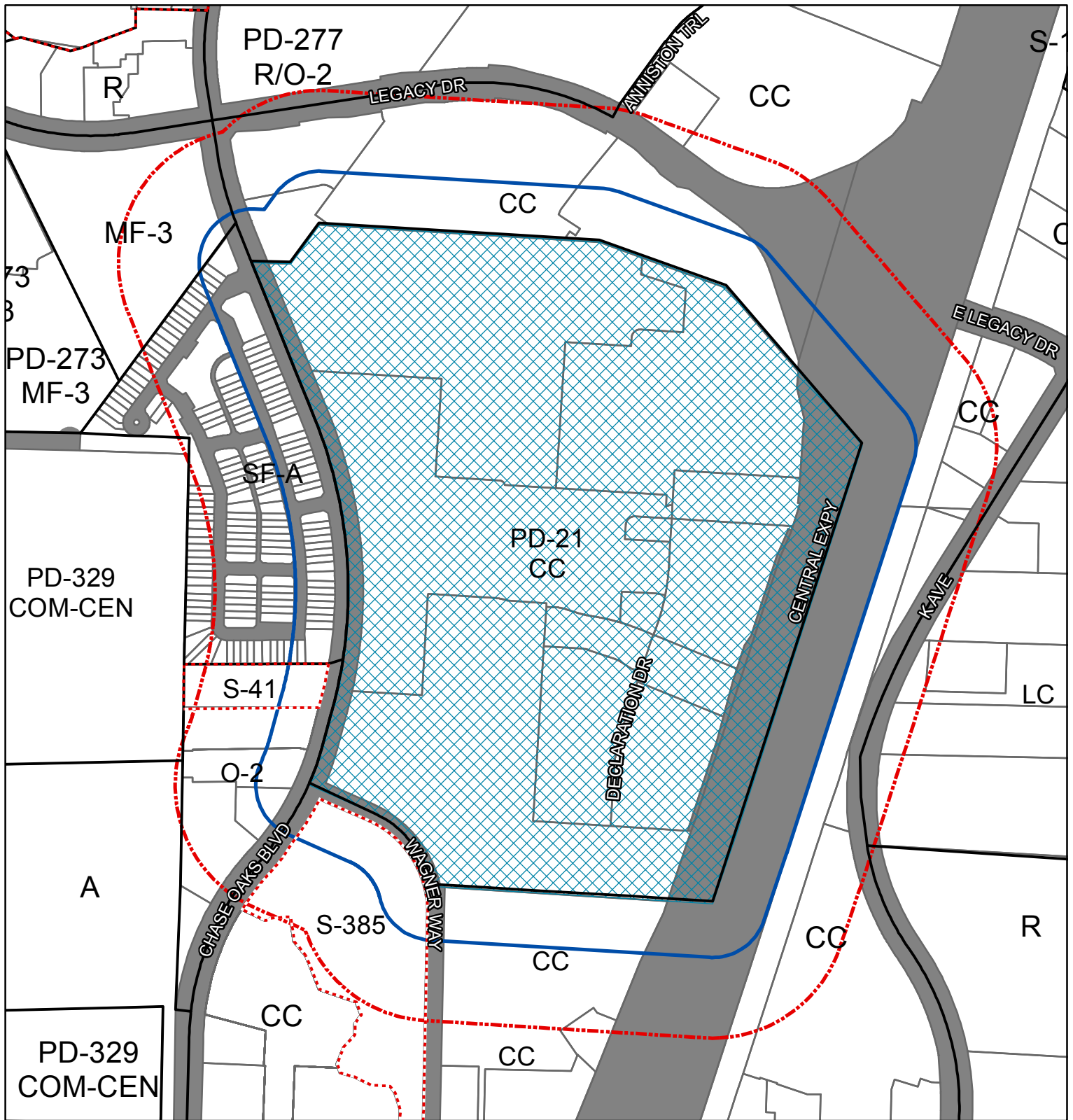
RECOMMENDATION:

Recommended for approval as noted below:

(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

2. General Standards:

- a. Minimum residential setback from the centerline of the main lanes of U.S. Highway 75: 260 feet
- b. If residential is located within 450 feet of the centerline of U.S. Highway 75, a nonresidential building or buildings, including parking structures, must be constructed between the residential units and the frontage road of U.S. Highway 75.
- c. Nonresidential setback from U.S. Highway 75 right-of-way: 25 feet
- d. Setbacks from ~~Declaration Dr., Maroon Ln., and Superior Ave.~~ (Public Ways): Buildings must have a minimum of 75% of their facade within 20 feet of the back of curb or within 20 feet of public open space unless restricted by easements. Where easements are present, a minimum of 75% of each facade must be built to the easement line.
- e. Maximum Floor Area Ratio: None
- f. Maximum Height of Nonresidential Uses:
 - i. Buildings within 750 feet of the centerline of the main lanes of U.S. Highway 75 may not exceed 20 stories, 325 feet in height.
 - ii. Buildings within all other portions of the property may not exceed 4 stories in height.
 - iii. Buildings must comply with the height restrictions related to adjacent to residential zoning, including but not limited to, Section 13.500 of the Zoning Ordinance.
- g. Maximum Lot Coverage of Nonresidential Uses: 70%

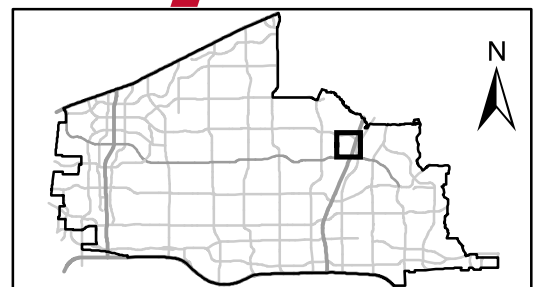


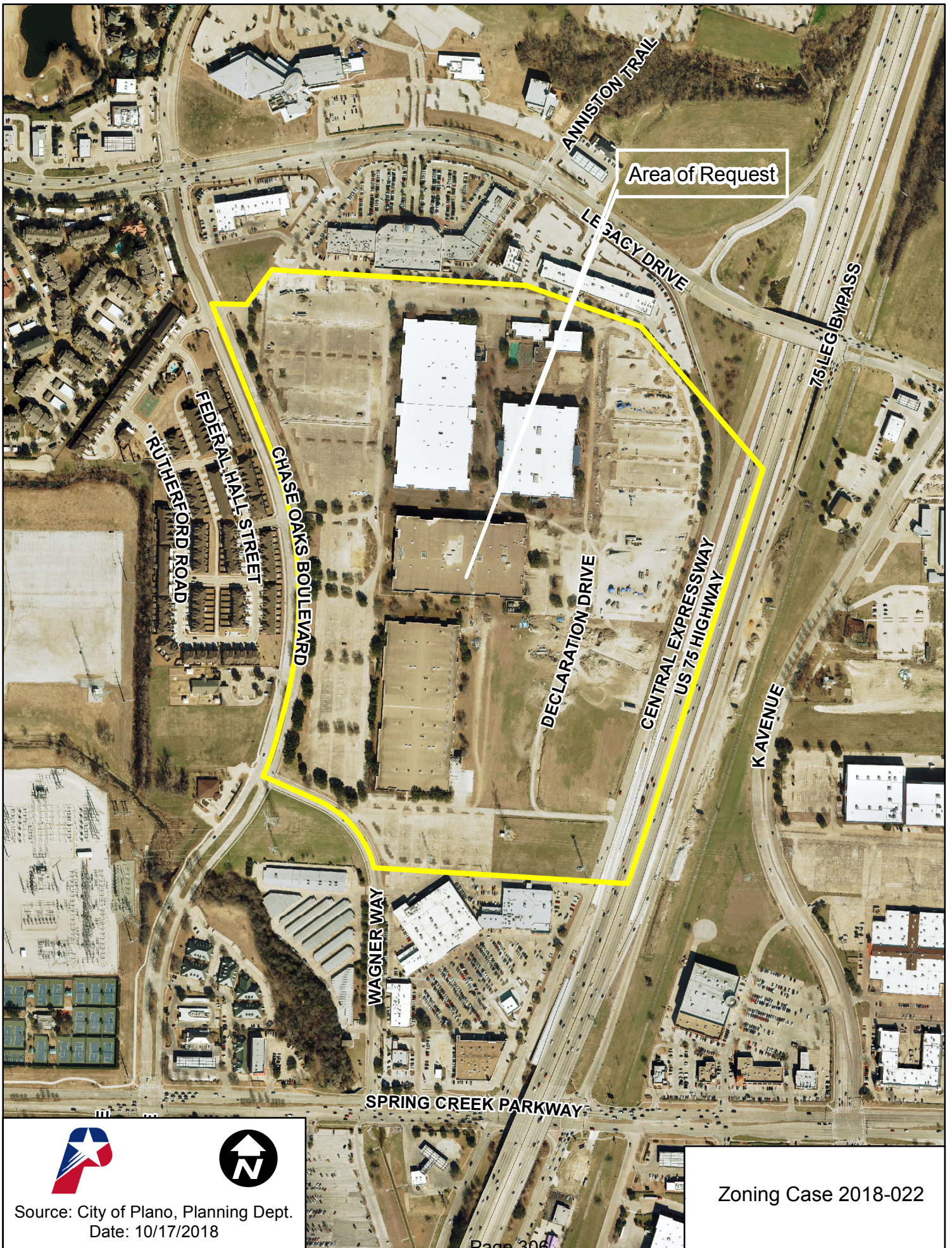
Zoning Case #: 2018-022

Existing Zoning: Planned Development-21-Corridor Commercial (PD-21-CC)

Proposed Zoning: Amend Planned Development-21-Corridor Commercial (PD-21-CC)

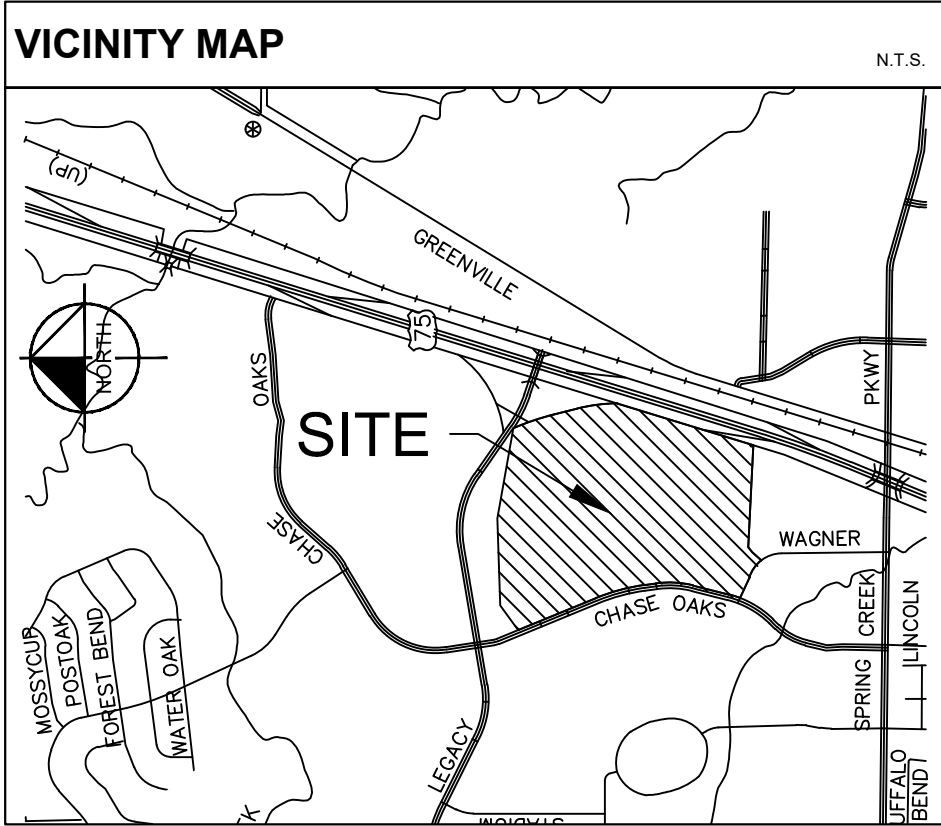
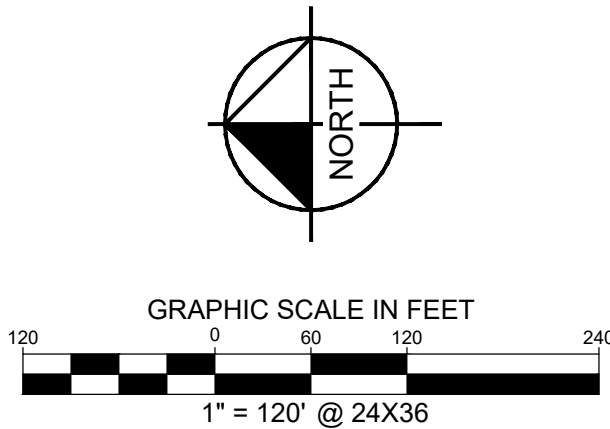
--- Zoning Boundary Change/SUP - - - Specific Use Permit [X] Subject Property
 - - - City Limits [] 500' Courtesy Notification Buffer [] Right-of-Way
 --- Zoning Boundary [] 200' Notification Buffer





Source: City of Plano, Planning Dept.
Date: 10/17/2018

Zoning Case 2018-022



LEGAL DESCRIPTION
93.90 ACRES

BEING a tract of land situated in the Daniel Rowlett Survey, Abstract No. 738, City of Plano, Collin County, Texas; and being all of Lots 1R, 4R, 5R, 6R, and 8R, Block 1, Breezeway Farms Addition, Lots 1R-8R, Block 1, an addition to the City of Plano, Texas according to the plat recorded in Volume 2017, Page 640, Official Public Records of Collin County, Texas; and being all of Lots 2R and 7R, Block 1, Breezeway Farms Addition, Lots 2R, 3R, and 7R, Block 1, an addition to the City of Plano, Texas according to the plat recorded in Volume 2018, Page 455 of said Official Public Records; and being all of Lots 3R, 9, 10, and 11, Block 1, Breezeway Farms Addition, Lots 3R, 9, 10, and 11, Block 1, an addition to the City of Plano, Texas according to the plat recorded in Volume 2018, Page 462 of said Official Public Records; and being part of U.S. Highway 75 - Central Expressway (a variable width right-of-way), Wagner Way (65-foot wide right-of-way), and Chase Oaks Boulevard (110-foot wide right-of-way); and being more particularly described as follows:

BEGINNING at a point at the centerline intersection of said Wagner Way and said Chase Oaks Boulevard, and being the beginning of a curve to the left having a central angle of 8°42'20", a radius of 1000.00 feet, a chord bearing and distance of North 19°30'25" East, 151.80 feet;

THENCE with said centerline of Chase Oaks Boulevard, the following courses and distances to wit:

In a northeasterly direction, with said curve to the left, an arc distance of 151.94 feet to a point for corner;
North 15°09'15" East, a distance of 140.26 feet to a point at the beginning of a tangent curve to the left having a central angle of 37°16'20", a radius of 1700.00 feet, a chord bearing and distance of North 3°28'55" West, 1086.49 feet;
In a northwesterly direction, with said curve to the left, an arc distance of 1105.89 feet to a point for corner;
North 22°07'05" West, a distance of 243.32 feet to a point for corner;
North 22°03'53" West, a distance of 382.34 feet to a point for corner;

THENCE departing said centerline of Chase Oaks Boulevard and with the south line of Lot 3, Block 1, Central Legacy Plaza, an addition to the City of Plano, Texas according to the plat recorded in Volume 2006, Page 791 of said Official Public Records, the following courses and distances:

South 88°42'09" East, a distance of 142.03 feet to a point for corner;
North 36°17'27" East, a distance of 179.31 feet to a point for corner;
South 86°32'49" East, passing at a distance of 43.76 feet the southwest corner of Lot 1R, Block 1, Central Legacy Plaza, an addition to the City of Plano, Texas according to the plat recorded in Volume 2015, Page 529 of said Official Public Records, passing at a distance of 913.23 feet the southwest corner of said Lot 4R, Block 1, Central Legacy Plaza, continuing with the south line of said Lot 4R, in all a total distance of 1046.70 feet to a point for corner;

THENCE continuing with said south line of Lot 4R, Block 1, Central Legacy Plaza, the following courses and distances:

South 70°17'07" East, a distance of 500.00 feet to a point for corner;
South 40°42'45" East, a distance of 773.43 feet to a point in the centerline of said U.S. Highway 75 - Central Expressway;

THENCE with said centerline of U.S. Highway 75 - Central Expressway, the following courses and distances to wit:

South 17°51'28" West, a distance of 1526.21 feet to a point for corner;
South 18°44'18" West, a distance of 266.37 feet to a point for corner;

THENCE departing said centerline of U.S. Highway 75 - Central Expressway and with the north line of said Lot 1R, Block 1, Pearcy/Christon Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume 2010, Page 184 of said Official Public Records, North 86°32'49" West, a distance of 1045.34 feet to a point in said centerline of Wagner Way, and being the beginning of a non-tangent curve to the left having a central angle of 52°55'32", a radius of 400.00 feet, a chord bearing and distance of North 39°40'39" West, 356.49 feet;

THENCE with said centerline of Wagner Way, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 369.49 feet to a point for corner;
North 66°08'25" West, a distance of 251.04 feet to the POINT OF BEGINNING and containing 93.90 acres (4,090,284 square feet) of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ZONING CASE # 2018-022
ZONING EXHIBIT
93.90 ACRES
DANIEL ROWLETT SURVEY,
ABSTRACT NO. 738
CITY OF PLANO, COLLIN COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3620

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| NA | RAR | BJM | SEP. 2018 | 064493500 | 1 OF 1 |

NOTES

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THE PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

OWNER

DRIMAPLE LEGACY CENTRAL, LLC
3819 MAPLE AVENUE
DALLAS, TEXAS 75219
PH. (214) 922-8400
CONTACT: MATT ENZLER

OWNER

AR LC, LLC
11990 SAN VICENTE
BOULEVARD, SUITE 200
LOS ANGELES, CALIFORNIA 90049
PH. (310) 806-9800
CONTACT: SAM KRAUS

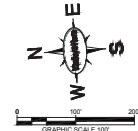
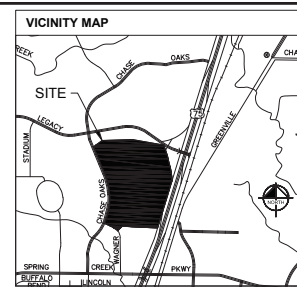
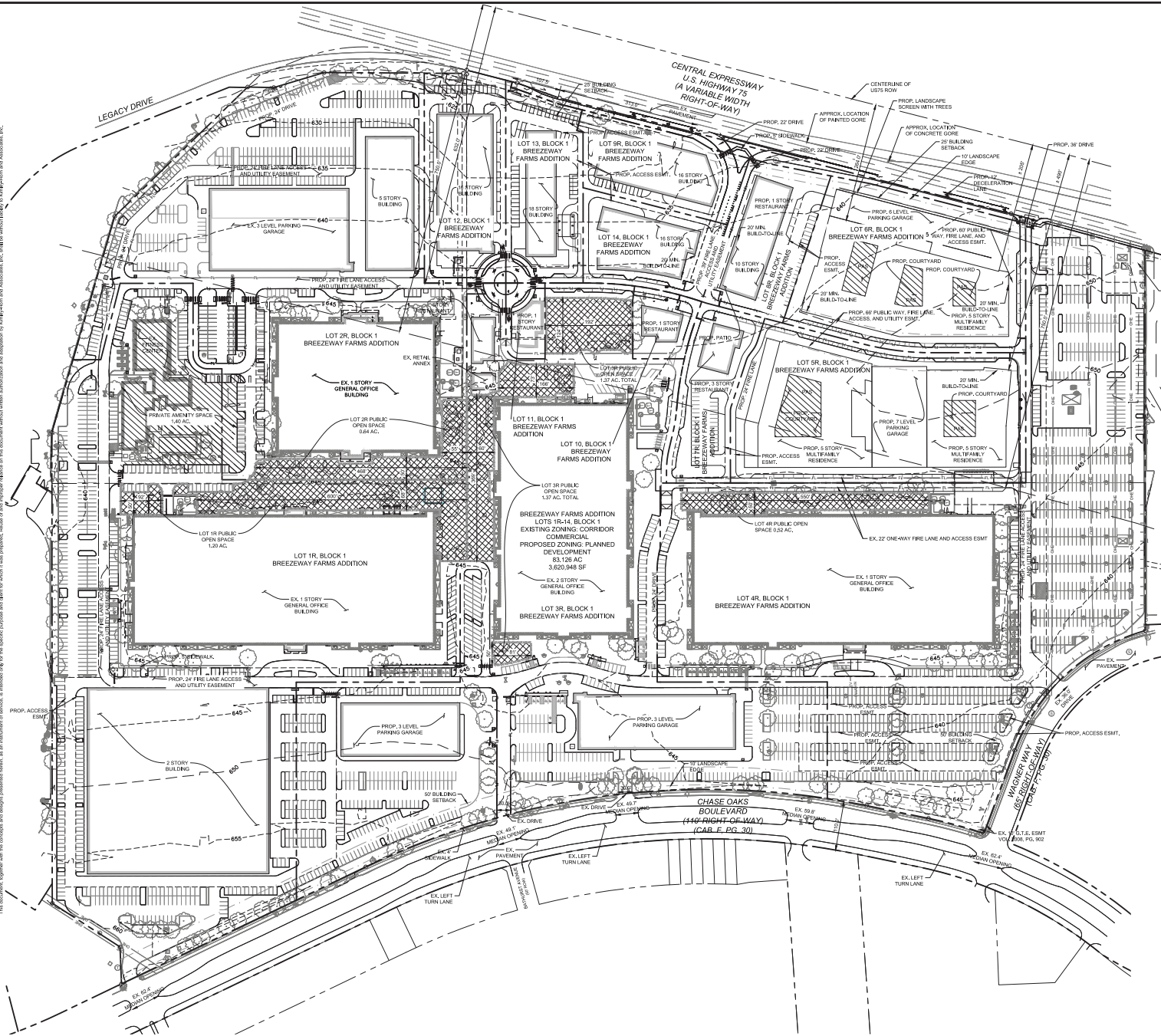
APPLICANT

KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
CONTACT: BRADLEY MOSS, P.E.
FIRM NO. F-928

SURVEYOR/PREPARER

KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
CONTACT: J. ANDY DOBBS, P.E.
FIRM NO. F-928

Kimley-Horn and Associates, Inc. is a registered professional engineering firm in the State of California. The design of this project was prepared by Kimley-Horn and Associates, Inc. under the supervision of a Professional Engineer. The design of this project was prepared by Kimley-Horn and Associates, Inc. under the supervision of a Professional Engineer. The design of this project was prepared by Kimley-Horn and Associates, Inc. under the supervision of a Professional Engineer.



| LEGEND | |
|--------|--|
| | PUBLIC OPEN SPACE = 3.73 AC. |
| | PRIVATE AMENITY SPACE (PAS) = 2.11 AC. |

CITY PROJECT #RCP2018-008

REVISED CONCEPT PLAN

**LOTS 1R-14, BLOCK 1
BREEZEWAY FARMS ADDITION**

83.126 AC.
SITUATED IN THE
DANIEL ROWLETT SURVEY ABSTRACT NO. 738
CITY OF PLANO, COLLIN COUNTY, TEXAS
PREPARED : OCTOBER 29, 2018

| | |
|--|---|
| Owner/Developer: AR LC, LLC 11900 San Vicente Blvd., Suite 200 Los Angeles, California 90049 Tel. No. 310-856-6800 Contact: Jeffrey Orsini | Engineer/Applicant/Surveyor: Kimley-Horn and Associates, Inc. 13455 Noel Road Twin Galleria Office Tower, Suite 700 Tel. No. 972-770-1300 Contact: Bradley J. Miles, P.E. |
|--|---|

| | |
|--|----------------------|
| Kimley-Horn | |
| 13455 NOEL ROAD, TWIN GALLERIA TOWER SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 WWW.KIMLEY-HORN.COM TXE-6288 | |
| BREEZEWAY FARMS ADDITION LOTS 1R-14, BLOCK 1 | |
| PLANO TEXAS | |
| SHEET NUMBER 1 OF 2 | |
| DATE OCTOBER 2018 | BY JMO |
| SCALE AS SHOWN | DATE OCTOBER 2018 |
| DESIGNED BY JMO | DATE OCTOBER 2018 |
| DRAWN BY JMO | DATE OCTOBER 2018 |
| CHECKED BY JMO | DATE OCTOBER 2018 |
| APPROVED BY JMO | DATE OCTOBER 2018 |

Zoning Case 2018-022

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 Planned Development-21-Corridor Commercial on 93.9 acres of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive in the City of Plano, Collin County, Texas, in order to modify Section 2 (General Standards) of the Planned Development; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 26th day of November 2018, for the purpose of considering amending Planned Development-21-Corridor Commercial on 93.9 acres of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive in the City of Plano, Collin County, Texas, in order to modify Section 2 (General Standards) of the Planned Development; and

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

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 26th day of November 2018; and

WHEREAS, the City Council is of the opinion and finds that such amendment 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 Planned Development-21-Corridor Commercial on 93.9 acres of land out of the Daniel Rowlett Survey, Abstract No. 738, located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive in the City of Plano, Collin County, Texas, in order to modify Section 2 (General Standards) of the Planned Development, said property being described in the legal description on Exhibit A attached hereto.

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

2. General Standards:

- a. Minimum residential setback from the centerline of the main lanes of U.S. Highway 75: 260 feet
- b. If residential is located within 450 feet of the centerline of U.S. Highway 75, a nonresidential building or buildings, including parking structures, must be constructed between the residential units and the frontage road of U.S. Highway 75.
- c. Nonresidential setback from U.S. Highway 75 right-of-way: 25 feet
- d. Setbacks from Public Ways: Buildings must have a minimum of 75% of their facade within 20 feet of the back of curb or within 20 feet of public open space unless restricted by easements. Where easements are present, a minimum of 75% of each facade must be built to the easement line.
- e. Maximum Floor Area Ratio: None
- f. Maximum Height of Nonresidential Uses:
 - i. Buildings within 750 feet of the centerline of the main lanes of U.S. Highway 75 may not exceed 20 stories, 325 feet in height.
 - ii. Buildings within all other portions of the property may not exceed 4 stories in height.
 - iii. Buildings must comply with the height restrictions related to adjacent to residential zoning, including but not limited to, Section 13.500 of the Zoning Ordinance.
- g. Maximum Lot Coverage of Nonresidential Uses: 70%

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

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

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

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

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

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

PASSED AND APPROVED THIS THE 26TH DAY OF NOVEMBER 2018.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2018-022

Being a tract of land situated in the Daniel Rowlett Survey, Abstract No. 738, City of Plano, Collin County, Texas; and being all of Lots 1R, 4R, 5R, 6R, and 8R, Block 1, Breezeway Farms Addition, Lots 1R-8R, Block 1, an addition to the City of Plano, Texas according to the plat recorded in Volume 2017, Page 640, Official Public Records of Collin County, Texas; and being all of Lots 2R and 7R, Block 1, Breezeway Farms Addition, Lots 2R, 3R, and 7R, Block 1, an addition to the City of Plano, Texas according to the plat recorded in Volume 2018, Page 455 of said Official Public Records; and being all of Lots 3R, 9, 10, and 11, Block 1, Breezeway Farms Addition, Lots 3R, 9, 10, and 11, Block 1, an addition to the City of Plano, Texas according to the plat recorded in Volume 2018, Page 642 of said Official Public Records; and being part of U.S. Highway 75 - Central Expressway (a variable width right-of-way), Wagner Way (65-foot wide right-of-way), and Chase Oaks Boulevard (110-foot wide right-of-way); and being more particularly described as follows:

Beginning at a point at the centerline intersection of said Wagner Way and said Chase Oaks Boulevard, and being the beginning of a curve to the left having a central angle of $8^{\circ}42'20''$, a radius of 1000.00 feet, a chord bearing and distance of North $19^{\circ}30'25''$ East, 151.80 feet;

Thence with said centerline of Chase Oaks Boulevard, the following courses and distances to wit: In a northeasterly direction, with said curve to the left, an arc distance of 151.94 feet to a point for corner; North $15^{\circ}09'15''$ East, a distance of 140.26 feet to a point at the beginning of a tangent curve to the left having a central angle of $37^{\circ}16'20''$, a radius of 1700.00 feet, a chord bearing and distance of North $3^{\circ}28'55''$ West, 1086.49 feet; In a northwesterly direction, with said curve to the left, an arc distance of 1105.89 feet to a point for corner; North $22^{\circ}07'05''$ West, a distance of 243.32 feet to a point for corner; North $22^{\circ}03'53''$ West, a distance of 382.34 feet to a point for corner;

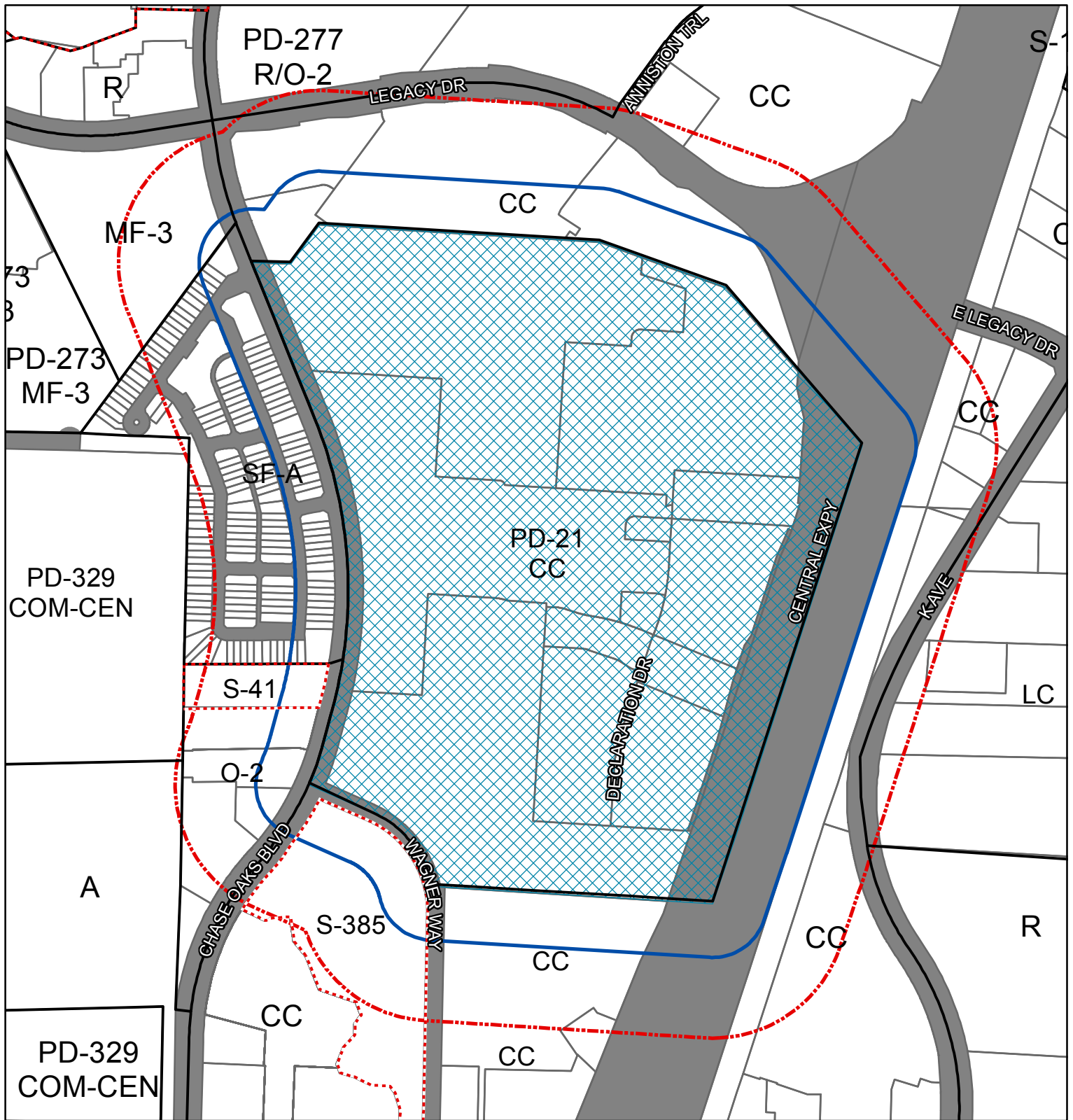
Thence departing said centerline of Chase Oaks Boulevard and with the south line of Lot 3, Block 1, Central Legacy Plaza, an addition to the City of Plano, Texas according to the plat recorded in Volume 2006, Page 791 of said Official Public Records, the following courses and distances: South $88^{\circ}42'09''$ East, a distance of 142.03 feet to a point for corner; North $36^{\circ}17'27''$ East, a distance of 179.31 feet to a point for corner; South $86^{\circ}32'49''$ East, passing at a distance of 43.76 feet the southwest corner of Lot 1R, Block 1, Central Legacy Plaza, an addition to the City of Plano, Texas according to the plat recorded in Volume 2015, Page 529 of said Official Public Records, passing at a distance of 913.23 feet the southwest corner of said Lot 4R, Block 1, Central Legacy Plaza, continuing with the south line of said Lot 4R, in all a total distance of 1046.70 feet to a point for corner;

Thence continuing with said south line of Lot 4R, Block 1, Central Legacy Plaza, the following courses and distances: South $70^{\circ}17'07''$ East, a distance of 500.00 feet to a point for corner; South $40^{\circ}42'45''$ East, a distance of 773.43 feet to a point in the centerline of said U.S. Highway 75 - Central Expressway;

Thence with said centerline of U.S. Highway 75 - Central Expressway, the following courses and distances to wit: South $17^{\circ}51'28''$ West, a distance of 1526.21 feet to a point for corner; South $18^{\circ}44'18''$ West, a distance of 266.37 feet to a point for corner;

Thence departing said centerline of U.S. Highway 75 - Central Expressway and with the north line of said Lot 1R, Block 1, Percy/Christon Addition, an addition to the City of Plano, Texas according to the plat recorded in Volume 2010, Page 184 of said Official Public Records, North $86^{\circ}32'49''$ West, a distance of 1045.34 feet to a point in said centerline of Wagner Way, and being the beginning of a non-tangent curve to the left having a central angle of $52^{\circ}55'32''$, a radius of 400.00 feet, a chord bearing and distance of North $39^{\circ}40'39''$ West, 356.49 feet;

Thence with said centerline of Wagner Way, the following courses and distances: In a northwesterly direction, with said curve to the left, an arc distance of 369.49 feet to a point for corner; North $66^{\circ}08'25''$ West, a distance of 251.04 feet to the POINT OF BEGINNING and CONTAINING 93.90 acres of land.

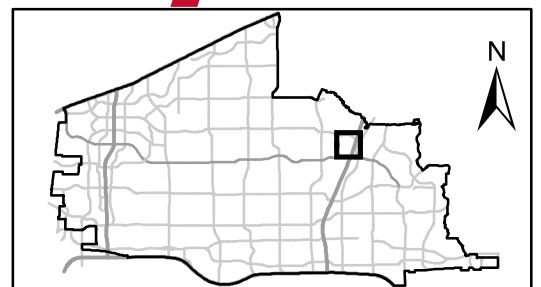


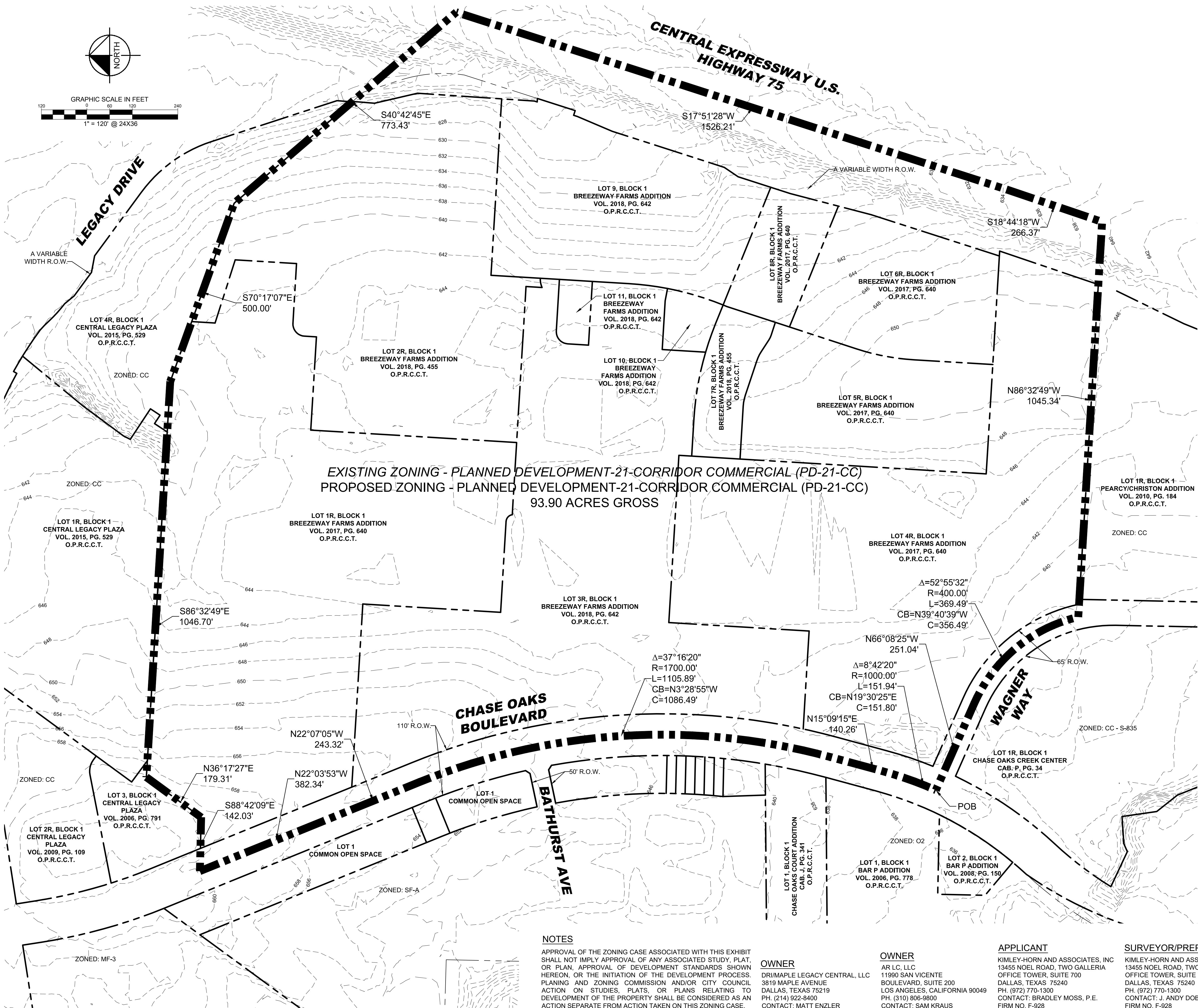
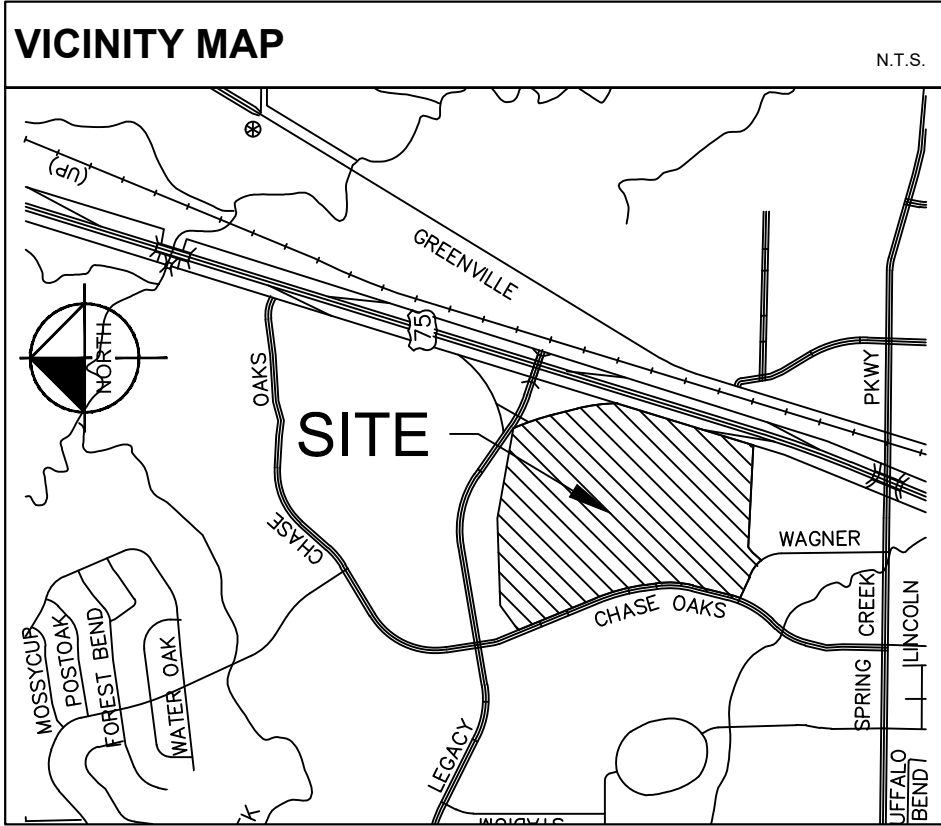
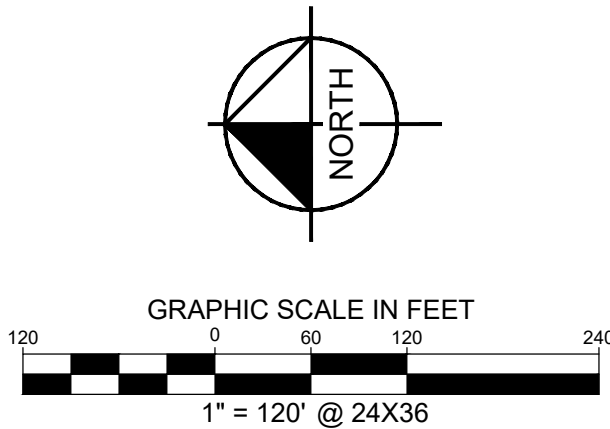
Zoning Case #: 2018-022

Existing Zoning: Planned Development-21-Corridor Commercial (PD-21-CC)

Proposed Zoning: Amend Planned Development-21-Corridor Commercial (PD-21-CC)

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





LEGAL DESCRIPTION
93.90 ACRES

BEING a tract of land situated in the Daniel Rowlett Survey, Abstract No. 738, City of Plano, Collin County, Texas; and being all of Lots 1R, 4R, 5R, 6R, and 8R, Block 1, Breezeway Farms Addition, Lots 1R-8R, Block 1, an addition to the City of Plano, Texas according to the plat recorded in Volume 2017, Page 640, Official Public Records of Collin County, Texas; and being all of Lots 2R and 7R, Block 1, Breezeway Farms Addition, Lots 2R, 3R, and 7R, Block 1, an addition to the City of Plano, Texas according to the plat recorded in Volume 2018, Page 455 of said Official Public Records; and being all of Lots 3R, 9, 10, and 11, Block 1, Breezeway Farms Addition, Lots 3R, 9, 10, and 11, Block 1, an addition to the City of Plano, Texas according to the plat recorded in Volume 2018, Page 462 of said Official Public Records; and being part of U.S. Highway 75 - Central Expressway (a variable width right-of-way), Wagner Way (65-foot wide right-of-way), and Chase Oaks Boulevard (110-foot wide right-of-way); and being more particularly described as follows:

BEGINNING at a point at the centerline intersection of said Wagner Way and said Chase Oaks Boulevard, and being the beginning of a curve to the left having a central angle of 8°42'20", a radius of 1000.00 feet, a chord bearing and distance of North 19°30'25" East, 151.80 feet;

THENCE with said centerline of Chase Oaks Boulevard, the following courses and distances to wit:

In a northeasterly direction, with said curve to the left, an arc distance of 151.94 feet to a point for corner;

North 15°09'15" East, a distance of 140.26 feet to a point at the beginning of a tangent curve to the left having a central angle of 37°16'20", a radius of 1700.00 feet, a chord bearing and distance of North 3°28'55" West, 1086.49 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 1105.89 feet to a point for corner;

North 22°07'05" West, a distance of 243.32 feet to a point for corner;

North 22°03'53" West, a distance of 382.34 feet to a point for corner;

THENCE departing said centerline of Chase Oaks Boulevard and with the south line of Lot 3, Block 1, Central Legacy Plaza, an addition to the City of Plano, Texas according to the plat recorded in Volume 2006, Page 791 of said Official Public Records, the following courses and distances:

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North 36°17'27" East, a distance of 179.31 feet to a point for corner;

South 86°32'49" East, passing at a distance of 43.76 feet the southwest corner of Lot 1R, Block 1, Central Legacy Plaza, an addition to the City of Plano, Texas according to the plat recorded in Volume 2015, Page 529 of said Official Public Records, passing at a distance of 913.23 feet the southwest corner of said Lot 4R, Block 1, Central Legacy Plaza, continuing with the south line of said Lot 4R, in all a total distance of 1046.70 feet to a point for corner;

THENCE continuing with said south line of Lot 4R, Block 1, Central Legacy Plaza, the following courses and distances:

South 70°17'07" East, a distance of 500.00 feet to a point for corner;

South 40°42'45" East, a distance of 773.43 feet to a point in the centerline of said U.S. Highway 75 - Central Expressway;

THENCE with said centerline of U.S. Highway 75 - Central Expressway, the following courses and distances to wit:

South 17°51'28" West, a distance of 1526.21 feet to a point for corner;

South 18°44'18" West, a distance of 266.37 feet to a point for corner;

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THENCE with said centerline of Wagner Way, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 369.49 feet to a point for corner;

North 66°08'25" West, a distance of 251.04 feet to the **POINT OF BEGINNING** and containing 93.90 acres (4,090,284 square feet) of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

NOTES

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THE PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

OWNER
DRIMAPLE LEGACY CENTRAL, LLC
3819 MAPLE AVENUE
DALLAS, TEXAS 75219
PH. (214) 922-8400
CONTACT: MATT ENZLER

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APPLICANT
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FIRM NO. F-928

ZONING CASE # 2018-022
ZONING EXHIBIT
93.90 ACRES
DANIEL ROWLETT SURVEY,
ABSTRACT NO. 738
CITY OF PLANO, COLLIN COUNTY, TEXAS

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Scale NA
Drawn by RAR
Checked by BJM
Date SEP. 2018
Project No. 064493500
Sheet No. 1 OF 1

FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3620



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: Zoning

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

CAPTION

Public Hearing and adoption Ordinance No. 2018-11-22 as requested in Zoning Case 2018-023 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting individual Heritage Resource Designation H-36 to a 1.0 acre property located at the southeast corner of H Avenue and 16th Street, in the City of Plano, Collin County, Texas, presently zoned Downtown Business/Government and located within Heritage Resource Overlay District-20, and retaining this zoning classification; directing a change accordingly in the official zoning map of the City; and providing a repealer clause, a severability clause, and an effective date. Applicant: City of Plano **Conducted and Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: 2018-19 | 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

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

Built Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|-------------------------|-------------|--------------------|
| ZC 2018-023 Follow-Up | 11/13/2018 | P/Z Follow-up Memo |
| ZC 2018-023 Write-Up | 11/13/2018 | Staff Report |
| ZC 2018-023 Locator | 11/13/2018 | Map |
| ZC 2018-023 Aerial | 11/13/2018 | Map |
| Ordinance with Exhibits | 11/19/2018 | Ordinance |

DATE: November 6, 2018
TO: Honorable Mayor & City Council
FROM: M. Nathan Barbera, 1st Vice Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of November 5, 2018

AGENDA ITEM NO. 2 - PUBLIC HEARING
ZONING CASE 2018-023
APPLICANT: CITY OF PLANO

Request for an individual Heritage Resource Designation on 1.0 acre located at the southeast corner of H Avenue and 16th Street. Zoned Downtown Business/Government and located within the Heritage Resource Overlay District-20 (HD-20). Project #ZC2018-023.

| | | | |
|--|-------------------|------------------|-------------------|
| Speaker Card(s) Received | Support: 0 | Oppose: 0 | Neutral: 0 |
| Letters Received Within 200' Notice Area: | Support: 1 | Oppose: 0 | Neutral: 0 |
| Petition Signatures Received: | Support: 0 | Oppose: 0 | Neutral: 0 |
| Other Responses: | Support: 1 | Oppose: 0 | Neutral: 0 |

APPROVED: 7-0 **DENIED:** **TABLED:**

STIPULATIONS:

Recommended for approval subject to the Individual Designation applying to the primary structure only and not to the site.

FOR CITY COUNCIL MEETING OF: November 26, 2018 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

EM/kl

xc: Liz Del Turco, City of Plano, Parks Department

<https://goo.gl/maps/d6S2QeYDwdu>

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 5, 2018

Agenda Item No. 2

Public Hearing: Zoning Case 2018-023

Applicant: City of Plano

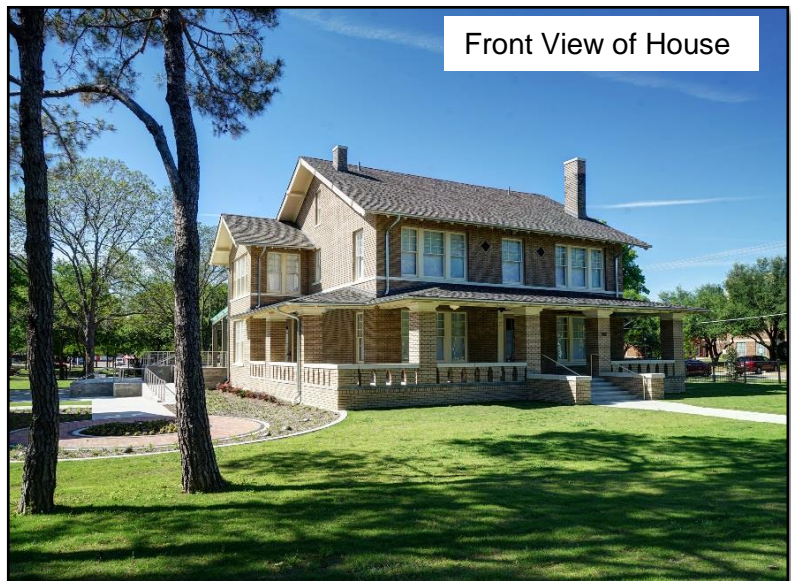
DESCRIPTION:

Request for an Individual Heritage Resource Designation on 1.0 acre located at the southeast corner of H Avenue and 16th Street. Zoned Downtown Business/Government and located within the Heritage Resource Overlay District-20 (HD-20). Project #ZC2018-023.

BACKGROUND:

This is a request for an Individual Heritage Resource Designation for the Saigling House. 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 interest and value, which reflect the heritage of the City of Plano.

There are currently 35 designated heritage resources in Plano, including two heritage districts, 31 individual landmarks, and two individually designated cemeteries. The subject property is located within Heritage Resource Overlay District-20 (HD-20), and the Saigling House is classified as a contributing structure to the district. The subject property also includes two accessory buildings, utilized as storage and restrooms. These buildings are not recommended to



be included in the requested designation due to their construction in 2016. If approved, the Saigling House would be the 36th designated heritage resource in Plano and the 13th individual landmark within HD-20.

A heritage resource designation is a zoning process that requires action by the Heritage Commission, the Planning & Zoning Commission, and City Council. The Heritage Commission recommended approval of the designation of the Saigling House at their meeting on September 25, 2018, with a vote of 5-0.



REMARKS:

Heritage Resource Designations

Historic buildings bookmark changes in architectural style and preference, and reflect a community's history to help citizens understand the people that lived in different eras, their values, and their traditions. The Saigling House was built in 1918 and exists in its original location at the southeast corner of H Avenue and East 16th Street. Today, the house is located within Haggard Park, a City of Plano public park. The city park is part of the larger Haggard Park residential neighborhood, which is also the city's first heritage resource overlay district, established in 1999. The Saigling House and Interurban Railroad Station are the only original historic structures within the city park. The Saigling House now operates as an event center.

Additionally, The Saigling House is listed on the National Register and is designated as a Recorded Texas Historical Landmark. Lastly, an individual heritage resource designation would protect the house from future alteration that is not consistent with its original Craftsman style.

The criteria for heritage resource designation are located in Section 16-110 of the City Code of Ordinances. The criteria require that any building, structure, site, or object, must be at least 50 years old and must substantially comply with two or more of the following criteria:

- (1) Possesses significance in history, architecture, archeology, or culture.

The house symbolizes the transition of Plano from an agrarian community to one of commerce.

- (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.

This request does not meet this criterion.

- (3) Is associated with events that have made a significant impact in the city's past.

This request does not meet this criterion.

- (4) Represents the work of a master designer, builder, or craftsman.

The Saigling House was designed by notable Dallas architectural firm Lang and Witchell, well known for their highrise office buildings, department stores, schools, courthouses, and residential projects in early 20th century Dallas.

- (5) Embodies the distinctive characteristics of a type, period, or method of construction.

The Saigling House was one of the first brick veneer houses in Plano and the first to have a basement and central heating system. The house is a two-story Craftsman-style residential structure; however, the exterior facade of the house lost most of its character defining elements due to multiple renovations prior to the city's purchase of the house in 2012. In 2016, the city renovated the house to reverse many changes that were made, including restoration of original materials and details throughout the structure.

- (6) Represents an established and familiar visual feature of the city.

This request does not meet this criterion.

- (7) Is identified with a person who significantly contributed to the culture and development of the city.

Previous owners of the Saigling House include Charles Frederick and Celestine Saigling, and Fred H. and Fannie Lee Elizabeth Miers, who played an important role in the narrative of Plano's economic, industrial, and civic growth.

- (8) Is a unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.

This request does not meet this criterion.

For these reasons, staff believes the request meets the minimum criteria for heritage resource designation.

Conformance to the Comprehensive Plan

Heritage Preservation Policy - *Plano will embrace its unique historical character and authenticity by identifying and preserving historic and cultural resources that promote the understanding of the city's history and enrich the city's sense of place.*

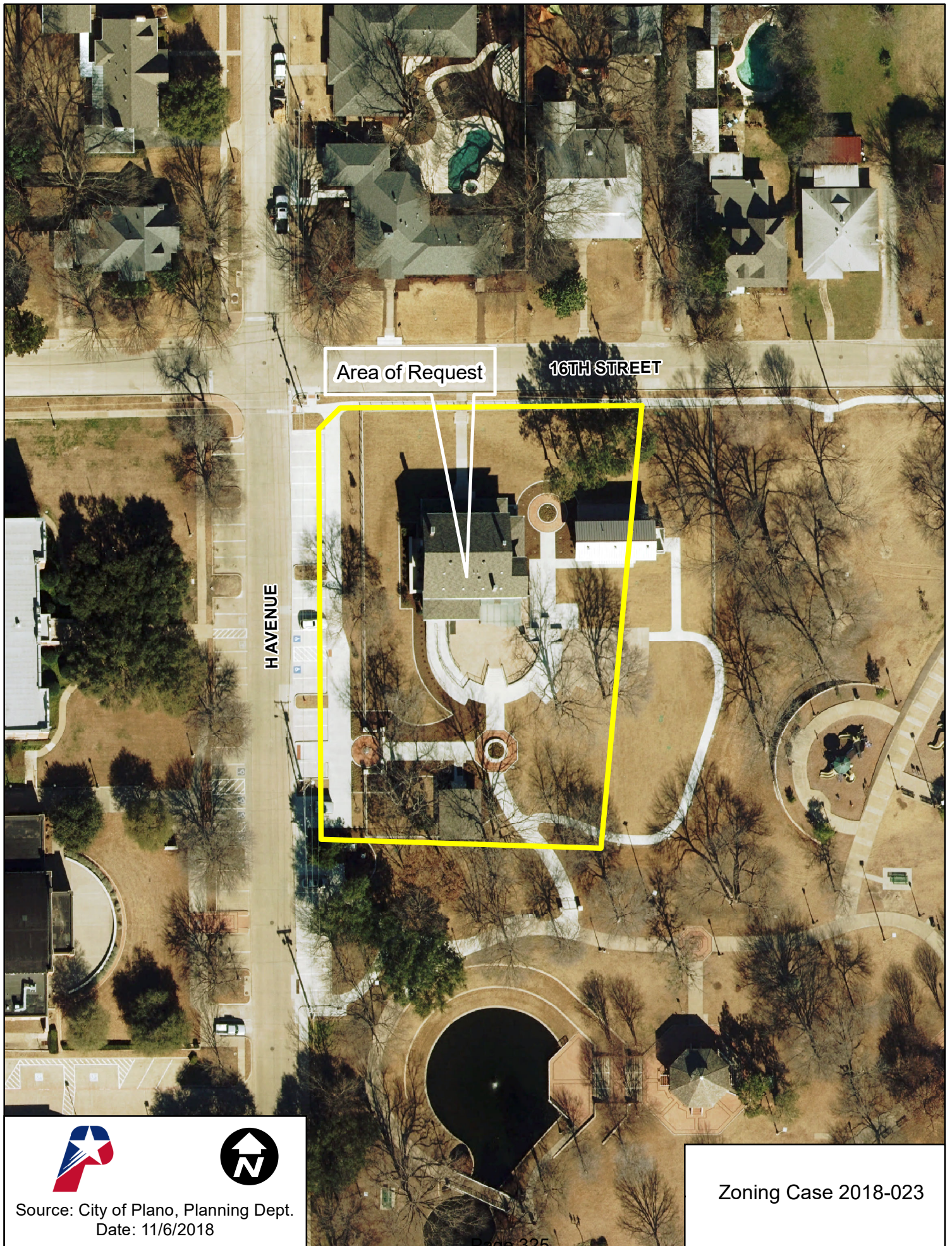
The Saigling House is an important historic resource. Designating it as an individual heritage resource contributes to the understanding of the city's history and enriches the sense of place within the community. For the reasons previously described within the responses to heritage resource designation criteria, this request is in conformance with this policy.

SUMMARY:

This is a request for an individual heritage resource designation for the Saigling House. The house meets four of the eight criteria for designation as specified by the Code of Ordinances, and is in conformance with the Heritage Resource Policy of the Comprehensive Plan. Although the property includes three buildings, only the house is a historic structure. For these reasons, staff recommends approval of the individual heritage resource designation for the primary structure only.

RECOMMENDATION:

Recommended for approval subject to the Individual Designation applying to the primary structure only and not to the site.



Source: City of Plano, Planning Dept.
Date: 11/6/2018

Zoning Case 2018-023

Zoning Case 2018-023

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting individual Heritage Resource Designation H-36 to a 1.0 acre property out of the Joseph Klepper Survey, Abstract No. 213, located at the southeast corner of H Avenue and 16th Street, in the City of Plano, Collin County, Texas, presently zoned Downtown Business/Government and located within Heritage Resource Overlay District-20, and retaining this zoning classification; directing a change accordingly in the official zoning map of the City; and providing a repealer 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 26th day of November 2018, for the purpose of considering granting individual Heritage Resource Designation H-36 to a 1.0 acre property out of the Joseph Klepper Survey, Abstract No. 213, located at the southeast corner of H Avenue and 16th Street, in the City of Plano, Collin County, Texas, presently zoned Downtown Business/Government and located within Heritage Resource Overlay District-20, and retaining this zoning classification; and

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

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 26th day of November 2018; and

WHEREAS, the Planning and Zoning Commission recommended approval of this designation at their meeting held on November 5, 2018; and

WHEREAS, the Heritage Commission recommended approval of this designation at their meeting held on September 25, 2018; and

WHEREAS, the City Council is of the opinion and finds that the granting of individual Heritage Resource Designation H-36 to a 1.0 acre property out of the Joseph Klepper Survey, Abstract No. 213, located at the southeast corner of H Avenue and 16th Street, in the City of Plano, Collin County, Texas, presently zoned Downtown Business/Government and located within Heritage Resource Overlay District-20, and retaining this zoning classification, would not be detrimental or injurious to the public health, safety and general welfare, or otherwise offensive to the neighborhood; and

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

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

Section I. The Comprehensive Zoning Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to grant individual Heritage Resource Designation H-36 to a 1.0 acre property out of the Joseph Klepper Survey, Abstract No. 213, located at the southeast corner of H Avenue and 16th Street, in the City of Plano, Collin County, Texas, presently zoned Downtown Business/Government and located within Heritage Resource Overlay District-20, and retaining this zoning classification.

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

The Individual Designation will apply to the primary structure only and not to the site.

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

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

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

Section VI. This Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED THIS THE 26TH DAY OF NOVEMBER 2018.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2018-023

Being a tract of land situated in the Joseph Klepper Survey, Abstract No. 213, City of Plano, Collin County, Texas, and being part of Lot 1, Block 21, of the Original Donation of the City of Plano (unrecorded), Collin County, Texas, said tract being part of a tract of land described in a deed to Collin Intervention to Youth, Inc. of record in Instrument No 92-0001881, Deed Records, Collin County, Texas, and being more particularly described as follows:

Commencing at a ½ inch iron rod marking the intersection of the East right-of-way line of Avenue "H" (variable width R.O.W.) with the South right-of-way line of E. 16th Street (40 foot R.O.W.) at the Northwest corner of said Collin Intervention tract;

Thence, North 89 degrees 33 minutes 11 seconds East, along the South right-of-way line of said E. 16th Street, a distance of 20.00 feet, to a point at the Northeast corner of a corner clip, being the Northeast corner of a 0.054 acre right-of-way dedication as shown on the replat of Lot 1R, Block 1, Haggard Park Addition, an addition to the City of Plano, Collin County, Texas, according to the Replat thereof recorded as Instrument No. 20170117010000190 of the Official Public Records of Collin County, Texas, (hereon referred to as "Lot 1R replat"), marking the POINT OF BEGINNING;

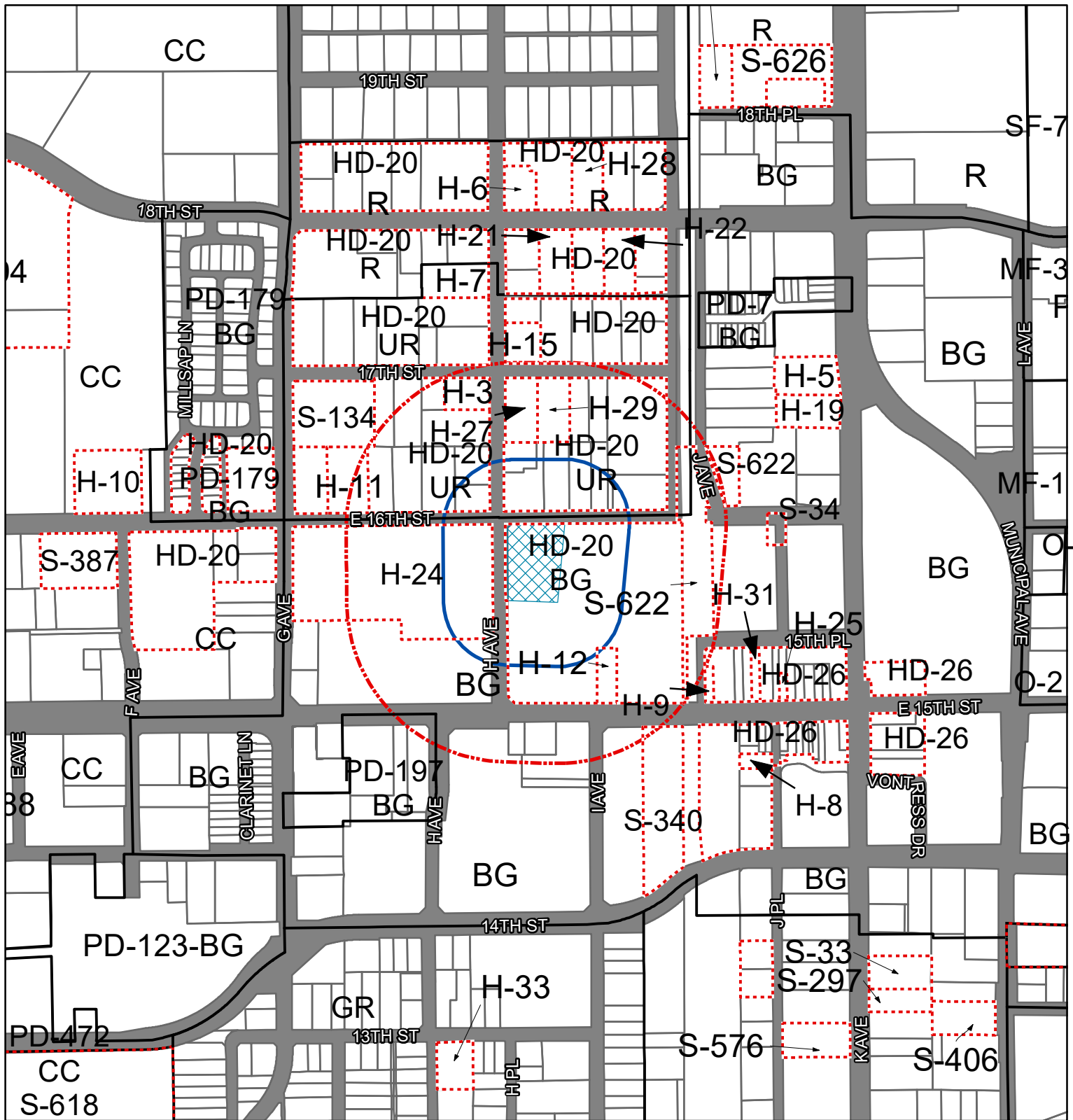
Thence, North 89 degrees 33 minutes 11 seconds East, continuing along the South right-of-way line of said E. 16th Street, a distance of 165.84 feet, to a ½ inch iron rod found for corner at the Northwest corner of a tract of land described in a deed to the City of Plano of Record in Volume 5000, Page 4435, Deed Records of said county;

Thence, South 05 degrees 29 minutes 37 seconds West, along the West line of said City of Plano tract, at 193.32 feet passing the Southwest corner thereof and the Northwest corner of a tract of land described in a deed to the City of Plano of record in Volume 5247, Page 3695, Deed Records of said county, and continuing along the West line of last mentioned tract for a total distance of 244.73 feet, to a ½ inch iron rod set for corner in the North line of Lot 1, Block 1, of Haggard Park Addition, an addition to the City of Plano, Collin County, Texas, according to the Plat thereof recorded in Volume G, Page 153, Map Records of said county (hereon referred to as "Lot 1 plat");

Thence, North 88 degrees 34 minutes 45 seconds West, along the North line of said Lot 1 plat, Haggard Park Addition, a distance of 152.88 feet, to a point in the East right-of-way line of Avenue "H", such right-of-way line marked on the Lot 1R replat as "Right Of Way Dedication Line", marking the Southwest corner thereof;

Thence, North 00 degrees 21 minutes 15 seconds West, along the said East right-of-way line of Avenue "H", a distance of 226.80 feet, to a point marking the Southwest corner of said corner clip;

Thence, North 45 degrees 14 minutes 56 seconds East, along the said corner clip, a distance of 16.66 feet, to the POINT OF BEGINNING and CONTAINING 0.913 of an acre of land.

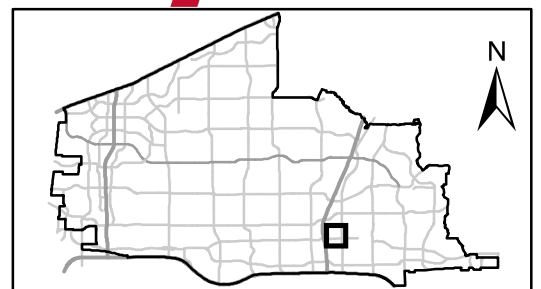


Zoning Case #: 2018-023

Existing Zoning: Downtown Business/Government located within the Haggard Park Heritage Resource Overlay District - 20

Proposed Zoning: Individual Heritage Resource Designation

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





CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 11/26/2018

Department: Heritage

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

CAPTION

Public Hearing and adoption of Resolution No. 2018-11-23(R) to adopt a new heritage preservation plan, also known as Preservation Plano 150, and approving it as the guiding policy document for the city's heritage preservation program and related activities of the City of Plano; repealing the former preservation plan; and providing an effective date. **Conducted and Adopted**

FINANCIAL SUMMARY

Not Applicable

| FISCAL YEAR: 2018-19 | 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

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

Built Environment

ATTACHMENTS:

| Description | Upload Date | Type |
|---|-------------|--------------------|
| Heritage Preservation Plan Update - P&Z Follow-Up | 11/13/2018 | P/Z Follow-up Memo |
| Heritage Preservation Plan Update - Heritage Follow-Up | 11/14/2018 | Other |
| Heritage Preservation Plan Update - Write-Up | 11/13/2018 | Staff Report |
| Heritage Preservation Plan Resolution | 11/20/2018 | Resolution |
| Heritage Preservation Plan Resolution Exhibit 1 - Preservation Plano 150 Plan | 11/14/2018 | Resolution |
| Heritage Preservation Plan Resolution Exhibit 2 - Preservation Plano 150 Appendix | 11/14/2018 | Exhibit |

DATE: November 6, 2018
TO: Applicants with Items before the Planning & Zoning Commission
FROM: M. Nathan Barbera, 1st Vice Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of November 5, 2018

**AGENDA ITEM NO. 10 - PUBLIC HEARING & CONSIDERATION
HERITAGE PRESERVATION PLAN UPDATE**

Public hearing and consideration of Preservation Plano 150, an update to the City of Plano Heritage Preservation Plan.

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

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

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 0 Oppose: 0 Neutral: 0

APPROVED: 7-0 **DENIED:** **TABLED:**

STIPULATIONS:

Approved as submitted.

MB/kls

DATE: October 24, 2018
TO: Honorable Mayor & City Council
FROM: Harold Sickler, Chair, Heritage Commission
SUBJECT: Results of Heritage Commission Meeting of October 23, 2018

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

Public hearing and consideration of Preservation Plano 150, an update to the City of Plano Heritage Preservation Plan.

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
APPROVED: 5-0 **DENIED:** **TABLED:**

STIPULATIONS:

Recommended the Commission approve the item as submitted.

FOR CITY COUNCIL MEETING OF: November 26, 2018 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

BM/kls

xc: File

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 5, 2018

Agenda Item No. 10

Public Hearing & Consideration: Heritage Preservation Plan Update

DESCRIPTION:

Public hearing and consideration of Preservation Plano 150, an update to the City of Plano Heritage Preservation Plan.

REMARKS:

In 1981, City Council adopted Plano's first Preservation Plan, a policy document which identified properties of historic value and outlined the public and private actions necessary to preserve Plano's historic resources. The Preservation Plan has been updated four times in the decades that followed, most recently in 2011. In January, the City of Plano began the fifth update, known as Preservation Plano 150, to guide heritage preservation efforts through 2023 and the 150th anniversary of the founding of Plano.

The Heritage Commission recommended approval of the preservation plan update at its meeting on October 23, 2018, by a vote of 5-0. As a planning document, the Planning & Zoning Commission has the opportunity to review this plan for conformance with the Comprehensive Plan and any other adopted planning policies. The draft plan and its key features are outlined in the sections that follow.

Draft Plan

Preservation Plano 150 is intended to be a highly graphic and user-friendly document with useful information for a variety of audiences. The draft plan is available for review on the project website: www.preservationplano150.com. Contents are summarized as follows:

- Chapter 1 - Introduction

This chapter includes the purpose of the Plan, how it was developed, how to use the Plan, and the vision statement. It also includes a note that development of the plan was funded in part by a grant from the Texas Historical Commission.

- Chapter 2 - Why Preserve?

This chapter explores the various aspects of historic preservation, including why it is important and who is involved. Benefits include connecting with the past, livability and quality of life, construction quality, adaptability, economic incentives, and sustainable building practices. Key partners in Plano are listed, with links to more information for those who are interested.

- Chapter 3 - The Plano Story

A new and unique component of this Plan is a timeline of Plano history outlining major events and illustrating “The Plano Story” in eight significant eras. Interesting facts, themes, and stories have also been included to provide context to these eras. From Plano’s first pioneer settlers in the mid-19th century, to small town Plano in the early 20th century, to the rapid growth and major developments of the 21st century, each era played a unique and instrumental role in creating the Plano we know today.

- Chapter 4 - Preservation in Plano

This chapter provides useful information about the state of the existing heritage preservation program, including an inventory of Plano’s designated heritage resources, descriptions of the tax exemption and grant programs, and links to guidelines and regulations. A graphic timeline showing the history of the program is also included.

- Chapter 5 - Potential Heritage Resources

As of the Preservation Plan update, a team of architectural historians reviewed a city-wide survey of structures built prior to 1960 and of subdivisions constructed between 1960 and 1969. The purpose of this survey was to update the city’s list of Potential Heritage Resources, which identifies structures, districts, and cemeteries eligible for local designation based upon established criteria in the Heritage Preservation Ordinance. Results of the survey found 4% of structures eligible for designation as individual resources, and 2% of subdivisions eligible for designation as heritage districts. Additional research was recommended for seven structures and six subdivisions, which have been included in the draft Plan under “More Research Required.” The list of Potential Heritage Resources is informational only and does not subject any property to additional restrictions or Heritage Commission review.

- Chapter 6 - Issues and Recommendations

Chapter 6 summarizes the public feedback received in the initial phases of the project and recommends actions to address key issues facing the program. This chapter is divided into seven components including:

1. Survey
2. Growth and Redevelopment

3. Emerging Trends
 4. Placemaking and Community Design
 5. Education and Awareness
 6. Protections and Benefits
 7. Program Administration
- Appendix

The appendix of the plan includes several major components that support findings of the Plan and implementation:

- Appendix A - Implementation Matrix
- Appendix B - 2018 Potential Historic Assets Survey
- Appendix C - Architectural Style Guide
- Appendix D - Public Outreach Materials
- Appendix E - Bibliography

Public Outreach

A primary goal of the project was to develop a plan based upon community values and feedback. This was done through a variety of methods, including three public workshops, stakeholder meetings, and an online survey. A major finding from public feedback received was that the regulatory framework for preservation in Plano is sufficient; however, more could be done to educate and raise awareness across the city about Plano's history and its historic resources. Methods used to advertise the plan and solicit feedback included:

- Project Website - www.preservationplano150.com

The project website was the primary source for the public to review information about the plan. Information accessible on the website included a summary of the project, links to past preservation plans, meeting dates and materials, online survey results, draft plan revisions, survey data, and much more.

- Online Survey and Interactive Map

An online survey was available for three months for the public to comment on various opportunities and challenges facing the program. Over 215 responses to the survey were provided, all of which are available on the project website. The results of the online survey were used to formulate the goals, policies, and actions in Chapter 6 of

the draft plan. An interactive map was offered to allow public input on the location of potential historic resources for purposes contributing to Chapter 5.

- Public Workshops

Three workshops were held where the public was invited to participate and comment on the development of the draft plan:

- Workshop #1: January 31, 2018, at Plano Event Center. The purpose of this workshop was to solicit feedback on the challenges and opportunities for preservation in Plano. Attendance at this event was 16 people.
- Workshop #2: May 10, 2018, at Harrington Library. The purpose of this workshop was to gather input on the initial findings regarding Potential Heritage Resources, the Plano Story timeline, and the Goals, Policies, and Actions. Attendance at this event was 40 people.
- Workshop #3: August 30, 2018, at Harrington Library. The purpose of this workshop was to take comments on the completed draft Plan. Attendance at this event was 36 people.

- Timeline Focus Group

A focus group was hosted on May 10, 2018, with several long-time residents and members of the community to review the initial version of The Plano Story timeline.

- Social Media

The City of Plano Facebook, Twitter, and Next Door websites were used to advertise meeting dates, the online survey, and the posting of the draft plan to the project website.

- Mailings

A postcard was mailed to properties surveyed as part of the Preservation Plan update, and letters were also mailed to all properties which were ultimately included in the plan as Potential Heritage Resources.

Conformance to the Comprehensive Plan

Heritage Preservation Action Statement HP1 - *Implement the City of Plano's Heritage Preservation Plan and update every five years to serve as the guiding document for the city's Heritage Preservation Program and related activities.*

The purpose for this request is to update the Preservation Plan. This request is in conformance with this action statement, as it was updated three years after adoption of the action statement.

SUMMARY:

This is a request to update the City of Plano Heritage Preservation Plan. The most recent update of the plan occurred in 2011, and staff is proposing this update to guide heritage preservation efforts through 2023 and the 150th anniversary of the founding of Plano. The proposed update was developed based upon community values and feedback, and it is in conformance with the Comprehensive Plan.

RECOMMENDATION:

Recommended for approval as submitted.

Heritage Preservation Plan

A Resolution of the City Council of the City of Plano, Texas adopting a new heritage preservation plan, also known as Preservation Plano 150, and approving it as the guiding policy document for the city's heritage preservation program and related activities of the City of Plano; repealing the former preservation plan; and providing an effective date.

WHEREAS, the City Council declares that preservation of the City's heritage, including recognition and protection of historic landmarks and icons, promotion of the historic culture, enhancement of the public's knowledge of the City's past, and development of civic pride in the beauty and accomplishments in the past, is a public necessity and is required in the interest of the culture, prosperity, education and welfare of the citizens of Plano; and

WHEREAS, the City Council assigned the Heritage Commission the responsibility of preparing and maintaining a heritage preservation plan; and

WHEREAS, the Heritage Commission has considered the proposed new heritage preservation plan and has recommended its acceptance during its meeting on October 23, 2018; and

WHEREAS, the Planning and Zoning Commission has considered the proposed new heritage preservation plan and has recommended its acceptance during its meeting on November 5, 2018; and

WHEREAS, the City Council recognizes that the new heritage preservation plan is an effective tool for managing growth, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, the City Council adopted the current Heritage Preservation Plan by Resolution No. 2011-4-17(R) and wishes to repeal that plan and replace it with a new heritage preservation plan; and

WHEREAS, the City Council, having been presented the proposed new heritage preservation plan upon full review and consideration thereof and all matters attendant and related thereto, is of the opinion that this document should be approved, adopted, and utilized as the guiding policy document for the city's heritage preservation program and related activities of the City of Plano.

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

Section I. The City of Plano Heritage Preservation Plan adopted through Resolution No. 2011-4-17(R) is hereby repealed.

Section II. The new heritage preservation plan, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, having been reviewed by the City Council of the City of Plano and found to be in the best interest of the City of Plano and its citizens, is hereby approved and adopted. It shall be utilized as the guiding policy document for the city's heritage preservation program and related activities of the City of Plano.

Section III. The appendices of the new heritage preservation plan may be amended by City of Plano staff, in their discretion, as needed from time to time, including but not limited to adjusting facts, figures, inventories, and descriptions or graphic depictions of existing conditions.

Section IV. This resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 26th day of November 2018.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

PRESERVATION PLANO

1873 150 2023

CONNECTING HISTORY • CULTURE • COMMUNITY



HERITAGE PRESERVATION PLAN
CITY OF PLANO, TEXAS
NOVEMBER 2018



ACKNOWLEDGMENTS

CITY COUNCIL

Honorable Mayor **Harry LaRosiliere**
Mayor Pro Tem **Ron Kelley**
Deputy Mayor Pro Tem **Angela Miner**
Council Member **Tom Harrison**
Council Member **Rick Grady**
Council Member **Kayci Prince**
Council Member **Rick Smith**
Council Member **Anthony Ricciardelli**

HERITAGE COMMISSION

Harold Sickler, Chair
Brian Bedingfield, Vice Chair
Jason Morgan
John Brooks
Corbin Baumel
Craig Perry
John “Dub” Spencer

STAKEHOLDER COMMITTEE

Harold Sickler, Heritage Commission Chair
Jason Morgan, Heritage Commission
Mirna Lynch, Historic Downtown Plano Association (HDPa)
Alex Hargis, Historic Downtown Plano Association (HDPa)
Bonnie Shea, Downtown Improvement District (PID)
Pam Hatcher, Haggard Park
Eleanor Evans, Douglass Community
M’Lou Hyttinen, Heritage Farmstead Museum
Jeff Campbell, Plano Conservancy for Historic Preservation
Robert Pannell, North Texas Masonic Lodge
Gene Dillard, Plano Art Association
Candace Fountoulakis, Plano Cemeteries
Benjamin Baron, Plano Library (Genealogy)
Rick Fambro, Downtown Real Estate
Corey Reinaker, Old Towne Neighborhood Association
Naomi Goolsbee, Haggard Addition Homeowner

TIMELINE FOCUS GROUP

Connor Chaddick, Downtown Property Owner
Robert Haynes, Interurban Museum
Cheryl Smith, Plano Libraries
David McCall, Downtown Business Owner
Marty Davis, Douglass Community
Bertha Wallace, Douglass Community
Marianne Wells, Collin County Historical Commission

CITY LEADERSHIP

Bruce Glasscock, City Manager
Mark Israelson, Senior Deputy City Manager
Jack Carr, Deputy City Manager
Jim Parrish, Deputy City Manager
Brandi Youngkin, Assistant City Manager

CITY STAFF

Christina Day, Director of Planning
Bhavesh Mittal, Heritage Preservation Officer
Mike Bell, Lead Planner
Steve Sims, Senior Planner
Karen Suiter, Senior Administrative Assistant
Wendy Jorgensen, Lead Marketing & Communications Coordinator
John Evans, Graphic Designer
Shari Forbes, Business Intelligence Analyst
Doug McDonald, Comprehensive Planning Manager (through March 2018)
Michelle Giltner, Volunteer



Winter & Company
winterandcompany.net
303.440.8445



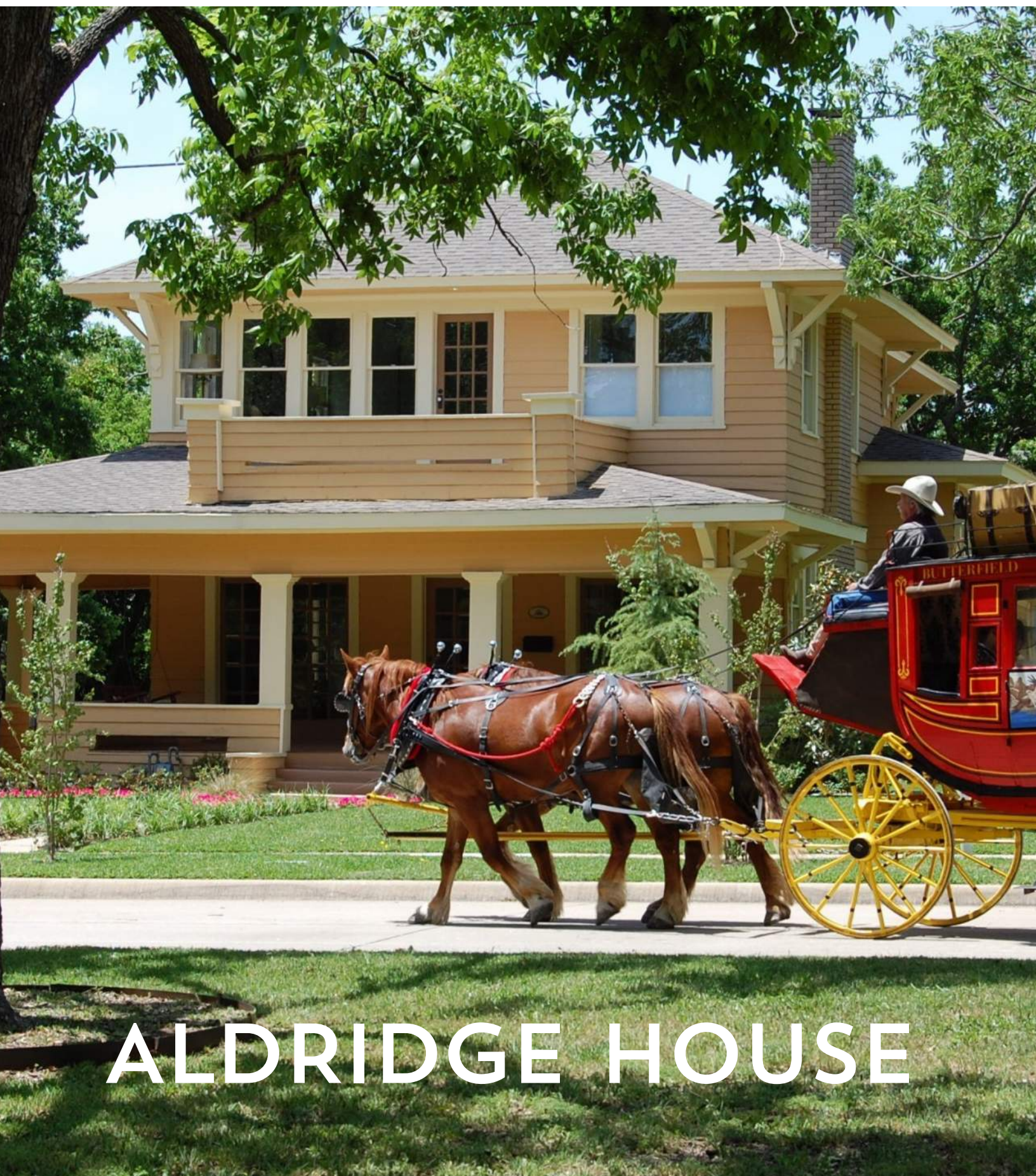
HHM & Associates
hhminc.com
512.478.8014

This project was funded in part through a Certified Local Government grant from the National Park Service, U.S. Department of the Interior, as administered by the Texas Historical Commission. The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. This program receives Federal funds from the National Park Service. Regulations of the U. S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, DocuSign Envelope ID: 705BCD19-F9E6-4D69-8B21-C327330AB5BE activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U. S. Department of the Interior, National Park Service, P. O. Box 37127, Washington, DC 20013-7127.

Historic photographs included in this document were generously provided by the Wells Collection. All other photographs were provided by the City of Plano or Winter & Company.

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| APPENDIX | A-I |



ALDRIDGE HOUSE

CHAPTER 1: INTRODUCTION

PURPOSE OF THE HERITAGE PRESERVATION PLAN

Plano is perhaps best known for its rapid suburban growth in the last half of the 20th century. Less known, however, is that it also boasts a richness of cultural resources that represent the span of the city's history back to 1840, when the first settlers arrived in the area. Over many years, the community has taken substantial steps to protect and preserve its historical, architectural, and cultural heritage. The city's first Heritage Preservation Plan, which was adopted in 1981, established an inventory of historic structures and recommended individual properties for designation as local landmarks. Since that time, the city has experienced significant investment in the restoration and rehabilitation of its heritage resources. The city's two designated heritage districts, Haggard Park and Downtown (which is also designated as a National Register Historic District), continue to evolve with a mix of new infill development while balancing the preservation of their historic and cultural resources.

While Plano continues to value its historic resources, there are many factors that threaten to diminish their preservation. Redevelopment pressures often encourage incompatible and irreversible alterations, or even demolition. Increasing maintenance costs and rising property taxes make it increasingly difficult to care for historic buildings, leading to deterioration and neglect. And a social, cultural, and political environment that has to balance preservation with other city priorities can be discouraging to preservation advocates. Responding to these factors in strategic ways is the key to an effective preservation program and a primary reason for this Plan.

While challenges will continue, this is a particularly opportune time for preservation in Plano due to new, exciting trends and topics, including:

- ▲ An increasing understanding of the roles that preservation and neighborhood conservation play in sustainability and how they complement many other community development objectives.
- ▲ Use of new tools to protect heritage resources, such as conservation districts, are being explored and more recent architectural styles, such as mid-century modern, are being studied as potential heritage resources.
- ▲ The formation of new partnerships in which a variety of groups promote historic properties in their work programs, such as healthcare providers, cultural institutions, educational groups, and parks departments.
- ▲ A large increase in the number of buildings that meet the 50 year old minimum threshold for historic eligibility, due to Plano's rapid growth that began in the mid-20th century.



Why 150?

The City of Plano was founded in 1873, meaning that in five years, Plano will celebrate its 150th anniversary! This update to the Heritage Preservation Plan outlines goals for the next five years and beyond, and its accomplishments should be praised at Plano's sesquicentennial celebration.

PLAN DEVELOPMENT

“

“Make preservation a part of everyday life for the citizens of Plano.”

- Online survey participant

”

Preservation Plano Logo

The project logo is inspired by the canopy of the Bagwill-Sherill building at 1015 E. 15th Street, a photo of which can be seen on page 53.

This 2018 update of the Heritage Preservation Plan further refines Plano’s preservation program to help coordinate preservation efforts and place this work into a broader framework of community and economic development objectives. The Heritage Preservation Plan will guide the city’s preservation efforts and provide for their integration into the broad range of plans, programs, and activities that will shape the community for the next five years, leading to the celebration of the 150th anniversary of Plano’s founding.

The Heritage Preservation Plan is not a regulatory tool, but rather a policy document that:

- ▲ Creates a strategic framework for preservation efforts over the next five years and will be used by city staff, property owners, preservation stakeholders, and community members.
- ▲ Does not commit the City to action, designate new properties as historic, regulate historic properties, or impose any restriction on property owners.
- ▲ Sets policies for the heritage preservation program moving forward, states overarching goals, and identifies key actions to work toward policy objectives.
- ▲ Identifies properties that may be eligible for designation at the local level.

THE PROJECT STEPS

1

Community Workshop #1 (January 31, 2018)

2

Online Survey Posted (February 2, 2018)

3

Draft Outline, Timeline, Goals, Policies and Actions (February 15, 2018)

4

Administrative Draft (March 19, 2018)

5

Online Survey Closed (April 9, 2018)

6

Community Workshop #2 (May 10, 2018)

7

Public Review Draft (August 15, 2018)

8

Community Workshop #3 (August 30, 2018)

9

Final Document (October 12, 2018)

10

Heritage Commission Approval (October 23, 2018)

11

Planning & Zoning Commission Approval (November 5, 2018)

12

City Council Adoption (November 26, 2018)

COMMUNITY OUTREACH

The Heritage Preservation Plan update began in January of 2018, kicking off with a public workshop, stakeholder committee meeting, and city department interviews to understand the dynamics of the current preservation program. A website was created to inform community members about the project throughout the process that provided information about upcoming events, reported results from past events, and offered links to online mapping. Two additional workshops were held to seek additional public input as the plan developed. Additional outreach efforts included:

- ▲ Public Workshops
- ▲ City of Plano Twitter
- ▲ City of Plano Website
- ▲ Preservation Plano 150 Website
- ▲ Potential Historic Assets Crowdsourcing Map
- ▲ Email Blast
- ▲ Flyers
- ▲ Survey (both online and hard copy at libraries)
- ▲ Public Hearings at Heritage Commission & City Council
- ▲ Letters to Owners of Potential Heritage Resources
- ▲ City of Plano Facebook
- ▲ NextDoor
- ▲ Preservation Review Newsletter
- ▲ SAGE Newsletter
- ▲ Plano City News
- ▲ Plano History Focus Group
- ▲ Historic Downtown Plano Association (HDPa) Monthly Meetings



More Information

Additional information about the workshops and other public outreach materials used throughout this update process can be found in Appendix D.

16

Workshop #1 Attendees



The first public workshop was held on January 31, 2018 and introduced participants to the Heritage Preservation Plan, its goals, and the project process. Participants were also invited to provide feedback about Plano's existing heritage resources, the current preservation program, and the opportunities and challenges the program faces in the near future.

40

Workshop #2 Attendees



A second workshop was held on May 10, 2018 to update the public on initial online survey results, the historic assets survey, and initial recommendations for the heritage preservation program moving forward.

36

Workshop #3 Attendees



The third workshop was held on August 30, 2018 and included a presentation of the draft Heritage Preservation Plan and an updated Potential Heritage Resources list. Members of the public that attended the workshop had an opportunity to review the updated timelines and goals, policies, and actions matrices.

GREAT IDEAS

ONLINE SURVEY RESPONSES

215

A VISION FOR PRESERVATION IN PLANO

A robust heritage preservation program supports efforts toward a more vibrant city with an active downtown, well-kept older neighborhoods, and cherished heritage locations for its citizens. This vision for preservation includes these aspects:

1.

HERITAGE RESOURCES ARE INTEGRAL TO LIFE IN PLANO.

In the future, heritage preservation in Plano is a vital part of overall community development policies and objectives. It serves as an important tool in economic development, public health, sustainability, housing, and cultural enrichment. In this respect, it embraces a holistic approach to planning and development.

2.

HERITAGE RESOURCES CELEBRATE THE CITY'S CULTURAL HERITAGE.

Heritage resources enable people to feel a sense of connection with their past and with the community as a whole. Historic properties also provide opportunities to interpret Plano's history.

3.

A NETWORK OF INDIVIDUALS AND ORGANIZATIONS SUPPORTS HERITAGE PRESERVATION.

Property owners, preservation organizations, city staff, and interested Plano community members take part in heritage preservation work and activities throughout the community. These efforts ensure that a strong network of preservation partners is created.

4.

HERITAGE PRESERVATION IS SOLUTIONS-ORIENTED.

The program helps owners find solutions for maintaining historic properties in active and appropriate uses.

5.

HERITAGE PRESERVATION LOOKS FORWARD WHILE VALUING THE PAST.

The program seeks ways in which historic properties help maintain the vitality of the city. It is forward-looking, helping the community meet its aspirations for the future in ways that make best use of its older built resources.

6.

HERITAGE PRESERVATION IS INTEGRATED INTO PLANNING EFFORTS.

Many departments and organizations in the community recognize the value of historic properties and employ strategies that support heritage preservation as they seek to achieve their individual goals.

7.

THE CITY'S HERITAGE PRESERVATION PROGRAM IS READILY ACCESSIBLE.

Program components are easy to understand and user-friendly, allowing anyone to participate in the system at a variety of levels. They can engage in researching and nominating resources for designation and can easily comment on city preservation activities.

8.

THE HERITAGE PRESERVATION PROGRAM PROVIDES GUIDANCE FOR THE TREATMENT OF HISTORIC PROPERTIES.

Heritage resources are identified and described in a manner that helps people understand their significance and interpret their association with the community. Properties are then listed, or designated, as appropriate in a manner that helps facilitate informed management of the properties. A set of tools is then applied - including regulations, design standards, incentives, and benefits – which are coordinated with this evaluation and designation system.

9.

HERITAGE RESOURCES ARE KEY TO THE CITY'S SUSTAINABILITY INITIATIVES.

Preserving heritage resources is a fundamental part of a comprehensive approach to sustainability. Keeping historic properties in active use conserves the energy embodied in their creation. Historic buildings can also operate in energy conserving ways, and compatible retrofits for energy conservation are encouraged.

10.

PLANO'S CITIZENS UNDERSTAND THE IMPORTANCE OF AND CELEBRATE THE COMMUNITY'S HISTORY AND HERITAGE RESOURCES.

Outreach and educational efforts bring awareness of Plano's heritage resources to citizens throughout the community, especially those who do not regularly encounter Plano's downtown concentration of heritage resources. These efforts will place special attention on attracting new demographics, such as millennials and young families.

HOW THE HERITAGE PRESERVATION PLAN IS USED

Preservation Plano 150 is a policy document to guide preservation work over the next five years. These efforts are led by the City and distributed amongst preservation partners throughout the community. Prior to this Plan update, the City adopted five previous Preservation Plans, beginning in 1981, to guide preservation efforts. While some efforts are ongoing and can be traced as the result of recommendations across multiple plans, other accomplishments can be seen as a direct result of a single Preservation Plan. Accomplishments from previous plans include:

1981 PRESERVATION PLAN RESULTS

| Plan Recommendations | Plan Accomplishments |
|---|---|
| <ul style="list-style-type: none"> 33 buildings recommended as local landmarks Establish Downtown as a tax increment finance (TIF) district | 7 PROPERTIES RECEIVED HISTORIC DESIGNATION |
| | 1984 WHILE A TAX INCREMENT FINANCE (TIF) DISTRICT WAS NOT ESTABLISHED, A TAX EXEMPTION PROGRAM WAS CREATED IN 1984 |

1986 PRESERVATION PLAN RESULTS

| Plan Recommendations | Plan Accomplishments |
|---|--|
| <ul style="list-style-type: none"> 33 buildings recommended for individual designation and 64 buildings as potential for district designation Keep careful watch on zoning, land uses, and condition of the structures to reduce the threat of demolition Continue working towards Certified Local Government (CLG) status | 10 PROPERTIES RECEIVED HISTORIC DESIGNATION |
| | 1989 DEMOLITION DELAY ESTABLISHED |
| | 1989 PLANO BECOMES A CLG COMMUNITY WITH THE TEXAS HISTORICAL COMMISSION |

1992 PRESERVATION PLAN RESULTS

| Plan Recommendations | Plan Accomplishments |
|--|---|
| <ul style="list-style-type: none"> Public awareness and education should be a major priority for the Historic Landmark Committee (now the Heritage Commission) Adoption of design guidelines is crucial to encourage contemporary infill development Continued support for additional designations, both individual and for districts | 1993 DESIGN GUIDELINES ADOPTED FOR PLANO'S HISTORIC AREAS |
| | 1999 HAGGARD PARK HERITAGE DISTRICT AND SEVEN INDIVIDUAL HERITAGE RESOURCES DESIGNATED |
| | 2001 PLANO CONSERVANCY FOR HISTORIC PRESERVATION FOUNDED |

2002 PRESERVATION PLAN RESULTS

| Plan Recommendations | Plan Accomplishments |
|--|--|
| <ul style="list-style-type: none"> Designate Downtown as a heritage district 42 properties listed as potentially eligible for designation Develop design guidelines to guide maintenance, in-kind repairs, and infill development | 2003 DOWNTOWN HERITAGE RESOURCE OVERLAY DISTRICT DESIGNATED |
| | 9 BUILDINGS DESIGNATED AS INDIVIDUAL HERITAGE RESOURCES BETWEEN 2003-2006 |
| | 2003 DOWNTOWN HERITAGE RESOURCE DISTRICT DESIGN GUIDELINES DRAFTED |

2011 PRESERVATION PLAN RESULTS

| Plan Recommendations | Plan Accomplishments |
|---|---|
| <ul style="list-style-type: none"> Encourage rehabilitation of heritage properties and compatible building designs in and around heritage districts, and update the design guidelines document as needed Identify potential heritage resources by reviewing 2002 list and amending as needed Promote events in and around historic areas | 2016 DOWNTOWN HERITAGE RESOURCE DISTRICT DESIGN STANDARDS UPDATE |
| | 2017 DOWNTOWN LISTED IN NATIONAL REGISTER OF HISTORIC PLACES |
| | 2017 HERITAGE TAX EXEMPTION ORDINANCE UPDATE |
| | 2017 L.A. DAVIS CEMETERY DESIGNATED AS AN INDIVIDUAL HERITAGE RESOURCE |
| | 2018 UPDATED HERITAGE RESOURCE SURVEYS FOR DOWNTOWN & HAGGARD PARK |
| | 2018 HERITAGE PRESERVATION ORDINANCE UPDATE |
| | 2018 SAIGLING HOUSE ADDED TO NATIONAL REGISTER |
| | 2018 COLLINWOOD HOUSE RELOCATION |

PRESERVATION PLAN OUTLINE

The Heritage Preservation Plan is divided into a series of chapters and program components that present a complete view of the preservation program and its goals moving forward. This plan also discusses the numerous groups engaged in preservation efforts, along with tools that are key to the successful implementation and administration of the program moving forward.

This Plan begins with an introduction to heritage preservation and its importance to the community. A graphic timeline follows that tells the story of Plano from its early inhabitants to today. Next, it describes the state of the current program, including an inventory of existing designated resources. Lastly, it delves into the issues that are facing the program today and how this plan will help address them. An appendix is also attached that includes an implementation matrix and all the supporting data and information used to produce the Plan.

The program and work plan is divided into seven components, each of which contain a series of goals, policies, and actions to solve the issues identified within each component. The seven components of the strategic framework around which the plan is organized are:



CHAPTER 2: WHY PRESERVE?

WHAT IS HERITAGE PRESERVATION?

Preservation means keeping properties and places of historic and cultural value in active use, accommodating appropriate improvements to sustain their viability, and maintaining the key, character-defining features which contribute to their significance as cultural resources. This does not mean, however, that buildings must remain unchanged and in their original form. Maintaining properties in active use is the immediate objective to ensure that they will be available for the benefit of future generations.

Heritage preservation is an integral component of other community initiatives in neighborhood livability, sustainability, economic development, and culture. With this understanding, the term “heritage preservation” includes the specific methodologies associated with maintaining integrity of significant resources (individual buildings, groups of historic buildings, and cemeteries) and educational programming.

Strong preservation programs throughout the country do not operate in isolation, but instead are supported by a variety of groups at the local, state, and national levels. Plano’s heritage preservation program is no different. Its connections at each of these levels create a program that is sustained by the work of preservation advocates, financial support, and educational programming throughout the country and in the Plano community.

Heritage preservation is an integral component of other community initiatives in neighborhood livability, sustainability, economic development, and culture.



1012 E. 15th St.



Bowman Cemetery



Tombstone restoration with the Plano Conservancy

Cultural Resource

A cultural resource may be a tangible entity or a cultural practice and typically greater than 50 years of age. Tangible cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places, and as archaeological resources, cultural landscapes, structures, museum objects, and ethnographic resources for National Park Service (NPS) management purposes. By their nature, cultural resources are non-renewable. Source: Secretary of the Interior National Park Service.

WHY IS HERITAGE PRESERVATION IMPORTANT?

Historic resources in Plano are essential parts of the city's identity. They enhance the quality of life, economic vitality and environmental sustainability of the community. Investment in these assets ensures that the social, cultural, and economic aspects of the city are maintained and enhanced.



CONNECTING WITH THE PAST

Heritage resources throughout Plano create a connection between current residents and Plano's past. Residents who grew up in Plano and have lived in the city for decades are reminded of previous building uses and events throughout the community by the preservation of the city's historic resources and districts. New residents in Plano, on the other hand, are able to learn more about and experience the community's history as they live, work, and play in and around Plano's heritage resources. The continued preservation and recognition of additional heritage resources as they come of age also maintains them for future generations to enjoy and to learn about the history of the city.

LIVABILITY AND QUALITY OF LIFE

Heritage resources reinforce the City's identity and contribute to its sense of community. In many neighborhoods, historic buildings create a street scene that is "pedestrian-friendly," which encourages walking and neighborly interaction. Decorative architectural features also contribute to a sense of place that is difficult to achieve in newer areas of the city. This also reinforces desirable community social patterns and contributes to a feeling of security.

CONSTRUCTION QUALITY

Often the quality of early building construction was higher than it is today. Lumber came from mature trees, was properly seasoned, and was typically milled to "full dimensions," providing stronger framing and construction. Buildings were also thoughtfully detailed, and finishes were generally of high quality – characteristics that owners today appreciate. This higher quality of construction in earlier buildings is therefore an asset which is difficult to replicate.

ADAPTABILITY

Owners also recognize that floor plans of many historic properties easily accommodate changing needs. Rooms in historic homes and commercial buildings are frequently large, accommodating a variety of uses while retaining the overall historic character of these structures.

Adaptively reusing a historic residential building as an office or studio spaces is common.



1611 H Avenue



1039 E. 15th Street



1001 E. 15th Street

Historic Character

The sum of all visual aspects, features, materials, and spaces associated with a cultural landscape's history, i.e. the configuration together with losses and later changes. These qualities are often referred to as character-defining. Source: Secretary of the Interior National Park Service

Economic Benefits of Historic Preservation

Information on the economic benefits and impacts of historic preservation can be viewed by using these links (full links provided in Appendix I):

<http://my.preservationnation.org>

Economic Impact of Historic Preservation (TX):

<http://www.thc.texas.gov>

Let Us Tell You About Historic Preservation (TX):

<https://www.txplanning.org>

Economic Power of Heritage and Place (CO):

<http://legacy.historycolorado.org>

General Studies on the Economic Impacts of Historic Preservation:

<http://www.achp.gov>

Measuring Economic Impacts of Historic Preservation: A Report to the Advisory Council on Historic Preservation by Place Economics:

<http://www.achp.gov>

Plano Tomorrow

Information on the economic benefits and impacts of historic preservation can be viewed by using this link:

<http://www.planotomorrow.org/>

ECONOMIC BENEFITS

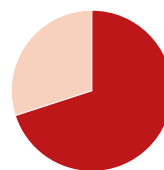
The economic benefits of investing in historic properties are well documented in Texas and across the nation. Because historic properties are finite and cannot be replaced, they can be precious commodities. Preservation, therefore, adds value to properties. Other economic benefits center on rehabilitation projects and on the income generated by heritage tourism.

Historic Rehabilitation Projects

Direct and indirect economic benefits accrue from rehabilitation projects. Direct impact refers to the purchase of labor and materials, while indirect impacts are expenditures associated with the project; together, these can be added to create the “total” impact. Preservation projects are generally more labor-intensive, meaning more of the money invested in a project will stay in the local economy, rather than outsourcing materials or spending money on other non-local costs. Furthermore, a rehabilitation project may provide functional, distinctive, and affordable space for new and existing small businesses, which is especially relevant in historic downtowns where many local businesses operate in historic buildings.



50%
Project expenses
spent on labor in
new construction



70%
Project expenses
spent on labor in
historic rehab

ENVIRONMENTAL BENEFITS

Sustainable development and the conservation of resources are inherent central principles of historic preservation. For instance, sensitive stewardship of the existing building stock reduces our environmental impact. Preserving and adapting a historic structure is sound environmental policy in all respects. Re-using a building preserves the energy and resources that were invested in its construction, and it avoids the need to produce new materials.

RELATIONSHIP TO COMMUNITY INITIATIVES AND POLICIES

As a component of the City’s Comprehensive Plan, *Plano Tomorrow*, the heritage preservation program works toward specific goals while maintaining a relationship with programs in other departments. The interwoven nature of preservation and other key initiatives throughout the City’s departments and those identified in *Plano Tomorrow* shows that a preservation program cannot operate alone. Initiatives regarding housing, sustainability, infrastructure, and arts and culture continue to have an important relationship with the heritage preservation program and should be planned accordingly to ensure the success of all efforts involved.

WHO ENGAGES IN PRESERVATION?

A successful preservation program engages property owners, residents, visitors, and community groups throughout the city. It provides education about heritage preservation, technical assistance and financial incentives, and identifies heritage resources throughout the community. When community members engage in preservation activities in and around designated historic resources and districts, they also help to keep historic properties in active use. This helps keep them in good repair to preserve the resources for future generations.





Downtown property owner holding a Recorded Texas Historic Landmarks (RTHL) plaque for the W.D. McFarlin Building



Plano residents enjoying one of the city's many outdoor festivals



Plano's Art and Wine Walk

PROPERTY OWNERS

Property owners that choose to purchase designated historic resources or a historic property in a designated heritage district understand the importance of the property to the history of the city. While property owners may qualify for financial incentives for the maintenance of their property, they also invest time and money into its preservation, and to keep it in active use. This investment, in addition to owning a piece of Plano's history, results in pride of ownership.

BUSINESS OWNERS

Business owners that choose to locate their businesses in a designated historic building or heritage district engage in preservation by keeping historic buildings in active use. Business owners also then attract customers to heritage resources for business purposes, bringing more awareness to heritage resources and districts.

RESIDENTS

Plano residents celebrate the city's heritage in many ways. Some residents choose to live in historic properties, which keeps these buildings in active use and helps to maintain them in good condition. Residents throughout the community also organize, support and participate in events that celebrate the heritage of Plano. These events are hosted throughout the community and are open to and attended by residents throughout Plano.

VISITORS

Heritage tourism is one of many economic benefits of heritage preservation and is a crucial driver for how visitors engage with heritage preservation in Plano. Events and festivals that celebrate Plano's heritage, museums and exhibits that present the history of the City, and plaques and markers placed throughout the community to identify key heritage resources are all ways in which visitors learn about and immerse themselves in Plano's heritage.

COMMUNITY GROUPS

Community groups and advocates for preservation are key to the administration of the heritage preservation program.

PLANO INDEPENDENT SCHOOL DISTRICT (ISD) AND COLLIN COLLEGE



| Purpose | Involvement in Heritage Preservation | Link to Website |
|--|--|--|
| <ul style="list-style-type: none"> ▲ Mission is to provide an excellent education for each student ▲ Develop skills, strengthen character, and challenge intellect | <ul style="list-style-type: none"> ▲ Participates in Heritage Tax Exemption Program | https://www.pisd.edu/ https://www.collin.edu/ |

NEIGHBORHOOD ASSOCIATIONS



| Purpose | Involvement in Heritage Preservation | Link to Website |
|---|--|---|
| <ul style="list-style-type: none"> ▲ Associations that work together to improve quality of life in a particular neighborhood | <ul style="list-style-type: none"> ▲ Supported by Neighborhood Services Department which promotes preservation of Plano's historic and potentially historic older homes | http://www.plano.gov/ |

HISTORIC DOWNTOWN PLANO ASSOCIATION (HDPa)



| Purpose | Involvement in Heritage Preservation | Link to Website |
|---|--|---|
| <ul style="list-style-type: none"> ▲ Nonprofit of Downtown property owners and businesses ▲ Dedicated to preserving Downtown's historic character | <ul style="list-style-type: none"> ▲ Promotes awareness of Plano's historic district ▲ Organizes family-friendly events that celebrate the cultural heritage of Downtown | http://www.visitdowntownplano.com/ |

HERITAGE FARMSTEAD MUSEUM



| Purpose | Involvement in Heritage Preservation | Link to Website |
|---|---|---|
| <ul style="list-style-type: none"> ▲ Premiere living history site interpreting the Texas Blackland Prairie region in North Texas | <ul style="list-style-type: none"> ▲ Collects, preserves, and interprets late 19th and early 20th century Blackland Prairie history ▲ Housed in restored Farrell-Wilson Farmstead | https://www.heritagefarmstead.org/ |

COMMUNITY GROUPS, CONTINUED

PLANO CONSERVANCY FOR HISTORIC PRESERVATION



| Purpose | Involvement in Heritage Preservation | Link to Website |
|---|---|---|
| <ul style="list-style-type: none"> Nonprofit organization dedicated to promoting civic pride, increasing awareness of, and providing financial assistance to preservation projects | <ul style="list-style-type: none"> Operates the Interurban Museum Partners with a variety of local and regional organizations to promote preservation | http://www.planoconservancy.org/ |

ARTCENTRE OF PLANO



| Purpose | Involvement in Heritage Preservation | Link to Website |
|---|--|---|
| <ul style="list-style-type: none"> Nonprofit promoting growth and redevelopment of community arts groups | <ul style="list-style-type: none"> Located in the Saigling House, a locally designated heritage resource Curates exhibitions, hosts classes, and is used as an events center | https://www.artcentreofplano.org/ |

PLANO ART ASSOCIATION



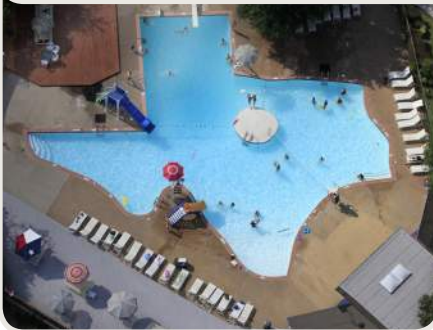
| Purpose | Involvement in Heritage Preservation | Link to Website |
|---|---|---|
| <ul style="list-style-type: none"> Encourages artistic development of its members, promotes community projects, provides art education, and sponsors creative activities | <ul style="list-style-type: none"> Supports arts throughout Downtown Plano | http://planoartassociation.org/ |

NORTH TEXAS MASONIC HISTORICAL MUSEUM AND LIBRARY



| Purpose | Involvement in Heritage Preservation | Link to Website |
|---|--|---|
| <ul style="list-style-type: none"> Preserves complete history of Plano, Collin County, and North Texas | <ul style="list-style-type: none"> Contains valuable information about the history of Plano and the region, which is crucial to research and educational purposes | http://northtexashistory.org/ |

TEXAS POOL FOUNDATION



| Purpose | Involvement in Heritage Preservation | Link to Website |
|---|---|---|
| <ul style="list-style-type: none"> Non-profit organized to preserve the Texas Pool facility Engages in outreach to support civic pride and building community | <ul style="list-style-type: none"> Preservation of a site over 50 years old (built in 1961 on mostly undeveloped ranch land) | https://www.texaspool.org/ |

CEMETERY ASSOCIATIONS



| Purpose | Involvement in Heritage Preservation | Link to Website |
|--|---|---|
| <ul style="list-style-type: none"> Promote the preservation and maintenance of historic cemeteries Tell the stories of Plano's early settlers and families | <ul style="list-style-type: none"> Preserving one of Plano's primary types of heritage resources | https://www.countyoffice.org/ |

PLANO AFRICAN AMERICAN MUSEUM



| Purpose | Involvement in Heritage Preservation | Link to Website |
|---|---|---|
| <ul style="list-style-type: none"> Telling the story of Plano's early African American community and preserving the associated historic homes and churches | <ul style="list-style-type: none"> Preserving and making active use of historic structures - the Thornton house, the community church and the chicken coop Telling the story of Plano's African American community from the late 1800s/early 1900s on | https://www.countyoffice.org/ |

CITY OF PLANO

The City of Plano manages the heritage preservation program and its components including heritage resources designation, design review, funding, and grant assistance. The following elected officials, commissions and departments are involved in heritage preservation at the city level:

PLANO CITY COUNCIL

- ▲ Hears appeals to Heritage Commission decisions regarding Certificates of Appropriateness
- ▲ Final authority to designate heritage resources
- ▲ Officially approves grant funding and tax exemptions
- ▲ Adopts changes to the Zoning and Heritage Preservation Ordinances

PLANNING & ZONING COMMISSION

- ▲ Makes recommendations to City Council on designations of heritage resources and the Zoning Ordinance

HERITAGE COMMISSION

- ▲ Reviews Certificate of Appropriateness applications for compliance with the adopted design guidelines
- ▲ Provides recommendations on city-initiated designations of heritage resources to City Council
- ▲ Provides recommendations regarding grant funding and tax exemptions
- ▲ Encourages public understanding of and involvement in the unique historical, architectural and cultural heritage of the City

CITY MANAGER'S OFFICE

- ▲ Work of the Planning Department and Heritage Preservation Program are coordinated through this office

CITY ATTORNEY'S OFFICE

- ▲ Interprets the heritage preservation ordinance when questions arise
- ▲ Provides legal opinions and advice to the Heritage Commission

PARKS & RECREATION

- ▲ Owns and maintains designated heritage resources
- ▲ Provides interpretive material in parks and other locations that may include heritage resources
- ▲ Hosts programs and events in historic Downtown Plano.

LIBRARIES

- ▲ Contains document and images collections about Plano's heritage resources
- ▲ Operates the Genealogy Center in Haggard Library

PLANNING

- ▲ Administers the heritage preservation program and Zoning Ordinance
- ▲ Works with the Heritage Commission and property owners
- ▲ Guides building alterations through the Certificate of Appropriateness application and approval process

BUILDING INSPECTIONS

- ▲ Reviews permit applications and refers the application to the Planning Department, if necessary
- ▲ Issues permit to designated heritage resource after reviewed by the Planning Department, if necessary

NEIGHBORHOOD SERVICES

- ▲ Administers programs including Love Where You Live Program, Great Update Rebate Program, and the Pop-up Party Trailer
- ▲ Enforces Zoning Ordinance and property standards regulations

SPECIAL PROJECTS

- ▲ Facilitates development projects in the downtown area, including the Downtown District
- ▲ Operates a Tax Increment Finance (TIF) District and a Downtown Public Improvement District (PID)



Resource Web Links

Below is a list of web resources that provide further details on the elected officials, commissions and departments listed above and on the previous page:

Plano City Council:

<https://plano.gov/180/City-Council>

City Manager's Office:

<https://www.plano.gov/179/City-Managers-Office>

Parks and Recreation Department:

<https://www.plano.gov/204/Parks-Recreation>

Genealogy Center at Haggard Library:

<https://www.plano.gov/907/Genealogy-Center>

Planning Department:

<https://www.plano.gov/207/Planning>

Building Inspections Department:

<https://www.plano.gov/223/Building-Inspections>

Neighborhood Services Department:

<https://www.plano.gov/646/Neighborhood-Services>

Special Projects Department:

<https://www.plano.gov/3223/Special-Projects>

Planning and Zoning Commission:

<https://www.plano.gov/171/Planning-Zoning-Commission>

Heritage Commission:

<https://www.plano.gov/165/Heritage-Commission>

City Attorney:

<https://www.plano.gov/1355/City-Attorneys-Office>

COLLIN COUNTY

The Collin County Historical Commission educates the community about the history of Collin County by initiating and conducting programs and activities for the preservation of historical heritage; by marketing, interpreting, preserving, and accumulating information on the history and landmarks of the county; and by serving as an umbrella organization for county historical groups. It manages programs and initiatives including seminars, workshops, historical markers, celebrations, publications, awards, grant programs, and historical assets survey. At this time, there are no heritage resources in the portion of Plano that is within Denton County.

COLLIN COUNTY HISTORICAL SOCIETY AND MUSEUM

The Collin County Historical Society and Museum is another key partner, whose mission is to "serve the general public and offer educational opportunities for the North Texas community by revealing our past through collecting, preserving and exhibiting our cultural resources, thereby nurturing the understanding of our diverse human experience." The Museum is home to over three centuries of North Texas history that includes historical artifacts, documents, American art, photographs, and other materials.

Collin County Historical Commission

Information on the Collin County Historical Commission can be viewed by using this link:

<http://www.collincountytx.gov/>

Collin County Historical Society and Museum

More Information on the Collin County Historical Society and Museum is available by the following link:

<https://www.collincountyhistorymuseum.org/>



The Texas Historical Commission

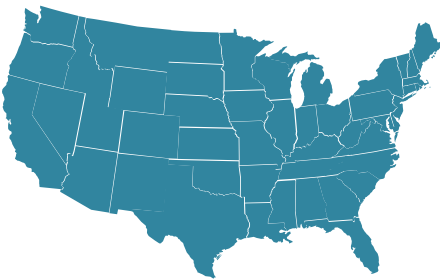
Details about The Texas Historical Commission are available by the following link:

<http://www.thc.texas.gov/>

State Antiquities Landmarks

The State Antiquities Landmarks are listed on the following weblink:

<http://www.thc.texas.gov/preserve/>



STATE OF TEXAS

The Texas Historical Commission (THC) is the state agency for historic preservation. Staff of the THC works with citizens and organizations to preserve Texas through architectural, archaeological, and cultural landmarks. The organization also operates a variety of programs throughout the state that focus on cemeteries, heritage tourism, highways, museums, town squares, and numerous other topics. The City of Plano works closely with the THC through a variety of programs including the Certified Local Government (CLG) program. The THC also maintains a Recorded Texas Historic Landmark (RTHL) and subject marker program, each of which recognize properties that are historically and architecturally significant to the state of Texas. At the state-level, there are also State Antiquities Landmarks (SALs) that are designated by the THC. These can be historic buildings and other above ground historic resources, as well as archaeological sites, all of which receive protection under the Antiquities Code of Texas when designated as SALs.

NATIONAL

Additional preservation partners found at the national level support preservation efforts at the local, regional, and state levels. At the national level, historic preservation is operated within the National Parks Service (NPS). Authorized through the National Historic Preservation Act of 1966, the National Register of Historic Places is the official list of the nation's historic places and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources. National Register listing honors a property by recognizing its importance to the community, state, or nation. Listing provides protection from harm by federal or state activity, but does not place restrictions on the actions of property owners. It also makes properties eligible for federal and state tax credits for certain types of rehabilitation work. Additional organizations that support preservation efforts at the national level include:

- ▲ National Register of Historic Places (NRHP)
- ▲ National Trust for Historic Preservation (NTHP)
- ▲ National Alliance for Preservation Commissions (NAPC)

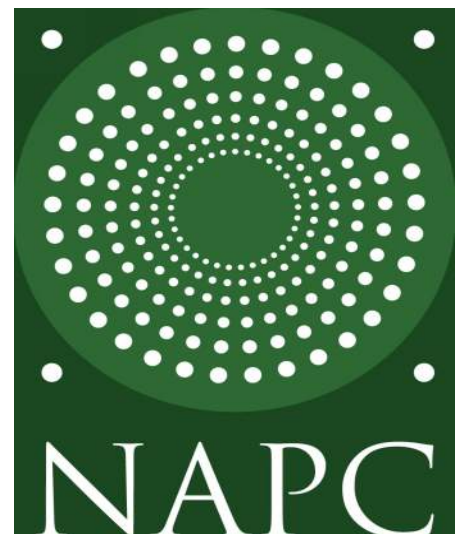
National Preservation Partners

Information on several national preservation partners can be viewed by using these links:

National Register of Historic Places:
<https://www.nps.gov/Nr/>

National Trust for Historic Preservation:
<https://savingplaces.org/>

National Alliance of Preservation Commissions:
<https://napcommissions.org/>



CHAPTER 3: THE PLANO STORY

OVERVIEW OF DEVELOPMENT ERAS AND THEMES

Plano's Native Landscape (ca. 11,000 B.C. - 1840)

First inhabited by Native American tribes, the Plano area would eventually be claimed by Spain, France, Mexico, and the Republic of Texas. The Peters Colony was established to attract settlers to North Texas.

Plano's Early Years (1840 - 1872)

The community of Plano emerges as the first pioneer settlers arrive to establish farms, businesses, and institutions. This era ends with the arrival of the H&TC Railroad.

Downtown Plano Emerges (1872 - 1895)

With the arrival of the railroads, Plano transitions to a center for business and agricultural commerce. The era ends with the last great fire that destroys most of Downtown.

Plano Persists (1895- 1920)

Rebuilding from the fire, Plano begins to modernize with improvements such as electricity, gas, water, sidewalks, public schools, paved roads, and the interurban railroad.

Small Town Plano (1920 - 1958)

Development was slow through the Great Depression, but growth would come following World War II and rapidly increase with the opening of Central Expressway (US 75).

Plano Welcomes Growth (1958 - 1985)

Rapid residential growth brings with it new shopping centers, offices, schools, and parks. Plano begins moving westward and takes a primarily suburban form as farms are replaced with rooftops.

Corporate Plano (1985 - 2000)

In addition to continued suburban growth, large corporate office campuses locate on the city's west side and the opening of the Dallas North Tollway brings new growth and development.

Plano Today (2000 - 2018)

The days of rapid growth slow, but the DART rail brings renewed energy to Downtown and major activity centers, such as Legacy Town Center and the Shops at Willow Bend, become popular.

Architecture

Historic houses, buildings, and architectural styles that are significant to Plano.

Downtown

Events and buildings that were specific to Downtown.

Growth & Development

Significant dates and events, including the population of Plano, as it developed.

Business

Key businesses and companies that have contributed to the growth and development of Plano.

Douglass Community

The contributions and development of Plano's African-American community.

Institutions

Cemeteries, churches, schools and other institutional buildings that were vital to establishing Plano's community.

Transportation and Infrastructure

Major railroads, roadways, utilities, and other infrastructure that influenced growth in Plano.

THEMES

Events in the timeline are divided into seven (7) themes which are described to the left. Each theme is identified using a color so that themes can be read in the context of a single development era or so that one theme can be followed through the whole timeline.

ICONS & GRAPHICS

Icons and graphics are used throughout the timeline to mark key events in the era. Icons include symbols for historic fires and other overall contextual happenings. Graphics and photos are also used to indicate critical points in Plano's history.

RESOURCES

Content in this timeline was compiled using several resources, including the books *Plano, Texas: The Early Years*, *Images of America: Historic Downtown Plano*, historic Wells Collection images, timeline focus group input, and City of Plano staff.

PRE-1840: PLANO'S NATIVE LANDSCAPE

Spanning from the beginning of the Pre-Columbian Era around 11,000 B.C. to when the first Anglo settlers began arriving in the area around 1840, Plano's early history is part of the greater historical context of North America, Texas, and the North Texas region. Archaeological evidence suggests the first humans to occupy North America were nomadic hunters in search of mammoth and bison, eventually becoming foraging societies who moved around on a seasonal basis. Native American settlements were later established with long-distance trade networks developed to bring important tools and other items to the area. In the early 1500s, the first Europeans came to Texas, exploring the area and claiming it for Spain. French explorers briefly claimed portions of Texas in the late 1600s, encouraging Spain to increase its influence in the area through the establishment of Catholic missions. Mexico would gain independence from Spain in 1821, followed by Texas independence in 1836. Plano as we know it today begins while part of the Republic of Texas, with the arrival of the first known settler in 1840.

PALEO-INDIAN PERIOD (11,000 B.C. - 7,000 B.C.)

Nomadic humans were likely the first to have occupied North Central Texas around 11,000 B.C., hunting large animals such as mammoth and bison. Although no sites have been found in Plano, a site of Paleo-Indian culture has been found to the west, in the Elm Fork of the Trinity River in Denton County.

ARCHAIC PERIOD (7,000 B.C. - 700 A.D.)

People of the Archaic Period were hunters, but also began foraging. Evidence was discovered at a site in the southwest part of the Dallas-Fort Worth Metroplex that suggests small groups of these foraging hunters occupied an area for a short time, probably moving seasonally. The most significant camps and settlements in Collin County have been found in the watershed of the East Fork of the Trinity River northwest of Lake Lavon.

11,000 B.C.

Pre-Columbian Era (11,000 B.C. - 1500 A.D.)

1500

EVIDENCE OF EARLY HUMANS

Evidence of early human life has been discovered in various places across Collin County. In 1926, a human skeleton was found placed in an upright position and thought to be the remains of a Native American placed there before the area was occupied by pioneer settlers. In 1933, another skeleton was found with many arrowheads on the banks of the Sister Grove Creek near Westminster. Finally in 1950, the excavation of a site under what is now Lavon Lake uncovered a pit with chips of flint, burned limestone rocks, fragments of broken pottery, various sizes of arrows and spear points, scrapers, and flaking tools made of antler tines. There were also grinding instruments, hoe blades made of bison scapula, bones of fish and small game animals, fragments of edible roots, and a burial ground containing the remains of several people.



BLACKLAND PRAIRIE

Much of North Central Texas used to be covered by millions of acres of blackland prairie. The ecoregion was home to herds of grazing bison and tall prairie grasses. In modern Plano, what remains of the ecoregion is dedicated in nature preserves - the Arbor Hills Nature Preserve and the Oak Point Park and Nature Preserve.



SPANISH EXPLORERS

(ca. 1517-1535)

After the Columbian discovery of North America in 1492, Spanish explorers such as Cabeza de Vaca became the first Europeans to venture through Texas. Although the area would be claimed by Spain for over three centuries, Texas was sparsely settled by the Spanish and largely ignored until the late 1600s.

McBAIN JAMESON

The first known settler of Plano establishes a farmstead north of present-day Downtown.

MEXICAN INDEPENDENCE (1810-1821)

Following Mexican independence from Spain, the area of Plano was claimed under Mexican rule.

SAN ANTONIO FOUNDED (1718)

1600

1700

1800

1840

FRENCH COLONIZATION (1684-1689)

In 1684, a French expedition bound to establish a settlement on the Mississippi River found themselves instead along the Matagorda Bay in Texas. After learning of this new settlement, Spanish troops were sent to find and destroy them. Although the French settlement was in ruin by the time they were found, this sparked a renewed interest in the Texas territory and spurred the exploration and establishment of Catholic missions.



NATIVE AMERICAN TRIBES

No evidence of Native American settlements has ever been found in Plano. Historic campsites to the north and northeast of Plano have been attributed to Delaware, Kiowa, and Cherokees; however, these groups were not native to the area, but were forced through by westward European expansion. Attacks on early settlers were attributed to bands of roaming Comanches who came in from the west. Some studies suggest that the Tonkawa, Wichita, and Caddo people settled in the area.

THE ALAMO & TEXAS INDEPENDENCE

Following defeat by the Mexican army at the Alamo in San Antonio on March 6, 1836, "Remember the Alamo!" became the battle cry of the Texans fighting for independence. Less than two months later on April 21, Texas would gain its independence following the Battle of San Jacinto. The Republic of Texas was formed and new settlers would soon be attracted to the area.



Residential



Commercial



Church



Cemetery



Downtown Fire

1840-1872: PLANO'S EARLY YEARS

This period is defined by the arrival of Plano's first settlers, mostly of the Peters Colony, until the arrival of the H&TC Railroad. The community is mostly scattered farmsteads, although the beginnings of Downtown Plano begin to take shape as the post office is established in the cabin of William Forman.

McBAIN JAMESON (1840)
Plano's first known settler comes to Plano

MUNCY INCIDENT (1844)
McBain Jameson and the Russell family are found brutally murdered in front of their homestead. According to Plano lore, the attack was the last Indian raid in Collin County and terrified the local population for years to come.



Post Office established in William Forman Cabin (1851)

"Here was a land such as few had ever seen, a land that every foot was tillable as it could be plowed to the very beds of streams, a land of plentiful rainfall and a yearly growing season of nine months. Truly a stockman's paradise."
- R. W. Carpenter (1852)

PLANO IS FOUNDED

(1852)
After the name Fillmore was rejected, residents decide to name the city 'Plano', which they believed to be the Spanish word for "plain."

1840

Republic of Texas (1836-1845)

1842

1844

1846

1848

1850

1852

1854

1856


 Rowlett Creek Baptist Church

 First Methodist Church is established in the Russell home.

 Baccus

 Spring Creek Baptist Church

 Plano Mutual

 Routh Cemetery, although located in modern day Richardson, is the resting place of many early Plano citizens.

COLLIN COUNTY ESTABLISHED (1846)

Texas becomes the 28th State (1845)



PETERS COLONY (1841)

Many of Plano's first settlers came from Kentucky and Tennessee. This is largely attributed to the Peters Colony, an empresario land grant company headquartered in Louisville, Kentucky that granted 320 acres per single man or 640 acres per family to settle in North Texas. The Peters Colony was successful in attracting new residents to Texas by praising the area's climate and fertile soil.



SHAWNEE TRAIL

Following the traces of a pre-historic bison path along the White Rock Escarpment and later used by Native Americans, the Shawnee Trail was a major route for driving cattle to northern markets as well as immigrants coming to Texas. Sculptures depicting cattle drives along the Shawnee Trail can be visited today in the Baccus Plaza in Legacy Town Center.

Architecture

Downtown

Growth & Development

Business

Douglass Community

Institutions

Transportation and Infrastructure



EARLY CHURCHES AND CEMETERIES

As people settled in and around what would become the City of Plano, the establishment of churches gave settlers a sense of community. Churches often started in log cabin homes prior to building individual churches closer to town. According to family histories, guns were stacked under a tree at the Rowlett Creek Baptist Church before services to have them nearby for protection. In the early years, cemeteries were also established. The oldest known grave in Plano is that of Daniel Cook (January 13, 1847) in the Baccus Cemetery.



ARCHITECTURAL STYLES

- Greek Revival
- Gothic Revival
- Pre-railroad
- Italianate

MOUNT VALE SCHOOL

is opened by Jacob Routh and his neighbors

1ST PUBLIC SCHOOL

is established in the Christian Church



First Christian Church



Rowlett Creek



Leach-Thomas Bowman



First Presbyterian Church

1856

1858

1860

Civil War (1861-1865)

1862

1864

1866

1868

1870

1872



Collinwood (ca. 1860)



Forman

PLANO MASONIC LODGE #235 (1860)

moves into the Gossum Storehouse at 15th and K Avenue

ANDY DRAKE (1860)

the first free African American to move to Plano and forefather of Plano African American community



COLLINWOOD HOUSE

One of the oldest homes in Plano

Photo provided by Collin County Historical Commission

155

POPULATION OF PLANO



Residential



Commercial



Church



Cemetery



Downtown Fire

1872-1895: DOWNTOWN PLANO EMERGES

This period starts with the opening of the H&TC Railroad, which is transformative in Plano history. Downtown grows as business that process agricultural products locate in proximity to the railroad. Other businesses begin to locate in Downtown to serve the needs of the farming families. Opening of the Cotton Belt railroad solidifies Plano as a commercial center. This period comes to an end with the great fires in the late 1890s, which destroy most of the buildings downtown.



HOUSTON & TEXAS CENTRAL RAILROAD

The opening of the H&TC Railroad transformed Plano from a community of scattered farms and homesteads to a center of business and agriculture. Less expensive than shipping by wagon, the railroad opened up new markets to Plano's farmers.



THE RAILROAD BUSINESS

Railroad business established Plano as a center for agricultural commerce for importing and exporting crops in south Collin County. By 1887, Plano was shipping more grain than any other station on the H&TC Railroad north of Dallas. Railroads also brought new building materials to the city, which were primarily used for Plano's finest houses.

PLANO PUBLIC SCHOOL

The making of Plano ISD begins to take shape as private rural schools are consolidated into the Plano Public School.



Old City

1872

Long Depression (1873-1879)

1874

1876

1878



Bethany Christian Church & Cemetery

Schimelpfenig Dry Goods store opens in Downtown Plano

1880

500
POPULATION
OF PLANO

1882

1884

CITY OF PLANO IS INCORPORATED

C.J.E. Kellner was elected first mayor, along with five aldermen and one councilman.

TELEPHONE

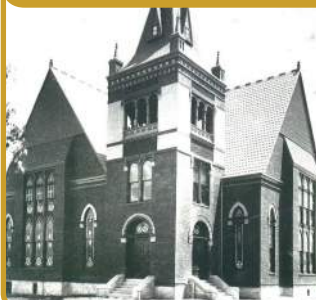
The first reference to a telephone in Plano. Southwestern Telegraph and Telephone Company either installed or acquired the original telephone service.

Harrington Pharmacy opens its doors. The business would serve Plano for over a century.

First Baptist Church of Plano

First Presbyterian Church of Plano

CHURCHES RELOCATE DOWNTOWN



With the arrival of the H&TC railroad and Downtown's emergence as a business center, many rural churches began relocating to Downtown Plano.

- First Presbyterian Church of Plano (1873)
- First Christian Church of Plano (1873)
- First Methodist Church of Plano (1874)
- First Baptist Church of Plano (1875)
- Shiloh Baptist Church (1884)

Architecture

Downtown

Growth & Development

Business

Douglass Community

Institutions

Transportation and Infrastructure



COTTON BELT RAILROAD OPENS

The Cotton Belt Railroad was the second to pass through Plano, this time running east-west and connecting the city to markets in Arkansas, Missouri, and beyond. Today, the old Cotton Belt railroad line is planned for a Dallas Area Rapid Transit (DART) light rail line connecting Plano to the DFW International Airport.



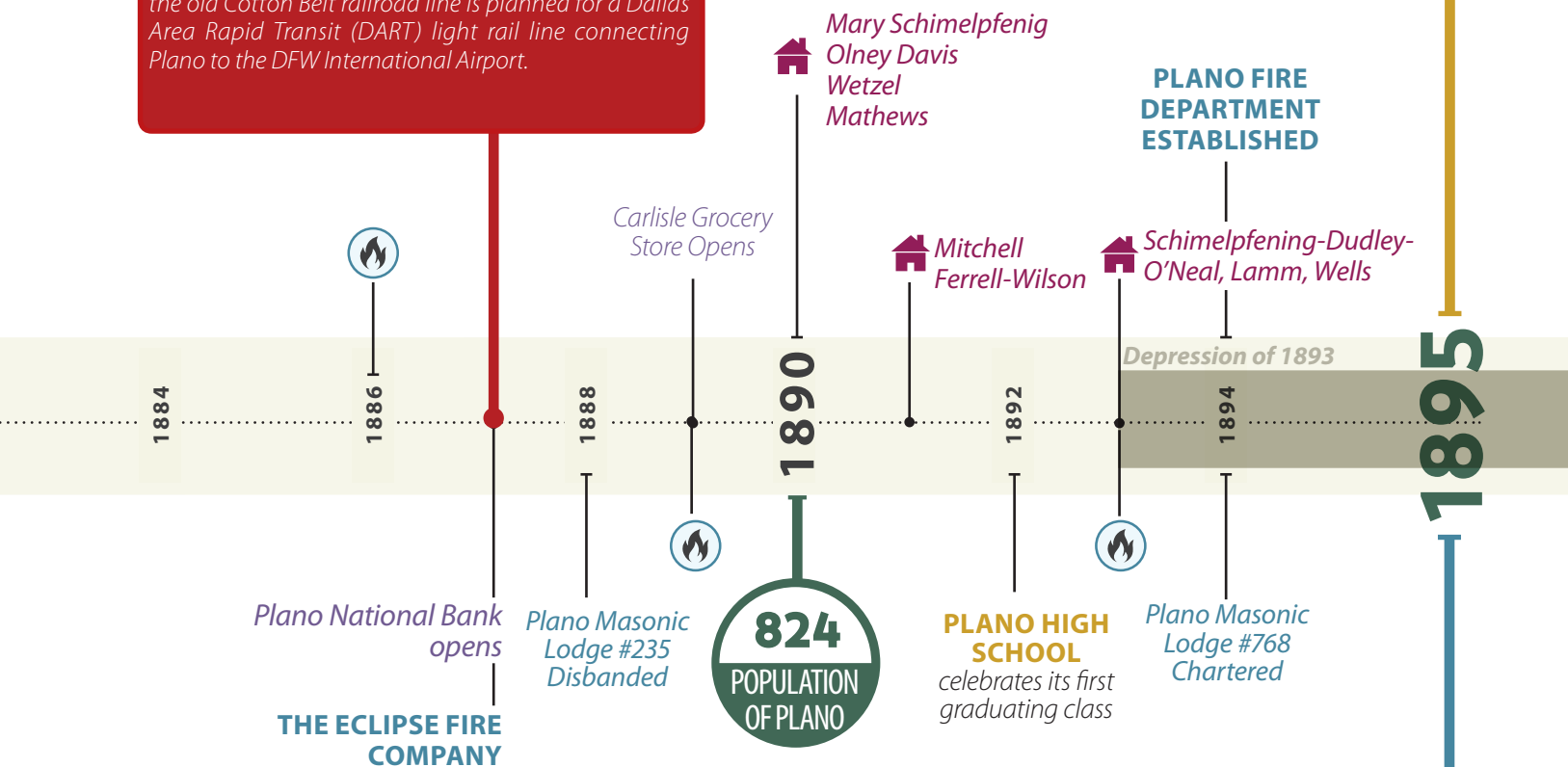
ARCHITECTURAL STYLES

- Victorian
- Queen Anne
- Wooden Commercial Buildings
- Shotgun

SMALLPOX OUTBREAK

An outbreak of smallpox at the Collinsworth Farm leads to a quarantine of the town. To prevent an epidemic, armed guards restrict access to downtown.

Collinsworth



Plano National Bank opens

THE ECLIPSE FIRE COMPANY

Plano Masonic Lodge #235 Disbanded

**824
POPULATION
OF PLANO**

PLANO HIGH SCHOOL
celebrates its first
graduating class

Plano Masonic Lodge #768 Chartered



MULES

Plano was the leading producer of mules, including the largest mules west of Mississippi River. C. S. Haggard owned a particularly large mule that came to be known as "Mammoth Jack."

GREAT FIRE OF 1895

Substantial physical and population growth during this time period was accompanied by numerous fires which repeatedly destroyed the business district of Plano. One of the last great fires occurred in 1895, when all but a few buildings were totally destroyed.



Residential



Commercial



Church



Cemetery



Downtown Fire

1895-1920: PLANO PERSISTS

This period begins from the ashes of the downtown fires of the late 1890s. Downtown as we know it today begins to take form as the community rebuilds new brick buildings and storefronts. Business is still primarily agricultural-related; however, the city begins to modernize with the installation of new infrastructure. Many of Plano's historic homes are constructed during this period.



DOWNTOWN REBUILDS

After the great fires of the late 1890s, Downtown Plano began to rebuild. Specifically, brick was used in construction, as seen in the photo of Mechanic Street (15th) above.

OLD SPANISH SCHOOL (1903)

After separating from the city in 1899, the newly independent Plano schools contracted to build a new 3-story, red brick building that has become known as the Old Spanish School.



1,304

POPULATION OF PLANO

FIRE CODE ADOPTED

1895

Depression of 1893

Carpenter Wall-Robbins Salmon



1898

1896

IOOF/Plano National Bank, Moore House/Masonic Lodge



Land for the city's first park, Harrington Park, was donated by the Plano Fishing Club

Mathews General Store
W. D. McFarlin
Bagwill-Sherrill

Despite a fairly peaceful environment, racial segregation was the general rule in Plano throughout the 19th and early 20th centuries.



PLANO COLORED SCHOOL OPENS (1896)

1900



Will Schimelpfenig Roller

1902



Thornton George Hood



Fannie Harrington Chapel

1904

1906



DOUGLASS COMMUNITY (1900)

Around 1900, the African American community of Plano began to establish itself in what is known today as the Douglass Community. John "Bud" Thornton, whose house is at 900 13th Street, was a successful businessman and one of the first African Americans to purchase land in Plano.



INTERURBAN OPENS

Commonly known as the Interurban Line, the Texas Electric Railway connected Plano to the greater North Texas region, making it possible for Plano residents to work in Dallas and other communities. Plano's downtown Interurban substation is the only remaining substation in existence on this line.



ARCHITECTURAL STYLES

- Colonial Revival
- Tudor
- Italianate/Romanesque
- Craftsman
- Bungalow
- Prairie
- Neoclassical
- Eclectic
- Second Empire



MODERN INFRASTRUCTURE

The Plano Persists Era was a time of modern infrastructure and technological advancements including:

- Telephone (1883)
- Water (1897)
- Artesian Water (1904)
- Trash (1909)
- Sewer (1909)
- Concrete Sidewalks (1909)
- Oiled & Graveled Streets (1917)
- Paved Roads (1925)
- Natural Gas (1926)

1,258

POPULATION OF PLANO

"Big Tom" Fire Truck (1915)

Plano's first motorized fire truck



1920

1906

Aldridge

1908

1910

S. B. Wyatt

1912

Carlisle

R. A. Davis

Arch Weatherford

World War I (1914-1918)

1914



Hughston

Merritt

1916

1918

Saigling

BANK ROBBERY (1920)



On the night of February 28, 1920, Deputy City Marshal Green W. Rye discovered two men robbing the Plano National Bank. Rye was shot and fatally wounded by the robbers, who successfully escaped. He would later be memorialized as Plano's first officer killed in the line of duty.



CIVIC AUDITORIUM
CONSTRUCTED
(1909)

Football & baseball
teams are established at Plano
High School



Residential



Commercial



Church



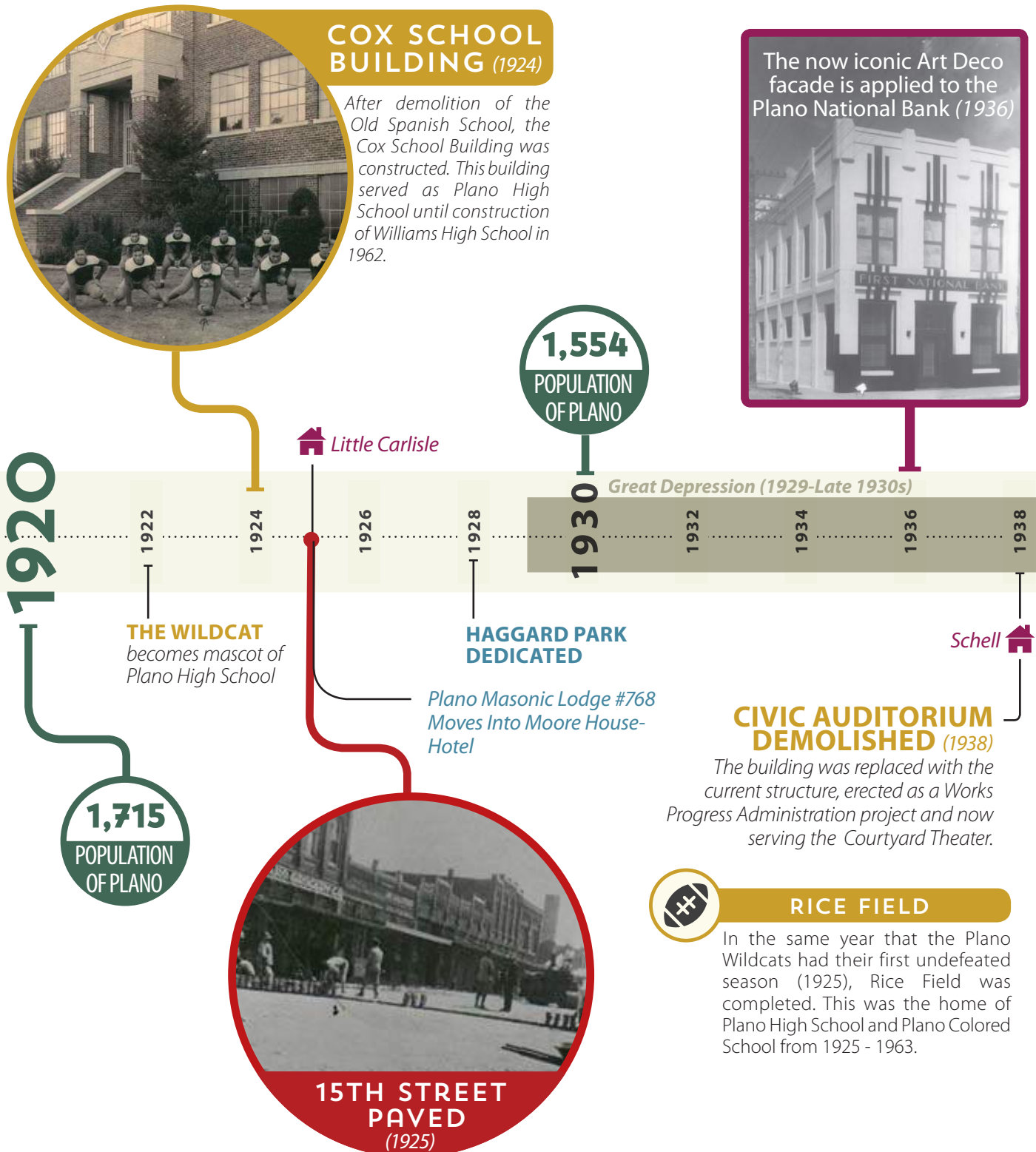
Cemetery



Downtown Fire

1920-1958: SMALL TOWN PLANO

This period begins around 1920, following World War I and the slow growth of the community. The population of Plano remains steady around 1,600 people. Toward the end of this era, Plano begins to recognize its impending growth and takes measures to plan, including a zoning ordinance and creation of the North Texas Municipal Water District.



CENTRAL EXPRESSWAY (1958)

Like the coming of the H&TC Railroad nearly a century before, the completion of Central Expressway (US 75) was a transformative moment in the history of Plano. Now with quick and convenient access to jobs in Dallas, Plano would soon explode in population over the coming decades. New homes spread first to the east of town, in neighborhoods such as Old Towne and Briarwood, and then transitioned west of the highway with new neighborhoods such as Dallas North Estates. The change of Plano from an agricultural community to a suburban community can largely be attributed to Central Expressway.

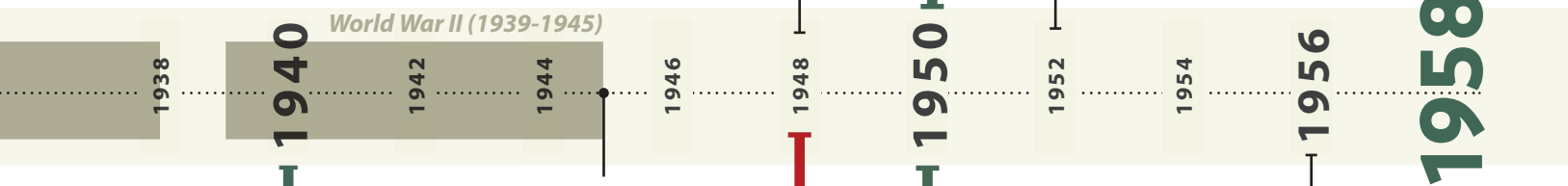


MENDENHALL ELEMENTARY

The opening of Plano Elementary School, now Mendenhall Elementary, allowed the separation of primary and secondary education in Plano.

INTERURBAN CLOSSES
following the decline of the
railroads

2,126
POPULATION
OF PLANO



STREETS RENAMED (1948)

Streets throughout the city are renamed to the grid system, with alphabetical streets running north-south and numerical streets running east-west.

HAGGARD ADDITION
1st platted subdivision

NORTH TEXAS MUNICIPAL WATER DISTRICT IS FORMED

(1950)

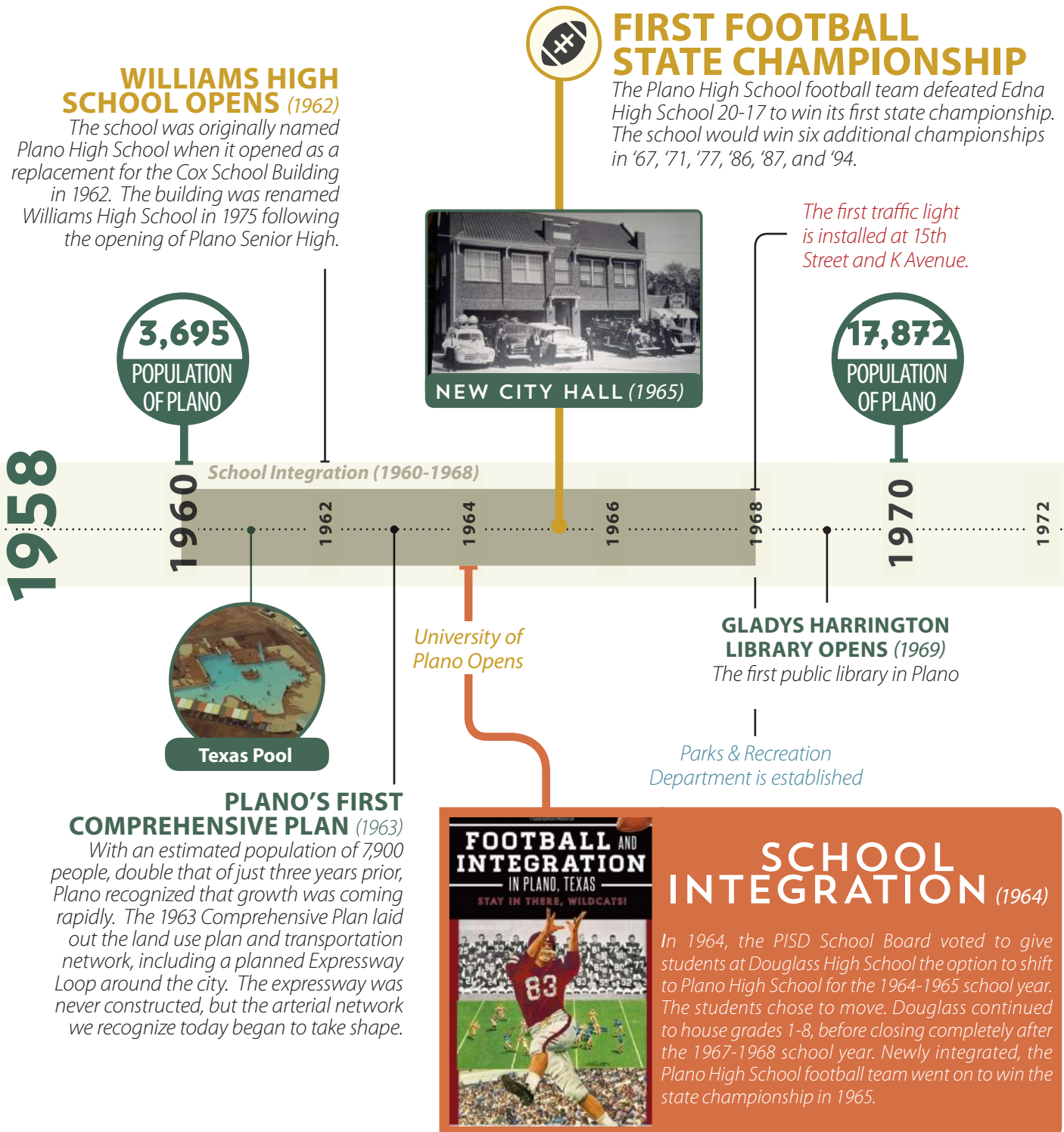


ARCHITECTURAL STYLES

- Art Deco
- Mid-century Modern
- Minimal Traditional
- Early Ranch Style
- Bungalow
- Craftsman
- Commercial Storefronts
- Stucco Wraps on Downtown
- Spanish Revival

1958-1985: PLANO WELCOMES GROWTH

This period begins with the explosion of residential and employment growth brought about by the construction of Central Expressway. Business begins to shift away from agriculture to technology and research companies, offering white collar jobs. Plano's arterial roadway pattern begins to take shape, with shopping centers located at key intersections. Downtown's importance to the local economy begins to diminish as Collin Creek Mall becomes the new entertainment area. Plano ISD emerges as a leader in education and sports.





ARCHITECTURAL STYLES

- One-story Ranch
- Mid-century Modern
- Built-in Garage
- Second-story Overhang
- Contemporary

PLANO SENIOR HIGH SCHOOL OPENS (1975)

Due to rapid growth in enrollment, Plano ISD moved to a model of junior and senior high schools in 1975. 11th and 12th grade students began attending Plano Senior High School.

LAST COTTON GIN CLOSES

Symbolic of Plano's change from an agricultural to a suburban community, the last cotton gin closes in downtown.

COLLIN CREEK MALL OPENS

When it opened in 1981, the Collin Creek Mall was the new center of activity and shopping for Plano and the surrounding region.



PLANO EAST SENIOR HIGH SCHOOL OPENS (1981)

Plano Municipal Center Opens

1972

1974

1976

1978

1980

1982

1984

1985



CLARK STADIUM OPENS

a premiere high school football stadium at the time

University of Plano Closes

PLANO GENERAL HOSPITAL OPENS

72,331
POPULATION OF PLANO

DART IS FORMED

CENTRAL EXPRESSWAY WIDENED



FIRST PLANO
BALLOON FESTIVAL



FOX & JACOBS

After World War II, Fox & Jacobs began building homes in Texas that were small, affordable starter homes for families. They built many homes in Plano and the Dallas area, becoming one of the largest builders of single-family homes in the southwest.

LEGACY LAND PURCHASE (1979)

Ross Perot purchases land in what is now the Legacy business area in west Plano. This would prove to be instrumental in the growth and development of the city and contribute to the massive growth of Plano to the west of US 75.



Residential



Commercial



Church



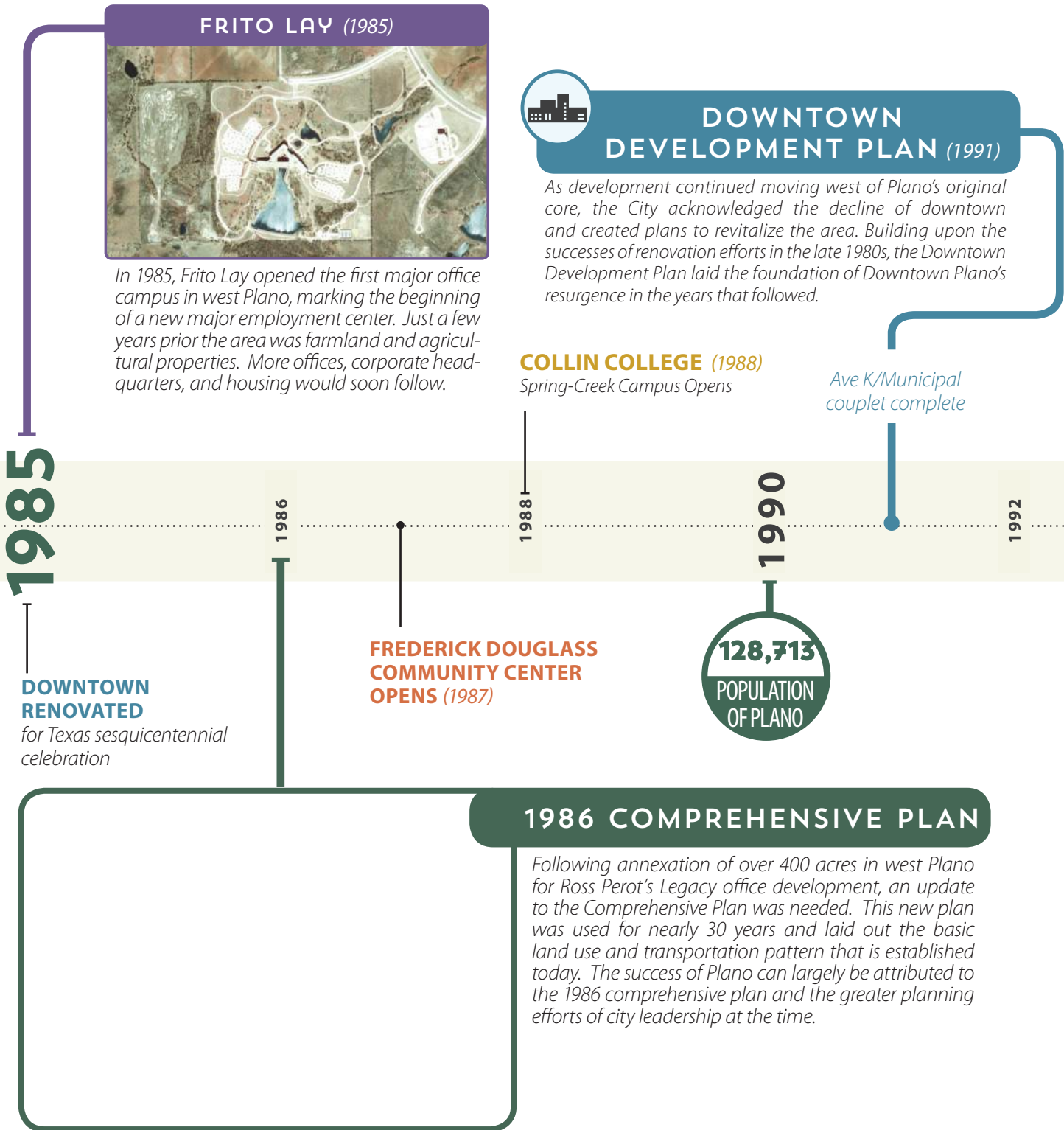
Cemetery



Downtown Fire

1985-2000: CORPORATE PLANO

Rapid growth continues during this period, including the arrival of corporate campuses in the Legacy area with massive employment growth and westward expansion. The city begins to recognize the troubles of downtown and begins laying the groundwork to revitalize the area. Plano ISD establishes its reputation as a regional and national leader in public education and athletic prowess.





ELECTRONIC DATA SYSTEMS (1992)

Electronic Data Systems (EDS), founded by tech mogul Ross Perot, relocated its company headquarters to Plano in 1992. The move brought a significant number of tech jobs, reshaping the economy of Plano.

JCPENNEY HEADQUARTERS

After announcing the move in 1987, the J. C. Penney Company relocates its headquarters from Manhattan to the Legacy business area in 1992.



ARCHITECTURAL STYLES

- Two-Story
- Post-Modern
- McMansions
- New Traditional

PRESIDENT GEORGE BUSH TURNPIKE OPENS

Planned since the 1950s, the completion of the President George Bush Turnpike was a long-awaited connection to the DFW Airport. In 1999, parts of the expressway began opening to traffic.

222,030
POPULATION
OF PLANO

2000

1992

**EAST PLANO
TRANSIT CENTER
OPENS**



1994

**DALLAS NORTH
TOLLWAY**

is extended through Plano

**ALL-AMERICA
CITY (1994)**

Plano is awarded the "All-America City" award from the National Civic League, recognizing Plano for the Police Department's crime prevention efforts, PISD's Practical Parent Education Program and the Plano Children's Medical Clinic.

1996

Harrington Furniture, a staple of Downtown Plano for decades, closes its doors.

1998

**DR. PEPPER MOVES
TO LEGACY**

**PLANO WEST SENIOR
HIGH SCHOOL OPENS
(1999)**

**CEREMONIAL
GROUNDBREAKING OF
LEGACY TOWN CENTER
(1999)**



Residential



Commercial



Church



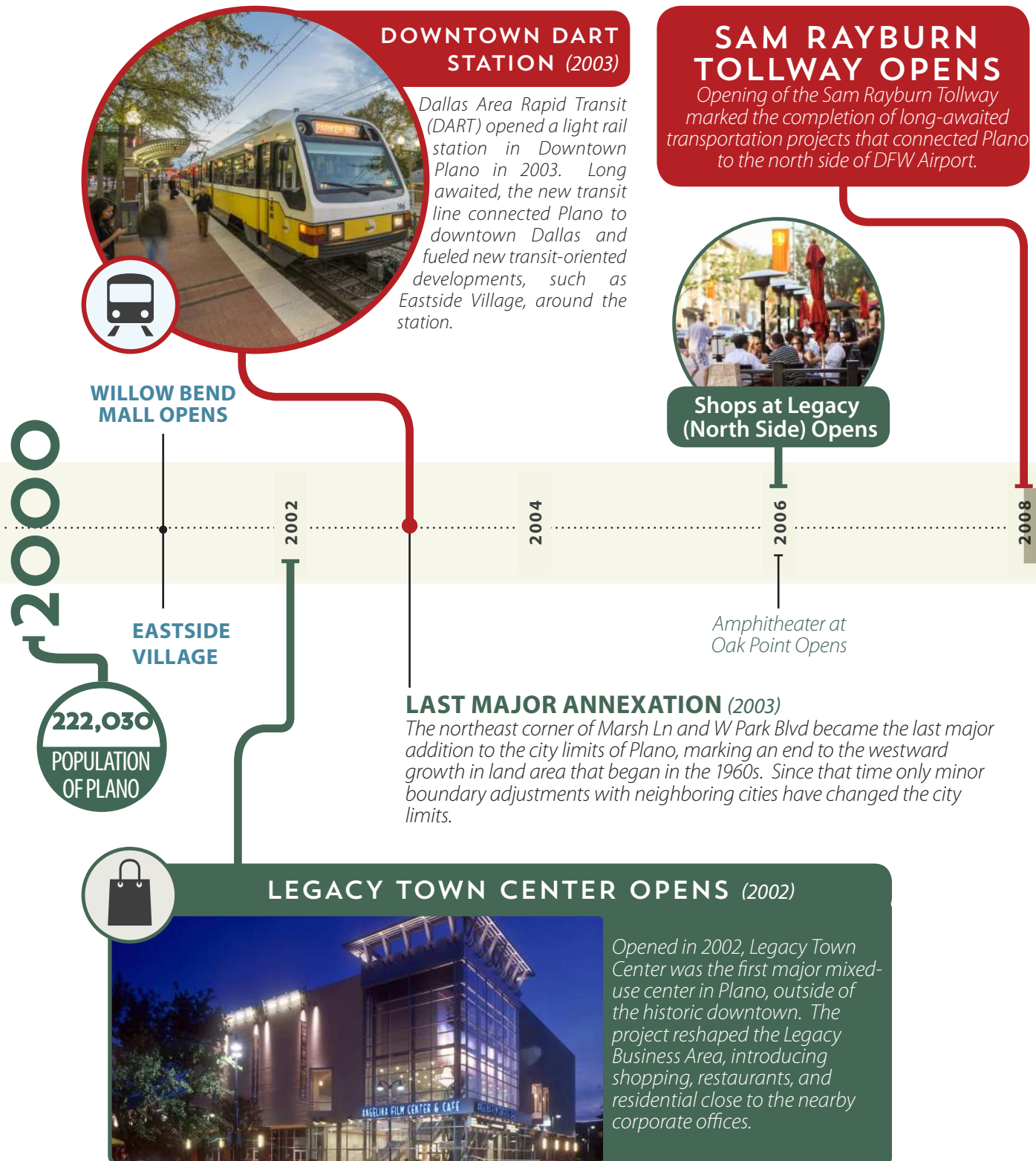
Cemetery



Downtown Fire

2000-2018: PLANO TODAY

In the year 2000, residential growth begins to slow and Plano focuses on mixed-use, redevelopment, and employment. Downtown continues its revitalization with the arrival of the DART light rail and businesses return, making downtown a premier entertainment district. During this period, Plano begins the transition from a suburban community to a first-tier suburb as growth continues beyond its northern limits.





TOYOTA NORTH AMERICAN HQ (2014)

In 2014, Toyota announced the relocation of its North American headquarters to Plano. Opened in 2017, the company is now a major contributor to the local and regional economy.



ARCHITECTURAL STYLES

- New Traditional
- McMansions
- Patio Homes
- Lofts
- Townhomes
- Curtain Wall Buildings



Children's Medical Center Opens

PLANO TOMORROW

(2015)

Plano updates the city's comprehensive plan for the first time since 1986. Although controversial, the plan would go on to win the Daniel Burnham Award for a Comprehensive Plan from the American Planning Association.

2008 The Great Recession (2008-2012) 2012

259,841
POPULATION OF PLANO

JP MORGAN CHASE & LIBERTY MUTUAL

announce the location two new 1,000,000+ square-foot regional operations centers near Legacy West.

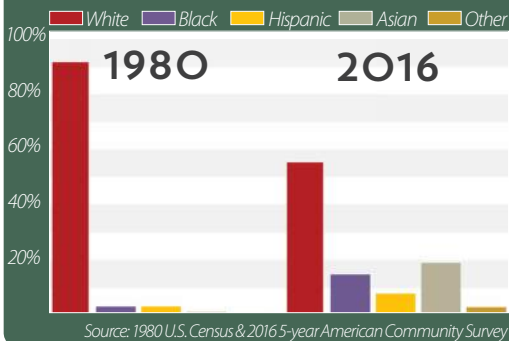
2016

281,390
POPULATION OF PLANO



DEMOGRAPHIC CHANGES

Since 1980, the diversity of Plano's population continues to increase.



LEGACY WEST

Legacy West is a premiere mixed-use development on the west side of the Dallas North Tollway, north of Legacy Drive. The area is a recent addition to the greater Legacy Business Area of Plano.



Residential



Commercial



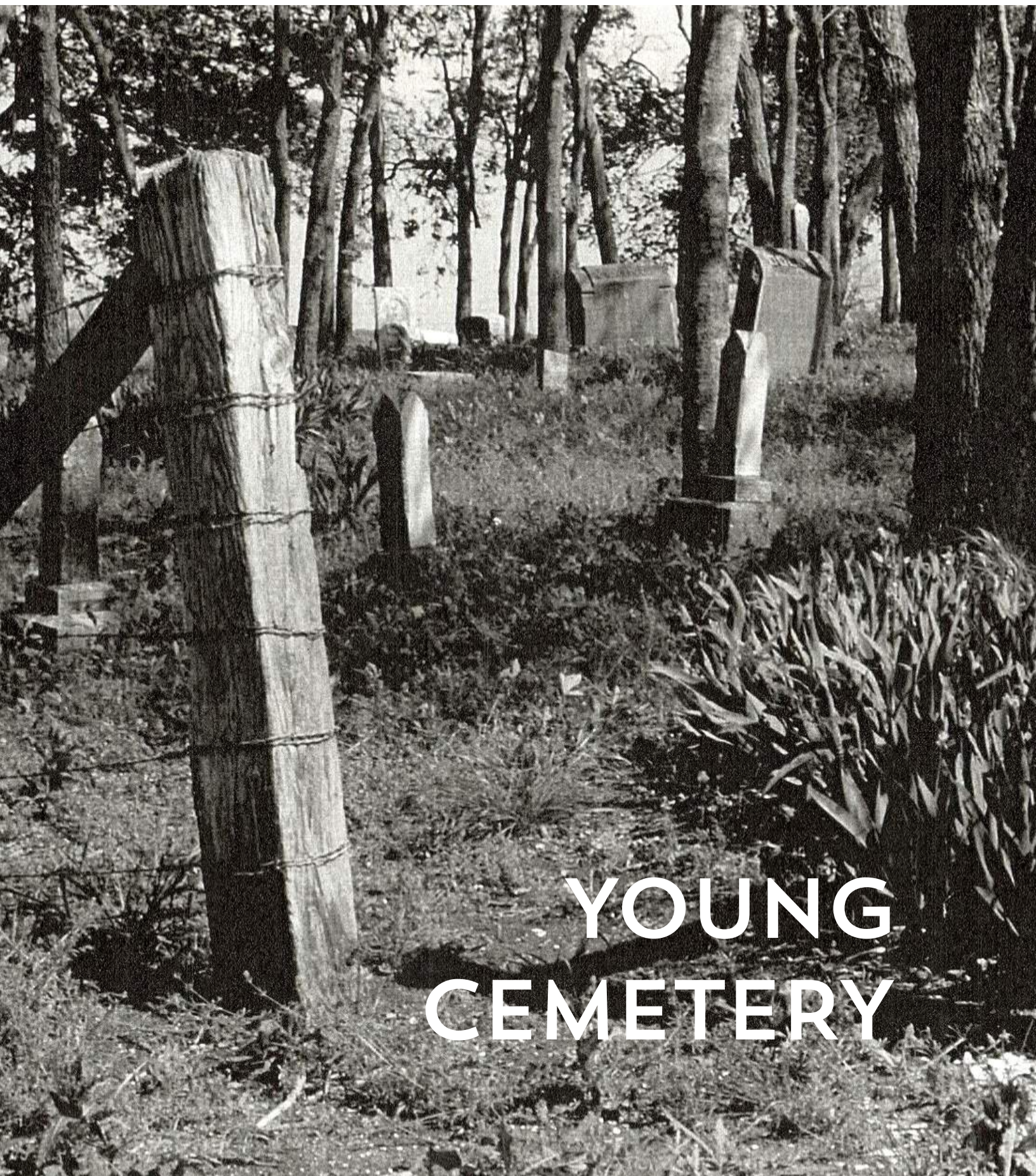
Church



Cemetery



Downtown Fire



YOUNG CEMETERY

CHAPTER 4: PRESERVATION IN PLANO

HISTORY OF THE HERITAGE PRESERVATION PROGRAM

In the 1970s, Plano was growing and changing rapidly. The City recognized that the increase in population, the changes in Plano's land uses, and the overall change in Plano's economy were a threat to preserving the community's heritage resources. In 1979, Plano's City Council adopted the original Historic Landmark Preservation Ordinance, which established the city's heritage preservation program and a seven-member Historical Landmark Committee (HLC) to administer the ordinance. The HLC was tasked with educating historic property owners on the benefits of preservation and encouraging them to designate their properties. The city's first preservation plan was adopted in 1981, which identified potential heritage resources and established goals for the program.

As a result of the first preservation plan and subsequent updates, Plano's heritage preservation program works toward identifying and preserving the community's heritage resources, partnering with organizations and community groups to accomplish key goals in the program, and educating Plano's citizens about its history and key heritage resources. The timeline on the following pages illustrates the history of Plano's heritage preservation program, putting it in context of key national and statewide preservation accomplishments.

Proclamation at May 2018 City Council Meeting: May is National Historic Preservation Month and encourages the saving of historic American treasures.



Dedication of Downtown NRHP Plaque - Dec. 2017



Individually Designated Heritage Resource Plaque



“This community designation program, combined with the Preserve America Presidential Awards and federal support, provides strong incentives for continued preservation of our cultural and natural heritage resources. I commend Plano and its leaders for their commitment to preserving an important part of our nation's historic past for visitors, neighbors, and, most importantly, for children.”

- First Lady Laura Bush, 2006

HERITAGE PRESERVATION TIMELINE

INTRODUCTION

Beginning with the adoption of its first Historic Landmark Preservation Ordinance in 1979, Plano's heritage preservation program has grown tremendously over the past 40 years. Designations of the city's heritage resources, revisions to the preservation ordinance, the creation of multiple preservation plans, and the establishment of financial incentives for heritage resource property owners are just some of the program's many accomplishments. The following pages illustrate the history of the program, highlighting many of these achievements. The items included on the timeline are categorized into six themes, which are described below.

TIMELINE THEMES

Events in the heritage preservation timeline are divided into six (6) themes which are described below. Each theme is identified using a color so that one theme can be followed throughout the timeline, or so that events within one theme can be recognized in the context of other themes.

ICONS & GRAPHICS

The icons used in this timeline indicate the designation of a heritage resource, and include residential, commercial, and cemetery designations at the local level, as well as state and National Register designations. Images and logos are also used throughout the timeline to indicate key organizations and events.

Acts & Regulations

Adoption of ordinances and creation of programs that established and supported Plano's heritage preservation program.

Designations

Buildings, sites, or districts that have been officially recognized as culturally and architecturally significant and are therefore deserving of designation and recognition.

Historic Survey

The study of individual structures and sites or groupings of structures and sites in order to determine if they have historic, cultural, archaeological, or architectural importance.

Information/Other

Committees, commissions, programs, awards, and other events that have supported and impacted Plano's heritage preservation program.

Plans & Guidelines

Documents that guide the heritage preservation program and indicate appropriate changes to heritage resources throughout Plano.

Relocations & Demolitions

Relocations and demolitions of structures significant to the history of Plano.

PLANO'S DESIGNATED HERITAGE RESOURCES

The resources listed below identify Plano's individually designated structures at the local, state, and national levels. These resources can be found on the timeline that follows.



Individually Designated Heritage Resources

- | | | |
|---|---|--------------------------------------|
| 1. Ammie Wilson House (1982) | 14. Carlisle House (1992) | 25. Merritt Building (2003) |
| 2. Roller House (1982) | 15. Mathews House (1992) | 26. Downtown HROD (2003) |
| 3. Aldridge House (1982) | 16. Wells Homestead (1992) | 27. Will Schimelpfenig House (2003) |
| 4. Carpenter House (1982) | 17. Wall-Robbins House (1992) | 28. Hughston House (2003) |
| 5. Forman House (1983) | 18. Hood House (1996) | 29. Dudley O'Neal House (2003) |
| 6. Olney Davis House (1984) | 19. Little Carlisle House (1998) | 30. Salmon House (2003) |
| 7. Lamm House (1986) | 20. Haggard Park Heritage Resource District (HROD) (2000) | 31. Bagwill-Sherrill Building (2004) |
| 8. Moore House/Plano Masonic Lodge (1987) | 21. R.A. Davis House (2000) | 32. Arch Weatherford House (2004) |
| 9. Plano National Bank/IOOF Building (1987) | 22. Mary Schimelpfenig House (2000) | 33. Thornton House (2005) |
| 10. Mitchell House (1989) | 23. Schell House (2001) | 34. McCall Skaggs House (2005) |
| 11. S.B. Wyatt House (1989) | 24. Plano High School/Cox School (2001) | 35. L.A. Davis Cemetery (2017) |
| 12. Interurban Station (1990) | | |
| 13. Bowman Cemetery (1990) | | |



Recorded Texas Historic Landmarks

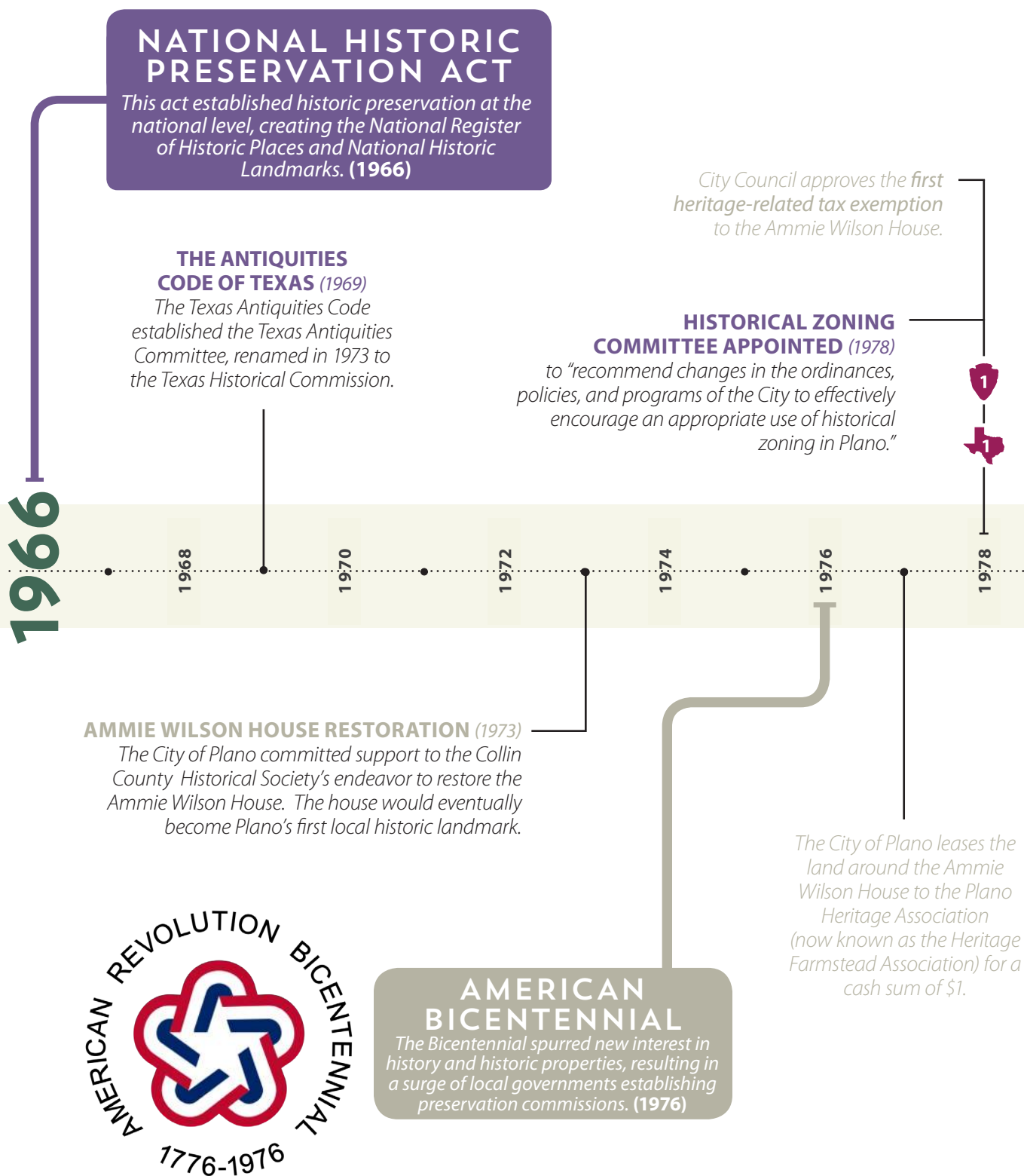
- | | | |
|---|---|---------------------------------------|
| 1. Ammie Wilson House (1978) | 4. Plano High School and Gymnasium (2006) | 7. Fred Schimelpfenig Building (2015) |
| 2. Plano Station/Texas Electric Railway (1990) | 5. Mathews General Store (2014) | 8. Saigling House (2018) |
| 3. Plano National Bank/I.O.O.F. Lodge Building (1993) | 6. WD. McFarlin Building (2015) | |



National Register Designations

- | | |
|------------------------------|--------------------------|
| 1. Ammie Wilson House (1978) | 4. Saigling House (2018) |
| 2. Interurban Station (2005) | |
| 3. Downtown HROD (2017) | |

1966-2018: PRESERVATION IN PLANO



CITY'S HERITAGE PROGRAM CREATED

The city's preservation program is born after City Council adopts the original Historic Preservation Ordinance. This established the Historic Landmark Committee (HLC) and rules of the program. (1979)

HERITAGE FARMSTEAD MUSEUM

The Heritage Farmstead Museum opens to the public.

DOWNTOWN DEVELOPMENT PLAN

Part of a renewed focus on downtown, this plan was the catalyst for much of the revitalization that began in the 1990s. (1991)

1981 PRESERVATION PLAN

Texas Main Street Program is established.

HISTORIC REHABILITATION TAX CREDIT (1981)
is established by the Tax Reform Act of 1981.

Historic Resource Survey

1986 PRESERVATION PLAN

Historic Resource Survey

Plano becomes a Certified Local Government

Demolition Delay Established

Historic Resource Survey

1979

1980

1982

1984

1986

1988

1990

1992

Main Street Program
is established by the National Trust for Historic Preservation.

CERTIFIED LOCAL GOVERNMENT (1980)
program established.

HERITAGE TAX EXEMPTIONS

This program established partial exemptions from City of Plano, PISD, Collin County, and CCCCD taxes for historic properties. (1984)

THE SECRETARY OF THE INTERIOR STANDARDS (1988)
become the official review criteria of the HLC.

1992 PRESERVATION PLAN

GEORGE HOUSE RELOCATED

Years of effort to save the George House from demolition helped spur creation of the city's heritage preservation program. Once located where the Municipal Center is today, the house is now a part of Dallas Heritage Village. (1982)



Car 360 Acquisition & Restoration



Residential Local Designation



Commercial Local Designation



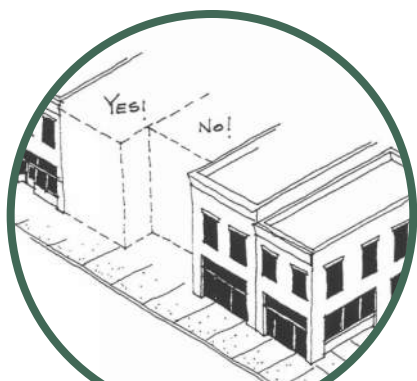
Cemetery Local Designation



Recorded Texas Historic Landmark



National Register Designation



DESIGN GUIDELINES FOR PLANO'S HISTORIC AREAS (1993)

OLD TOWNE (1999)
Neighborhood Plan Adopted

Adoption of 'Downtown Plano: A Vision & Strategy for Creating a Transit Village'

Eastside TIF District Established

Texas APA Project Award for Downtown Transit Village

DOWNTOWN DESIGN GUIDELINES

Following designation of downtown, the Heritage Commission approved the first design standards specific to downtown. (2004)

Tax Exemption Ordinance Update

3

1993

1994

18

1996

19

1998

20

21

22

2000

23

24

2002

25

26

27

28

29

30

31

32

2004

2

33

34

2004

The Vontress House is relocated to 1611 H Ave. in Haggard Park



PROGRAM REBRANDED

In 1998, the city's program underwent an overhaul, including a major update to the Heritage Preservation Ordinance, creation of the Heritage Preservation Officer, renaming of the HLC to the Heritage Commission, and a re-branding of the program to "Heritage Preservation." (1998)

Historic Resource Survey

Preservation Plan for Plano's Historic Cemeteries (2001)

2002 PRESERVATION PLAN

EST **THE PLANO CONSERVANCY** 2001
FOR HISTORIC PRESERVATION, INC.

HERITAGE PRESERVATION GRANT PROGRAM

Created in 2002, the grant program has awarded funding for heritage-related projects across the city. (2002)

Designations Acts & Regulations Plans & Guidelines Historic Survey Relocations & Demolitions Information/Other

HERITAGE PRESERVATION ORDINANCE UPDATE (2007)

DELEGATION OF DUTIES (2007)
created to allow more reviews to be approved at the staff level, drastically reducing review times.

COLLINWOOD HOUSE

Following a failed bond proposition in 2017 to restore the circa 1861 house, and with no interested buyers, the Collinwood House seemed destined for deconstruction. In 2018, however, the city offered funds to move the house, leading to its successful relocation to a nearby farm. **(2018)**



Updated Logo

RICE FIELD (2015)
removed from Haggard Park HROD

Downtown Plano
Receives Great Places
in America Award

Mayes House
at 1311 K Ave.
Demolished

Tax
Exemption
Ordinance
Update

Historic
Resource
Survey

4

2007

Tax
Exemption
Ordinance
Update

2008

2010

2012

5

6

7

35

4

8

2018

HAGGARD ADDITION (2006)
City Council denies neighborhood petition for designation as a heritage resource district.



Explore and Enjoy Our Heritage

Plano designated a 'Preserve America' Community **(2006)**

2011 PRESERVATION PLAN

Downtown &
Haggard Park
Design Guidelines
Update

Collin County starts its
own Tax Abatement
Program

DOWNTOWN DESIGN STANDARDS UPDATE (2016)

SAIGLING HOUSE
Preservation Dallas Award



2018 PRESERVATION PLAN

ORDINANCE UPDATES

Several major updates to the program were completed in 2018. These included the Heritage Preservation Ordinance update and district ordinance amendments to show the location of contributing, compatible, and non-contributing structures in each district. **(2018)**



Residential Local Designation



Commercial Local Designation



Cemetery Local Designation



Recorded Texas Historic Landmark



National Register Designation

CURRENT STATE OF THE PROGRAM



YEARS OF ADMINISTRATION

Heritage Preservation Ordinance

You can view the Heritage Preservation Ordinance at this link:

<http://www.plano.gov/DocumentCenter/View/29082/2018-1-3>

Heritage Commission

More information on the Heritage Commission can be found here:

<https://www.plano.gov/165/Heritage-Commission>

Certificate of Appropriateness

The Certificate of Appropriateness form and information about the review process can be found here:

<https://www.plano.gov/655/Guidelines-Applications>

ADMINISTRATION

Operating for almost 40 years, the City of Plano's heritage preservation program is administered through a variety of groups and tools.

Heritage Preservation Ordinance

The Heritage Preservation Ordinance does the following:

- ▲ Serves as the enabling authority for the heritage preservation program
- ▲ Establishes and explains the powers and duties of the Heritage Commission
- ▲ Establishes the duties of the Heritage Preservation Officer (HPO)
- ▲ Outlines the purpose of the Preservation Plan and Historic Resource Surveys
- ▲ Identifies requirements, criteria, and procedures for the designation of heritage resources
- ▲ Identifies requirements, criteria, and review procedures for Certificates of Appropriateness

Heritage Commission

The Heritage Commission consists of seven members that are appointed by City Council. The Commission is made up of community members that have an interest, competence, or knowledge in historic preservation, history, planning, architecture, real estate, legal, archaeology, or another field related to heritage preservation. The Commission is responsible for a variety of actions including:

- ▲ Review of Certificate of Appropriateness for compliance with Design Guidelines
- ▲ Evaluate applications for designating heritage resources
- ▲ Review and make recommendations for grant applications
- ▲ Prepare the preservation plan and recommendations for potential heritage resources
- ▲ Recommend tax exemptions for historic properties

Heritage Preservation Officer

The Heritage Preservation Officer (HPO) is responsible for a myriad of duties that are key to the successful operation of the heritage preservation program. The duties of the HPO are outlined in the Heritage Preservation Ordinance and the Delegation of Duties.

Heritage Preservation Plan

The Heritage Preservation Plan directs and coordinates citywide preservation efforts, placing the work into a broader framework of community and economic development objectives. The Plan is not a regulatory document, but instead outlines goals, policies, and actions the community should take to further its preservation efforts. This Heritage Preservation Plan is the sixth version.

Heritage Preservation Grant Program

Offered by the City of Plano, this grant supports local nonprofit organizations that promote heritage preservation and heritage tourism in Plano. Grants are available as funds permit.

Heritage Tax Exemption Program

This city-run program provides tax relief for property owners of historic buildings who commit to maintaining their historic building. Once in the program, these properties are subject to yearly site assessments to ensure proper maintenance. Four categories of property tax relief exist and are based on the use of a historic structure:

- ▲ Class A Structures - Used exclusively for residential purposes and individually designated - can receive up to 100% exemption
- ▲ Class B Structures - Occupied in whole or part for purposes other than residential and individually designated - can receive up to 50% exemption
- ▲ Class C Structures - Occupied exclusively for residential and noted as contributing in a locally designated district - can receive up to 75% exemption
- ▲ Class D Structures - Occupied, in whole or in part, for purposes other than residential and contributing in a locally designated district - can receive up to 38% exemption

Design Guidelines & Standards

Design guidelines and standards provide objective criteria for determining the appropriateness of treatments of existing buildings and include direction for compatible new development. The City of Plano has two sets of adopted design standards, one for Downtown and one for Haggard Park. The Secretary of the Interior Standards apply to all other properties.

Special Zoning: Douglass Community

The Douglass Community is identified through its unique development character. While it is not designated as a heritage district, special zoning requirements under the "General Residential" zoning classification help this neighborhood maintain its unique character. Standards include minimum lot dimensions, maximum building height, and a front porch requirement.

Heritage Resource Surveys

Surveys are conducted to identify, research, and document buildings and sites to determine whether there is any historic, architectural, or cultural significance that should be protected. City-wide surveys have been conducted at various times since the heritage preservation program began in 1979:

- ▲ 1980
- ▲ 1986
- ▲ 1992
- ▲ 2002
- ▲ 2018

More detailed surveys have also been completed in the past as part of district designations:

- ▲ 2002 & 2016 - Downtown HROD
- ▲ 1999 & 2018 - Haggard Park HROD

Heritage Preservation Grant Program

To learn more about the Heritage Grant Program, visit:

<http://www.plano.gov/>

More information about the heritage grant program and its recipients can be found on pages 58-61.

Heritage Tax Exemption Program

To learn more about the tax exemption program, visit:

<http://www.plano.gov/>

More information about the program can be found on page 58.

Design Guidelines & Standards

The Design Guidelines for the Downtown District and Standards are available by following the link below:

<https://www.plano.gov/DocumentCenter/>

The Preservation Guidelines for the Haggard Park Heritage Resource District are available at the following link:

<https://www.plano.gov/DocumentCenter/>

Douglass Neighborhood Action Plan

The Douglass Neighborhood Action Plan, written in 2002, guides future neighborhood development and addresses neighborhood concerns, in order to maintain the neighborhood's unique character. See more at:

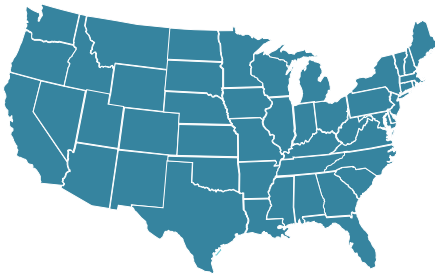
<https://www.plano.gov/DocumentCenter/>

Heritage Resource Surveys

The Heritage Resource Surveys can be viewed by using this link:

<http://www.plano.gov/>

DESIGNATIONS



Heritage resources can be designated at the local, state, and national levels depending on the significance of the resource. The City of Plano has resources designated at each level, as described in this section.

NATIONAL-LEVEL DESIGNATIONS



Saigling House



Ammie Wilson House



Interurban Railway



National Register of Historic Places

The website for National Register of Historic Places is:

<https://www.nps.gov/Nr/>

National Register of Historic Places - Downtown Historic District



STATE-LEVEL DESIGNATIONS

8

Recorded Texas Historic Landmarks (RTHL)

- | | |
|---|--|
| ▲ Ammie Wilson House | ▲ Plano Station/Texas Electric Railway |
| ▲ Mathews General Store | ▲ Plano High School and Gymnasium |
| ▲ Plano National Bank/I.O.O.F. Lodge Building | ▲ WD. McFarlin Building |
| ▲ Fred Schimelpfenig Building | ▲ Saigling House |

9

State Cemeteries Markers

- | | |
|-------------------------|--------------------------|
| ▲ Young Cemetery | ▲ Baccus Cemetery |
| ▲ Bethany Cemetery | ▲ Collinsworth Cemetery |
| ▲ Leach-Thomas Cemetery | ▲ Plano Mutual Cemetery |
| ▲ Old City Cemetery | ▲ Rowlett Creek Cemetery |
| ▲ Bowman Cemetery | |



LOCAL-LEVEL DESIGNATIONS

Individually Designated Heritage Resources

Individual structures, sites, and landmarks that have retained their historical, cultural, architectural, or archaeological significance can be recognized and designated by City Council as Individually Designated Heritage Resources (IDHR). These are designated based on their own individual merits, even if located within a larger historic district, and may be eligible for tax exemptions and other incentives. There are currently 33 IDHRs in Plano, detailed on pages 50-53.

Heritage Resource Overlay Districts

The City of Plano also designates heritage districts, which contain at least two structures or sites that have retained historical, cultural, archaeological, or architectural significance. Individual structures within each district are classified as contributing, compatible, or non-contributing, based on factors such as age, historical significance, and building integrity. Properties within a heritage district may also be eligible for tax exemptions and other incentives. The City of Plano currently has two heritage resource overlay districts, Haggard Park and Downtown Heritage. More information can be found on pages 54-55.

35

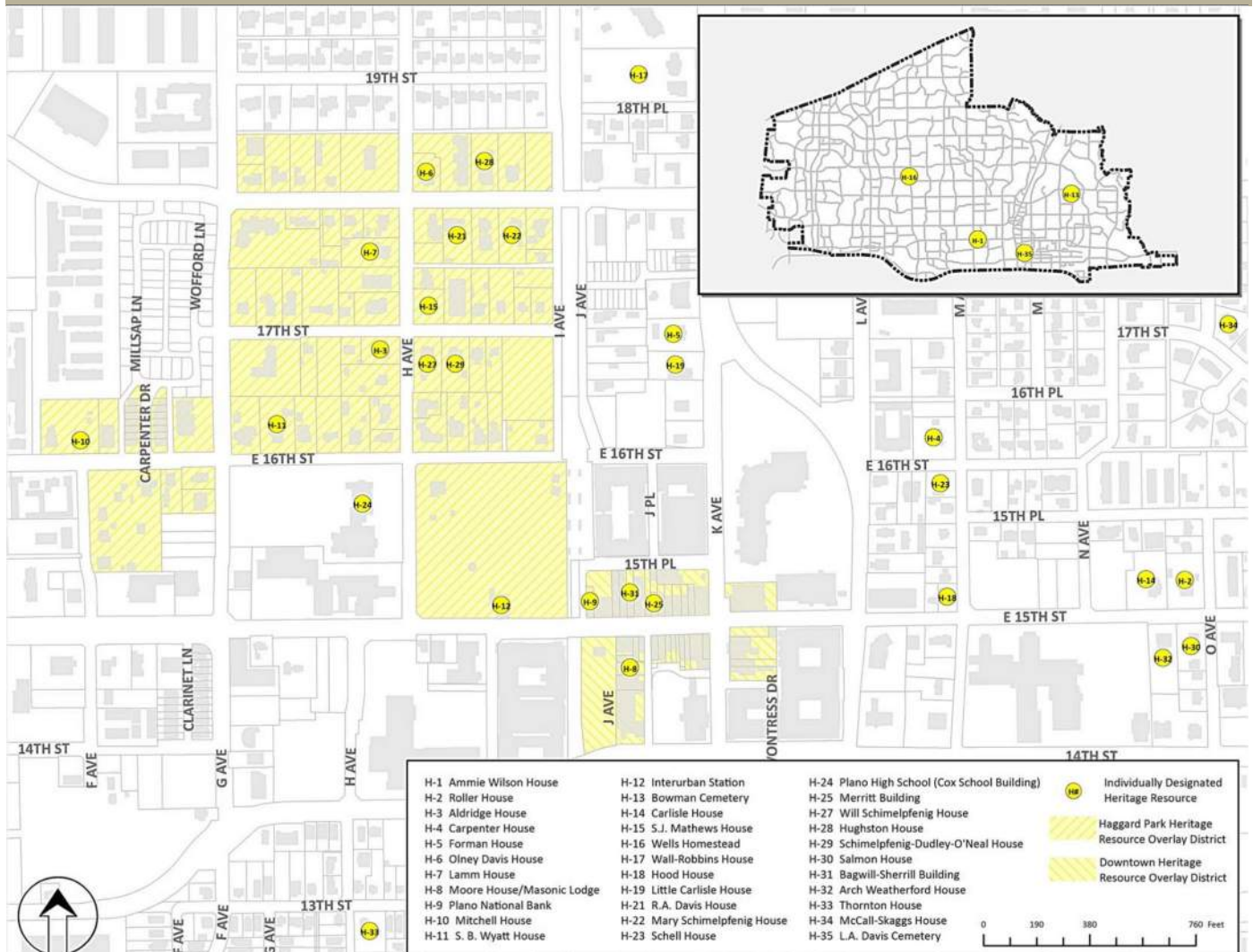
**DESIGNATED
HERITAGE RESOURCES**

Heritage Preservation Ordinance

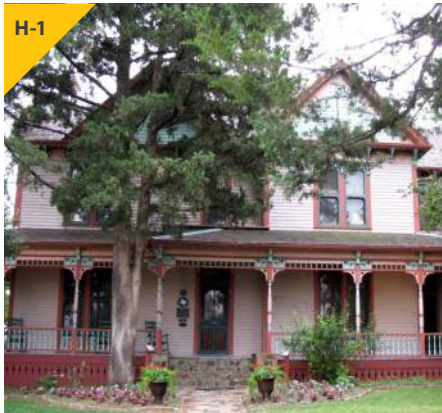
More information about designations can be found in the Heritage Preservation Ordinance at:

<http://www.plano.gov/DocumentCenter/View/29082/2018-1-3?bidId=>

EXISTING HERITAGE RESOURCE MAP



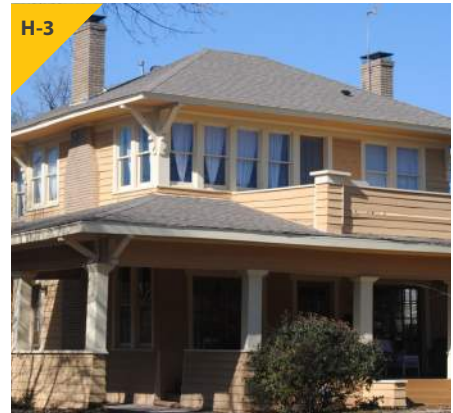
INDIVIDUALLY DESIGNATED HERITAGE RESOURCES



H-1
Ammie Wilson House
1900 W 15th Street
Constructed: 1891
Style: Queen Anne Victorian



H-2
Roller House
1413 E 15th Street
Constructed: 1901
Style: Queen Anne Victorian



H-3
Aldridge House
1615 H Avenue
Constructed: 1907
Style: Prairie



H-4
Carpenter House
1211 E 16th Street
Constructed: 1898
Style: Queen Anne Victorian



H-5
Forman House
1617 K Avenue
Constructed: 1867
Style: Greek Revival



H-6
Olney Davis House
901 18th Street
Constructed: 1890
Style: Queen Anne Victorian



H-7
Lamm House
1709 H Avenue
Constructed: ca. 1893
Style: Queen Anne Victorian



H-8
Moore House/Masonic Lodge
1414 J Avenue
Constructed: 1896
Style: Early 20th Century Vernacular



H-9
Plano National Bank/IOOF Lodge
1001 E 15th Street
Constructed: ca. 1896/1936
Style: Art Deco



Mitchell House

609 E 16th Street
Constructed: c. 1891
Style: Folk Victorian



S. B. Wyatt House

807 E 16th Street
Constructed: ca. 1910
Style: Craftsman



Interurban Station

901 E 15th Street
Constructed: 1908
Style: Commercial Vernacular



Bowman Cemetery

Oak Grove Dr, near southern end
of Santa Fe Park
Burials: 1868-1921



Carlisle House

1407 E 15th Street
Constructed: 1912
Style: Prairie



S. J. Mathews House

901 17th Street
Constructed: 1888
Style: Folk Victorian



Wells Homestead

3921 Coit Road
Constructed: ca. 1893
Style: Queen Anne Victorian



Wall-Robbins House

1813 K Avenue
Constructed: 1898
Style: Queen Anne Victorian



Hood House

1211 E 15th Street
Constructed: 1892
Style: Folk Victorian

INDIVIDUALLY DESIGNATED HERITAGE RESOURCES - CONTINUED



Little Carlisle House

1611 K Avenue

Constructed: 1925

Style: Transitional Tudor Cottage



R.A. Davis House

906 18th Street

Constructed: 1913

Style: Transitional Craftsman



Mary Schimelpfenig House

914 18th Street

Constructed: ca. 1890

Style: Queen Anne Victorian



Schell House

1210 E 16th Street

Constructed: 1937

Style: Queen Anne Victorian



Plano High School (Cox School)

1517 H Avenue

Constructed: 1923

Style: Art Deco



Merritt Building

1023-1025 E 15th Street

Constructed: 1916

Style: Early 20th Century Vernacular



Will Schimelpfenig House

900 17th Street

Constructed: ca. 1901

Style: Queen Anne Victorian



Hughston House

909 18th Street

Constructed: ca. 1890/1908

Style: Prairie



Schimelpfenig-Dudley-O'Neal House

906 17th Street

Constructed: ca. 1893

Style: Queen Anne Victorian



Salmon House
1414 E 15th Street
Constructed: ca. 1898
Style: Queen Anne Victorian



Bagwill-Sherrill Building
1015 E 15th Street
Constructed: ca. 1895/1919
Style: Art Deco



Arch Weatherford House
1410 E 15th Street
Constructed: 1915
Style: Prairie



Thornton House
900 13th Street
Constructed: ca. 1900
Style: Vernacular



McCall-Skaggs House
1704 N Place
Constructed: 1959
Style: Ranch



L.A. Davis Cemetery
1000 H Avenue
Burials: 1945 - Present

HERITAGE RESOURCE OVERLAY DISTRICTS (HROD)

Haggard Park Facts

Year Designated: 2000

Ordinances: 2000-1-6, 2015-2-8, 2018-6-9

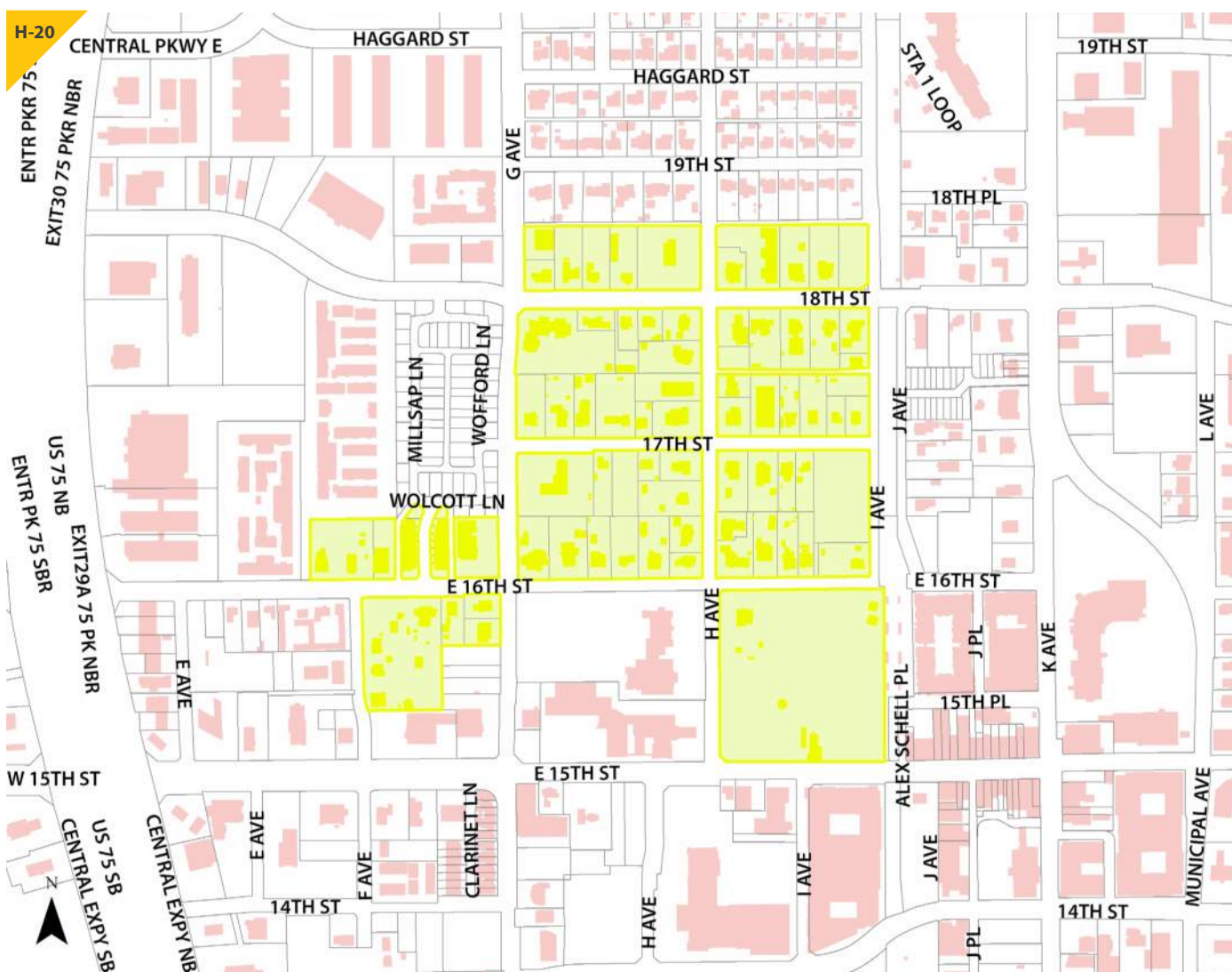
Surveys: <https://www.plano.gov/DocumentCenter/View/31163/Haggard-Park-HROD---BCIEG-2018?bidId=>

Design Standards: Haggard Park Heritage Resource District Preservation Guidelines

Haggard Park

Designated in 2000, the Haggard Park HROD was the first heritage district in the city. It includes one of Plano's earliest neighborhoods and is named for Haggard Park, a municipal park located in the southern portion of the district. Homes in Haggard Park were constructed as early as 1890, with several homes relocated to the area in the 1980s. Although primarily a single-family neighborhood, most of the historic homes along 18th Street have been converted to commercial uses.

An intensive level survey of the district was performed in 2018, which resulted in an updated list of contributing, compatible, and non-contributing structures (see Appendix B). The survey also deemed Haggard Park eligible for listing on the National Register of Historic Places.



Downtown

Designated in 2002, the Downtown HROD is located at the intersection of K Avenue and 15th Street (originally Main Street and Mechanic Street, respectively). The city's original commercial and cultural activity center, Downtown's importance diminished in the late 20th century following the construction of Central Expressway (US 75) and the opening of more modern shopping centers throughout Plano. Intensive efforts to revitalize downtown in the 1990s were successful in bringing renewed energy and activity to the district, including a light rail connection and transit-oriented development. Downtown Plano was added to the National Register of Historic Places in 2017.

An intensive level survey of the district was performed in 2016 and updated in 2018, which resulted in an updated list of contributing, compatible, and non-contributing structures (see Appendix B).

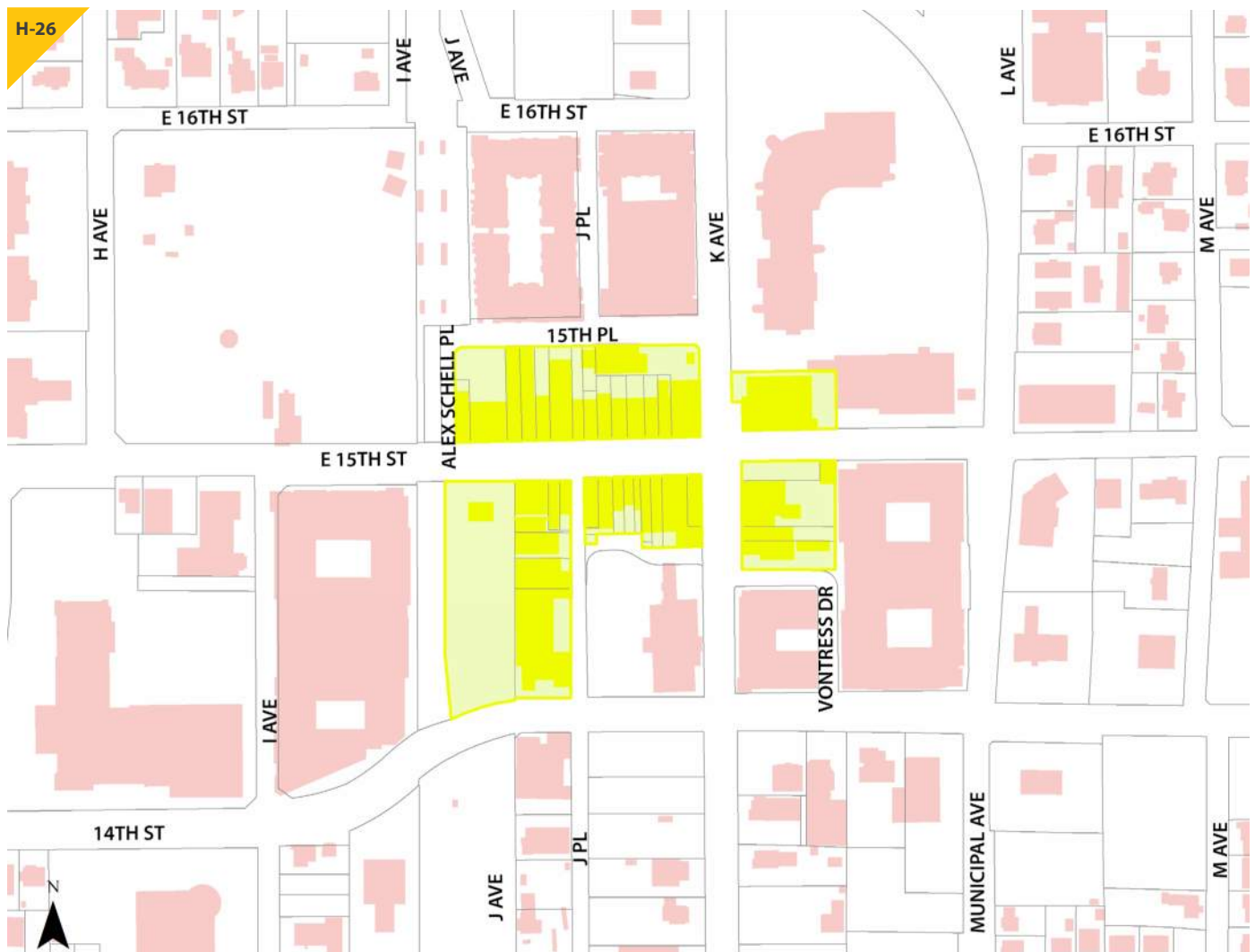
Downtown Facts

Year Designated: 2003

Ordinances: 2003-2-14, 2018-6-10

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

Design Standards: Downtown Heritage Resource District Design Standards



INCENTIVES AND BENEFITS

Strong heritage preservation programs include incentives and benefits to assist property owners in maintaining heritage resources. Often special benefits are offered to stimulate investment in heritage properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. Some financial benefits are offered through the City of Plano, while others are available from regional, state, and national organizations.

CITY INCENTIVE PROGRAMS

The City of Plano offers a number of incentive programs, some of which are exclusive to designated historic resources and others that apply to historic structures or older, but non-historic, buildings.

Heritage Preservation Grant Program

2004-2005 to 2017-2018

\$9,633,900

TOTAL Grant Funds Allocated

- ▲ Local nonprofit organizations that support heritage preservation and heritage tourism
- ▲ Funds available for historical programming, historic preservation advocacy work and potentially historic restoration projects
- ▲ See pages 57-59 for a detailed breakdown of funding provided over the past 14 years
- ▲ <https://www.plano.gov/Grant-Program>

Heritage Tax Exemption Program

Between

38% - 100%

Tax Exemption, Depending on Use of Structure

- ▲ Provides tax relief to invest in maintenance and repairs to the historic property
- ▲ Four categories based on building use and designation; each category receives a different percentage of tax exemption
- ▲ Participating properties surveyed annually to ensure proper maintenance
- ▲ See Page 60 for a breakdown of the tax exemption statistics since 2008.
- ▲ <https://www.plano.gov/Grant-Program>

The Great Update Rebate

Potential Rebates Up To

\$5,000

Per Property Per Year

- ▲ Operated by the City's Neighborhood Services Department
- ▲ Single-family homes, duplexes, townhomes, and condominiums 35 years or older qualify
- ▲ Funds awarded based on types of improvements made
- ▲ <https://www.plano.gov/Great-Update-Rebate>



PROTECTING PLANO'S
Heritage

TAX EXEMPTION **2018** PARTICIPANT

CITY INCENTIVE PROGRAMS: HERITAGE PRESERVATION GRANT PROGRAM RECIPIENT OUTCOMES

Over the program's 15 years, many organizations throughout Plano have taken advantage of the funding opportunity to finance a wide variety of projects. In one way or another, these projects all support heritage preservation and/or heritage tourism efforts in Plano. The following pages illustrate a variety of projects that have been funded by the Heritage Preservation Grant Program.

HERITAGE FARMSTEAD MUSEUM



Lantern Light holiday event



Family Egg Hunt event



Young House restoration



Ammie Wilson Memorial Showmanship Clinic



Accessible pathways project

PLANO CONSERVANCY FOR HISTORIC PRESERVATION



Traveling museum exhibit



Children's heritage preservation coloring book



Tombstone Mysteries event

NORTH TEXAS MASONIC HISTORICAL MUSEUM AND LIBRARY



Book case and shelves project



Historic book collection



Moore House masonry repair

ROWLETT CREEK CEMETERY ASSOCIATION



Fence and gate repair

PLANO ART ASSOCIATION



Art Mural

DOUGLASS COMMUNITY ARTS ADVISORY COMMITTEE



Douglass Community Mural

ARTCENTRE OF PLANO



Exterior repair and maintenance of Olney Davis House, the previous ArtCentre Office

PLANO AFRICAN AMERICAN MUSEUM



Thornton House restoration

BLACKLAND PRAIRIE FESTIVAL



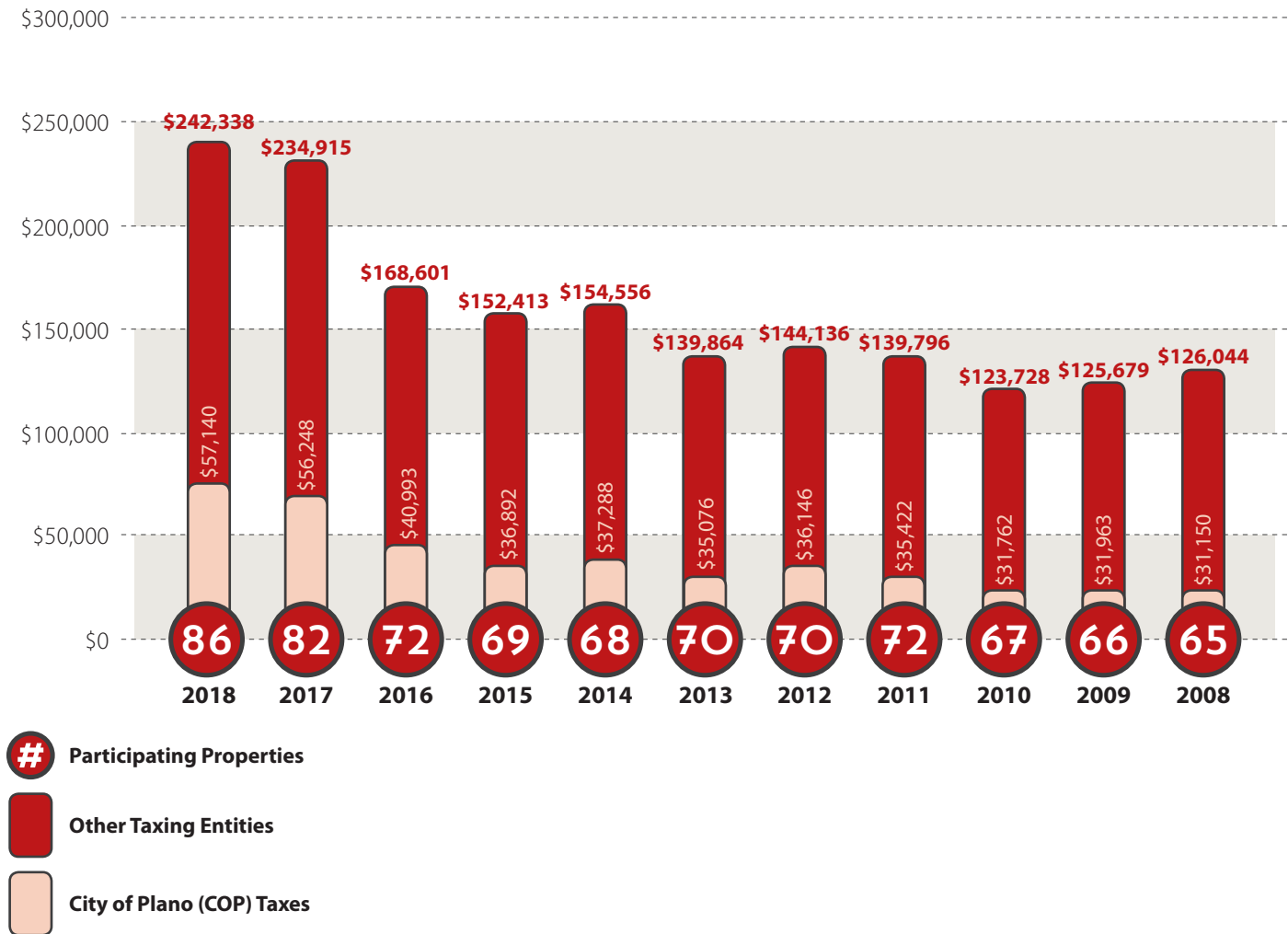
Burro wagon ride at Haggard Park



Festival scene on 15th Street looking east from DART rail line

CITY INCENTIVE PROGRAMS: HERITAGE TAX EXEMPTION PROGRAM

Originally passed by Council in 1984, the Heritage Tax Exemption Program provides tax relief to property owners to encourage the preservation and maintenance of the historic property. In order to ensure the properties are being appropriately maintained and repaired, those that participate in the program are subject to a yearly site assessment. As the program has gained tenure, more and more property owners of historic structures have opted to be a part of the program. As seen in the chart below, which illustrates the past 10 years of the program compared to the local taxes, the number of participating properties held fairly steady until recent years. In 2017, the requirements to qualify for the program were loosened, sparking the noticeable increase in properties participating in the program in 2017 and 2018. The City of Plano, Plano ISD, and Collin County Community College all participate in the tax exemption program. Collin County participated until 2014, when it created its own tax abatement program.



EXTERNAL TAX INCENTIVE PROGRAMS

Additional tax incentives are offered at the county, state, and national levels for designated historic resources.

Collin County Historical Property Tax Abatement Program

Either

**50% OR
100%**

Tax Exemption, Depending on Use of Structure

- ▲ Collin County Historical Commission accepts applications, inspects properties to determine eligibility, and recommends which properties should be approved
- ▲ Properties may only qualify once
- ▲ http://www.collincountytx.gov/historical_commission/

Texas Historic Preservation Tax Credit Program

Provides Funding Up To

25%

Of Rehabilitation Costs

- ▲ Available for buildings listed in the National Register of Historic Places, the Recorded Texas Landmarks, and the Texas State Antiquities Landmarks
- ▲ Funding provided for up to 25% of rehabilitation costs
- ▲ <http://www.thc.texas.gov/projects-and-programs>

Federal Rehabilitation Tax Credit Program

Approximately

1,200

Projects Funded Each Year

- ▲ 20% income tax credit available for income-producing certified historic properties
- ▲ Rehabilitation work must follow the Secretary of the Interior's Standards for Rehabilitation
- ▲ <https://www.nps.gov/tax-incentives>



The Collin County Property Tax Abatement Program webpage, which includes the forms on how to apply for the program.

Tax Credit Program Highlight: W.D. McFarlin Building

Plano, Collin County
1893

History

The current W.D. McFarlin building replaced an older building which burned in 1895. McFarlin, the building's then-owner, rebuilt using bricks salvaged from the first building. The building was leased to multiple drug store tenants over the years, during the McFarlin family's ownership, which lasted until 1950. The building has also housed grocery and dry goods stores. The first floor currently houses a popular bar and restaurant. The second floor, which only extends over the front half of the building, is used for office space. Although the masonry has been painted, the building retains high historic integrity with most of its original storefront.

Rehabilitation Project

The building's owner utilized the state tax credits to replace the building's roof, non-historic windows on the rear of the second floor, and undertake some minor interior repairs. Future projects may include repairing the storefront and repainting the exterior brick.



| | |
|-----------------------------------|----------------------------------|
| Designation | Recorded Texas Historic Landmark |
| Historic Use | Drug store |
| Current Use | Bar and restaurant |
| Total Rehabilitation Cost | \$46,085 |
| Qualified Rehabilitation Expenses | \$32,446 |
| Date Certified | 7/21/2017 |
| | Certified for state credits only |

The Texas Historical Commission website provides highlights from the projects that have received Texas Historic Preservation Tax Credit funds.

EXTERNAL GRANT PROGRAMS

Grant programs are also available at the state and national level, some that are specifically for designated historic resources and others that may also apply.

Certified Local Government (CLG) Grant Program

Approximately

**\$2,000
TO
\$30,000**

Funded Each Year

- ▲ Available to cities and counties "certified" as CLG
- ▲ Funds available to programs that work to develop and strengthen local preservation programs, and to protect heritage resources
- ▲ Requires local cash match equal to 50% for the total project cost.
- ▲ <http://www.thc.texas.gov/projects-and-programs>

Texas Preservation Trust Fund (TPTF)

Approximately

\$200,000

Projects Funded in 2018

- ▲ Provides funding to save and protect threatened historic properties and archaeological sites.
- ▲ Funds distributed as matching grants
- ▲ Grants must provide a minimum of one dollar matching cash to each state dollar approved.
- ▲ <http://www.thc.texas.gov/projects-and-programs>

Humanities Texas Grants

Smaller Grants Up To

\$1,500

- ▲ Funds provided to develop programs of local interest promoting heritage, culture, and education
- ▲ Grants provided as mini-grants, major grants for community projects, and major grants for media projects
- ▲ <https://www.humanitiestexas.org/grants>

Kresge Foundation: Arts and Culture Program

Grants Span

1 TO 3

Years

- ▲ Single and multi-year grants available to nonprofit organizations, government entities, and faith-based organizations
- ▲ Arts and Culture program supports creative placemaking, focusing on creativity, building a community's assets, and cross-disciplinary projects.
- ▲ <https://kresge.org/programs>

PRESERVATION PARTNERS

Plano's heritage preservation program is strengthened through its numerous partnerships with local, state, and federal groups. In some cases, heritage preservation is an organization's primary mandate; other organizations focus on activities that are not directly related to preservation, but that do have a secondary relationship.

CERTIFIED LOCAL GOVERNMENT (CLG)

The Certified Local Government Program is a local, state, and federal partnership that empowers communities to protect their heritage resources through research and designating qualifying structures. The City of Plano was designated as a CLG community in 1989, and is connected to a network of communities throughout Texas. CLG communities are supported by technical assistance, training programs, and grants provided by the Texas Historical Commission.

74

CLG Cities and Counties in Texas



Partners of Plano's Heritage Program

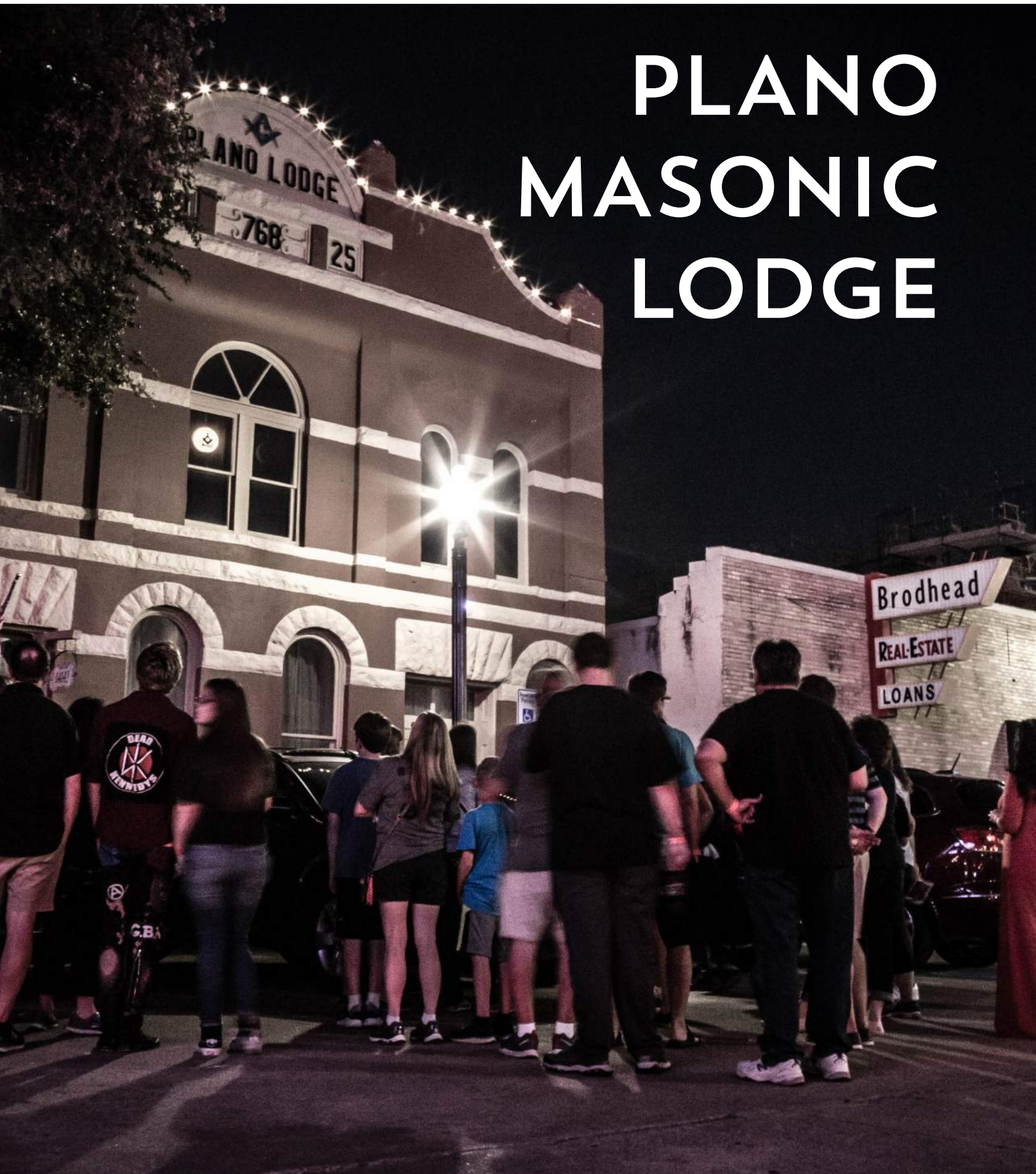
- Plano Conservancy for Historic Preservation
» <http://www.planoconservancy.org/>
- Historic Downtown Plano Association (HDPa)
» <http://www.visitdowntownplano.com/>
- Heritage Farmstead Museum
» <https://www.heritagefarmstead.org/>
- Interurban Railway Museum
» <http://www.interurbanrailwaymuseum.org/>
- Saigling House
» <https://www.plano.gov/2800/Saigling-House>
- North Texas Masonic Historical Museum and Library
» <http://northtexashistory.org/>
- Plano Art Association
» <http://planoartassociation.org/>
- Plano Libraries
» <https://www.plano.gov/203/Library>
- Collin County Historical Commission
» http://www.collincountytx.gov/historical_commission
- Texas Historical Commission
» <http://www.thc.texas.gov/>
- National Register of Historic Places
» <https://www.nps.gov/Nr/>
- National Trust for Historic Preservation
» <https://savingplaces.org/>
- National Park Service
» <https://www.nps.gov/>
- Texas Pool Foundation
» <http://www.texaspool.org/>
- Plano ISD
» <https://www.pisd.edu/>
- Collin College
» <http://www.collin.edu/>

Certified Local Government (CLG)

More information about The Certified Local Government Program is available at:

<http://www.thc.texas.gov/projects-and-programs>

PLANO MASONIC LODGE



CHAPTER 5: POTENTIAL HERITAGE RESOURCES

INTRODUCTION

Leading up to the 2018 Preservation Plan update, the City of Plano hired Austin-based HHM & Associates, Inc. (HHM) to complete a Potential Historic Assets Survey of structures built prior to 1960 and blocks or subdivisions developed between 1960-1969. The purpose of the survey work was to identify, research, and evaluate properties which may have historical, cultural, archaeological, or architectural importance, either as an individual property or as part of a larger district. As part of this process, an online Potential Historic Assets Map was also developed, which allowed citizens to identify the location of previously unidentified properties that could be potentially historic. The property owners of all surveyed properties were notified prior to HHM conducting the survey work. As a result of the 2018 Potential Historic Assets Survey, 15 individual properties, ten cemeteries, and three districts were identified as Potential Heritage Resources (PHR). PHRs are not officially designated historic, but have the potential to be with further research, rehabilitation, or property owner interest. The property owners of all recommended PHRs were notified again prior to the public workshops (see Appendix D). With this completed survey, it is important to keep in mind that:

- ▲ Listing as a Potential Heritage Resource is informational only and does not subject any property on the list to additional regulations, demolition restrictions, or architectural/design review by the Heritage Commission.
- ▲ Designation of an individual property requires an application by the property owner(s).
- ▲ Designation of districts requires an application signed by at least 60% of the property owner(s) within the proposed district.

In addition to the list of PHRs, a list of properties/districts that may be historic, but that need more research, was also compiled. Some of these properties may be eligible for designation as conservation districts. A conservation district typically regulates the form of new construction and large additions, but does not regulate exterior alterations to or demolition of heritage resources, as a heritage resource overlay district does. However, the city currently has no established criteria for creating a conservation district. The Preservation Plan recommends conservation district criteria be established before any further evaluation of these properties.

- ▲ As with the PHRs, this list is informational only and does not subject any property on the list to additional regulations, demolition restrictions, or design/architectural review by the Heritage Commission.
- ▲ Designation of an individual property requires an application by the property owner(s).
- ▲ Designation of districts requires an application signed by at least 60% of the property owner(s) within the proposed district.

For more detailed information about the properties included in the 2018 Potential Historic Assets Survey, refer to HHM's Final Survey Report in Appendix B.

PHR - INDIVIDUAL PROPERTIES



1108 11th Street
Construction Date: 1928
Style: Folk Victorian



1306 14th Street
Construction Date: ca. 1930
Style: Tudor Revival



1412 14th Street
Construction Date: 1949
Style: Modern



1820 14th Street
Construction Date: 1963
Style: Ranch



1212 E 15th Street
Construction Date: ca. 1950
Style: Ranch



1300 E 15th Street
Construction Date: 1898, 1949
Style: Colonial & Greek Revival



1300 E 16th Street
Construction Date: ca. 1925
Style: Craftsman



808 19th Street
Construction Date: 1959
Style: Ranch & Craftsman



1601 Alma Drive
Construction Date: ca. 1925
Style: Prairie



1715 K Avenue
Construction Date: ca. 1920
Style: Colonial Revival & Craftsman



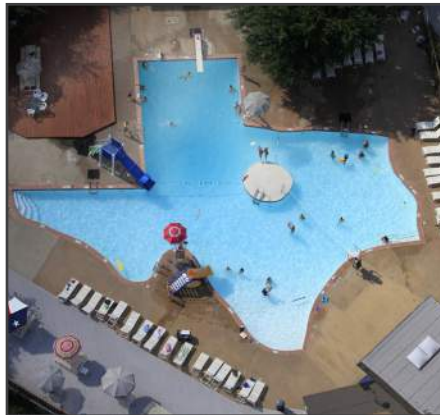
1800 K Avenue
Construction Date: 1962
Style: Modern



1513 M Avenue
Construction Date: ca. 1910
Style: National Folk



1512 N Avenue
Construction Date: 1927
Style: Tudor Revival



901 Springbrook Drive
Construction Date: 1961
Style: N/A



Collinwood House (relocated)
Construction Date: ca. 1861
Style: National Folk, Gothic Revival

MORE RESEARCH REQUIRED

The following properties are not official Potential Heritage Resources, but should be further studied to determine their eligibility pending right-of-entry or more intensive research:

1304 13th Street
Construction Date: 1932
Style: Industrial Warehouse

5395 14th Street
Construction Date: ca. 1966
Style: Ranch

Bishop Road (Barn)
Construction Date: unknown
Style: Barn

5845 McKamy Road
Construction Date: 1967
Style: Ranch

3740 E Parker Road
Construction Date: 1945
Style: Tudor Revival

7676 Robinson Road
Construction Date: 1940
Style: Barn

1439 Wind Cave Circle
Construction Date: 1973
Style: Ranch

PHR - CEMETERIES

Cemeteries are important cultural landscapes that connect current residents with those of the past. These sites should be recognized for their contribution as places of burial, remembrance, and commemoration of the early Plano pioneers and those who followed. Caretakers of all Plano cemeteries are encouraged to join the Bowman Cemetery and L.A. Davis Cemetery and apply for designation as individually designated heritage resources.



Baccus Cemetery
Bishop Rd, N of Legacy Dr
1847 - Present



Bethany Cemetery
Custer Rd, N of Legacy Dr
1877 - Present



Collinsworth Cemetery
Vermillion Dr
1895 - 1920



Felker Cemetery
S of Waycross Dr, W of Auburn Pl
ca. 1890



Leach-Thomas Cemetery
Pensacola Dr, N of Destin Dr
1868-1920



Old City Cemetery
I Avenue, S of 12th Street
1881 - Present



Plano Mutual Cemetery
Jupiter Rd & 18th Street
1852 - Present



Rowlett Creek Cemetery
Rowlett Cemetery Rd, S of 121
1862 - Present



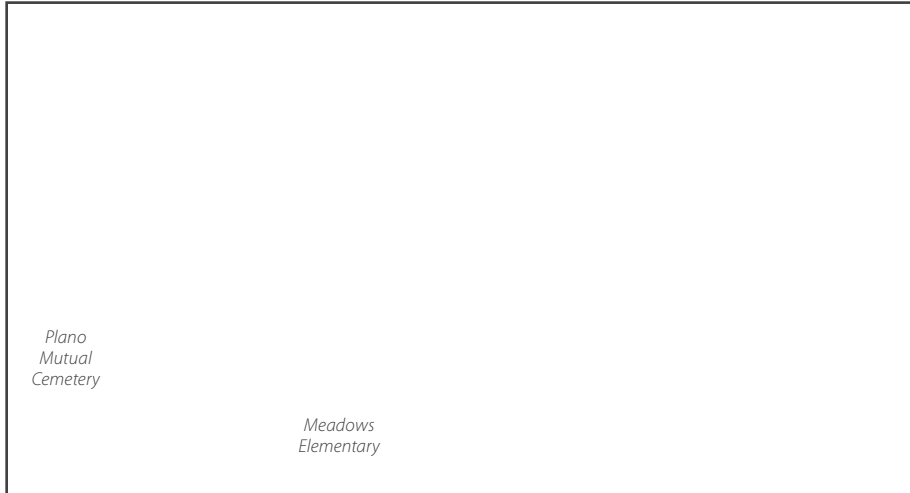
Shepard Ranch Cemetery
Park Blvd, W of Preston Rd
ca. 1950



Young Cemetery
S of 121, E of Independence Pkwy
1847-1909

PHR - DISTRICTS

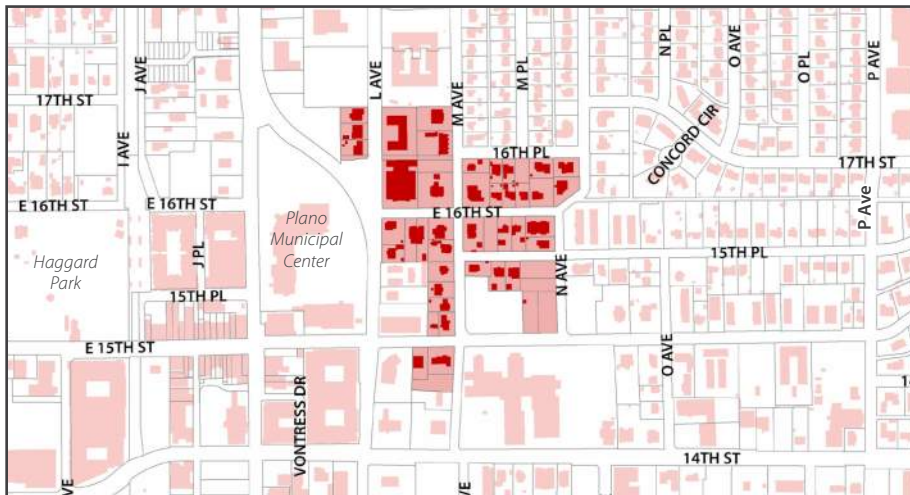
The following districts meet two or more criteria for designation as a Heritage Resource Overlay District and are encouraged to apply for designation.



Briarwood District

Construction Dates: 1962-1973

Style: Ranch, Contemporary



Clint Forman District

Construction Dates: 1898-2012

Style: Ranch, Queen Anne, Minimal Traditional, Colonial Revival, National Folk, Craftsman, Classic Revival, Prairie



North Forest Estates

Construction Dates: 1962-1963

Style: Ranch

MORE RESEARCH REQUIRED - DISTRICTS

Four districts are recommended to be re-evaluated in the future following the establishment of conservation district designation criteria. Two agricultural properties were also identified as requiring more research to determine if the larger agricultural complexes are eligible as heritage districts.

Haggard Addition

Construction Dates: 1952-1970

Type: Conservation District

Styles: Ranch, Minimal Traditional

Subdivisions: Haggard Addition,
Olie Mathews Addition



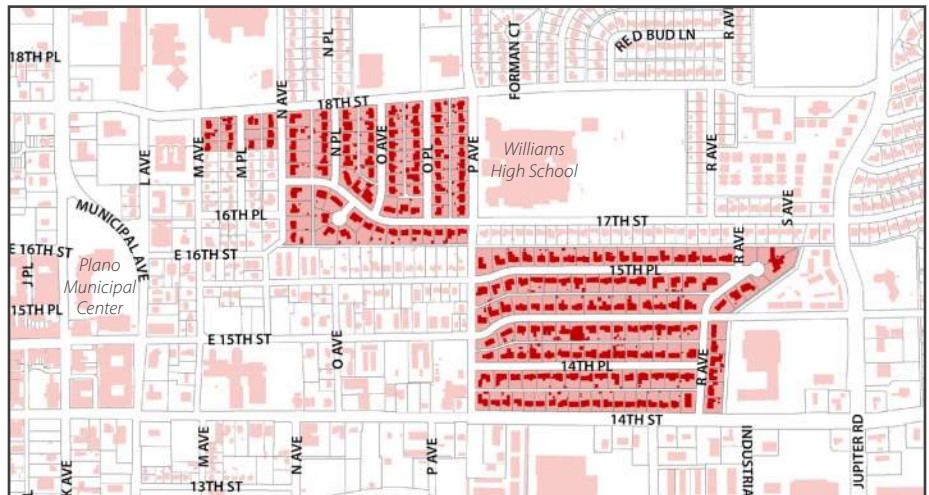
Old Towne

Construction Dates: 1947-1970

Type: Conservation District

Style: Ranch, Minimal Traditional

Subdivisions: Belle View,
French, Southwood



Belle View Estates

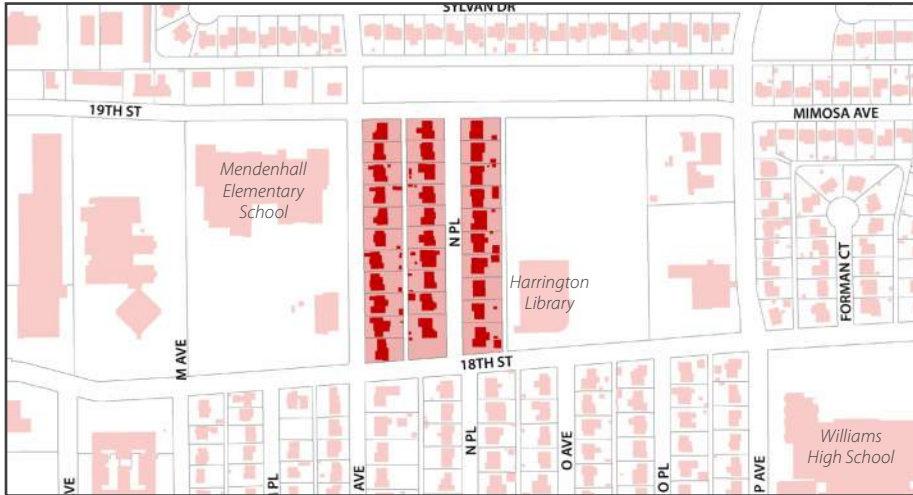
Construction Dates: 1958-1965

Type: Conservation District

Style: Ranch

Subdivision: Belle View Estates





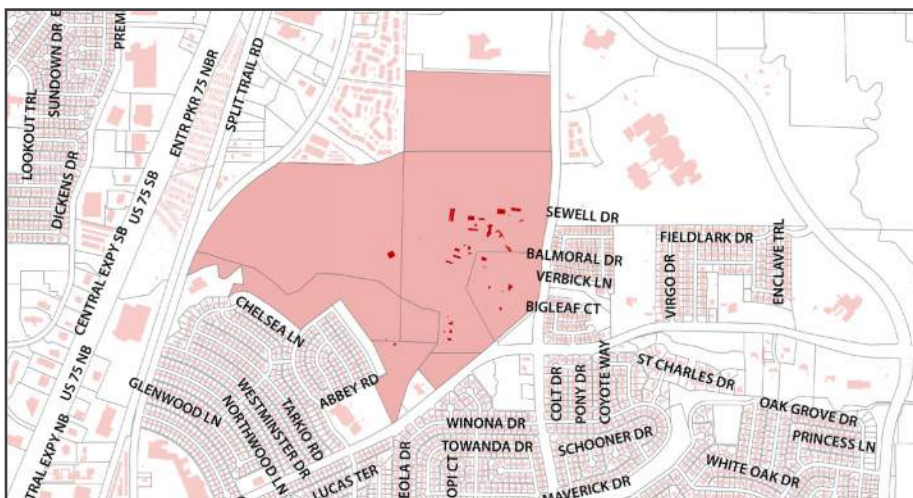
Bowman

Construction Dates: 1955

Type: Conservation District

Style: Ranch

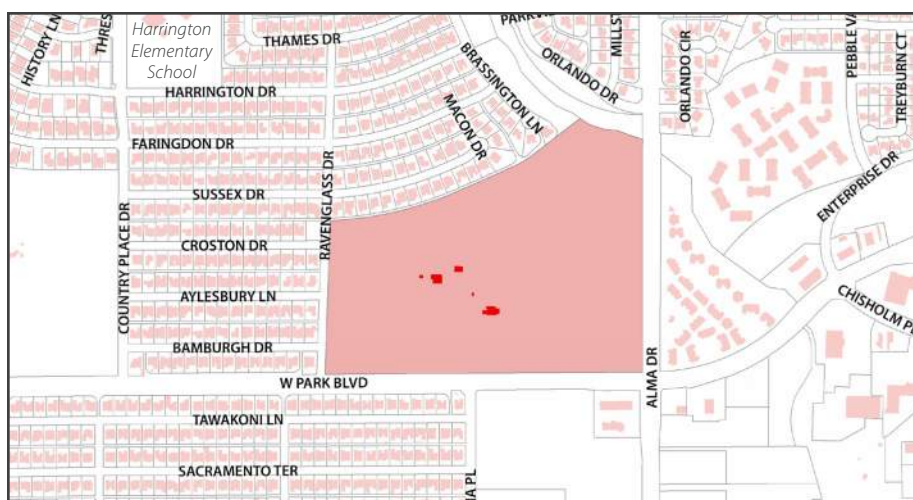
Subdivision: Bowman J H Addition



Lavon Farms

Type: Agricultural Property

Jupiter Rd, N of Parker Rd



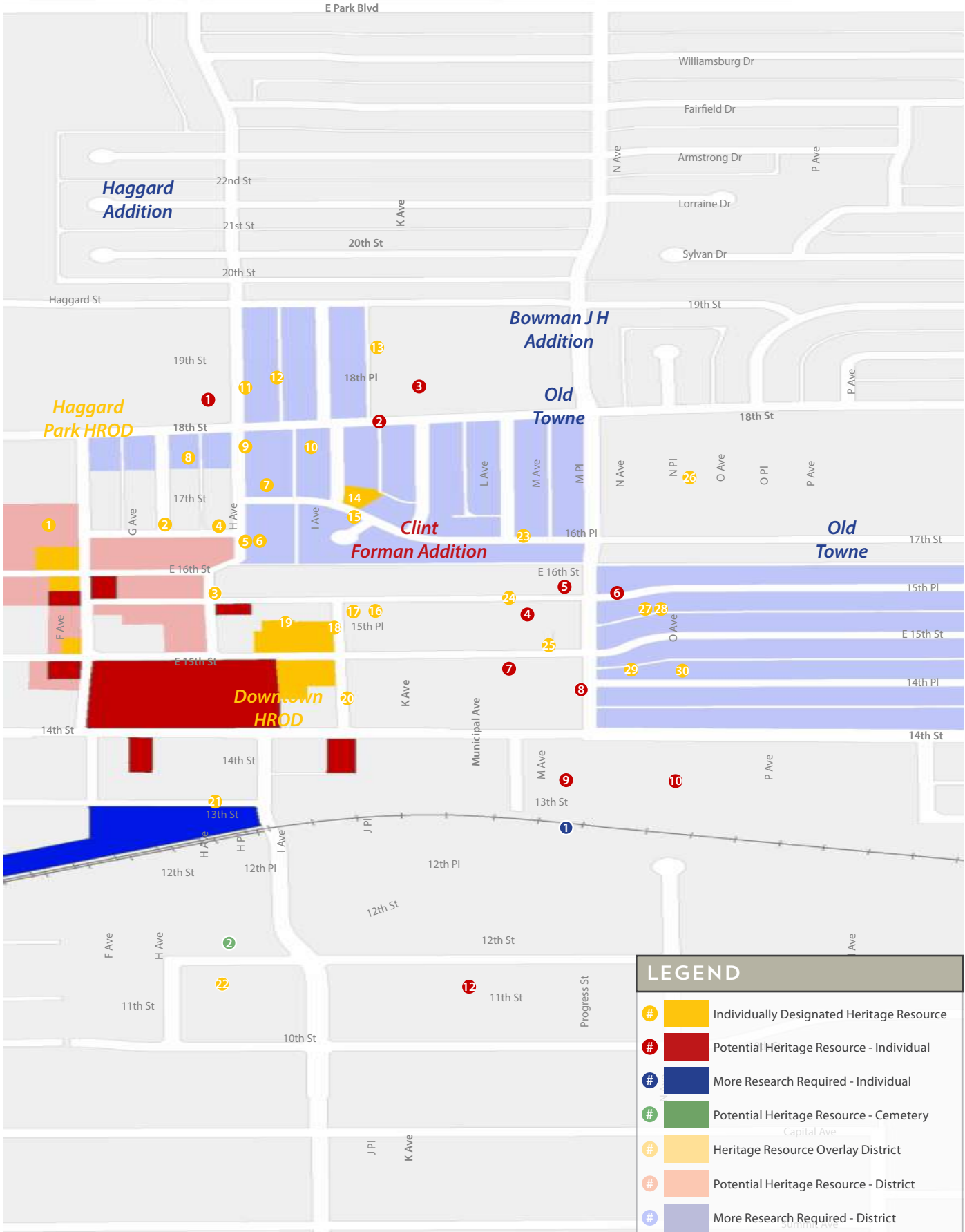
Hall Property

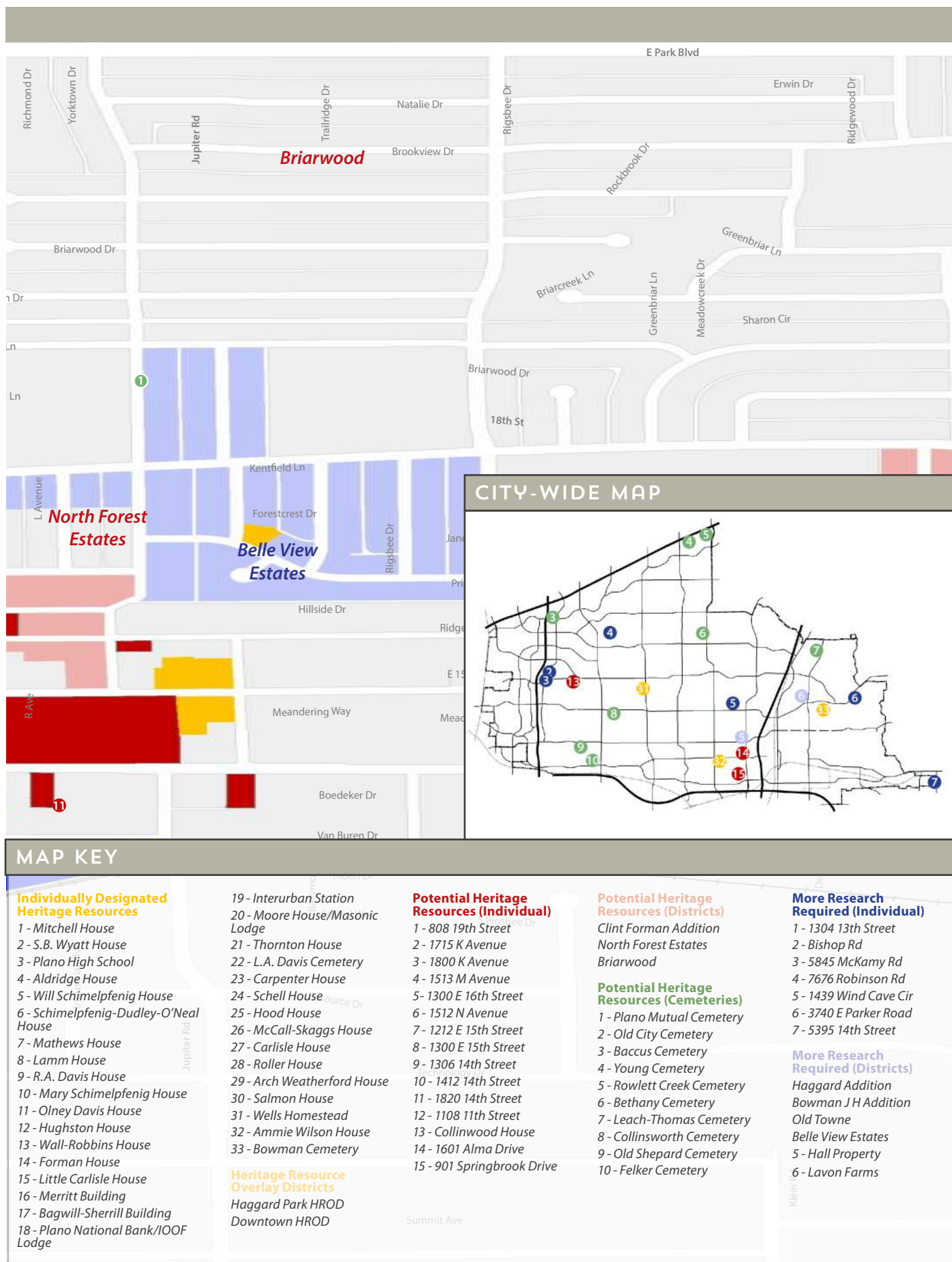
Type: Agricultural Property

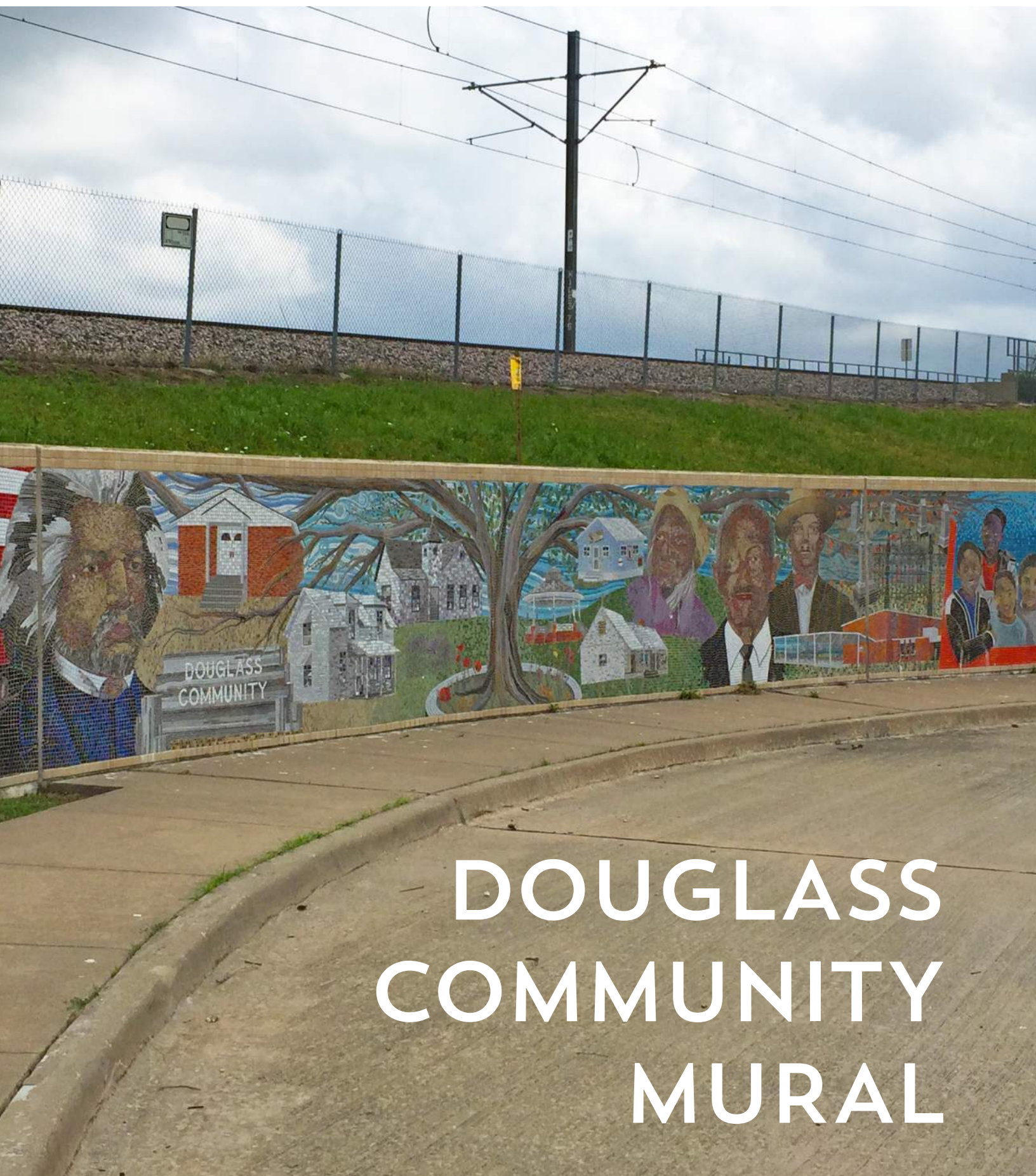
Daniel Klepper Survey

NW Corner of Park Rd and Alma Dr

HERITAGE PROPERTIES MAP







DOUGLASS COMMUNITY MURAL

CHAPTER 6: ISSUES & RECOMMENDATIONS

INTRODUCTION

This chapter identifies the key components of the Plano preservation program, describing the importance of each and issues with the current operation. Recommendations are made for how the operation of each program component could be improved. Goals and policies for each are also included in this chapter as recommendations for how to address existing issues and opportunities. The implementation matrices, or work program, for each of the program components can be found in Appendix A. The program components discussed in this chapter are as follows:



SURVEY



GROWTH & REDEVELOPMENT



EMERGING TRENDS



PLACEMAKING & COMMUNITY DESIGN



EDUCATION & AWARENESS



BENEFITS & PROTECTIONS



PROGRAM ADMINISTRATION



SURVEY

In preparation for the 2018 Heritage Preservation Plan Update, the City of Plano conducted citywide surveys of structures built prior to 1960 and city blocks/subdivisions developed between 1960-1969. The surveys were intended to identify, research, and review properties/structures that qualify as Potential Heritage Resources (PHR). Architectural characteristics of the structures and significant site/landscape features were documented and photographed. Only exterior features visible from the street or sidewalk were included. Potential Heritage Resources have been provided in Chapter 5. A list of additional recommendations that resulted from the survey are listed below.

GOAL: To maintain a thorough and accurate inventory of existing and potential heritage resources in Plano.

Survey Policy Statement:

Potential Heritage Resources are important cultural and historical resources that should be encouraged for designation.

Recommendations

- ▲ Comprehensively survey recommended local and National Register historic districts.
- ▲ Obtain right-of-way entry to complete additional survey for properties not visible from the public right-of-way, as listed in Appendix B.
- ▲ Develop a city-wide historic context that includes intensive-level research and guidance for evaluating the historical significance of residential, agricultural, industrial, and commercial complexes constructed through the 1980's.
- ▲ Develop criteria for designation of local conservation districts.
- ▲ Re-evaluate the subdivisions listed on pages 72-73 for eligibility as conservation districts.
- ▲ Conduct a windshield survey of subdivisions platted between 1970 and 1979.



GROWTH & REDEVELOPMENT

The City of Plano's history tells the story of growth and redevelopment during a period of over 150 years. As Plano continues to be a desired home for people that work in the Dallas/Fort Worth area, development pressure will continue to affect Plano's heritage resources. Protecting and reusing Plano's historic downtown resources will be a crucial part of planning for the city's future and preservation program. In addition, working to stabilize the established residential neighborhoods around downtown and further west will be key to maintaining property values and allowing residents to age in place.

GOAL: To responsibly preserve and protect Plano's heritage resources through the pressures of growth and redevelopment and support creative opportunities which allow them to remain in active and productive use.

DOWNTOWN REDEVELOPMENT

Description

Downtown Plano began as the economic heart of the city many years ago. Despite the city's westward growth and the development of new activity and employment centers, as illustrated in the growth maps on the following pages, the historic downtown remains an important space in the city. The importance of this area was regionally recognized with the opening of a Dallas Area Rapid Transit (DART) light rail station in 2002. Sandwiched between the Downtown and Haggard Park districts, the DART station provides easy access to the city's downtown and historic neighborhoods, many of which include designated resources and are districts themselves. However, it also creates growth pressure on many of Plano's heritage resources as transit-oriented development (TOD) begins to move into the area surrounding the DART station. TOD especially threatens the districts that border the DART station location, as seen in the map on page 83. With the recognition of these threats, the community must also:

- ▲ Continue to protect the buildings, as inaction could result in the demolition of historic resources to make room for higher density development;
- ▲ Update historic buildings to compete with newer spaces and prevent neglect;
- ▲ Discourage inappropriate alterations to historic buildings to accommodate for growth, among other possibilities of inaction.

Summary of Issues

- ▲ Heritage resources in Downtown Plano are experiencing and will continue to experience growth pressure as a result of more people moving to Plano and who want to live close to DART bus and rail facilities. This new growth could result in redevelopment pressure in Plano's neighboring historic districts.
- ▲ As new development continues in Plano, there is a possibility of neglect of heritage resources in favor of living, working, and playing in new buildings and spaces, should heritage resources not keep up with the current market demands.



Transit Oriented Development (TOD)

Transit Oriented Development (TOD) maximizes the amount of residential, business, and leisure space within walking distance of a public transportation stop.

“Emphasize a balance. Everything old isn't historic; changes will come regardless of nostalgia for the 'good old days' and it's not all bad.”
- Online survey participant

“

“People love Plano because it is Plano. If it continues to replace the old buildings and character with apartments and new development then people will just go to another city. I don’t want to lose Plano to the idea that it can be made newer, bigger, better...You can’t replace character with flash. Eventually flash fades, but character lasts a lifetime.”

- Online survey participant

”

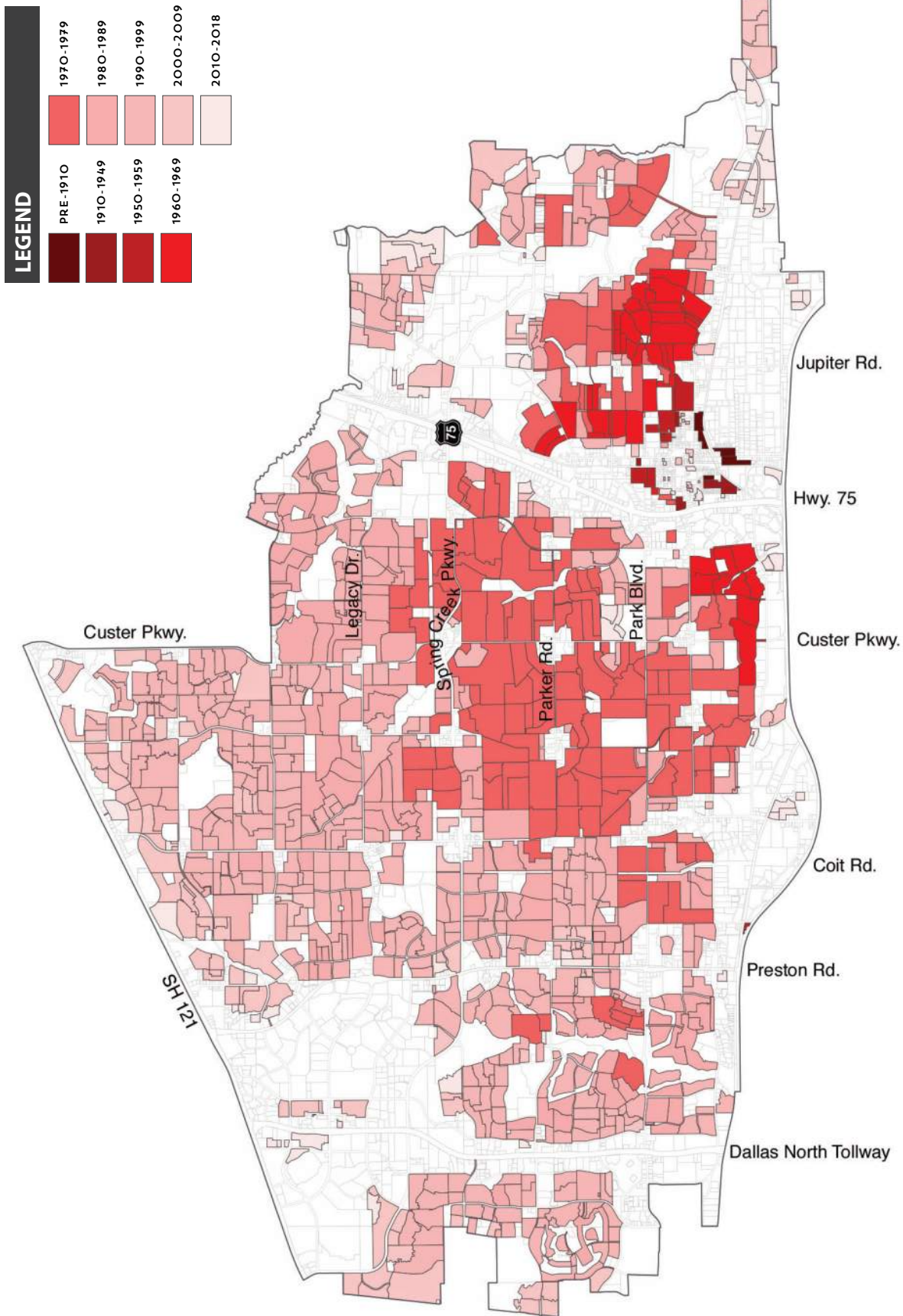
Downtown Redevelopment Policy Statement:

Preserve Plano’s downtown heritage resources, while accommodating new development that is compatibly designed and sensitive to the area’s historic character.

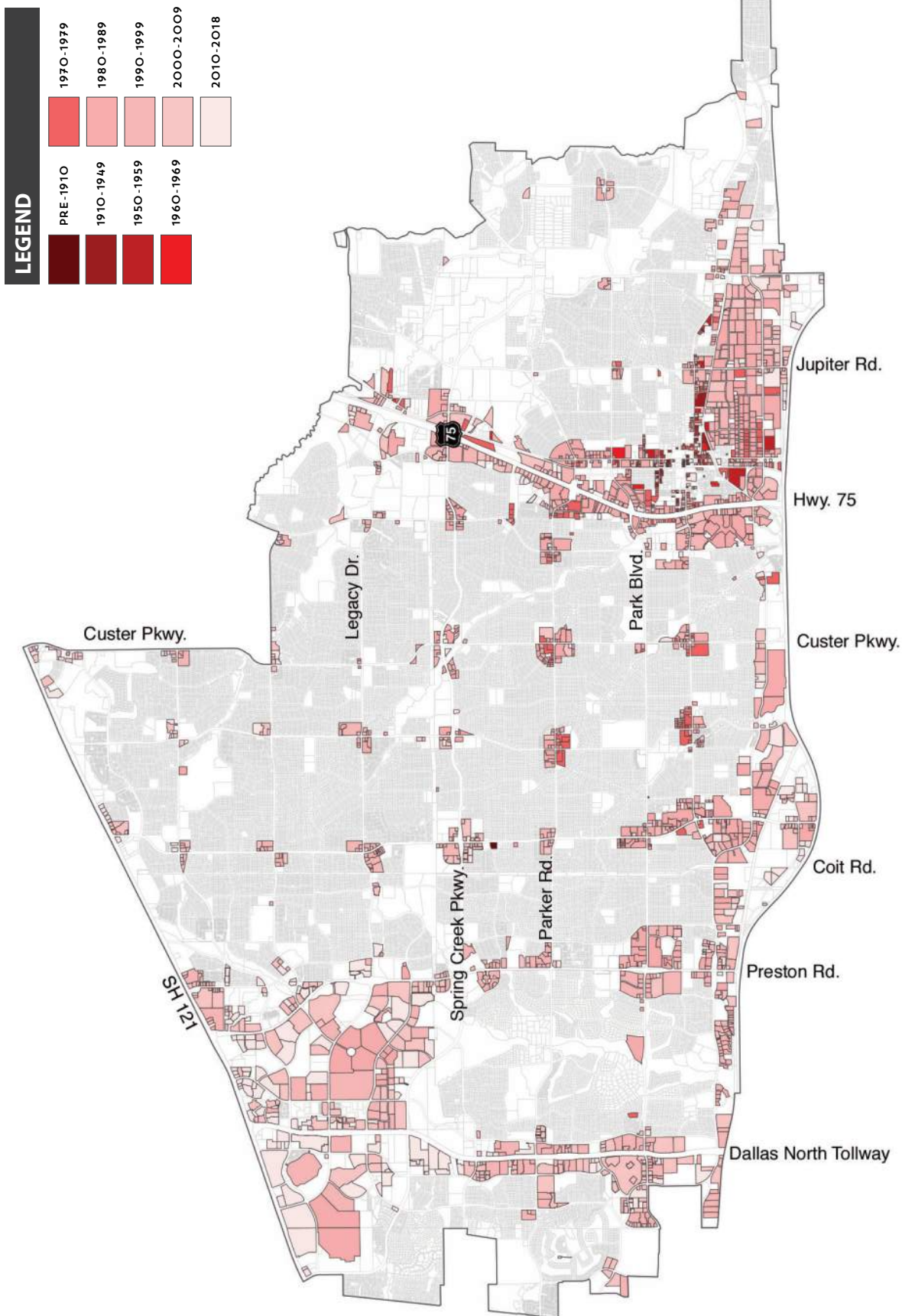
Recommendations

- ▲ Proactively engage downtown property owners and merchants about tax incentives, grant programs, and other financial incentives available to maintain and rehabilitate historic structures.
- ▲ Through the design review process, work with developers in and around Plano’s downtown district to minimize negative impacts and encourage complementary design and compatible infill development.
- ▲ Coordinate preservation efforts with other programs designed to support local businesses downtown.
- ▲ Include a Heritage Commission representative on any specially-formed review committees for new development/redevelopment projects located near designated heritage districts in which the city is participating.

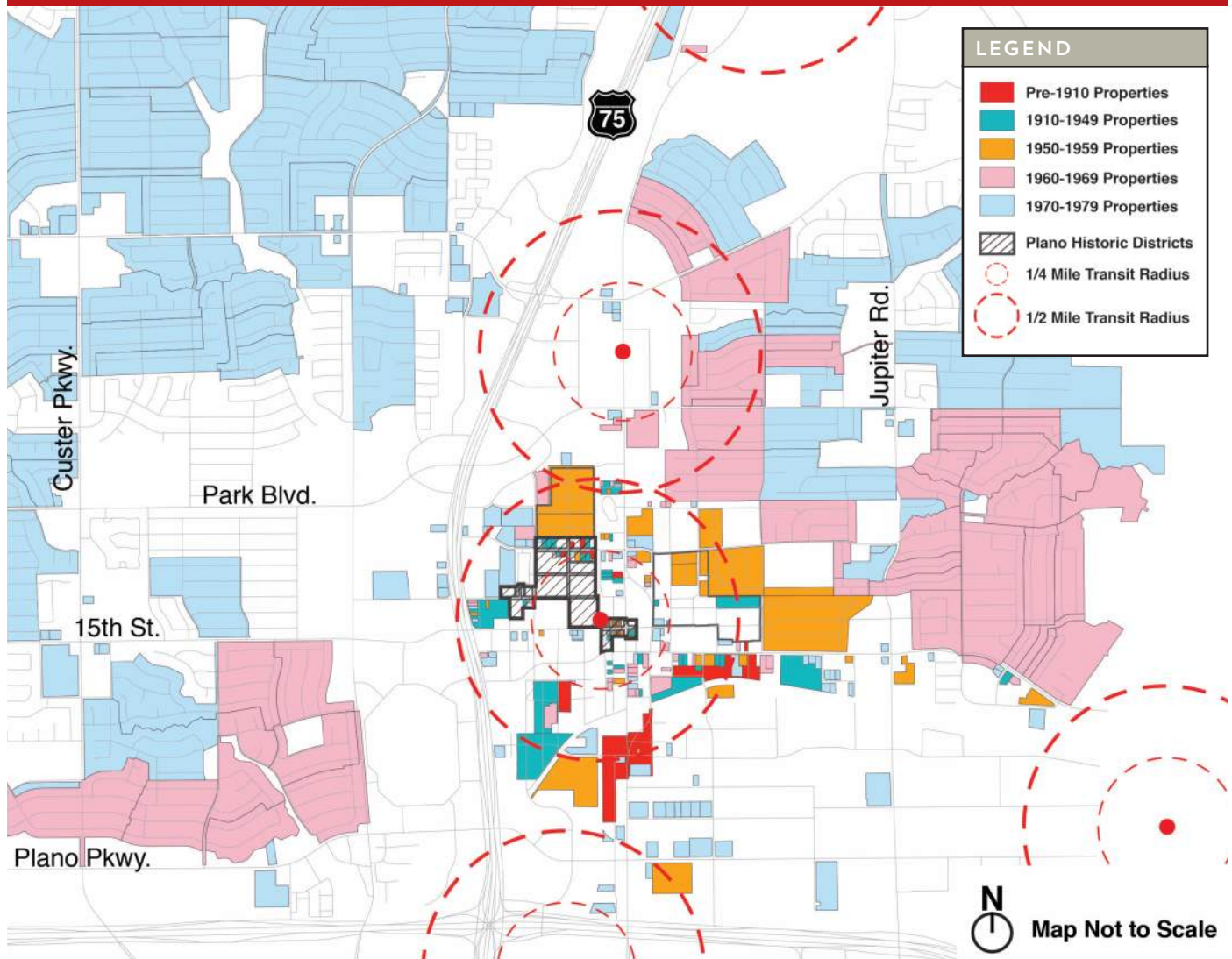
GROWTH BY DATE MAP: RESIDENTIAL SUBDIVISIONS



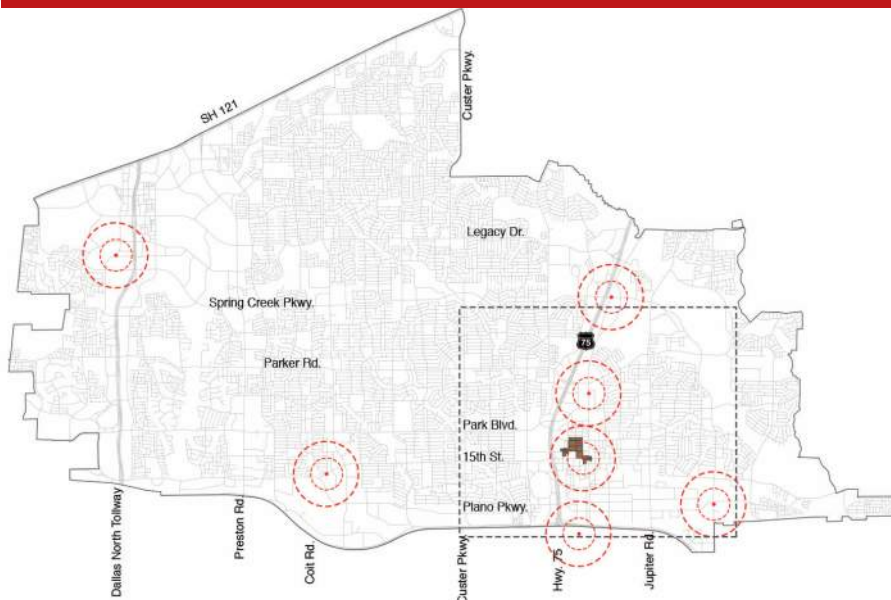
GROWTH BY DATE MAP: NON-RESIDENTIAL PARCELS



TRANSIT RADIUS MAP



CITY MAP



“

“Integrating rapid growth of apartments and millennials in this city. Need to find compelling reasons for these groups to be interested in preservation.”

- Online survey participant

”

Plano Tomorrow

Information on Plano Tomorrow's special housing needs is available at:

<http://www.planotomorrow.org/>



Neighborhood stabilization occurs when homes of a variety of sizes, styles and prices are maintained, offering choice and affordability throughout the community.

NEIGHBORHOOD STABILIZATION

Description

As Plano continues to grow and pressure increases on older, potentially historic resources to scrape and rebuild, consideration must also be given to how existing neighborhoods can be stabilized. When neighborhoods are left vulnerable to development pressures, the likelihood increases that people will be pushed out of their homes due to rising property taxes and home values, that buildings fall into disrepair, and that demolition of historic resources becomes the only option.

Preserving historic resources maintains a variety of housing sizes, styles and prices, offering choice and affordability. Preserving and renovating historic resources can also accommodate those with special needs, supporting *Plano Tomorrow's* "Special Housing Needs Policy" that encourages senior and special needs housing to be provided through inclusive regulations. Additional tools to encourage increased densities and compatible new development will also be crucial to explore.

Conservation districts, a zoning-based preservation tool, can also help stabilize neighborhoods. Often referred to as "historic preservation lite," this tool focuses on shaping the character of new development through design standards and/or guidelines that apply in addition to base zoning standards. This strategy is appropriate where residents seek some protection, but historic designation is not appropriate or desired. More information about conservation districts can be found in the Survey Recommendations Section on page 72-73.

Summary of Issues

- ▲ Increasing property values may force out long-time residents.
- ▲ Increasing redevelopment puts pressure on historic neighborhoods.
- ▲ Obstacles to aging in place.
- ▲ Incompatible development in and around historic neighborhoods.

Neighborhood Stabilization Policy Statement

Explore new policies and regulations that will maintain historic neighborhoods as livable, affordable, and inclusive communities.

Recommendations

- ▲ Provide property owners in historic neighborhoods with information about tax breaks, grant programs and other financial incentives that encourage the maintenance, rehabilitation and adaptive reuse of historic properties.
- ▲ Support programs that keep older established neighborhoods stable and accessible.
- ▲ Through the design review process, work with developers of new developments near historic neighborhoods to minimize negative impacts and encourage compatible development where appropriate.
- ▲ Consider regulations to permit the use of Accessory Dwelling Units (ADUs) where appropriate and provide educational information to property owners on the benefits of ADUs in neighborhood stabilization efforts.
- ▲ Enable historic houses to be retrofitted with materials and technologies that support residents of all ages and abilities, such as ADA compliant ramps and universal design.
- ▲ Encourage single-family as the predominant use in historic neighborhoods.

ADAPTIVE REUSE

Description

While historic structures were typically built for a specific use, repurposing a building to serve a new function so it can remain active and a part of the historic fabric of the community is crucial to preserving heritage resources. When adaptively reusing a historic building, choosing a use that requires the least amount of changes to the building is the best option. For instance, converting a historic residential structure to a bed and breakfast minimizes the number of interior and exterior changes to the building, as rooms that the bed and breakfast will utilize already exist in the structure.

As Plano continues to experience growth and redevelopment pressures, especially on its downtown heritage resources, the adaptive reuse of structures as an alternative to demolition may be necessary in some cases. In order for Plano's historic structures to be adaptively reused, city policies and plans must also reflect the desire to retain these buildings as part of the historic fabric of the City so long as they are appropriate to the character of the area and complementary to surrounding uses. This may mean ordinances and other policies require some flexibility, and that creative programming must be implemented.

Summary of Issues

- ▲ A coordinated adaptive reuse program that provides educational materials and potential funding sources to property owners does not exist.
- ▲ Plano's ordinances and Plans do not clearly promote the adaptive reuse of historic structures as an alternative to demolition.

Adaptive Reuse Policy Statement

Consider adaptive reuse of heritage properties to allow them to remain in active and productive use, maintain historic character, and serve as an alternative to demolition.

Recommendations

- ▲ Explore the use of an adaptive reuse program to facilitate the reuse of underutilized properties.
- ▲ Consider flexibility in zoning regulations and adaptive reuse overlays to accommodate the adaptive reuse of historic resources, where appropriate and complimentary to adjacent uses.

Formerly the largest flour mill in the world, now converted to artist lofts



Event 1013 in Downtown Plano



Wells House at 3921 Coit Rd.



The exterior and interior of the Courtyard Theater, which was originally the Cox Gymnasium, built in 1938 and restored in 1999.



EMERGING TRENDS

New trends and connections to heritage resources are important components to successful heritage preservation programs. Planning for the care of heritage resources in the wake of a natural disaster, incorporating heritage resources in the planning of new public infrastructure projects, and incorporating heritage planning into sustainability initiatives are some examples of emerging trends. Preserving heritage resources is a fundamental part of a comprehensive approach to sustainability and an important topic of discussion throughout the country. Keeping historic properties in use conserves the energy embodied in their creation. Historic buildings can also operate in energy conserving ways and compatible retrofits for energy conservation are encouraged. If historic resources are demolished, this investment in embodied energy is lost and significant new energy demands are required to replace it.

GOAL: To develop a program that responds to emerging trends and is a leader in new and creative preservation initiatives.

Plano Tomorrow - Environmental Quality

To research Plano Tomorrow's environmental quality vision please visit this link:

<http://www.planotomorrow.org/>



Solar panels on a historic building

ENERGY EFFICIENCY & SUSTAINABILITY

Description

Preserving a community's heritage resources – such as built resources, historic parks, and open spaces – is key to promoting the City of Plano's sustainability principles expressed in *Plano Tomorrow*. Specifically, the "Natural Environment" pillar of *Plano Tomorrow* focuses on maintaining Plano as a "healthy and sustainable city, whose policies and investments focus on building and site efficiency, protecting and restoring natural resources, and improving the resiliency of the community." Maintaining Plano's open spaces and natural resources is a key component of this pillar, indicating the importance of Plano's historic parks such as Haggard Park and Harrington Park, as well as other spaces within which preservation-focused events occur such as the Oak Point Park and Nature Preserve.

Also key to the City's sustainability policies is the "Building and Site Efficiency" component of the pillar, which includes policies for building design, water conservation, renewable energy, and stormwater management. Preserving heritage resources is itself a sustainable action and is supplemented with the possibilities of incorporating sustainable building materials and energy-generating sources. The preservation, rather than demolition, of a heritage resource retains a structure's embodied energy, which would be lost upon demolition. By preserving the original materials and enhancing historic structures to become more energy-efficient, the building's lifecycle is lengthened and energy is saved. For instance, repairing, weather-stripping and insulating an original window is more energy-efficient and much less expensive than new windows, and is also sound preservation practice. Newer window materials are also often less sustainable and require the extraction of raw, non-renewable materials. High levels of energy are involved in production and the new materials will often also have an inherently short lifespan.

Summary of Issues

- ▲ Lack of information regarding the energy efficiency of historic buildings and how to preserve that efficiency moving forward.
- ▲ Lack of information regarding appropriate materials to use in rehabilitations.
- ▲ Lack of information regarding how to appropriately incorporate energy efficient products into historic buildings.

Energy Efficiency Policy Statement

Promote energy-efficiency in new development and the rehabilitation of historic structures.

Recommendations

- ▲ Integrate energy efficiency principles into all new and updated preservation documents.
- ▲ Highlight preservation projects for their benefits related to energy efficiency and other sustainability initiatives.
- ▲ Provide resources to homeowners and developers about how to appropriately incorporate energy efficient products into historic buildings.

Sustainability Policy Statement

Promote the principles of sustainability in building design and construction.

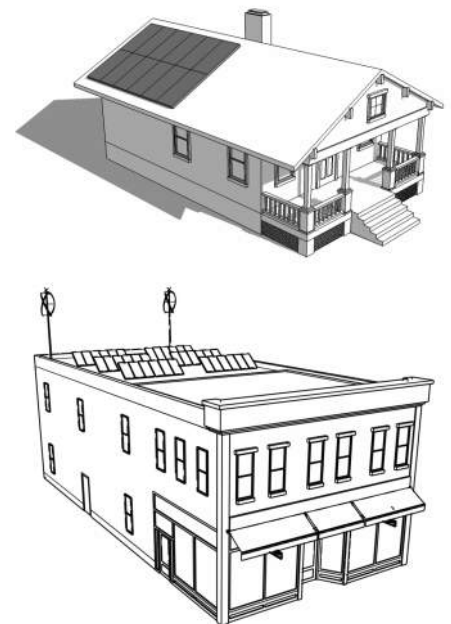
Recommendations

- ▲ Create a handbook to guide where historic materials that are not reused on the original structure can be reused and repurposed for other projects throughout the community.
- ▲ Encourage historic site and infrastructure features to be used to interpret history of a specific place.
- ▲ Evaluate new products, materials, and technologies that require less maintenance and improve the durability of historic resources.



Guidelines on Sustainability

- The Secretary of the Interior's Illustrated Guidelines on Sustainability can be viewed at the following link: <https://www.nps.gov/>



Examples of appropriate locations for solar panels on historic buildings



Great Fire of 1895

Likely Types of Disasters to Prepare for:

- Tornado
- Fire
- Flooding
- High Winds
- Hail
- Extreme Heat

National Trust Insurance Services

- The National Trust for Historic Preservation offers historic property insurance. To learn more, visit the following weblink:
<https://nationaltrust-insurance.org/>

Planning for Natural Disasters

- Plano Department of Emergency Management
<https://www.plano.gov/>
- Texas Division of Emergency Management
<https://www.dps.texas.gov/>
- Texas Emergency Management Plan
<http://www.dps.texas.gov/>
- Office of Environmental Planning and Historic Preservation (FEMA)
<https://www.fema.gov/>



Repair of the wooden shingle roofing on the Ammie Wilson House is an example of typical repairs covered by the National Trust insurance policy.

DISASTER PREPAREDNESS

Description

Preparing a community for natural disasters is crucial for all planning efforts. The City of Plano is vulnerable to a number of natural disasters, including drought, floods, severe storms, hail, wind, hurricane remnants, tornadoes, and extreme heat. In order to prepare for these natural disasters, the City of Plano's Department of Emergency Management plans for all types of events and coordinates with other groups throughout the city to be ready to effectively respond to a disaster.

In the case of a natural disaster that impacts multiple municipalities and counties, and even disasters that may be of historic proportions, the State of Texas Division of Emergency Management becomes involved, and follows the Texas Emergency Management Plan. Natural disasters that cause severe damage and impact large numbers of people are also often assisted by a variety of other regional, state, and national organizations. For instance, the response to Hurricane Harvey in 2017 included relief assistance from numerous organizations including the Department of Health and Human Services (HHS), the Department of Housing and Urban Development (HUD), the Environmental Protection Agency (EPA), the U.S. Small Business Administration (SBA), the Department of Agriculture, the Department of Transportation, and the American Red Cross.

In the event of a natural disaster, the City of Plano's many heritage resources could sustain reparable damage or irreparable damage, or potentially be fully destroyed. To effectively protect heritage resources, it is crucial for a list of heritage resources that may be in danger following a natural disaster to be created, plans to be in place to quickly assess heritage resources immediately following the disaster, and for potential funding resources to be identified.

Summary of Issues

- ▲ Plano's heritage resources could be severely impacted by natural disasters and specific plans are not in place to evaluate and address them post-disaster.
- ▲ Property owners lack education on how to protect their historic properties from natural disasters and what to do in the event of a disaster.

Disaster Preparedness Policy Statement

Provide tools, education and funding opportunities to protect Plano's heritage resources from natural disasters and address preservation emergencies.

Recommendations

- ▲ Develop a plan to address preservation emergencies due to natural disasters, including expedited Certificate of Appropriateness review following an emergency.
- ▲ Educate property owners about additional insurance protections that may prevent the loss of historic resources due to financial hardships resulting from a natural disaster.

TECHNOLOGY & INFRASTRUCTURE

Description

Historic infrastructure and transportation elements often contribute to the heritage resources of a community. While infrastructure improvements sometimes call for a change in the built environment that surrounds them, policies and actions set in *Plano Tomorrow's* pillars and components support continued preservation and conservation of Plano's heritage resources, existing subdivisions, and important open spaces. One such example of remaining historic infrastructure is the Interurban Railway station. The remaining building is the only substation still in existence on this railroad line. Despite the success of the Interurban Railway Station, the city's infrastructure is aging and will need to be updated and/or replaced in order to keep pace with new development that is quickly moving into the city. Cell towers and automotive technologies threaten Plano's historic neighborhoods. As such, the city must determine how to appropriately plan for new technologies that will accommodate growth while respecting the historic character of individual resources and historic districts.

Summary of Issues

- ▲ Few pieces of historic infrastructure remain and where they do still exist, they are not factored into the development of new infrastructure to consider compatibility.
- ▲ The design of new infrastructure components is not sensitive to historic neighborhoods.

Technology & Infrastructure Policy Statement

Accommodate new infrastructure and technologies that respect the character of Plano's historic resources.

Recommendations

- ▲ Develop clear policies to require the proposal of all new infrastructure or maintenance of existing infrastructure to consider historic areas and features.
- ▲ Encourage visible infrastructure, utilities, and facilities, such as lamp posts and bus stops, to be appropriately designed in historic areas.
- ▲ As new technological innovations emerge, such as telecommunication and automotive technologies, create policies and regulations to limit potential negative impacts on Plano's historic resources.



The DART Light Rail



An electric vehicle charging station



Satellites added to the roof of a historic building



PLACEMAKING & COMMUNITY DESIGN

Creating memorable and unique public spaces throughout Plano is essential to enhancing community character and neighborhood identity. Enhancing the design of private properties through the use of design tools is also key to maintaining historic settings. A variety of tools can be used to do this, such as the adoption of design standards and other policy tools, and the creation of designated districts that identify a unique area.

Plano also has other important places that, while they may not have an official designation, exhibit a unique character that is recognized as crucial to the community. Some places may be individual structures, such as the Texas Pool - an iconic swimming facility in the heart of Plano - while others may be unique neighborhoods. The Douglass Community is one such neighborhood and is one of Plano's oldest communities. This neighborhood is defined by strong family ties and a rich African American culture and is characterized through a recognizable development pattern. Furthermore, potential historic districts are neighborhoods that are on the cusp of becoming old enough to be considered historic and that have unique and consistent forms of development that are recognizable.

Finally, the Historic Downtown Plano Arts District contributes to creating a sense of place in the Downtown Heritage District, as its boundaries overlap with the designated heritage district. This organization focuses on advancing awareness of Plano's historic district by supporting events in and around downtown. By operating this district, the Historic Downtown Plano Association works toward its mission of "preserving Downtown Plano's historic character and embracing its future." The events that the organization supports, as well as the promotion of the downtown's heritage resources, create a sense of place and appreciation of Downtown Plano.

Unique neighborhoods and places, historic or not, create memorable spaces throughout Plano that are desirable for residents to live and work in, and for residents and visitors to attend special events.

GOAL: Celebrate the history of Plano through exceptional and innovative attractions that invite a variety of audiences to experience Plano's culture and community.



Heritage Farmstead Museum Farmfest

HERITAGE TOURISM

Description

A heritage tourism program provides visitors ways to learn about and interact with a community's heritage resources. Many existing organizations, such as the Historic Downtown Plano Arts District, Plano Conservancy for Historic Preservation and the Heritage Farmstead, host monthly events that provide educational information about heritage resources and Plano's history. Often, these events are also located in and around heritage resources. For instance, the Downtown Plano Art & Wine Walk along 15th Street takes place in the heart of the Downtown District, allowing participants to experience the city's historic resources. The Heritage Farmstead Museum, located in the historic Farrell-Wilson Farmstead, frequently hosts educational events such as Pioneer Camp for kids and themed educational series for adults focusing on topics such as hydroponic gardening, historic cooking demonstrations, and blacksmith demonstrations. Additional events are held at the Saigling House, now occupied by the ArtCentre, which hosts educational programs, fundraisers, art exhibitions, and special events.

With the westward growth of the city, many of Plano's citizens that live outside the historic neighborhoods are unaware of the city's many historic resources. Hosting special events in and around Plano's historic resources provides an opportunity for its citizens to learn more about the community's history and to take pride in living in a place with a rich story. The creation of a heritage tourism program could not only strengthen the existing activities, but provide opportunities to incorporate new technologies into promoting the City's heritage resources including QR codes, online tools, and interactive programs.

Summary of Issues

- ▲ The City of Plano does not have a comprehensive heritage tourism program.
- ▲ The City of Plano could utilize technology more fully to support heritage tourism throughout the community.

Heritage Tourism Policy Statement

Encourage residents and visitors to experience Plano's unique historic resources in new, creative ways.

Recommendations

- ▲ Develop and implement a comprehensive heritage tourism program that is engaging to a variety of visitors and residents.
- ▲ Continue to support heritage-related venues and attractions that elevate visitors' experience of Plano's history and culture.
- ▲ Create new walking and biking tours focused on specific types of historic resources that are available through the city's website or available to be led by city staff, commissioners, or volunteers.



Annual Longtable Dinner organized by HDPA



Hike Through History Program, put on by the Plano Conservancy



Haggard Park Street Sign Topper



Interpretive Sign at the Old City Cemetery

WAYFINDING & INTERPRETIVE SIGNAGE

Description

Signs and other interpretive materials assist residents and visitors in understanding the history of a place. Designing interpretive materials that are visually interesting and legible are key to creating a program that informs people as they live and work in and visit the community.

Interpretive Markers and Materials

Concentrated in parks and open spaces such as the Oak Point Park Nature and Retreat Center and the Lt. Russell A. Steindam Park, these materials inform people about the history behind the name of the place, the history of the place, and locations of significant events.

Street Sign Markers

Connected to and located above street signs, small signs indicate the name of the heritage district through which a person is traveling. While these signs are small, they are informative and help a person recognize the heritage resources of the area.

Summary of Issues

- ▲ There is no comprehensive citywide interpretive sign/marker plan.

Wayfinding & Interpretive Signage Policy Statement

Ensure that Plano's historical resources are accessible and easy to locate.

Recommendations

- ▲ Develop a comprehensive, citywide interpretive sign and marker program to create a recognizable and consistent design that highlights historic districts, neighborhoods, streets, buildings, etc. throughout Plano.
- ▲ Improve way-finding signage leading to Plano's heritage districts, historic neighborhoods and cemeteries.
- ▲ Partner with transportation agencies to create signage and programming that directs travelers from across the region to downtown and other historic locations across the city.

Easily visible street signs lead visitors to Plano's heritage districts, historic neighborhoods, landmarks, and cemeteries.



ARTS

Description

Locating art in public spaces creates a memorable and unique identity for each of those spaces, and allows community members and visitors to identify a particular space based on its special attributes. Public art can also be sponsored through a coordinated project with grant funding, such as the Mural Project in the Downtown Plano Arts District. In this case, visual art was utilized to celebrate the city's rich history. This project was jointly managed by the Plano Arts Association (PAA) and Historic Downtown Plano Association (HDPA) and funded by a grant from the Plano Heritage Commission. Three pieces placed throughout Downtown – the Echowave, Vickery Park Mural, and Georgia's Farmers Market Mural – reflect the city's history and bring attention to the heritage resources they are located on or near. This mural initiative began with a call to the public to collect historic photographs and submit them to the Genealogy Center at the Haggard Library. These photographs would later be made available in a public exhibit at the Plano Art Association Gallery. Involving the public in the initial stages of a project to celebrate the city's history contributes to the community's excitement, not only about the project, but about the past, as well as the anticipation of the resulting artwork.

Art in galleries and in other locations throughout the community can also be commissioned and designed to highlight Plano's heritage and bring attention to Plano's heritage resources. For instance, a new series of sculptures along 15th Street, from U.S. 75 to Plano's historic downtown, leads visitors to places where they can explore and learn about Plano's history and heritage resources. Another project, titled "Now Becomes Memories, Tomorrow Becomes Now," won a national award for the prestigious "Year in Review 2009" from the Americans for the Arts organization. The project, which includes five pieces that are each installed in one of Plano's libraries, celebrates different aspects of the community's history. One of the five pieces took inspiration from "The Douglass Community," a poem written by Plano resident Alan Birkelbach, resulting in a combination of literary and visual arts. By featuring components of Plano's history and locating them in frequented public spaces, the installations can contribute to an educational effort and to establishing a sense of local identity as current residents connect with the community's past.

Summary of Issues

- ▲ Public art that represents Plano's heritage and its heritage resources is not fully woven into the preservation efforts, especially those in downtown.

Encourage the use of community art and design in ways that represent Plano's history and culture.

Recommendations

- ▲ Support organizations, events, and initiatives that promote downtown as an arts district and encourage the representation of Plano's heritage.
- ▲ Encourage public art that represents Plano's heritage in parks, plazas, and other civic spaces across the city.

“

“In addition to preserving historic areas, beautifying them would also be great for the City's appeal.”

- Online survey participant

”



Downtown Mural on side of Vickery Park



One of a series of sculptures placed along 15th Street as vehicles enter Plano's historic downtown from U.S. 75



Douglass Community Mural

Downtown Arts, Culture and Events Plan

To research the Downtown Arts, Culture and Events Plan please visit this link:

<http://www.plano.gov/>

“

“Events that appeal to 1. Young singles – city scavenger hunt with party-like atmosphere/ mingling of singles and beer tents in historic areas and 2. Young families, children-related heritage events – hayrides, etc.”

- Workshop 1 participant

”



Asia Fest



Apparition Expedition

EVENTS & FESTIVALS

Description

Plano hosts numerous events and festivals each year. These community celebrations attract residents and visitors alike, and contribute to the creation of the city's identity. Many of these events and festivals are hosted in Plano's downtown, attracting people to the city's Downtown Heritage Resource District. The organization of events and festivals in these locations strengthens the connection between the people and the places they share, such as the Downtown Heritage Resource District, adding value to the space. The variety of events and festivals that are hosted throughout the community celebrate Plano's ethnic heritage, its historic built environment and the people that make the city a strong community.

Summary of Issues

- ▲ There is a lack of branding to create an awareness of being in or around Plano's heritage resources.
- ▲ Districts are not branded sufficiently to highlight the areas when used for festivals and other events.
- ▲ While many events and celebrations are held near Plano's heritage resources, there are few events that are focused on celebrating the heritage of Plano and its resources.

Events & Festivals Policy Statement

Connect community members and visitors to Plano's historic resources through innovative programming and the use of Plano's historic resources as meeting locations.

Recommendations

- ▲ Explore new and exciting community events in Plano's historic districts, parks and heritage resources.
- ▲ Partner with local groups to develop heritage-related festivals and events, like the Apparition Expedition.
- ▲ Participate in multicultural events that invite Plano's diverse community to experience, engage, and contribute to the city's heritage and historic resources.
- ▲ Consider a celebration for the City of Plano turning 150 years old.



Blackland Prairie Festival



Blackland Prairie Festival

CULTURAL LANDSCAPES

Description

Natural features and landscapes are a key component of Plano's heritage resources, as they define important vistas, mark common open spaces, and help tell Plano's story. Plano is home to many parks, both public and private, that have been an important part of the community for over a century. Haggard Park and Harrington Park are two such parks, both of which are key open spaces in Plano. Additional open spaces are found in Plano's cemeteries, many of which are preserved as Historic Texas Cemeteries by the Texas Historic Commission. These cemeteries tell Plano's story, providing insight into the settlement patterns and early families of the community. Finally, nature preserves – such as the Arbor Hills Nature Preserve and Oak Point Park and Nature Preserve – protect Plano's natural landscape, a key link to the early history of the area. Plano's cultural landscapes provide insight into the early years and development of the community and should be preserved.

Summary of Issues

- ▲ Opportunity to incorporate preservation and interpretive materials in parks with historic background.
- ▲ Lack of information about Plano's historic cemeteries in existing heritage preservation programs and tools.
- ▲ Lack of local designation and protection of historic cemeteries.

Parks & Open Space Policy Statement

Utilize opportunities to highlight Plano's history in parks, plazas, and open spaces across the city.

Recommendations

- ▲ Continue to promote the use of Haggard Park for events and activities that attract visitors and promote Plano's history.
- ▲ Where appropriate, program parks and open spaces to include interpretive materials.

Cemeteries Policy Statement

Support efforts to locally designate and restore Plano's historic cemeteries and increase awareness of the pioneer families and early residents of Plano.

Recommendations

- ▲ Partner with preservation organizations to restore historic cemeteries and maintain informational signage on site to convey their history.
- ▲ Create informational brochures and historic cemeteries tour to increase awareness of Plano cemeteries and significant Plano citizens.
- ▲ Encourage designation of historic cemeteries as local landmarks.

“

“Trails should connect to our Historic Museums, Farmsteads and other places to make them integral to the City's recreation.”

- Online survey participant

”



Haggard Park Pavilion



Arbor Hills Nature Preserve



Rowlett Cemetery



EDUCATION & AWARENESS

The education component is made up of strategies to build awareness, to strengthen skills that support preservation policies, and to educate the community about Plano's heritage. Helping property owners learn how to maintain their historic properties as active, viable assets is a key part of a successful preservation program. Many property owners willingly comply with appropriate rehabilitation procedures and develop compatible designs for new construction when they are well informed about preservation objectives.

Workshops that provide helpful information about rehabilitation techniques and publications that build an understanding of historic significance are examples of education and outreach strategies. Education and outreach efforts also help ensure that the importance of historic preservation is well understood within the community. They may also help property owners better understand the range of flexibility that is available for adaptive reuse of historic properties.

GOAL: Educate the community about Plano's unique history and culture through innovative programming, hands-on training, and strong community partnerships.

“

“Get families involved by giving the children a project to ‘check off’ all of the historic sites they have seen in the summer. Send back to the City and get a badge. Involvement!”

- Online survey participant

”

Heritage Resource Inventory

More information on Plano's Heritage Resource Inventory is available at the following link:

<https://www.plano.gov/Designated-Sites-Districts>

Interurban Railway Museum

Details on the Interurban Railway Museum are available here:

<http://www.interurbanrailwaymuseum.org/>

PROGRAMMING & ENGAGEMENT TOOLS

Description

Fostering a sense of appreciation for Plano's heritage resources is a key way in which good stewardship of heritage resources and an interest in the history of the community is accomplished. While the following established programs contribute to building a sense of appreciation for and connection to Plano's heritage resources, additional work could be done to increase the community's knowledge of and appreciation for its heritage resources. Programs should also be designed to engage people of all ages.

Website

The City of Plano identifies preservation related material through its Heritage Preservation website.

Heritage Resource Inventory

The Designated Sites & Districts webpage, managed by the City, provides information about heritage resources throughout Plano that are designated at the local, state, and national levels.

Interurban Railway Museum

The Interurban Railway Museum is an interactive museum for children and adults that offers educational programs. Guided tours of Historic Car 360 are also operated out of the Interurban Railway Museum.

The Johnnie J. Myers Research Center

The Interurban Railway Museum's Johnnie J. Myers Research Center contains historic materials that are accessible to researchers and students.

Plano Genealogy Center at the Haggard Library

The Genealogy Center at Plano Public Library features extensive document and image collections, along with access to premium online resources like Ancestry Library Edition.

Heritage Farmstead Museum

The Heritage Farmstead Museum is the premiere living history site interpreting the Texas Blackland Prairie region in North Texas, offering educational programs for all ages.

North Texas Masonic Historical Museum & Library

The North Texas Masonic Historical Museum and Library was organized to preserve the complete history of Plano, Collin County, and North Texas for historical, educational, literary, scientific, and charitable purposes.

Summary of Issues

- Among Plano community members, there is a lack of knowledge about the heritage resources throughout the city.
- The existing opportunities to learn about heritage resources in Plano are not widespread throughout the city.
- While there are some opportunities to learn about Plano's history, more visible ways to learn about Plano's history could capture the attention of a larger part of the Plano community.
- There is a disconnect between long term and new residents of Plano who have a very different understanding of and appreciation for Plano's heritage resources.

Partnering with local schools to create awareness of heritage resources



The Johnnie J. Myers Research Center

Information on the Johnnie J. Myers Research Center is available here:

<http://www.planoconservancy.org/archives>

Plano Genealogy Center at Haggard Library

More information on the Plano Genealogy Center at the Haggard Library is available here:

<https://www.plano.gov/Genealogy-Center>

Heritage Farmstead Museum

The website for the Heritage Farmstead Museum is:

<https://www.heritagefarmstead.org/>



Certified Local Government (CLG) training session



North Texas Masonic Historical Museum & Library

Information on the North Texas Masonic Historical Museum & Library is available here:

<http://northtexashistory.org/>



Masonic Lodge in downtown Plano



Walking tour brochure cover

Educational Tools Policy Statement

Provide a range of new tools to educate and increase awareness of the history of the community and its historic resources across Plano.

Recommendations

- ▲ Provide a range of new tools - such as marketing materials for realtors - to educate the community, engage new groups, and increase awareness of Plano's history and its historic resources.
- ▲ Produce creative programming to educate residents and visitors about Plano's history in a new and exciting ways, such as lecture programs on history and architecture.
- ▲ Provide educational materials on the city's website and utilize new technologies to engage all community members about Plano's preservation efforts and initiatives.
- ▲ Partner with existing city programs, such as the Neighborhood Services Department "Pop-Up Party Trailer," to educate community members about the history of their own neighborhoods and Plano's agrarian history.

Educational Programming Policy Statement

Develop diverse educational programming that engages Plano's multi-generational and multicultural population.

Recommendations

- ▲ Encourage field trips to historic sites and promote educational programs and projects in local schools that highlight the history of Plano.
- ▲ Develop programs such as tours and lectures to engage Plano's senior residents in the history of Plano.
- ▲ Develop programs for Plano Independent School District and Collin College students to learn about the history of their community.
- ▲ Engage millennials in historic preservation to create a sense of ownership of Plano's history by hosting events such as happy hours, trivia nights, and other events that are located in historic buildings in Plano and that incorporate information about the history of the community.
- ▲ Develop educational materials and programming that are inclusive of Plano's diverse community.

The Interurban Railway Museum offers tours in Historic Car 360



TRAINING & HANDS-ON LEARNING

Description

Providing technical, hands-on trainings to teach people how to maintain historic buildings are key to a strong preservation program. Additional trainings for city staff, the Heritage Commission, and City Council on how the components of the heritage preservation program work together are also vital to maintaining an efficient and productive program.

Summary of Issues

- ▲ There is currently not enough technical information on how to care for a historic building.
- ▲ There is a lack of resources at the local level for property owners to understand the appropriate treatment of their historic resources.
- ▲ There are no local higher education programs to train people with preservation skills.

Training & Hands-On Learning Policy Statement

Expand preservation-training programs for Plano's residents, elected officials, and design community to understand the importance of the proper treatment of heritage resources and know where to access the information.

Recommendations

- ▲ Create hands-on training and rehabilitation workshops for how to properly repair or renovate historic structures and architectural features.
- ▲ Consider partnering with Collin College to create a vocational training program for students.
- ▲ Arrange technical workshops for developers and realtors that work in Plano to learn about the city's historic resources and applicable regulations.
- ▲ Share web-based training materials and opportunities made available by preservation partners and organizations.

Online training for commissioners is one important type of programming



Restoring a historic brick building



Tombstone Mysteries Event put on by the Plano Conservancy

Plano Tax Increment Finance (TIF) District

Information on the Plano Tax Increment Finance District is available at:

<https://www.plano.gov/Tax-Increment-Financing>

Downtown Plano Public Improvement District (PID)

Information on the Downtown Plano Public Improvement District is available at:

<https://www.plano.gov/Public-Improvement-Distri>

Downtown Plano Arts District

Details on the Downtown Plano Arts District are available at:

<http://www.visitdowntownplano.com/>

ADVOCACY & PARTNERSHIPS

Description

Advocacy programs are essential to promote heritage preservation efforts. They work to expand the base of preservation and engage partners in collaborative preservation programs. While the city's Heritage Preservation Officer will act as coordinator, advocacy efforts should be shared across a broad base of independent community organizations and city departments. Community organizations should be the primary advocates for historic preservation in Plano, with the city's preservation office providing support. Strengthening existing partnerships with organizations throughout the community and establishing new partnerships and methods to engage new populations to support preservation goals should be a high priority for the program. In addition to community groups that advocate for and support preservation, other districts and initiatives are key partners in Plano's heritage preservation program.

Plano Tax Increment Finance (TIF) District

Plano's Special Projects department staff work in Downtown through a TIF District used for capital improvements associated with the public realm. This tool, initially creating in 1999 as a 15-year district, was used to maximize transit-oriented development, support preservation efforts and encourage a greater celebration of arts and culture in Downtown Plano.

Downtown Plano Public Improvement District (PID)

Established in 2014 to help increase public improvements and expand opportunities attracting people Downtown, the Downtown PID has been used for beautification projects on 15th Street and special events throughout the year such as SteinFest, Plano ArtFest, Plano Art Walk & Wine Night, Night Out on 15th, and the Movies in the Park series. Support from the PID encourages investment and activity in and around Downtown Plano and many of the city's heritage resources.

Downtown Plano Arts District

While the Downtown Plano Arts District does not have precise boundaries, it is generally described as the commercial core and the surrounding area within walking distance. Adopted in 2015, the city's Downtown Arts, Culture, and Events Plan identifies key objectives for the arts, including preserving historic buildings, encouraging adaptive reuse where appropriate, and establishing downtown as a destination for the arts and heritage tourism.

Summary of Issues

- ▲ No central preservation group exists in the community to coordinate preservation efforts.
- ▲ The roles of various groups and organizations engaged in preservation activity are not sufficiently clarified.
- ▲ There is uncertainty about the appropriate role/relationship of the City with advocacy groups.

Existing Partnerships Policy Statement

Strengthen existing partnerships that support preservation goals and objectives.

Recommendations

- ▲ Provide a forum to clarify the roles of groups and organizations that promote historic preservation.
- ▲ Work with existing neighborhood associations to promote good stewardship of historic properties and to provide educational materials about design review and Certificates of Appropriateness.
- ▲ Partner with regional preservation organizations to coordinate preservation efforts throughout the region and to promote cultural stories and events that connect Plano to other communities.
- ▲ Work with the city's Convention and Visitor's Bureau to increase heritage tourism and promotional efforts for the museums and districts.

New Partnerships Policy Statement

Foster new partnerships to share resources and reach new audiences.

Recommendations

- ▲ Create a central preservation advocacy group that coordinates preservation efforts in Plano.
- ▲ Encourage the creation of neighborhood associations in Plano's older neighborhoods where they do not exist.
- ▲ Pursue public-private partnerships with large corporations to develop new heritage preservation programming.
- ▲ Partner with local healthcare organizations to promote "healthy heritage walks" and other new programming that focuses on health and exercise, while educating community members about Plano's history and historic resources.
- ▲ Partner with the Chamber of Commerce to explain the benefits of locating a small business in a historic building.



"Path to Health" - a walking tour brochure sponsored by a healthcare company to promote healthy living while learning about historic resources




BENEFITS & PROTECTIONS

Management tools are the mechanisms for protecting heritage resources and providing technical assistance related to preservation. A diverse assortment of preservation tools based on national best practices, and tailored to Plano, should serve the city's needs. Proper management begins with the identification of heritage resources through surveys and evaluation of potential historic significance. Maintaining a comprehensive, up-to-date survey provides property owners and public officials important information that informs their decisions about the acquisition, designation, maintenance, and stewardship of historic structures. Maintaining this survey is also a condition of continuing the city's Certified Local Government (CLG) status. The city and county's Geographic Information Systems (GIS) are also important tools for identifying potentially significant resources, especially as new resources come of age. Additional data provided by the County Assessor also enhances the database. After surveys are updated, the designation, protection, and maintenance of heritage resources can be accomplished. In Plano, these tasks are accomplished through ordinances, underlying zoning, design guidelines, and a design review process.

Finally, heritage resources cannot be properly cared for without the application of incentives and benefits, which include financial assistance, regulatory relief, and technical assistance that help property owners maintain historic structures. Effective preservation programs offer special benefits to stimulate investment in historic structures, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets.

GOAL: Provide the necessary protections to preserve Plano's heritage resources and provide quality incentives to support and empower Plano's heritage partners and property owners.

BRIARWOOD ESTATES 2



Date recorded: Feb 2018 Coordinates: 33.0281441, -96.6749911

| | |
|-------------------------|----------------------------|
| IDENTIFICATION | |
| Subdivision | BRIARWOOD ESTATES 2 |
| Block number(s) | None |
| Lot number(s) | None |
| Owner support | None |
| CLASSIFICATION | |
| Current use | Residential |
| Original use | Residential |
| Year planned | 1963-1964 |
| Year built | None |
| Subdivision type | Postwar Curvilinear Suburb |
| Property type | None |
| Stylistic influences | None |
| DESCRIPTION | |
| Subdivision | None |
| Landscape features | None |
| Lot landscape features | Berms |
| Lot shapes | None |
| Lot dimensions | None |
| Stories | 1.2 |
| Exterior wall materials | None |
| INTEGRITY | |
| Percent historic age | None |

| | |
|--------------------------------|--|
| NHP RECOMMENDATIONS | |
| Recommended NHP designation | Recommended eligible as a NHP district |
| NHP criteria | A, C |
| NHP area of significance | Architecture, Community Planning and Development |
| LOCAL RECOMMENDATIONS | |
| Recommended local designations | PHR as district |
| Local criteria | None |
| Local areas of significance | Architecture, Community Planning and Development |

Typical Reconnaissance Level Survey

IDENTIFICATION OF HERITAGE RESOURCES

Description

Identifying properties that could be eligible for designation as a heritage resource, either individually or as a district, is key to ensuring Plano's heritage resources are preserved. The City of Plano utilizes the 50-year national threshold as the initial qualification for heritage resource designation consideration.

Surveys

A survey identifies which properties have historic, architectural, cultural, or archaeological significance, and which do not. A reconnaissance level survey (RLS) is a light inspection of an area's resources, while an intensive level survey (ILS) provides a closer look at the historic resources in an area. When conducting a survey, professionals use adopted criteria for determining significance.

In preparation for this 2018 update to the Heritage Preservation Plan, the City of Plano conducted citywide RLS surveys of residential and non-residential structures built pre-1960. This survey included approximately 527 locations across the city.

A second phase of the RLS survey was conducted in early 2018 and included religious and industrial structures built pre-1960, and city blocks/subdivisions built between 1960 and 1969. HHM & Associates conducted this phase of the project.

Properties “Coming of Age”

In order to keep up with Plano’s population boom in the mid-1960s, 70s and 80s, many new buildings were constructed. Residential and commercial structures began to spread westward from Plano’s historic downtown to accommodate the growth in population. Many of these buildings also represent new architectural styles, such as mid-century modern and brutalist. The City must also consider these styles when determining the appropriate treatment for buildings as they reach 50 years of age.

Resource Identification and GIS

New technologies now allow data gathering and evaluation to occur more effectively in many communities. One example used by the City of Plano is GIS. It contains many “layers” of information linked to parcels in the City that can help place an individual property into a broader historic context. Survey information in GIS can be combined with other property information to enable new, creative manipulation of data that can “predict” where historic structures may be located, therefore allowing data gathering and evaluation to occur more efficiently. It can also provide information that helps with broader sustainability and neighborhood planning work by identifying groups of historic structures. GIS provides the opportunity for property owners to upload information about their property to a website to share data with the community. This can ensure up-to-date documentation of a community’s historic resources.

Summary of Issues

- ▲ There is a lack of a comprehensive inventory of historic properties.
- ▲ The City needs to stay ahead of properties that will come of age within the 50-year threshold.
- ▲ The City needs to determine how to treat large corporate campuses as they become 50 years old.

Inventory Policy Statement

Maintain a comprehensive inventory of cultural and historic resources in Plano that provides a detailed understanding of Plano’s history and a base for preservation efforts.

Example mid-century resources that will be “coming of age” in near future



“

“Plano’s more recent history as the quintessential suburb needs to be documented and appreciated.”

- Online survey participant

”

Building Category and Integrity Evaluation Guide for Downtown - 2016 Page 3

| 1012 E. 15th Street | Category: R2-m | 1013 E. 15th Street | Category: R2-r |
|---|--|---|--|
| | | | |
| 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: <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR | Stylistic Influence(s): <input checked="" type="checkbox"/> Early 20th Century, Italianate, Commercial Style | Current Designation: <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR | Stylistic Influence(s): <input checked="" type="checkbox"/> Early 20th Century, Italianate, Commercial Style |
| WebLink: http://www.plano.gov/DocumentCenter/View/19127 | | WebLink: http://www.plano.gov/DocumentCenter/View/19128 | |
| 1015 E. 15th Street | Category: R1-m | 1016 E. 15th Street | Category: R2-s |
| | | | |
| 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: <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR | Stylistic Influence(s): <input checked="" type="checkbox"/> Early 20th Century, Art Deco, Commercial Style | Current Designation: <input checked="" type="checkbox"/> RTHL <input type="checkbox"/> SAL <input type="checkbox"/> NHL <input type="checkbox"/> NR | Stylistic Influence(s): <input checked="" type="checkbox"/> Early 20th Century, Commercial Style |
| WebLink: http://www.plano.gov/DocumentCenter/View/19129 | | WebLink: http://www.plano.gov/DocumentCenter/View/19130 | |
| <p>Category: <input checked="" type="checkbox"/> Historic <input type="checkbox"/> Non-Historic <input type="checkbox"/> Local <input type="checkbox"/> National</p> <p>Local - Individually designated local landmark, RTHL - Recorded Texas Historic Landmark, SAL - State Antiquities Landmark, NHL - National Historic Landmark, NR - National Register listing</p> <p>For more details, please see the Downtown Heritage Resource District Design Standards and Survey weblinks noted above.</p> | | | |

Building Category and Integrity Evaluation Guide (BCIEG) Example

Integrity

The authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic or prehistoric period. The seven qualities are location, setting, feeling, association, design, workmanship, and materials. Source: Secretary of the Interior (NPS)



Legacy Park office building



Aerial views of Legacy Park

Recommendations

- Conduct surveys to identify properties and neighborhoods for potential heritage resources and conduct detailed surveys as needed.
- Prioritize survey implementation, especially for vulnerable areas.
- Review and update Plano's list of potential heritage resources as needed.

Identification Policy Statement

Develop a strategy for identifying the types of resources that will reach 50 years age over the next 20 years.

Recommendations

- Maintain an inventory of properties that will soon be 50 years old.
- Create a strategy for how to treat large corporate campuses as they become 50 years old.
- Develop a strategy for how to treat architectural styles that may be considered historic within the next 20 years, such as Mid-century Modern and Ranch.

Information Accessibility Policy Statement

Ensure information regarding Plano's heritage resources is easily accessible and available.

Recommendations

- Continue to expand the use and content of a historic inventory database and to integrate it with the city's GIS.
- Update existing property files periodically to ensure the most current information is recorded and available on the city's website.
- Compile stories about Plano's history and culture in a central location that is easily accessible, such as city libraries.
- Consider creating an interactive component to an online database of important sites, buildings and stories where community members can share stories, important sites, and photographs.

Online story map identifying Plano's individually designated local resources



PROTECTING HERITAGE RESOURCES

Description

Once a heritage resource is identified, protection is key to maintaining the historic fabric of the city. Plano's primary management tools are the ordinances that guide historic preservation efforts as well as underlying zoning regulations, the design review process, and design standards that manage the treatment of the city's heritage resources. In addition to regulations at the local level, it will be important to consider how local regulations interact with state and federal regulations. In some cases, modifying the underlying zoning for a heritage district to more closely reflect traditional development patterns will reduce conflicts later in design review. In neighborhoods not designated as heritage districts, applying an overlay or developing a conservation district tool may be a consideration.

With the adoption of the city's Comprehensive Plan, *Plano Tomorrow*, in 2015, a new policy statement and action statements were adopted to lead the heritage preservation program in Plano. Steps to accomplishing almost all of the heritage preservation action statements have been taken. The following policies are part of Plano's heritage preservation program and, together, work to protect Plano's heritage resources.

Municipal Code

Ordinances in the Plano Municipal Code establish the basic rules for construction related to heritage resources and set forth the process for establishing protections for them. Article VI – Heritage Resource Preservation of Chapter 16 of the Municipal Code outlines specific policies for heritage preservation. The newly adopted Heritage Preservation Ordinance includes visual charts to assist property owners in navigating the heritage resource designation process and the Certificate of Appropriateness review process.

Zoning Ordinance

The basic regulations that shape development throughout Plano are provided in the Plano Zoning Ordinance. The zoning ordinance defines permitted uses and densities as well as dimensional limits such as setbacks and building heights. It also includes base districts and overlay districts. Base zoning districts provide the regulations that apply to all properties throughout the city, while overlays provide additional context-specific regulations in certain areas. The code includes base zoning districts for residential, commercial, industrial, and other uses as well as overlay districts such as the Heritage Resource Overlay District, which outlines appropriate uses and criteria for designation.

The Zoning Ordinance also provides opportunities to include specific design standards for communities, as it does for the Douglass Community. In the Douglass Community, standards are included that are consistent with the size, dimensions, and configurations of lots, and that guide infill development to be compatible with historic buildings in the neighborhood, effectively creating a conservation district. Opportunities to create conservation districts in the same method for other neighborhoods may also be available.

In some cases, the requirements of an "underlying" zoning district may conflict with goals and objectives for heritage preservation because they allow for

“

“We need to protect the Texas Pool.”

- Online survey participant

”

Site

A site is the location of an important event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historical, cultural, or archaeological value regardless of the value of any existing structure. Examples of sites include a designated landscape, a natural feature having cultural significance, ruins of a building or structure, trail, village or habitation site. Source: Secretary of the Interior National Park Service



Cover of the Comprehensive Plan Annual Report

“Plano is strong because of the efforts in its past. Don’t let the physical evidence of this past be lost.”

- Online survey participant

Designation

When a property is “designated” as historic, it is listed on the local, state, and/or National Register of Historic Places. Designation recognizes the property as significant in one or more of a variety of categories including architectural style, history of the property, or association with an important event. Depending on the level of designation, a property may or may not be protected from demolition, and may or may not be able to take advantage of grants and tax incentives to promote the preservation of the property.

development that may be out of character with the historic pattern. In other cases, zoning regulations may be incompatible with preservation goals because they are too restrictive.

Building Code

Requirements for fire safety, emergency exits and other construction related issues are outlined in Chapter 6 Article II of the Municipal Code. The City of Plano also uses the 2015 International Building Code.

Comprehensive Plan

Plano Tomorrow, the city’s comprehensive plan, is the key long-range guide for future growth, development, and redevelopment of the city. The plan provides policy and direction on a variety of topics including land use, transportation, housing, and city services.

Design Review

As outlined in the newly adopted Heritage Preservation Ordinance, design review by the Heritage Commission or the Heritage Preservation Officer and an issuance of a Certificate of Appropriateness is required.

Design Guidelines and Standards

Design guidelines and standards provide objective criteria for determining the appropriateness of treatments of existing buildings and include direction for compatible new development. While design guidelines and standards are often written and used for design review, they also establish a threshold for appropriate design for the applicable areas. The City of Plano has one adopted set of design standards/guidelines for each Heritage Resource District.

Districts and Neighborhoods

Designating a specific geographic area as a “district” indicates common characteristics, history or other features that tie the area together. Creating a district also presents an opportunity to brand it, to publish advertisements specific to the district, and to highlight the features that make it unique to invite the community to live, work, and play in the area. The City of Plano has two established historic districts – the Downtown Heritage Resource Overlay District and the Haggard Park Heritage Resource Overlay District. Haggard Park has adopted guidelines as well, although fairly limited. In early 2018, survey work was completed by HHM on resources needing updating from a windshield survey of 330 pre-1960s built resources, industrial and religious structures built before 1960, and 165 subdivisions/city blocks built in the 1960s. With this information, HHM recommended maintaining the existing heritage resource overlay districts, and considering support for three additional potential heritage resource districts - Briarwood, Clint Forman, and North Forest Estates - 15 individual properties, and 10 cemeteries.

Other Management Tools: Conservation Districts

Conservation districts are zoning-based heritage preservation tools that are utilized to maintain traditional neighborhood character in areas where residents seek some form of protection, but full historic designation is not appropriate or desired.

Texas Statewide Preservation Plan

Every 10 years, the Texas Historical Commission (THC) develops a Statewide Historic Preservation Plan, which outlines a vision for preservation of the state's historic and cultural resources, the values of the state, and the goals necessary to achieve the vision.

Summary of Issues

- ▲ Alternatives to heritage district designation are needed that will still protect Plano's heritage resources from demolition and incompatible development.
- ▲ The City's role in the management of potential heritage resources is unclear.

Designation Policy Statement

Encourage the designation of potential heritage resources.

Recommendations

- ▲ Engage with the owners of potential heritage resources to encourage designation and the associated benefits.
- ▲ Consider the use of conservation districts where full historic district designation is inappropriate.
- ▲ Consider the use of alternative tools to designation and how they could apply to Plano's historic resources, including overlays and underlying zoning.

Protection Policy Statement

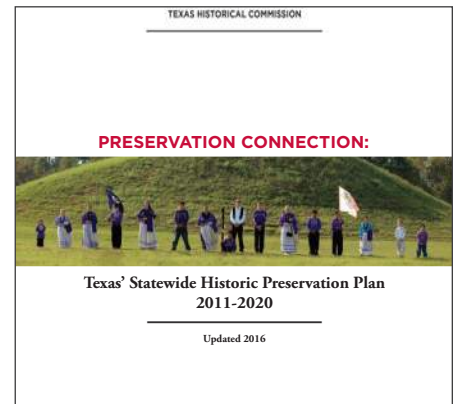
Maintain a regulatory framework to protect Plano's designated historic resources.

Recommendations

- ▲ Create and update heritage district design standards as needed.
- ▲ Periodically evaluate the Heritage Preservation Ordinance and make amendments as needed.
- ▲ Continue to utilize the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings to guide appropriate treatment of Plano's historic resources.
- ▲ Encourage the relocation of historic resources in danger of demolition into existing heritage districts or neighborhoods, preferably within the same city or county.
- ▲ Identify heritage resources in significant disrepair and engage with property owners to encourage rehabilitation and prevent further deterioration or demolition by neglect.



Alternatives to heritage district designation are needed that will still protect Plano's heritage resources from demolition and McMansions.



Cover of the Statewide Historic Preservation Plan



Cover of The Great Update Rebate brochure



Tax Exemption Program Participant decal that property owners can place on their building to indicate participation in the program

INCENTIVES & BENEFITS

Description

Effective preservation programs manage heritage resources through protective tools and through incentives for property owners to designate. Effective incentives and benefits encourage property owners to follow appropriate rehabilitation procedures, stimulate investment in heritage resources, and assist those with limited budgets. Incentives and benefits can include:

- ▲ Financial or technical assistance;
- ▲ Tax or regulatory relief such as streamlined review;
- ▲ Special flexibility in building codes.

Summary of Issues

- ▲ Additional financial support is needed for heritage preservation.

Incentives, Benefits, & Recognition Policy Statement

Promote financial incentives and other benefits that stimulate investment in historic properties throughout Plano.

Recommendations

- ▲ Coordinate the existing heritage tax exemption and grant programs with other city programs, such as the Great Update Rebate.
- ▲ Create a façade improvement grant program to encourage rehabilitation of historic storefronts downtown.
- ▲ Encourage property owners to seek additional funding sources and economic incentive programs for maintenance and restoration.
- ▲ Inform property owners of available tax incentives by developing outreach materials and hosting workshops.
- ▲ Assist property owners with historic tax credit applications.
- ▲ Visually brand historic districts and individual heritage resources through the use of plaques, markers, or other signs and reward successful preservation efforts.
- ▲ Create a preservation awards program to raise awareness of preservation successes throughout Plano.



PROGRAM ADMINISTRATION

Effective administration is a critical part of a successful preservation program. It includes overall organization, the roles of various city departments, staffing, and procedures that work to assure effective operation of the heritage preservation program. While the administration of this Plan will be through the City's Planning Department, and specifically the Heritage Preservation office, interdepartmental cooperation will be essential to the successful implementation of this Plan.

GOAL: The City of Plano will maintain a functional, integrated heritage preservation program and be a recognized leader in preservation efforts across the region.

ADMINISTRATION

Description

While the daily operation of the heritage preservation program is completed by the Heritage Preservation Officer, numerous departments and commissions assist with short and long-term operation to make the program a success.

Heritage Information Division

The City of Plano's Heritage Information Division operates within the Planning Department. Heritage Preservation staff review nominations for heritage resources including individual resources and potential heritage districts, process Certificate of Appropriateness applications, support the Heritage Commission, and assist the public and other government agencies with heritage preservation issues. The city's preservation staff consists of one full-time preservation planner, the Heritage Preservation Officer. Additional information about the administration of the program, including descriptions of the Heritage Commission and the responsibilities of the Heritage Preservation Officer can be found in Chapter 3 of this Plan.

Heritage Commission

The Heritage Commission represents community members that have an interest, competence or knowledge in the following topics:



Council members at National Register Celebration

Heritage Preservation Website

Visit the Heritage Preservation Website for more information:

<http://www.plano.gov/Heritage-Preservation>

Municipal Code

Information regarding the Plano Municipal Code is available at:

<https://library.municode.com/tx/plano>

Zoning Ordinance

Plano's Zoning Ordinance is available at:

<https://www.plano.gov/Zoning-Ordinance>

2015 International Building Code

The 2015 International Building Code is available at:

<https://codes.iccsafe.org/>

Heritage Commission

Details regarding Plano's Heritage Commission are available at:

<https://www.plano.gov/Heritage-Commission>

Property Standards for Downtown

The Downtown Heritage Resource District Design Standards can be found at:

<https://www.plano.gov/Design-Standards>

The Commission is responsible for reviewing Certificates of Appropriateness, evaluating the definition of heritage resources, and reviewing and recommending heritage grant and tax exemptions.

Summary of Issues

- ▲ Lack of consistency and some miscommunication among city departments regarding programs being used (e.g. TRAKiT)
- ▲ Occasional overload of Heritage Preservation staff
- ▲ Need for stronger code enforcement for Certificate of Appropriateness related violations

Administration Policy Statement

Promote collaboration among city departments, boards, and commissions to support preservation objectives and ensure that administrative resources are adequate for efficient operation of the heritage preservation program.

Recommendations

- ▲ Create a clear interdepartmental strategy to ensure the efficient and consistent review and inspection of heritage-related projects and enforcement of the Heritage Preservation Ordinance.
- ▲ Continue to foster communication between the Heritage Commission, Planning and Zoning Commission and City Council regarding development projects and rezoning cases that have the potential to affect Plano's heritage resources.
- ▲ Maintain subcommittees of Heritage Commissioners as needed to aid the Heritage Commission with various projects that may arise.
- ▲ Dedicate sufficient staff time and explore opportunities to involve interns and volunteers to assist with the heritage preservation program.
- ▲ Maintain status and standards of a Certified Local Government (CLG) with the Texas Historical Commission (THC) and utilize its benefits to successfully achieve the goals of the heritage preservation program.
- ▲ Establish a regularly-scheduled preservation planning and review training program for City staff and commissions.
- ▲ Improve collaboration and communication among city departments in heritage-related permitting, and project review processes.



PRESERVATION PLANO

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2023

CONNECTING HISTORY • CULTURE • COMMUNITY

APPENDIX

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APPENDIX A

IMPLEMENTATION MATRIX

This appendix focuses on the goals, policies, and actions of the key components of Plano's heritage preservation program. This chapter is designed to act as a work plan; descriptions and more detail about each of the components can be found in Chapter 6. The matrices that follow include prioritization of and timing for each of the actions to help City staff, preservation groups, and other external organizations strategically implement the Plan.

The matrices that follow are divided into Plan components and policies within each of the components. Each of the actions within the matrices is accompanied by a prioritization and a time frame within which the action should be completed. While there are many actions that are important to the success and improvement of Plano's preservation program, it is also recognized that not everything can be completed at once. Therefore, while a particular action may be listed as having a high priority to the program, it may not be listed as something to be completed "immediately" in its timing. The timing categories seen in the matrix are:

- ▲ Immediate: indicates an action that should be completed within the next 1-2 years
- ▲ Short-Term: indicates an action that should be completed within 3-5 years, and may follow an action that is "immediate"
- ▲ Long-Term: indicates an action that should be completed in the next 5-10 years
- ▲ Recurring: indicates an action that may have interim completion points, but will continue over the course of the next 10 years
- ▲ As Needed: indicates an action for which work will begin when the appropriate time comes; this may be when other actions are completed, or when research for a specific topic may be relevant

In addition to the prioritization and timing ratings, the Plan includes information about lead players and supporting partners for each action. While City staff will administer the program, other preservation groups and partners will be key to the Plan's implementation and success. As such, the lead players listed for each action will guide the efforts, with the assistance of supporting partners. The matrices include a variety of preservation partners, as listed below:

- | | | |
|---|---|-------------------------------|
| ▲ Planning (staff) | ▲ Texas Historical Commission | ▲ Realtors |
| ▲ Communications & Media Relations (department) | ▲ Schools/Universities (such as the Plano ISD and Collin College) | ▲ Insurance companies |
| ▲ Business Intelligence (department) | ▲ Libraries | ▲ Utility companies |
| ▲ Engineering (department) | ▲ Preservation organizations (such as the Plano Conservancy for Historic Preservation; the Heritage Farmstead Museum; the Texas Pool Foundation; and the Plano African American Museum) | ▲ Telecommunication companies |
| ▲ Building Inspections (department) | ▲ Cemetery organizations | ▲ Transportation agencies |
| ▲ Arts, Culture & Heritage (department) | ▲ Cultural organizations | ▲ Corporations |
| ▲ Neighborhood Services (department) | ▲ Historic Downtown Plano Association (HDPA) | ▲ Health organizations |
| ▲ Parks & Recreation (department) | ▲ Visit Plano | ▲ Neighborhood Associations |
| ▲ Special Projects (department) | ▲ Chamber of Commerce | ▲ Property owners |
| ▲ Emergency Management (department) | ▲ Developers | ▲ Business Owners |
| ▲ Collin County | ▲ Contractors | ▲ Volunteers in Plano |
| ▲ Heritage Commission | | ▲ Plano Citizens |
| ▲ Planning & Zoning Commission | | ▲ Long-Time Residents |



SURVEY

Goal: To maintain a thorough and accurate inventory of existing and potential heritage resources in Plano.

1. SURVEY POLICY

Potential Heritage Resources are important cultural and historical resources that should be encouraged for designation.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|-----------------------------------|---------------------------------|--|
| | <i>TIMING</i> | | |
| Action 1.1: Comprehensively survey recommended local and National Register historic districts. | MEDIUM <i>LONG TERM</i> | Planning Heritage Commission | Property Owners |
| Action 1.2: Obtain right-of-way entry to complete additional survey for properties not visible from the public right-of-way, as listed in Appendix E. | MEDIUM <i>IMMEDIATE</i> | Planning Heritage Commission | Property Owners |
| Action 1.3: Develop a city-wide historic context that includes intensive-level research and guidance for evaluating the historical significance of residential, agricultural, industrial, and commercial complexes constructed through the 1980's. | LOW <i>SHORT TERM</i> | Planning Heritage Commission | Preservation Orgs. Plano Citizens |
| Action 1.4: Develop criteria for designation of local conservation districts. | HIGH <i>IMMEDIATE</i> | Planning Heritage Commission | Neighborhood Assns. Property Owners |
| Action 1.5: Re-evaluate the subdivisions listed on Page 69 for eligibility as conservation districts. | HIGH <i>IMMEDIATE</i> | Heritage Commission | Neighborhood Assns. Property Owners |
| Action 1.6: Conduct a windshield survey of subdivisions platted between 1970 and 1979. | LOW <i>LONG TERM</i> | Planning | Heritage Commission Property Owners |



GROWTH & REDEVELOPMENT

Goal: To responsibly preserve and protect Plano's heritage resources through the pressures of growth and redevelopment and support creative opportunities which allow them to remain in active and productive use.

1. DOWNTOWN REDEVELOPMENT POLICY

Preserve Plano's downtown heritage resources, while accommodating new development that is compatibly designed and sensitive to the area's historic character.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|-----------------------------------|---------------------------------|---|
| | <i>TIMING</i> | | |
| Action 1.1: Proactively engage downtown property owners and merchants about tax incentives, grant programs, and other financial incentives available to maintain and rehabilitate historic structures. | HIGH <i>RECURRING</i> | Realtors Chamber of Commerce | Heritage Commission Collin County THC |
| Action 1.2: Through the design review process, work with developers in and around Plano's downtown district to minimize negative impacts and encourage complementary design and compatible infill development. | HIGH <i>RECURRING</i> | Planning Heritage Commission | P&Z Commission Developers |
| Action 1.3: Coordinate preservation efforts with other programs designed to support local businesses downtown. | MEDIUM <i>RECURRING</i> | Preservation Orgs. HDPa | Planning Special Projects |
| Action 1.4: Include a Heritage Commission representative on any review committees for new development/redevelopment projects located near designated heritage districts in which the city is participating. | HIGH <i>AS NEEDED</i> | Planning Heritage Commission | P&Z Commission Developers |

2. NEIGHBORHOOD STABILIZATION POLICY

Explore new policies and regulations that will maintain historic neighborhoods as livable, affordable and inclusive communities.

| | PRIORITY TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|----------------------|---|--|
| Action 2.1: Provide property owners in historic neighborhoods with information about tax breaks, grant programs, and other financial incentives that encourage the maintenance, rehabilitation, and adaptive reuse of historic properties. | HIGH RECURRING | Realtors Neighborhood Assns. | Heritage Commission |
| Action 2.2 Support programs that keep older established neighborhoods stable and accessible. | HIGH RECURRING | Neighborhood Assns. | Property Owners Heritage Commission |
| Action 2.3 Through the design review process, work with developers of new developments near historic neighborhoods to minimize negative impacts and encourage compatible development where appropriate. | HIGH RECURRING | Planning Heritage Commission | Neighborhood Assns. Property Owners Developers/ Contractors |
| Action 2.4 Consider regulations to permit the use of Accessory Dwelling Units (ADUs) where appropriate and provide educational information to property owners on the benefits of ADUs in neighborhood stabilization efforts. | MEDIUM SHORT TERM | Planning P&Z Commission | Neighborhood Assns. Property Owners Heritage Commission |
| Action 2.5 Enable historic houses to be retrofitted with materials and technologies that support residents of all ages and abilities, such as ADA compliant ramps and universal design. | MEDIUM SHORT TERM | Building Inspections Developers Contractors | Property Owners Heritage Commission |
| Action 2.6 Encourage single-family as the predominant use in historic neighborhoods. | MEDIUM AS NEEDED | Planning P&Z Commission | Heritage Commission |

3. ADAPTIVE REUSE POLICY

Consider adaptive reuse of heritage properties to allow them to remain in active and productive use, maintain historic character, and serve as an alternative to demolition.

| | PRIORITY TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|--------------------|---------------------------------------|--|
| Action 3.1 Explore the use of an adaptive reuse program to facilitate the reuse of underutilized properties. | LOW LONG TERM | Heritage Commission P&Z Commission | Property Owners Planning Neighborhood Services |
| Action 3.2 Consider flexibility in zoning regulations and adaptive reuse overlays to accommodate the adaptive reuse of historic resources, where appropriate and complimentary to adjacent uses. | LOW LONG TERM | Heritage Commission P&Z Commission | Planning Property Owners Neighborhood Assns. |



EMERGING TRENDS

Goal: To develop a program that responds to emerging trends and is a leader in new and creative preservation initiatives.

1. ENERGY EFFICIENCY POLICY

Promote energy-efficiency in new development and the rehabilitation of historic structures.

| | PRIORITY TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|------------------------------------|---|--|
| Action 1.1: Integrate energy-efficiency principles into all new and updated preservation documents. | MEDIUM <i>SHORT TERM</i> | Planning Heritage Commission | Property Owners Developers Neighborhood Assns. |
| Action 1.2: Highlight preservation projects for their benefits related to energy efficiency and other sustainability initiatives. | MEDIUM <i>RECURRING</i> | Heritage Commission Preservation Orgs. | Developers Contractors Planning |
| Action 1.3: Provide resources to homeowners and developers about how to appropriately incorporate energy efficient products into historic buildings. | MEDIUM <i>SHORT TERM</i> | Preservation Orgs. Developers Contractors | Heritage Commission Planning |

2. SUSTAINABILITY POLICY

Promote the principles of sustainability in building design and construction

| | PRIORITY TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|--|--------------------------------|---------------------|---|
| Action 2.1: Create a handbook to guide where historic materials that are not reused on the original structure can be reused and repurposed for other projects throughout the community. | LOW <i>LONG TERM</i> | Planning | Preservation Orgs. Developers Contractors |
| Action 2.2: Encourage historic site and infrastructure features to be used to interpret history of a specific place. | LOW <i>AS NEEDED</i> | Heritage Commission | Preservation Orgs. Cemetery Orgs. |
| Action 2.3: Evaluate new products, materials, and technologies that require less maintenance and improve the durability of historic resources. | LOW <i>AS NEEDED</i> | Heritage Commission | Building Inspections Developers Neighborhood Assns. |

3. DISASTER PREPAREDNESS POLICY

Provide tools, education, and funding opportunities to protect Plano's heritage resources from natural disasters and address preservation emergencies.

| | PRIORITY | | |
|---|-------------------|---------------------------------|--|
| | TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
| Action 3.1: Develop a plan to address preservation emergencies due to natural disasters, including expedited Certificate of Appropriateness review following an emergency. | LOW SHORT TERM | Planning Heritage Commission | Property Owners Building Inspections Emergency Mgmt. |
| Action 3.2: Educate property owners about additional insurance protections that may prevent the loss of historic resources due to financial hardships resulting from a natural disaster. | LOW IMMEDIATE | Realtors Insurance Companies | Heritage Commission Planning |

4. TECHNOLOGY & INFRASTRUCTURE POLICY

Accommodate new infrastructure and technologies that respect the character of Plano's historic resources.

| | PRIORITY | | |
|---|---------------------|---------------------|---|
| | TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
| Action 4.1: Develop clear policies to require the proposal of all new infrastructure or maintenance of existing infrastructure to consider historic areas and features. | MEDIUM LONG TERM | Engineering | Utility Companies Telecomm. Companies Transportation Agencies |
| Action 4.2: Encourage visible infrastructure, utilities, and facilities, such as lamp posts and bus stops, to be appropriately designed in historic areas. | LOW LONG TERM | Heritage Commission | Engineering Utility Companies Transportation Agencies |
| Action 4.3: As new technological innovations emerge, such as telecommunication and automotive technologies, create policies and regulations to limit potential negative impacts on Plano's historic resources. | LOW RECURRING | Heritage Commission | Engineering |



PLACEMAKING & COMMUNITY DESIGN

Goal: Celebrate the history of Plano through exceptional and innovative attractions that invite a variety of audiences to experience Plano's culture and community.

1. HERITAGE TOURISM POLICY

Encourage residents and visitors to experience Plano's unique historic resources in new, creative ways.

| | PRIORITY TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|--|--------------------|-----------------------------------|--|
| Action 1.1: Develop and implement a comprehensive heritage tourism program that is engaging to a variety of visitors and residents. | HIGH SHORT TERM | Preservation Orgs. Visit Plano | Heritage Commission Corporations |
| Action 1.2: Continue to support heritage-related venues and attractions that elevate visitors' experience of Plano's history and culture. | HIGH RECURRING | Preservation Orgs. | Bus./Prop. Owners Visit Plano Corporations |
| Action 1.3: Create new walking and biking tours focused on specific types of historic resources that are available through the city's website or available to be led by city staff, commissioners, or volunteers. | LOW SHORT TERM | Preservation Orgs. | Parks & Recreation Heritage Commission |

2. WAYFINDING & INTERPRETIVE SIGNAGE POLICY

Ensure that Plano's historical resources are accessible and easy to locate.

| | PRIORITY TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|--|---------------------|----------------------------|---|
| Action 2.1: Develop a comprehensive, citywide interpretive sign and marker program to create a recognizable and consistent design that highlights historic districts, neighborhoods, streets, buildings, etc. throughout Plano. | LOW IMMEDIATE | Visit Plano | Preservation Orgs. Transportation Agencies |
| Action 2.2: Improve way-finding signage leading to Plano's heritage districts, historic neighborhoods, and cemeteries. | MEDIUM IMMEDIATE | Engineering | Transportation Agencies |
| Action 2.3: Partner with transportation agencies to create signage and programming that directs travelers from across the region to downtown and other historic locations across the city. | MEDIUM IMMEDIATE | Transportation Agencies | Engineering |

3. ARTS POLICY

Encourage the use of community art and design in ways that represent Plano's history and culture.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|-----------------------------------|---|--|
| | TIMING | | |
| Action 3.1: Support organizations, events, and initiatives that promote downtown as an arts district and encourage the representation of Plano's heritage. | LOW <i>RECURRING</i> | Special Projects Heritage Commission Arts, Culture & Heritage | HDPA Preservation Orgs. |
| Action 3.2: Encourage public art that represents Plano's heritage in parks, plazas, and other civic spaces across the city. | MEDIUM <i>RECURRING</i> | Arts, Culture & Heritage Developers | Parks & Recreation Preservation Orgs. |

4. EVENTS & FESTIVALS POLICY

Connect community members and visitors to Plano's historic resources through innovative programming and the use of Plano's historic resources as meeting locations.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|--|----------------------------------|--|---|
| | TIMING | | |
| Action 4.1: Explore new and exciting community events in Plano's historic districts, parks and heritage resources. | HIGH <i>RECURRING</i> | Arts, Culture & Heritage HDPA | Parks & Recreation Property Owners Corporations |
| Action 4.2: Partner with local groups to develop heritage-related festivals and events, like the Apparition Expedition. | HIGH <i>RECURRING</i> | Arts, Culture & Heritage Preservation Orgs. | Bus./Prop. Owners Corporations |
| Action 4.3: Participate in multi-cultural events that invite Plano's diverse community to experience, engage, and contribute to the city's heritage and historic resources. | HIGH <i>RECURRING</i> | Arts, Culture & Heritage Preservation Orgs. | Corporations Heritage Commission |
| Action 4.4: Consider hosting a celebration for the City of Plano turning 150 years old. | HIGH <i>SHORT TERM</i> | Comm. & Media Relations Preservation Orgs. | Heritage Commission Bus./Prop. Owners Long-Time Residents |

5. PARKS & OPEN SPACE POLICY

Utilize opportunities to highlight Plano's history in parks, plazas, and open spaces across the city.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|-----------------------------------|--|---------------------|
| | TIMING | | |
| Action 5.1: Continue to promote the use of Haggard Park for events and activities that attract visitors and promote Plano's history. | HIGH <i>RECURRING</i> | Preservation Orgs. Arts, Culture & Heritage | Parks & Recreation |
| Action 5.2: Where appropriate, program parks and open spaces to include interpretive materials. | MEDIUM <i>RECURRING</i> | Preservation Orgs. Parks & Recreation | Heritage Commission |

6. CEMETERIES POLICY

Support efforts to locally designate and restore Plano's historic cemeteries and increase awareness of the pioneer families and early residents of Plano.

| | PRIORITY | | |
|---|------------------------------------|--------------------------------------|---|
| | <i>TIMING</i> | LEAD PLAYER(S) | SUPPORTING PARTNERS |
| Action 6.1: Partner with preservation organizations to restore historic cemeteries and maintain informational signage on site to convey their history. | MEDIUM <i>RECURRING</i> | Preservation Orgs. Cemetery Orgs. | Heritage Commission Collin County THC |
| Action 6.2: Create informational brochures and historic cemeteries tour to increase awareness of Plano cemeteries and significant Plano citizens. | MEDIUM <i>SHORT TERM</i> | Preservation Orgs. | Heritage Commission |
| Action 6.3: Encourage designation of historic cemeteries as local landmarks. | HIGH <i>RECURRING</i> | Heritage Commission | Cemetery Orgs. |



EDUCATION & AWARENESS

Goal: Educate the community about Plano's unique history and culture through innovative programming, hands-on training, and strong community partnerships.

1. EDUCATIONAL TOOLS POLICY

Provide a range of new tools to educate and increase awareness of the history of the community and its historic resources across Plano.

| | PRIORITY TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|--|--------------------|--|--|
| Action 1.1: Provide a range of new tools - such as marketing materials for realtors - to educate the community, engage new groups, and increase awareness of Plano's history and its historic resources. | HIGH IMMEDIATE | Preservation Orgs. Realtors | Neighborhood Assns. Planning |
| Action 1.2: Produce creative programming to educate residents and visitors about Plano's history in new and exciting ways, such as lecture programs on history and architecture. | HIGH RECURRING | Schools/Universities Preservation Orgs. | Heritage Commission Libraries |
| Action 1.3: Provide educational materials on the city's website and utilize new technologies to engage all community members about Plano's preservation efforts and initiatives. | HIGH RECURRING | Communications & Media Relations Libraries | Heritage Commission |
| Action 1.4: Partner with existing city programs, such as the Neighborhood Services Department "Pop-Up Party Trailer," to educate community members about the history of their own neighborhoods and Plano's agrarian history. | HIGH RECURRING | Neighborhood Services Planning | Neighborhood Assns. Property Owners Corporations |

2. EDUCATIONAL PROGRAMMING POLICY

Develop diverse educational programming that engages Plano's multi-generational and multi-cultural population.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|------------------------------------|--|---|
| | <i>TIMING</i> | | |
| Action 2.1: Encourage field trips to historic sites and promote educational programs and projects in local schools and that highlight the history of Plano. | HIGH <i>RECURRING</i> | Schools/Universities Preservation Orgs. | Heritage Commission Planning |
| Action 2.2: Develop programs to engage Plano's senior residents – such as tours and lectures – in Plano's history. | HIGH <i>SHORT TERM</i> | Preservation Orgs. | Heritage Commission Parks & Recreation |
| Action 2.3: Develop programs for Plano Independent School District and college students to learn about the history of their community. | MEDIUM <i>SHORT TERM</i> | Schools/Universities Libraries | Preservation Orgs. Heritage Commission Planning |
| Action 2.4: Engage millennials in historic preservation to create a sense of ownership of Plano's history by hosting events such as happy hours, trivia nights and other events that are located in historic buildings in Plano and that incorporate information about the history of the community. | HIGH <i>RECURRING</i> | Business Owners Corporations HDPa | Arts, Culture & Heritage |
| Action 2.5: Develop educational materials and programming that are inclusive of Plano's diverse community. | HIGH <i>RECURRING</i> | Schools/Universities Cultural Organizations | Heritage Commission Preservation Orgs. |

3. TRAINING & HANDS-ON LEARNING POLICY

Expand preservation-training programs for Plano's residents, elected officials, and design community to understand the importance of the proper treatment of heritage resources and know where to access the information.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|--|-----------------------------------|--|---------------------------------------|
| | <i>TIMING</i> | | |
| Action 3.1: Create hands-on training and rehabilitation workshops for how to properly repair or renovate historic structures and architectural features. | MEDIUM <i>RECURRING</i> | Preservation Orgs. | Contractors Property Owners |
| Action 3.2: Consider partnering with Collin College to create a vocational training program for students. | MEDIUM <i>RECURRING</i> | Schools/Universities Preservation Orgs. | Business Owners Contractors |
| Action 3.3: Arrange technical workshops for developers and realtors that work in Plano to learn about the city's historic resources and applicable regulations. | MEDIUM <i>RECURRING</i> | Planning Preservation Orgs. | Realtors Developers Contractors |
| Action 3.4: Share web-based training materials and opportunities made available by preservation partners and organizations. | MEDIUM <i>RECURRING</i> | Planning | Preservation Orgs. THC |

4. EXISTING PARTNERSHIPS POLICY

Strengthen existing partnerships that support preservation goals and objectives.

| | PRIORITY | | |
|--|---------------------|-------------------------------------|---------------------|
| | TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
| Action 4.1: Provide a forum to clarify the roles of groups and organizations that promote historic preservation. | HIGH SHORT TERM | Heritage Commission | Preservation Orgs. |
| Action 4.2: Work with existing neighborhood associations to promote good stewardship of historic properties and to provide educational materials about design review and Certificates of Appropriateness. | HIGH RECURRING | Heritage Commission Planning | Neighborhood Assns. |
| Action 4.3: Partner with regional preservation organizations to coordinate preservation efforts throughout the region and to promote cultural stories and events that connect Plano to other communities. | MEDIUM RECURRING | Preservation Orgs. Collin County | Heritage Commission |
| Action 4.4: Work with the city's Convention and Visitor's Bureau to increase heritage tourism and promotional efforts for the museums and districts. | HIGH RECURRING | Preservation Orgs. Visit Plano | Heritage Commission |

5. NEW PARTNERSHIPS POLICY

Foster new partnerships to share resources and reach new audiences.

| | PRIORITY | | |
|---|----------------------|--|-----------------------------------|
| | TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
| Action 5.1: Create a central preservation advocacy group that coordinates preservation efforts in Plano. | HIGH IMMEDIATE | Preservation Orgs. | Heritage Commission |
| Action 5.2: Encourage the creation of neighborhood associations in Plano's older neighborhoods where they do not exist. | MEDIUM LONG TERM | Neighborhood Services | Planning Heritage Commission |
| Action 5.3: Pursue public-private partnerships with large corporations to develop new heritage preservation programming. | MEDIUM RECURRING | Preservation Orgs. | Corporations |
| Action 5.4: Partner with local healthcare organizations to promote "healthy heritage walks" and other new programming that focuses on health and exercise, while educating community members about Plano's history and historic resources. | MEDIUM LONG TERM | Preservation Orgs. | Hospitals Health Organizations |
| Action 5.5: Partner with the Chamber of Commerce to explain the benefits of locating a small business in a historic building. | MEDIUM SHORT TERM | Chamber of Commerce Business Owners | Planning Heritage Commission |



BENEFITS & PROTECTIONS

Goal: Provide the necessary protections to preserve Plano's heritage resources and provide quality incentives to support and empower Plano's heritage partners and property owners.

1. INVENTORY POLICY

Maintain a comprehensive inventory of cultural and historic resources in Plano that provide a detailed understanding of Plano's history and a base for preservation efforts.

| | PRIORITY TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|---------------------|---------------------|--|
| Action 1.1: Conduct surveys to identify properties and neighborhoods with potential heritage resources and conduct detailed surveys as needed. | HIGH SHORT TERM | Planning | Heritage Commission Property Owners |
| Action 1.2: Prioritize survey implementation, especially for vulnerable areas. | HIGH RECURRING | Heritage Commission | Planning |
| Action 1.3: Review and update Plano's list of potential heritage resources as needed. | MEDIUM IMMEDIATE | Heritage Commission | Planning |

2. IDENTIFICATION POLICY

Develop a strategy for identifying the types of resources that will reach 50 years age over the next 20 years.

| | PRIORITY TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|----------------------|---------------------------------|---------------------|
| Action 2.1: Maintain an inventory of properties that will soon be 50 years old. | MEDIUM IMMEDIATE | Planning | Heritage Commission |
| Action 2.2: Create a strategy for how to treat large corporate campuses as they become 50 years old. | LOW SHORT TERM | Planning Heritage Commission | Plano Citizens |
| Action 2.3: Develop a strategy for how to treat architectural styles that may be considered historic within the next 20 years, such as Mid-century Modern and Ranch. | MEDIUM SHORT TERM | Planning Heritage Commission | Plano Citizens |

3. INFORMATION ACCESSIBILITY POLICY

Ensure information regarding Plano's heritage resources is easily accessible and available.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|------------------------------------|-----------------------------------|--|
| | <i>TIMING</i> | | |
| Action 3.1: Continue to expand the use and content of a historic inventory database and to integrate it with the City's GIS. | MEDIUM <i>SHORT TERM</i> | Planning | Business Intelligence |
| Action 3.2: Update existing property files periodically to ensure the most current information is recorded and available on the city's website. | HIGH <i>RECURRING</i> | Planning | Business Intelligence |
| Action 3.3: Compile stories about Plano's history and culture in a central location that is easily accessible, such as city libraries. | HIGH <i>IMMEDIATE</i> | Libraries | Planning Communications & Media Relations |
| Action 3.4: Consider creating an interactive component to an online database of important sites, buildings and stories that community members can share stories, important sites, and photographs. | MEDIUM <i>SHORT TERM</i> | Business Intelligence Planning | Libraries Communications & Media Relations |

4. DESIGNATION POLICY

Encourage the designation of potential heritage resources.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|--|-----------------------------------|---------------------|---------------------|
| | <i>TIMING</i> | | |
| Action 4.1: Engage with the owners of potential heritage resources to encourage designation and the associated benefits. | HIGH <i>RECURRING</i> | Heritage Commission | Planning |
| Action 4.2: Consider the use of conservation districts where full historic district designation is inappropriate. | MEDIUM <i>AS NEEDED</i> | Heritage Commission | Planning |
| Action 4.3: Consider the use of alternative tools to designation and how they could apply to Plano's historic resources including overlays and underlying zoning. | LOW <i>AS NEEDED</i> | Heritage Commission | Planning |

5. PROTECTION POLICY

Maintain a regulatory framework to protect Plano's designated historic resources.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|---|-----------------------------------|---|---|
| | TIMING | | |
| Action 5.1: Create and update heritage district design standards as needed. | MEDIUM <i>AS NEEDED</i> | Heritage Commission Property Owners | Planning Neighborhood Assns. |
| Action 5.2: Periodically evaluate the Heritage Preservation Ordinance and make amendments as needed. | HIGH <i>AS NEEDED</i> | Heritage Commission | Planning Property Owners Neighborhood Assns. |
| Action 5.3: Continue to utilize the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings to guide appropriate treatment of Plano's historic resources. | HIGH <i>RECURRING</i> | Heritage Commission | Planning Property Owners |
| Action 5.4: Encourage the relocation of historic resources in danger of demolition into existing heritage districts or neighborhoods, preferably within the same city or county. | MEDIUM <i>RECURRING</i> | Heritage Commission Preservation Orgs. | Planning |
| Action 5.5: Identify heritage resources in significant disrepair and engage with property owners to encourage rehabilitation and prevent further deterioration or demolition by neglect. | HIGH <i>RECURRING</i> | Neighborhood Services | Heritage Commission Planning Building Inspections |

6. INCENTIVES, BENEFITS, & RECOGNITION POLICY

Promote financial incentives and other benefits that stimulate investment in historic properties throughout Plano.

| | PRIORITY | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|--|------------------------------------|--|---------------------------------------|
| | TIMING | | |
| Action 6.1: Coordinate the existing heritage tax exemption and grant programs with other city programs, such as the Great Update Rebate. | HIGH <i>SHORT TERM</i> | Planning Neighborhood Services | Heritage Commission |
| Action 6.2: Create a façade improvement grant program to encourage rehabilitation of historic storefronts downtown. | LOW <i>SHORT TERM</i> | Bus./Prop. Owners Heritage Commission | Planning Preservation Orgs. |
| Action 6.3: Encourage property owners to seek additional funding sources and economic incentive programs for maintenance and restoration. | LOW <i>RECURRING</i> | Heritage Commission Planning | Corporations Preservation Orgs. |
| Action 6.4: Inform property owners of available tax incentives by developing outreach materials and hosting workshops. | MEDIUM <i>RECURRING</i> | Realtors | Planning |
| Action 6.5: Assist property owners with historic tax credit applications. | MEDIUM <i>RECURRING</i> | Texas Historical Commission | Planning |
| Action 6.6: Visually brand historic districts and individual heritage resources through the use of plaques, markers, or other signs and reward successful preservation efforts. | LOW <i>LONG TERM</i> | Heritage Commission | Neighborhood Assns. Planning |
| Action 6.7: Create a preservation awards program to raise awareness of preservation successes throughout Plano. | MEDIUM <i>SHORT TERM</i> | Heritage Commission | Preservation Orgs. Property Owners |



PROGRAM ADMINISTRATION

Goal: The City of Plano will maintain a functional, integrated heritage preservation program and be a recognized leader in preservation efforts across the country.

1. ADMINISTRATION POLICY

Promote collaboration among city departments, boards, and commissions to support preservation objectives and ensure that administrative resources are adequate for efficient operation of the heritage preservation program.

| | PRIORITY TIMING | LEAD PLAYER(S) | SUPPORTING PARTNERS |
|--|-----------------------------------|---|---------------------------------------|
| Action 1.1: Create a clear interdepartmental strategy to ensure the efficient and consistent review and inspection of heritage-related projects and enforcement of the Heritage Preservation Ordinance. | HIGH <i>IMMEDIATE</i> | Planning | Heritage Commission |
| Action 1.2: Continue to foster communication between the Heritage Commission, Planning and Zoning Commission and City Council regarding development projects and rezoning cases that have the potential to affect Plano's heritage resources. | HIGH <i>RECURRING</i> | Planning | Heritage Commission P&Z Commission |
| Action 1.3: Maintain subcommittees of Heritage Commissioners as needed to aid the Heritage Commission with various projects that may arise. | MEDIUM <i>RECURRING</i> | Heritage Commission | Planning |
| Action 1.4: Dedicate sufficient staff time and explore opportunities to involve interns and volunteers to assist with the heritage preservation program. | HIGH <i>RECURRING</i> | Planning Volunteers in Plano | Heritage Commission |
| Action 1.5: Maintain status and standards of a Certified Local Government (CLG) with the Texas Historical Commission (THC) and utilize its benefits to successfully achieve the goals of the heritage preservation program. | HIGH <i>RECURRING</i> | Planning | Heritage Commission |
| Action 1.6: Establish a regularly-scheduled preservation planning and review training program for City staff and commissions. | MEDIUM <i>RECURRING</i> | Planning | Heritage Commission |
| Action 1.7: Improve collaboration and communication among city departments in heritage-related permitting and project review processes. | HIGH <i>RECURRING</i> | Planning Building Inspections Neighborhood Services | Heritage Commission |

APPENDIX B

2018 POTENTIAL HISTORIC ASSETS SURVEY

Final Survey Report

Survey Components of the Plano Heritage Preservation Plan



CITY OF PLANO

September 12, 2018

Prepared by
HHM & Associates, Inc.
Austin, Texas
Edited by City of Plano



EXECUTIVE SUMMARY

In January 2018, the City of Plano hired Austin-based historic preservation firm HHM & Associates, Inc. (HHM) to complete a citywide survey to complement the concurrent effort to update the City's 2018 Heritage Preservation Plan (HPP). The survey component of the Preservation Plan is funded in part by a Certified Local Government (CLG) grant from the Texas Historical Commission (THC). The survey identifies, documents, and evaluates all identified resources constructed before 1960 within City of Plano limits, as well as all subdivisions including city blocks constructed between 1960 through 1969. In February 2018, HHM architectural historians, all of whom meet the *Secretary of Interior Professional Qualifications Standards* (36 CRF Part 61), identified and documented 330 individual resources built before 1960, and 165 subdivisions/city block built between 1960 and 1969, stretching across the city. HHM then conducted research and evaluated the survey data using both the National Register Criteria for Eligibility and the Plano Historic Preservation Ordinance, as updated in 2018. The results of HHM's survey and analysis are summarized below in figure 1a. A geographic representation of surveyed resources follows in figure 1b.

More detail on the HPP related survey project and the recommendations is presented in the survey report and appendices that follow.

Figure 1a. Table of survey findings and recommendations.

| | | | | |
|---|------------|---|------------------------------------|-------------------|
| Total Surveyed Resources in 2018 | 527 | Total Percent Recommended Eligible for 2018 PHR Listings | | |
| Pre-1960 Built Individual Resources | 330 | 4% of pre-1960 Built individual resources and previous PHR's from 2011 Plan 2% of 1960-69 Built Subdivisions/City Blocks | | |
| Individual PHR's from 2011 Plan | 22 | | | |
| PHR Cemeteries from 2011 Plan | 10 | | | |
| 1960-69 Built Subdivisions/City Blocks | 165 | | | |
| Subdivisions | 109 | | | |
| Parcels Not in Subdivisions | 56 | | | |
| Recommendations | | Pre-1960 Built Individual Resources | 1960 – 1969 Built Districts | Cemeteries |
| Potential Heritage Resource (PHR) Listing | 15 | 3 | 10 | |
| More Research Required | 7 | 6 | - | |
| National Register (NRHP) Listing | 15 | 4* | NA | |

* Out of the four recommended eligible NRHP districts, three are recommended PHR districts and the fourth one is Haggard Park HROD, an existing designated heritage district.

Figure 1b. Map of surveyed resources, both pre-1960 and post-1960, color-coded by

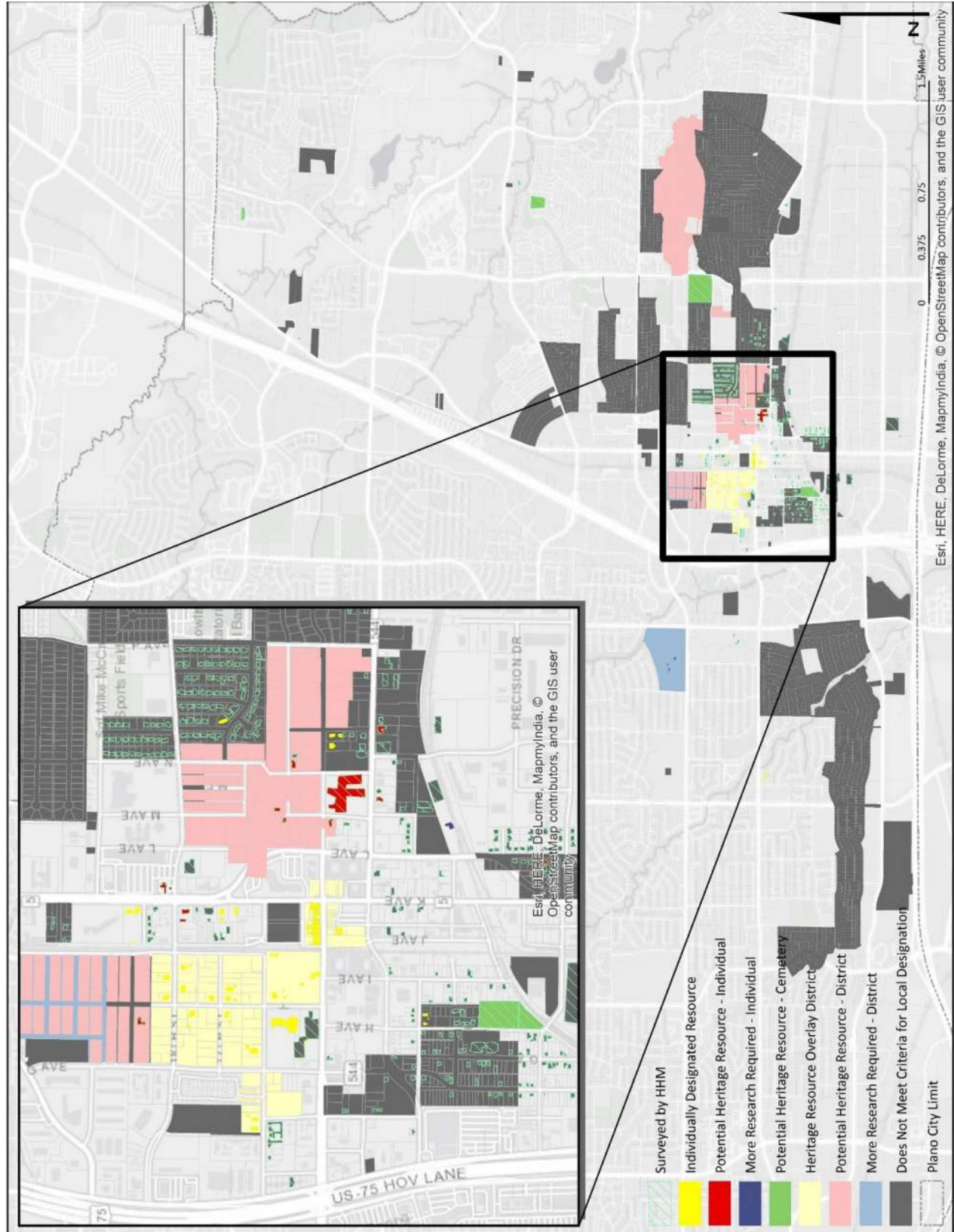


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Electronic Files

- All report components in Microsoft Word and PDF format
- Survey data in CSV format using Collin County Appraisal District (CAD) property identification numbers (PIDNs) to link to GIS data
- GIS files in ESRI format with layers and symbols
- Link to interactive online platform with maps of previously designated heritage resources, potential heritage resources, and fields for community input

List of Abbreviations

| | |
|------|---|
| CAD | (Collin) County Appraisal District |
| CLG | Certified Local Grant Government |
| HHM | HHM & Associates, Inc. |
| HPP | Heritage Preservation Plan |
| HROD | Heritage Resource Overlay District |
| IDHR | Individually Designated Heritage Resource |
| ILS | Intensive-Level Survey |
| NRHP | National Register of Historic Places |
| PHR | Potential Heritage Resource |
| PIDN | Property Identification Number |
| RLS | Reconnaissance-Level Survey |
| THC | Texas Historical Commission |
| WLS | Windshield-Level Survey |

To access survey forms for all properties included in Section 4, please visit:
WWW.HISTORICPLANO.ORG

1. SURVEY BACKGROUND

Purpose

Plano's Historic Preservation Ordinance, as updated in 2018, calls for maintaining a Heritage Preservation Plan (HPP) that accomplishes the following:

- 1) Maintains an updated inventory of designated heritage resources and designated heritage resource overlay districts.
- 2) Conducts a survey to evaluate and maintain an updated list of Potential Heritage Resources (PHRs). As defined in the Preservation Ordinance:

...a Potential Heritage Resource means a structure, collection of structures, site, or landmark of historical, cultural, archaeological, or architectural importance listed in the Heritage Preservation Plan. A potential heritage resource has not received heritage resource designation, but has the potential to become designated with further historic research, restoration, or property owner interest.

Properties listed as PHRs could be eligible for future heritage resource designation. A PHR listing is informational only and does not subject the listed structure to any architectural review by the Heritage Commission.

- 3) Develops a strategic framework which includes goals and objectives of the heritage preservation program.
- 4) Seeks and integrates community feedback.¹

Scope

Preservation Plano 150—a 2018 HPP update project—is intended to guide preservation efforts and provide for the integration of those efforts into the broad range of plans, shared goals, programs, actions, and activities that shape the community over the next five years. As part of this project, the City of Plano contracted with HHM & Associates, Inc. to assist with the following survey-related component of the HPP. The tasks and deliverables included in the scope are defined in the table below.

Figure 2. Breakdown of scope for survey-related component of the HPP update.

| Task | Deliverable |
|---|---|
| 1) Review and evaluate the Plano Heritage Commission's 2016 survey of approximately 320 resources constructed prior to 1960 | Updated list of individual PHRs and PHR cemeteries for 2018 HPP |
| 2) Conduct a survey and evaluation for approximately 20 pre-1960 built religious and/or industrial resources | |
| 3) Review and evaluate prior recommendations for individual PHRs and cemeteries included in the 2011 HPP ² | |
| 4) Conduct a survey and evaluation for subdivisions/city blocks constructed between 1960–1969 | Updated list of PHR districts for 2018 HPP |
| 5) Review and evaluate prior recommendations for Potential Conservation Districts included in the 2011 HPP | |
| 6) Assist in developing an online inventory of surveyed properties and providing a platform for the public to further identify additional potential historic structures by noting addresses or posting images | GIS-compatible electronic files was completed and hosted by the City of Plano |
| 7) Provide preliminary framework for future evaluation of PHRs | Integrity Threshold and Methodology for Evaluation |

¹ City of Plano, Ordinance No. 2018-01-03, adopted January 8, 2018, Section 16-108.

² Note that the 2011 HPP referred to potential "Heritage Assets," but the City of Plano's preferred terminology changed to "Potential Heritage Resources" (or PHRs) with the adoption of a new preservation ordinance in 2018.

Concurrent with this project, in January 2018, the City of Plano contracted with Winter & Company to update the 2011 Heritage Preservation Plan. This survey report aims to provide information that will be integrated into the updated HPP. Specifically, the report provides:

- 1) A detailed inventory of existing Individually Designated Heritage Resources (IDHR) and properties located within the two designated Heritage Resource Overlay Districts (HROD) – Haggard Park HROD and Downtown HROD
- 2) An updated list of recommended PHRs including individual properties, districts, and cemeteries
- 3) Survey documentation for 330 individual properties built prior to 1960
- 4) Survey documentation for 165 subdivisions/city blocks constructed between 1960 and 1969
- 5) Recommendations regarding individual properties and districts (subdivisions/city blocks) requiring more research and/or more survey
- 6) Recommendations and implementation plan for possible goals, policies, and objectives to be incorporated in the updated Historic Preservation Plan (included as *Section 3* of this report)

Fieldwork Methodology

At the outset of this project, HHM developed the following fieldwork methodology to outline protocols to guide survey efforts. The fieldwork methodology was reviewed by both the City of Plano and the Texas Historical Commission (THC) as part of the *Research Design and Fieldwork Methodology* submitted by HHM on January 25, 2018.

Field Preparation

During the course of the project, HHM professional staff conducted field documentation for the following survey components of the HPP update:

- Updating the Heritage Commission conducted 2016 windshield survey of pre-1960 built resources as needed
- Windshield survey of approximately 20 industrial and religious resources built before 1960
- Windshield survey of approximately 165 subdivisions/city blocks built between 1960 -1969

To ensure fieldwork was conducted efficiently and accurately, HHM conducted the following preparatory steps for fieldwork:

- Imported Collin County Appraisal District (CAD) data provided by the City of Plano in ESRI GIS format
- Pre-populated the database with construction dates and alteration history from CAD data
- Integrated the Heritage Commission's 2016 survey of pre-1960 built individual properties into GIS-compatible database
- Analyzed the Heritage Commission's 2016 WLS survey data to make recommendations for eligible PHR's and to determine if any resources needed right-of-entry and/or intensive research
- Reviewed the existing list of Potential Heritage Resources (individual properties and cemeteries) and Potential Conservation Districts from the 2011 HPP to determine if any resources/districts needed to be removed from the updated 2018 PHR list or resurveyed in future
- Identified gaps in the 2016 WLS survey data requiring additional fieldwork and/or updates
- Integrated GIS data subdivisions/city blocks platted between 1960 and 1969 into GIS-compatible database
- Developed digital field maps based on GIS layers provided by the City of Plano to guide survey efforts

Field Investigations

In the field, project historians relied on digital field maps created in-house based on GIS layers provided by the City of Plano. These maps guided both the survey of individual resources built prior to 1960 and the survey of subdivisions/city blocks platted between 1960 and 1969. Documentation and photography varied depending upon the level of survey (see sidebar “*Defining Levels of Survey*”). All photographs were digital and in a high-resolution format that meets or exceeds the THC’s requirements. Photographs generally were taken from the public right-of-way and did not involve unauthorized encroachment onto private property. In a few instances, the City of Plano helped HHM obtain right-of-entry for City-owned properties.

For the individual resources built prior to 1960, HHM conducted a reconnaissance-level survey (RLS). This survey data is presented in *Section 4(5)*. If HHM determined that a resource met the criteria for Individual Designated Heritage Resource (IDHR) as outlined in the Preservation Ordinance, or for listing in the National Register, HHM conducted intensive-level survey (ILS) and completed the standard Texas Historic Sites Form required by the THC.

HHM used a windshield level of survey to document subdivisions/city blocks platted between 1960 and 1969. This survey data is presented in *Section 4(6)*. HHM created a customized survey form to document WLS information. The definition of WLS shown in the sidebar guided the content of these forms. HHM also collected information such as the range of construction dates, the variety of property types and architectural styles, and the overall integrity of the subdivision/block. For subdivisions/city blocks that met the criteria for Heritage Resource Overlay District designation as outlined in the Preservation Ordinance, or for listing in the National Register, HHM conducted block-by-block surveys. While the scope of work specified a maximum of 200 blocks, [the identified Potential](#) Heritage Resource Districts included only 56 blocks. For the WLS of the subdivisions, HHM took at least two representative streetscape photographs for each subdivision. For subdivisions that may be eligible, HHM took photographs of all streets within the subdivision, as well as photographs showing character-defining features of the neighborhood, including but not limited to, landscape features, street patterns, lot size, house setbacks, street lights, and non-residential resources such as parks and schools.

POST-FIELDWORK ANALYSIS

Since HHM encodes survey data directly into the database while in the [field](#), the post-survey processing was devoted to high-level analysis and quality assurance. This process analyzed newly collected survey data alongside prior survey data, like the list of PHRs from the 2011 HPP and the Heritage Resource Commission’s survey from 2016. Project historians [inspected](#) the data collected using the database’s analysis and visualization tools and updated any inaccurate or missing information to ensure each record was complete and that

Defining Levels of Survey

The National Park Service sets forth varying levels of detail for survey projects in National Register Bulletin 24, entitled *Guidelines for Local Surveys: A Basis for Preservation Planning* – www.nps.gov/nr/publications/bulletins/nrb24/. These levels of survey are further refined by Texas Department of Transportation’s *Documentation Standard: Historic Resource Survey Reports* – ftp.dot.state.tx.us/pub/txdot-info/env/toolkit/421-06-ds.pdf. The standard definitions of each level of survey is summarized below.

Windshield Level Survey (WLS).

Typically focuses on district scale rather than individual buildings, noting the “streetscapes, the general character of its housing stock or commercial buildings, representative buildings and structures, the layout of its spaces in general.” Photography includes streetscape photographs rather than photographs of individual buildings. No historical research or analysis is included. The most common goal of the WLS is to recommend whether or not the area should be surveyed in greater detail in the future.

Reconnaissance-Level Survey (RLS).

Typically documents individual buildings, including two photographs of each building, a map of the building location, and a form noting the building’s address, date of construction, use type, architectural style, physical integrity, and eligibility for local historic designation or National Register listing. Broad contextual research is conducted to guide eligibility determinations.

Intensive-Level Survey (ILS).

Supplements RLS documentation with more detailed documentation chronicling history and physical evolution – often for a single building or a single parcel of land. Multiple photographs and notes detail each [character-defining feature](#) of the property. Evaluation provides not only recommendations for local historic designation or National Register listing, but also the relevant criteria, area(s) of significance, and period(s) of significance.

information was recorded consistently. HHM also conducted an internal roundtable discussion to ensure data accuracy and consistency of recommendations. These discussions considered both physical integrity and historical significance. According to both the National Register and the City of Plano's Historic Preservation Ordinance, a resource must have *both* integrity *and* significance to be eligible for a heritage resource designation.

The *Integrity Thresholds* and *Methodology for Evaluating Significance* set forth below provide additional detail regarding the justifications that HHM used when making recommendations during post-fieldwork analysis. The findings are summarized in *Section 3* of this report. The inventory tables that accompany this report (*Section 4*) provide recommendations for eligibility for each property, along with a field entitled "Justification for Recommendation," plus notes about each resource's integrity.

Integrity Thresholds

As part of HHM's post-fieldwork analysis, our professional architectural historians reviewed the types of alterations that are typical across Plano for various eras of construction. HHM then reassessed the eligibility recommendations for all resources to ensure that a consistent integrity threshold was [applied for](#) all surveyed resources. As detailed [below, separate thresholds were used to evaluate integrity of individual PHRs](#) versus integrity of PHR districts.

INDIVIDUAL POTENTIAL HERITAGE RESOURCE INTEGRITY

Evaluation of integrity for individual resources generally followed the framework established by *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.³ This framework has been adopted by local governments nationwide for evaluation of integrity for both National Register listings and local landmark listings. The National Register bulletin presents seven aspects that define integrity in various combinations. These aspects of integrity are defined below, with notes detailing how they were interpreted to fit the specific context of Plano.

- **Location** – The place where the historic property was constructed or the place where the historic event occurred.
 - A number of previously designated Heritage Resources in Plano have been moved from their original locations. To maintain consistency, HHM recommends that a relocated property should be considered to retain sufficient integrity for designation as a local landmark (IDHR), although it likely will not be considered eligible for individual listing in the National Register (figure 3).

³ Patrick W. Andrus, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, ed. Rebecca H. Shrimpton (Washington, D.C.: National Park Service, 2002), from the National Park Service, <https://www.nps.gov/nr/publications/bulletins/nrb15/index.htm>.



Figure 3. Photo of 607 E. 16th Street, within the Haggard Park Heritage Resource Overlay District. Because the building was moved to this site, it does not maintain its integrity of location, and therefore is recommended not individually eligible for the National Register. However, it is recommended eligible for designation as a local individual Heritage Resource. Photo by HHM, 2018.

- **Design** – The combination of elements that create the form, plan, space, structure, and style of a property.
 - HHM recommends that a property's integrity of design be considered intact if the front portion of the building retains its original height, roof form, footprint, and fenestration pattern. Alterations that are easily reversible generally are not considered detrimental to integrity of design, such as porch screening or enclosure of a garage-door opening with wood panels.
- **Setting** – The physical environment of a historic property.
 - HHM recommends that a property's integrity of setting be considered intact if the land on the same parcel retains roughly the same appearance as it did historically. For instance, for suburban residential buildings, the front yard should remain open. However, new construction on adjacent parcels of land should not be considered detrimental to the integrity of an individual resource within the context of Plano, where ongoing change and redevelopment is a significant part of the historic context. Setting is given more weight in evaluation of historic districts, as discussed below (see *Historic District Integrity*).
- **Materials** – The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
 - Because of the rarity of pre-1960 built buildings in Plano, HHM recommends that buildings from this era need only retain materials that are visually similar to the original. For example, some significant pre-1960 built structures may be considered eligible for PHR designation or listing in the National Register even if they have non-original windows or siding that generally reflect the visual appearance of the original (figure 4). Because post-1960 built resources are so much more common, HHM recommends a higher standard for integrity of materials, requiring retention of original windows and exterior wall materials for eligibility as a PHR or individual National Register listing.



Figure 4. Photo of 1108 11th Street. Although the exterior siding on this house was partially replaced with asbestos shingles during the mid-twentieth century, the overall visual appearance of the house remains intact enough for it to be recommended eligible for both designation as a local individual Heritage Resource and individually eligible for National Register listing. Photo by HHM, 2018.

- **Workmanship** – The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
 - Because the vast majority of resources in Plano were constructed with mass-produced materials, integrity of workmanship seldom is relevant when evaluating integrity.
- **Feeling** – The property’s expression of the aesthetic or historic sense of a particular period of time.
 - Similar to integrity of setting, **integrity** of feeling is generally not relevant for individual resources in Plano, where ongoing change and redevelopment is a significant part of the historic context. Feeling is given more weight in evaluation of PHR districts, as discussed below (see *Potential Heritage Resource – District Integrity*).
- **Association** – The direct link between an important historic event or person and a historic property.
 - Integrity of association generally is only relevant for historic resources that derive their significance from a particular individual or event. For example, if a house is significant only as the home of a prominent individual, then it should be recognizable to that individual’s lifetime. However, the criteria for eligibility within the City of Plano’s local ordinance—as well as the National Register criteria—allow for a broader consideration of significance from association with a recognizable historical trend or architectural style. In these cases, integrity of association is only lost if a resource no longer is recognizable as an example of that trend or style. For instance, if a building is significant as an example of the Tudor Revival style, then it retains sufficient integrity of association if its distinctive brickwork, prominent chimney, and arched entries are intact – even if, for example, its windows have been replaced (figure 5). Similarly, if a warehouse is significant for its association with the railroad, then it retains sufficient integrity of association if its large bay openings facing the railroad remain intact – even if its metal siding has been entirely replaced.



Figure 5. Photo of 1306 14th Street. Although some windows have been replaced, this house retains enough character-defining features to retain its integrity of association with the Tudor Revival style. Photo courtesy of the City of Plano Heritage Commission.

A resource need not retain all seven of these aspects of integrity to be eligible for the National Register of Historic Places (NRHP) listing; conversely, a resource possessing all seven aspects of integrity is not necessarily eligible for the NRHP listing. The degree to which an NRHP-eligible property should retain its integrity depends directly upon the National Register Criteria under which the resource possesses significance and is considered eligible for inclusion in the NRHP. For example, a property eligible for its architectural significance (under Criterion C) should retain the aspects of integrity linked to physical qualities (design, materials, and workmanship) to a higher degree than one that is eligible for its historical associations (Criterion A or B). However, a property that is eligible for its historical associations (Criterion A or B) should still be recognizable to the time or era in which it attained significance and still possesses those qualities that convey its significance. (For additional guidance regarding the National Register Criteria, refer to *National Register Criteria for Eligibility* below and the National Park Service's *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.⁴)

POTENTIAL HERITAGE RESOURCE – DISTRICT INTEGRITY

Within a potential historic district, integrity is evaluated on an overall basis. The individual integrity of the resources in the district are considered in combination with the overall collection. Each individual resource within the PHR district is assigned a “contributing” or “noncontributing” status. To be contributing, a resource must be constructed within the period of significance for the PHR district, *and it must retain its overall integrity of location, design, and materials*, as described above. Generally, at least 51 percent of the principal buildings within the PHR district boundaries must be contributing in order for the district to retain sufficient integrity of location, design, and materials to be eligible as either a local Heritage Resource Overlay District or a National Register Historic District. In addition, the surrounding fabric knitting the district together must retain integrity of setting, feeling, and association. Within the context of Plano, HHM has interpreted these aspects of integrity as follows:

⁴ Ibid.

- **Setting** – The physical environment of a historic property.
 - The majority of the PHR districts within Plano are residential subdivisions. Typically, these subdivisions were designed according to an original plat that set forth the street grid, the size of the lots, and the shape of the lots. Sometimes the plat also specified setbacks, square footage, and even materials. In Plano, all of these original features need to remain intact as specified in the original plat in order for a subdivision to retain sufficient integrity of setting to be recommended eligible as a local Heritage Resource Overlay District or a National Register Historic District (figure 6).



Figure 6. Comparison of the original plat for Briarwood Estates 1 (left) and a current aerial photo of the same subdivision (right). Note the intact layout of the street grid. Plat courtesy of the Collin County Appraisal District; aerial photo from Google, 2018.

- **Feeling** – The property’s expression of the aesthetic or historic sense of a particular period of time.
 - For a PHR district, integrity of feeling often is linked to scale. A good rule of thumb is that new construction should not be taller than the average of the contributing buildings on the block. Another aspect of scale is the relationship between the contributing buildings and the surrounding vegetation. For example, in a PHR district, rooflines often fall below the tree canopy, and lots often have a consistent ratio between the open space and the building footprint. When large-scale new construction interrupts these historic patterns, a potential historic district no longer has sufficient integrity of feeling to be eligible (figure 7, to follow).
- **Association** – The direct link between an important historical event or person and a historic property.
 - In order to continue to communicate trends in American community planning and development, a residential subdivision in Plano needs to reflect the patterns typical for its era of construction. Since the PHR districts in Plano are largely residential suburbs, HHM referred to the National Park Service’s bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* when evaluating integrity of association.⁵

⁵ David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: National Park Service, 2002), from the National Park Service, <https://www.nps.gov/nr/publications/bulletins/suburbs/index.htm>.



Figure 7. Photo of E. 15th Street at H Avenue, looking southeast. Note the large-scale new construction in the background, which disrupts the integrity of feeling along the historic streetscape. Photo by HHM, 2018

Methodology for Evaluating Significance

For the purposes of this project, HHM documented and evaluated resources at a windshield level only. Based on the scope for this project, analysis of historical significance was based on an understanding of nationwide, statewide, and regional trends. Future research and analysis may uncover new historical themes and areas of significance that affect the PHR eligibility recommendations in this report. As detailed within *Section 3, Recommendations*, HHM recommends that the City of Plano complete a thorough historic context study that extends through 1980 in order to provide additional background to assist in the evaluation of significance of historic resources for decades to come.

NATIONAL REGISTER CRITERIA FOR ELIGIBILITY

To be eligible for NRHP listing, both individual resources and historic districts must possess significance under one of the National Register Criteria and retain sufficient integrity to convey that significance. The National Register Criteria for Evaluation states that a resource must meet a 50-year age threshold and must derive significance from **at least one** of the following Criteria to be eligible for the NRHP:

- *Criterion A. Association with Important Historical Events or Trends* – The resource must be associated with events, trends, or patterns that have made a significant contribution to the broad patterns of history.
- *Criterion B. Association with Important Individuals of the Past* – The resource must be associated with the lives of significant persons who made important contributions to the history of a community, city, state, or the nation.
- *Criterion C. Physical Attributes, Design Qualities, Work of a Master* – The resource must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- *Criterion D. Research Potential* – The resource must have yielded, or may be likely to yield, information important in prehistory or history.

In addition, the National Register Criteria for Evaluation states that certain kinds of resources typically are not considered for inclusion in the NRHP. Examples include:

- Churches, synagogues, and other religious properties

- Resources that have been moved or relocated
- Birthplaces and graves of famous people, cemeteries, buildings and structures that have been reconstructed
- Resources used to commemorate an event, trend, or individual of the past
- Properties that do not meet the recommended 50-year age threshold

However, these properties can be eligible for listing if they meet certain conditions defined in the National Register Criteria for Evaluation as “Criteria Considerations.” Resources that meet any of the Criteria Considerations must **also meet at least one** of the National Register Criteria (A, B, C, or D). The following is a list of normally excluded properties that may, under certain circumstances, be eligible for the NRHP:

- Criteria Consideration A: Religious Properties
- Criteria Consideration B: Moved Properties
- Criteria Consideration C: Birthplaces or Graves
- Criteria Consideration D: Cemeteries
- Criteria Consideration E: Reconstructed Properties
- Criteria Consideration F: Commemorative Properties
- Criteria Consideration G: Properties that Have Achieved Significance Within the Past 50 Years

CITY OF PLANO CRITERIA FOR ELIGIBILITY

In January 2018, the City of Plano adopted Ordinance No. 2018-01-03, which redefines the City’s criteria for designation of individual Heritage Resources and Heritage Resource Overlay Districts. As stated within Section 16-110, the Criteria for Designation of Heritage Resources are as follows:

- a) Criteria for Designating Individually Designated Heritage Resources. Any building, structure, site, or object, must be at least fifty (50) years old and must substantially comply with two (2) or more of the following:
 - (1) Possesses significance in history, architecture, archeology, or culture.⁶
 - (2) Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
 - (3) Is associated with events that have made a significant impact in the city’s past.
 - (4) Represents the work of a master designer, builder, or craftsman.
 - (5) Embodies the distinctive characteristics of a type, period, or method of construction.
 - (6) Represents an established and familiar visual feature of the city.
 - (7) Is identified with a person who significantly contributed to the culture and development of the city.
 - (8) Is a unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.
- b) Criteria for Designating Heritage Resource Overlay Districts. A district may be designated if it includes two (2) or more structures or sites at least fifty (50) years old, together with their accessory buildings, fences, and other appurtenances that are of historical, cultural, archaeological, or architectural importance and substantially complies with all of the following:
 - (1) Contains properties and an environmental setting which meet two (2) or more of the criteria for designation of an individually designated heritage resource;
 - (2) Constitutes a unique area of the City, such as a neighborhood or business center; and
 - (3) Contains two (2) or more properties that have been classified as contributing as part of a heritage resource survey.

⁶ Note that any resource that meets Criteria Nos. 2-7 will also meet Criteria 1 – enabling it to meet two (2) criteria.

2. SURVEY FINDINGS

As summarized in figure 1, HHM's survey efforts documented and evaluated 527 resources including 10 cemeteries across Plano and review and evaluation of 22 previously identified PHRs listed in the 2011 HPP. The surveyed resources varied widely in date of construction, property type, and architectural style. Trends among dates of construction, property types, and architectural styles are described in further detail below.

Construction Dates

The resources surveyed by HHM were constructed between ca. 1869 and 2018. As shown in figures 8a and 8b, the vast majority of the resources surveyed within the scope of this project were constructed between 1951 and 1975 – at a time when the postwar highway development enabled residential development around large cities like Dallas to sprawl outward to areas like Plano. The geographic distribution of construction dates across Plano is depicted in figure 9. As the map shows, development in Plano clustered near the railroad depot until the Post-World War II era, when new suburban construction quickly spread east, north, and west of downtown.

For additional detail regarding construction dates, see *Section 4(5)* for surveyed individual resources, and *Section 4(6)* for surveyed subdivisions.

Property Types

The distribution of property types identified among the survey data for the 2018 Heritage Preservation Plan update is shown in figures 8a and 8b. As the figures show, residential properties were by far the most common type identified, with single-family houses accounting for approximately 90 percent of the individual survey data (fig. 8a). Surveyed subdivisions often contained more than one property type, but approximately 79 percent (86 of 109) of the surveyed subdivisions included single-family houses (fig. 8b). Multifamily housing, auxiliary buildings, commercial buildings, institutional buildings, and landscapes comprised the remainder of the surveyed resources.

For details regarding property types, see *Section 4(5)* for surveyed individual resources, and *Section 4(6)* for surveyed subdivisions.

Architectural Styles

The variety of architectural styles identified among the survey data for the 2018 Heritage Preservation Plan update is also shown in figures 8a and 8b. The Ranch style is the most common among surveyed individual resources built prior to 1960, accounting for approximately 46 percent of resources. Surveyed subdivisions/city blocks often contained more than one style, but approximately 72 percent (78 of 109) of surveyed subdivisions included Ranch style buildings. Refer to *Appendix C* for illustrated definitions of the architectural styles identified in Plano.

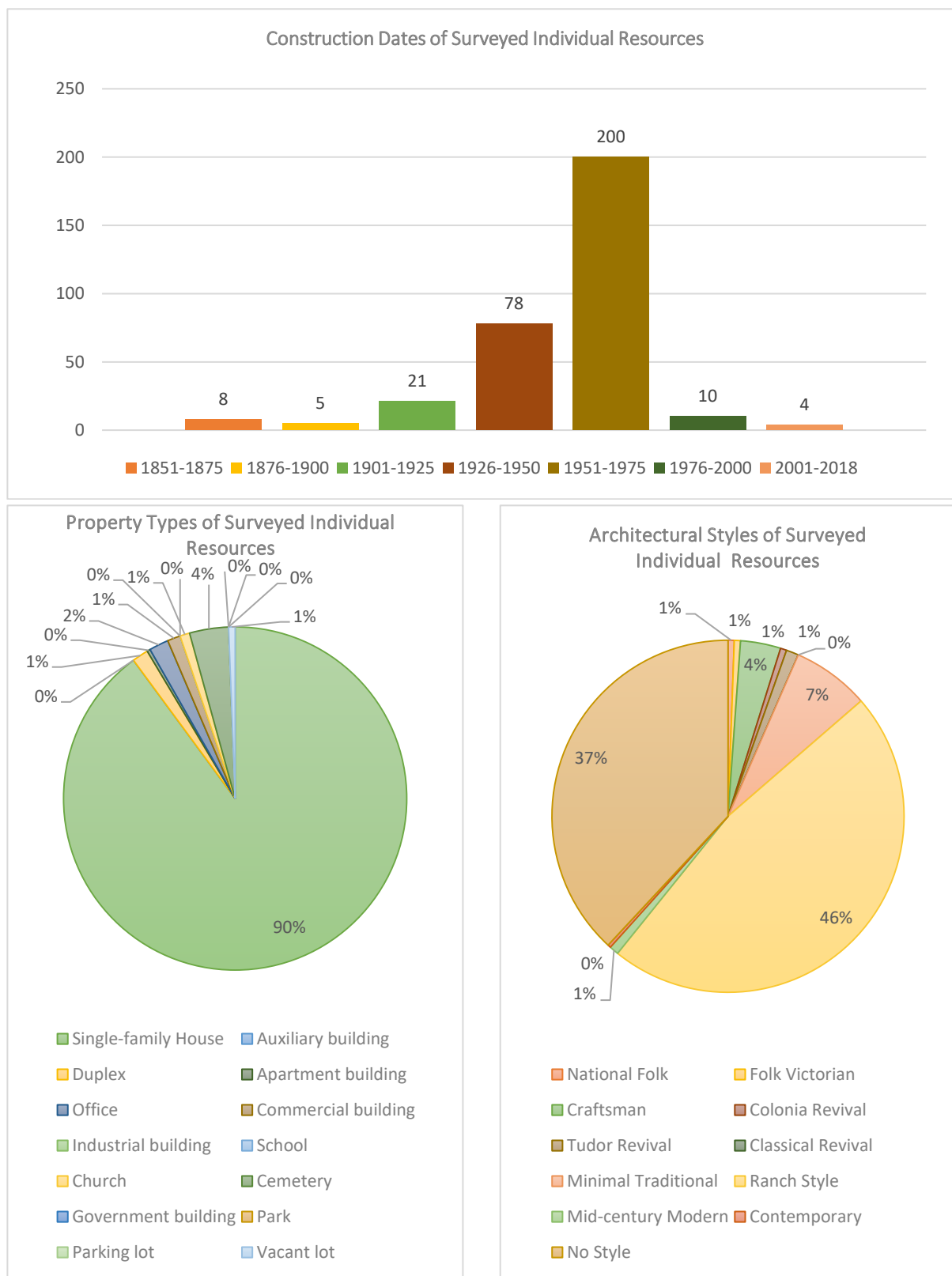


Figure 8a. Summary of survey data for pre-1960 individual resources. Note that five (5) pre-1960 resources do not have date estimates because they were not accessible for field survey.

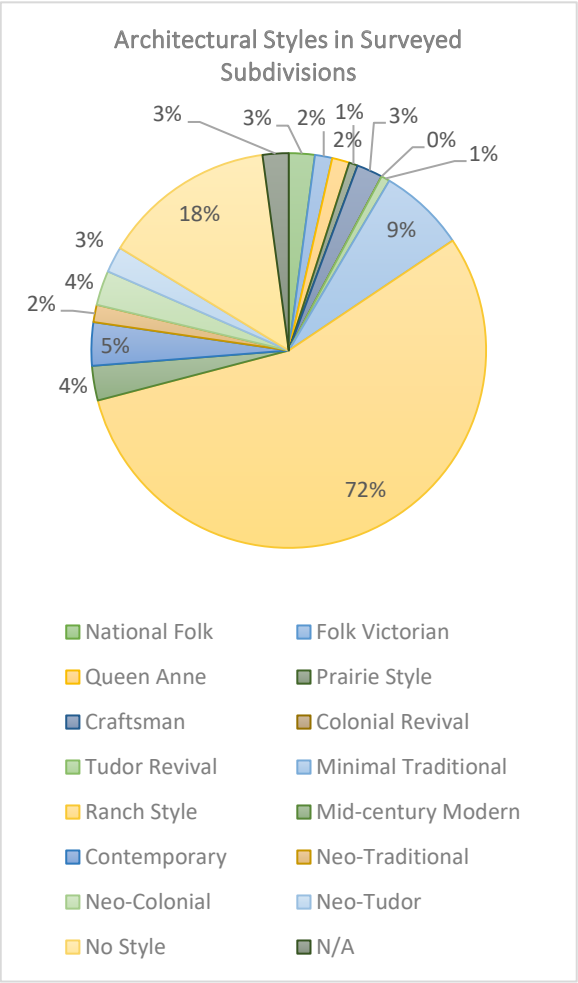
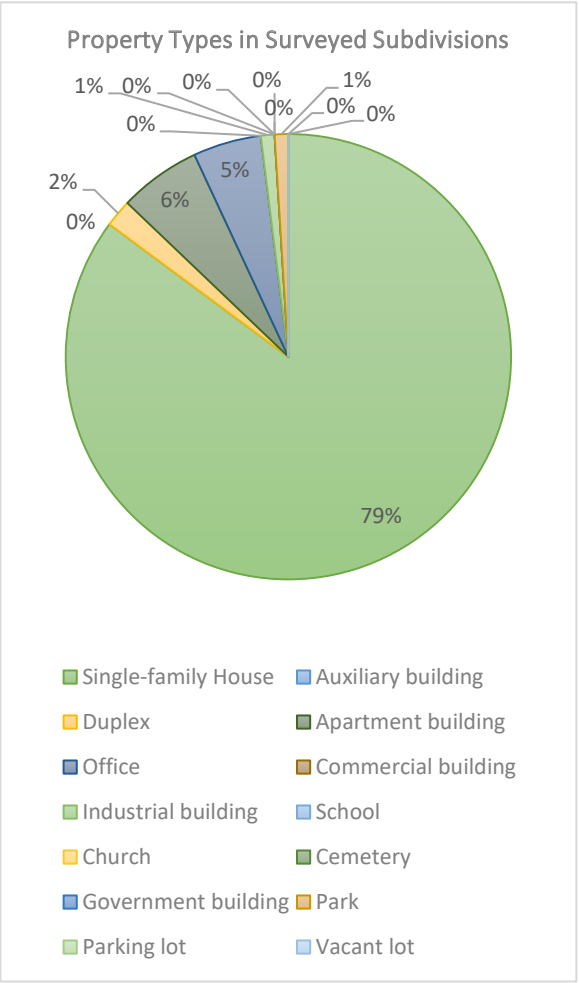
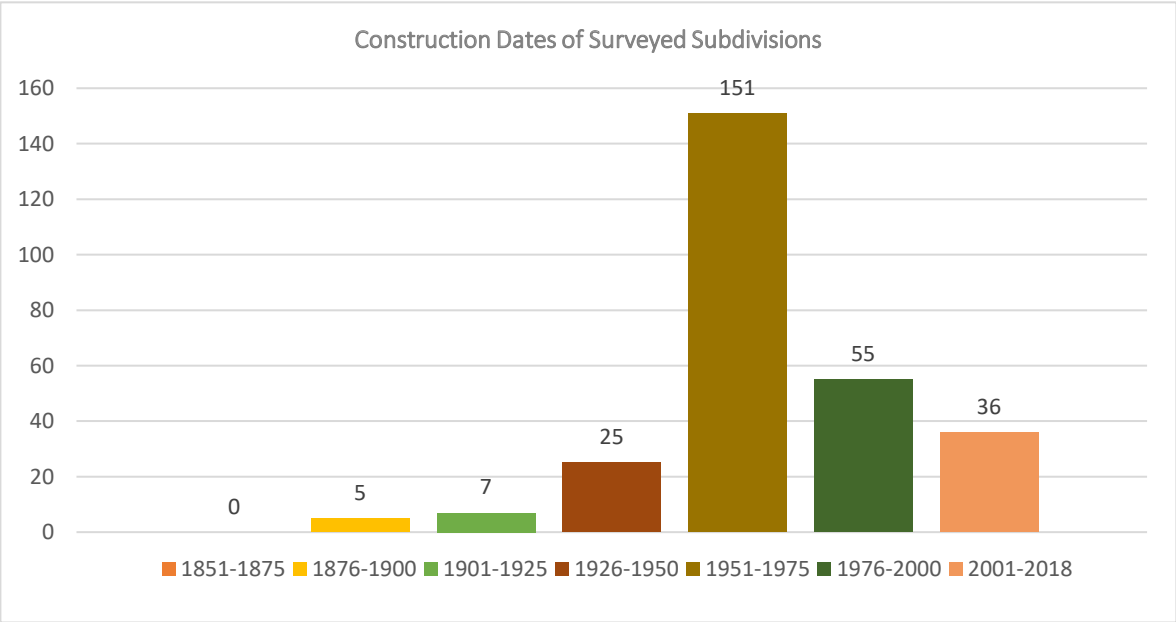
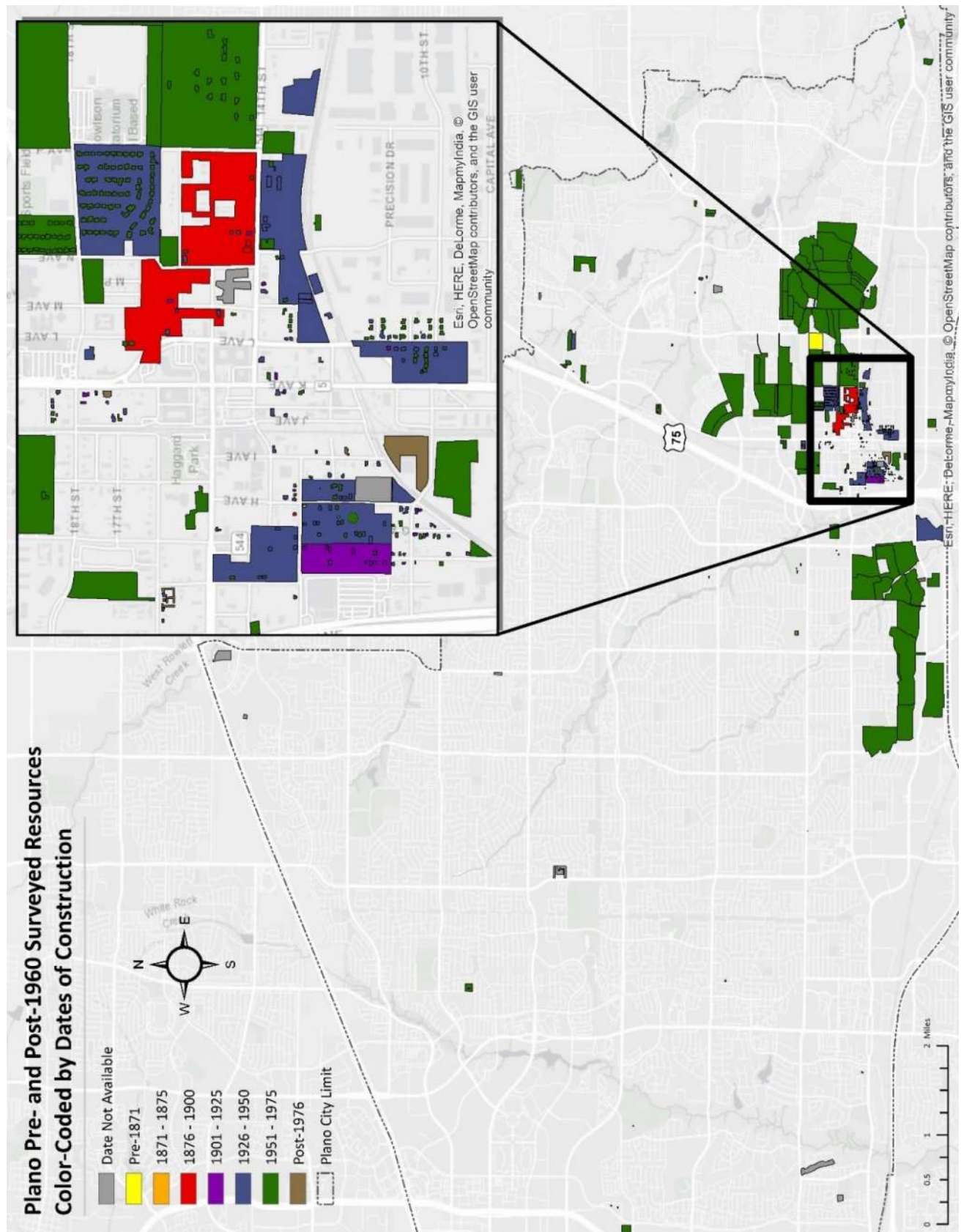


Figure 8b. Summary of survey data for post-1960 subdivisions.

Figure 8b. Summary of survey data for post-1960 subdivisions.



3. RECOMMENDATIONS

POTENTIAL HERITAGE RESOURCE (PHR) LISTINGS

Review of Previously Recommended PHRs

As discussed in the scope of the HPP update in *Section 1*, one project task was devoted to review and reevaluation of the PHRs identified in the 2011 HPP. To ensure consistency, these resources were reevaluated using the methodology and integrity threshold described in *Section 1*. As summarized below, a number of previously recommended PHRs no longer are recommended eligible, primarily due to lack of physical integrity.

Previous Individual PHRs from 2011 Plan

The 2011 HPP listed 22 **extant** individual properties as PHRs. A table summarizing updated recommendations for the PHRs included in the 2011 HPP is included below (fig. 10). Of the PHRs listed in 2011, 10 resources are recommended as PHRs within this updated HPP (as described further in *Section 4(2)*). One resource requires more research and survey prior to making a recommendation. However, 11 of these properties no longer are recommended eligible as PHRs, either because they have been demolished and replaced with newer buildings, or because they have been altered so significantly that their integrity no longer meets the threshold described in *Section 1* (see example in figure 11).

Note that resources that listed as lacking integrity may be reevaluated as eligible PHRs if the alterations are reversed, or if documentation proves that the alterations are more than 50 years old.

Figure 10. Updated recommendations for PHRs included in the 2011 HPP.

| Property Address | PHR Recommendation | Local Ordinance criteria | Integrity Notes |
|----------------------|---------------------|---|--|
| 1512 N Ave | Individual PHR | Meets Criteria 1 & 5 | Retains overall integrity despite some small alterations |
| 1513 M Ave | Individual PHR | Meets Criteria 1 & 5 | Retains overall integrity as viewed from street despite some small alterations |
| 1715 & 1715-AB K Ave | Individual PHR | Meets Criteria 1 & 5 | Retains overall integrity despite some small alterations |
| 1601 Alma Dr | Individual PHR | Meets Criteria 1 & 5 | Retains integrity |
| 808 19th St | Individual PHR | Meets Criteria 1, 5, 7 | Retains integrity |
| 1300 E 16th St | Individual PHR | Meets Criteria 1 & 5 | Retains integrity as viewed from street |
| 1212 E 15th St | Individual PHR | Meets Criteria 1 & 5 | Maintains integrity |
| 1300 E 15th St | Individual PHR | Meets Criteria 1, 2, 5, 7 | Main original sanctuary retains integrity despite additions |
| 1306 14th St | Individual PHR | Meets Criteria 1 & 5 | Retains integrity as viewed from street |
| 1108 11th St | Individual PHR | Meets Criteria 1 & 5 | Some exterior wall materials replaced within period of significance, windows replaced compatibly, transom covered reversibly |
| 3021 S Rigsbee Dr | Not eligible as PHR | | Non-historic dormers added |
| 1305 K Ave | Not eligible as PHR | Lacks integrity, does not meet criteria | Yard paved, porch posts veneered in stone irreversibly , roof material replaced |
| 1307 K Ave | Not eligible as PHR | Lacks integrity | Second story addition, some windows replaced, some porch materials replaced |
| 1204 F Ave | Not eligible as PHR | Does not meet criteria | Not historic age; constructed 2009 |

Figure 10. Updated recommendations for PHRs included in the 2011 HPP.

| Property Address | PHR Recommendation | Local Ordinance criteria | Integrity Notes |
|---|------------------------|---|---|
| 1404 15th Pl | Not eligible as PHR | Lacks integrity, does not meet criteria | Exterior wall materials replaced, doors replaced, Windows replaced, porch posts replaced, yard paved as parking lot |
| 1106 14th St | Not eligible as PHR | Lacks integrity | Two-story rear addition, exterior wall materials replaced, window openings enlarged, windows replaced, roof material replaced, doors replaced |
| 1308 14th St | Not eligible as PHR | Lacks integrity, does not meet criteria | Side addition, setting compromised by surface parking lot, exterior wall materials replaced, doors replaced |
| 1407 E 14th St | Not eligible as PHR | Does not meet criteria | Not historic age; constructed 1995 |
| 704 13th St | Not eligible as PHR | Lacks integrity | Porch partially enclosed, porch posts replaced, doors replaced, windows replaced |
| 811 13th St | Not eligible as PHR | Lacks integrity, does not meet criteria | Rear addition, porch posts replaced, exterior wall materials replaced, doors replaced, windows replaced |
| 2201 E Parker Rd (NW corner Jupiter & Parker) | More research required | More research required | Right-of-entry required to survey |
| 1311 K Avenue | NA | NA | Structure demolished in 2012 |



Figure 11. Photo of the Poole-Dinwiddy House at 1305 K Avenue. Although the 2011 HPP listed this property as a PHR, this updated HPP does not consider the resource eligible as a PHR due to the replacement of the original porch posts—likely wood posts—with prominent wide stone pilasters that overwhelm the scale and feeling of the house. Note that this house could be reevaluated as an eligible PHR if the non-original pilasters were replaced with more appropriate wood posts.

Previously Recommended Conservation Districts from 2011 Plan

Another notable distinction from the 2011 HPP is the absence of conservation districts from the recommendations. The 2011 HPP recommended two potential conservation districts – the Haggard Addition and the “Old Towne” area east of downtown. Yet the current Plano Historic Preservation Ordinance does not allow for designation of conservation districts, nor does it establish criteria to apply to evaluate potential conservation districts. Consequently, this updated HPP instead recommends developing criteria for conservation districts and then reevaluating the Haggard Addition and Old Towne, as further discussed under the *More Research Required* heading below, as well as *Recommended Action Items* and the *Implementation Plan*. Note also that a portion of the Old Towne area—the Clint Forman Addition—is recommended as a PHR district as discussed below.

Recommended 2018 Individual PHRs

Based on survey, research, and analysis completed in 2018, HHM identified 15 [Potential Heritage Resources](#) that meet two or more criteria for Heritage Resource designation as outlined in Plano’s Historic Preservation Ordinance. These PHRs are listed in *Section 4(2)*. Of these 15 eligible PHRs:

- 3 were identified from the evaluation of the Heritage Commission’s 2016 survey of pre-1960 built resources
- 2 were identified during the survey of 1960–1969 built subdivisions/city blocks
- 10 were identified from existing PHRs listed in the 2011 HPP

Of the five new PHRs that were not listed in the 2011 HPP, three are mid-century resources that recently have met the 50-year age requirement discussed in the *Evaluation Methodology* in *Section 1*. The other two are located on large agricultural farmsteads recently acquired by the City of Plano, and only recently became publicly accessible for survey and evaluation.

Additional survey detail on each of the 330 individual resources and 15 recommended PHRs is provided in *Section 4* of this report.

Recommended 2018 PHR Districts

Based on survey, research, and analysis completed in 2018, HHM identified three (3) Potential Heritage Resource Districts that meet two or more criteria for Heritage Resource designation as outlined in Plano’s Historic Preservation [Ordinance](#). In addition, HHM recommends gauging public support and, if the public is amenable, seeking additional designations for the following recommended three PHR districts: Briarwood District, Clint Forman Addition District, and North Forest Estates District. Additional detail regarding the subdivisions that comprise these recommended districts is provided in *Section 4(2)*. More detailed survey forms that comprehensively document the character-defining features and integrity of these districts—along with historic documents like original plats and newspaper advertisements—are also available in this section. A summary of this information is provided below.

Briarwood District

The potential (PHR) Briarwood District encompasses 10 subdivisions platted between 1962 and 1969: Briarwood Estates 1-8 and Briarwood East 1-2. Construction dates range from 1962 through 1973. The district's history, site plan with curvilinear streets that respond to the hilly topography, and lush landscaping all correspond to the classification of a Postwar Curvilinear Suburb, as described by the National Park Service's *National Register Bulletin: Historic Residential Suburbs* (fig. 12).⁷ In addition, the individual houses in the district provide a good representation of mid-century architectural styles – ranging from Ranch to Mid-century Modern to Contemporary (fig. 13). The street layout retains integrity to its original plat, and the vast majority of the individual houses retain their integrity, so that the district as a whole meets the integrity threshold described within *Section 1*.



Figure 12. (Above) Map of the subdivisions comprising the recommended Briarwood PHR District. Note that property owners may adjust these boundaries if they opt to pursue the district application process.



Figure 13. (Left) Photo of a representative Contemporary-style house and associated landscape and streetscape in the Briarwood Estates 1 subdivision.

⁷ David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs* (Washington, D.C.: National Park Service, 2002), from the National Park Service, <https://www.nps.gov/nr/publications/bulletins/suburbs/index.htm>.

Clint Forman Addition

The Clint Forman Addition is located east of downtown Plano, in part of the neighborhood popularly known as “Old Towne.” The original Clint Forman plats do not list dates, but construction in the district dates from 1898 through 2012. The streets follow a grid pattern, consistent with the early development of central Plano in the late nineteenth and early twentieth centuries (fig. 14). Because of the district’s long period of construction, houses in the district represent a wide variety of architectural styles, including National Folk, Queen Anne, Craftsman, Prairie, Minimal Traditional, Ranch, and Classical Revival (fig. 15). In the areas surrounding the district, the street grid and setting have changed significantly since the early twentieth century, where the original plat was re-subdivided to [accommodate multifamily development](#). Within the remaining boundaries of the Clint Forman Addition, though, the vast majority of the building fabric is more than 50 years old, and the majority of the individual buildings retain their overall integrity.

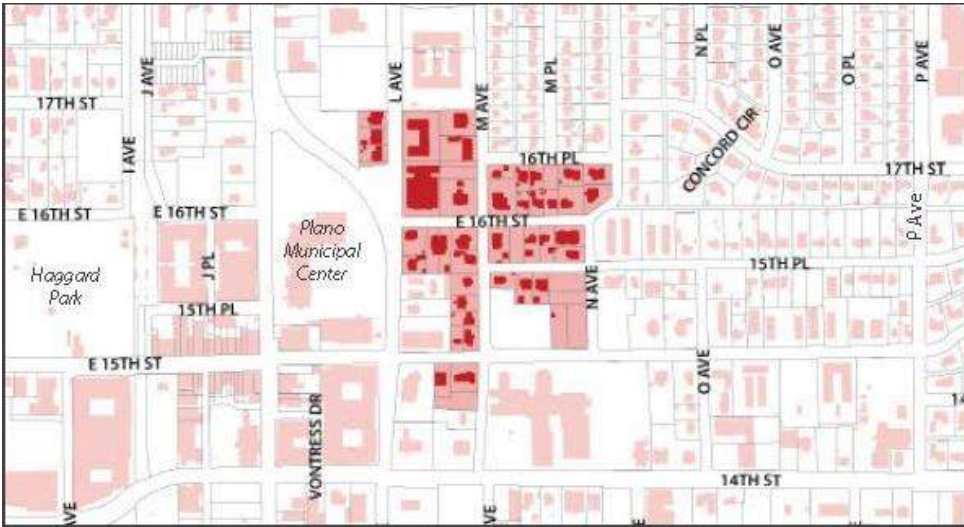


Figure 14. Map of the present-day boundaries of the Clint Forman subdivision. Note that property owners may adjust these boundaries if they opt to pursue the district application process.



Figure 15. Streetscape photo of the Clint Forman Addition showing the variety of architectural styles.

North Forest Estates

This proposed PHR district encompasses only the North Forest Estates 3 subdivision – a portion of the 1700 block of R Avenue (fig. 16). The plat for this subdivision dates from 1962, and the duplexes within all were constructed in 1963, using a standard plan and a consistent Ranch style (fig. 17). In addition to good examples of the Ranch style, the district provides a representative example of the evolution of community planning and development in Plano to incorporate multifamily housing near downtown in the 1960s. No streetscape changes or infill construction have occurred within the subdivision, and the individual buildings all retain their overall form and stylistic features, despite some small alterations.

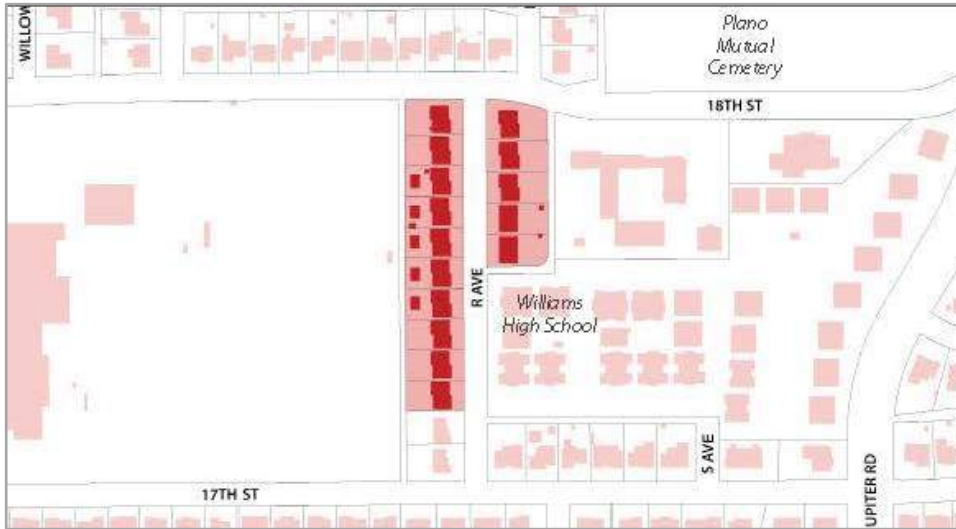


Figure 16. (Left) Map of the subdivision boundaries of North Forest Estates. Note that property owners may adjust these boundaries if they opt to pursue the district application process.



Figure 17. Example of a duplex in the North Forest Estates 3 subdivision.

Recommended 2018 PHR Cemeteries

Cemeteries also represent a tangible link to Plano's past. Many historic cemeteries in Plano originally were part of an agricultural complex or smaller community later engulfed by Plano's urban development. As such, they help us understand not only the burial traditions of their day, but also the scale and demographics of the area prior to Plano's urban expansion in the mid- to late twentieth century. Today, two cemeteries are Individually Listed Heritage Resources (IDHRs) in Plano (*Section 4(1)*). An additional 10 cemeteries are recommended eligible for designation as PHR cemeteries, as listed in *Section 4(2)*.

MORE RESEARCH REQUIRED

Individual Properties Requiring More Research

In some instances, HHM was unable to gather sufficient information to confidently evaluate the eligibility of a property – either because the property was inaccessible for field survey, or because more research and comparative analysis is needed to understand the property's role in the overall context of Plano's development. All fieldwork conducted within the scope of this survey was from the public right-of-way, as described in the *Fieldwork Methodology* in *Section 1*. However, because of Plano's agricultural heritage, some potential resources are on large parcels of land and are not visible from the public right-of-way. On the other hand, some resources were visible for survey, and were evaluated as lacking sufficient architectural significance to meet the City's criteria for eligibility, and yet they suggested the possibility of historical significance due to their age or rarity. In these instances, HHM recommends developing an overall historic context—as listed in the *Action Items* below—and then conducting property-specific historical [research, to facilitate comparative analysis of the relative historical significance of properties across Plano](#). The National Park Service's *National Register Bulletin 39: Researching a Historic Property* provides guidance on this process.⁸

A listing of individual properties requiring more research—including more field survey—prior to evaluation is included as *Section 4(3) and 4(5)*.

Potential Districts Requiring More Research

Because of Plano's explosive growth during the mid-twentieth century, many thousands of buildings recently have turned 50 years old and require survey and evaluation for their historic potential. To approach this huge task in an efficient and cost-effective manner, the post-1960 survey component of this project included only a windshield-level survey to document and evaluate residential subdivisions at a district-wide scale. In a few instances, this broad perspective was sufficient to recommend a subdivision's eligibility for PHR status – as noted in the discussion above about Briarwood, the Clint Forman Addition, and North Forest Estates. However, in many more instances, the windshield level of survey was not sufficient to properly assess the subdivision's significance or integrity. Consequently, HHM recommends future reconnaissance-level survey of six potential districts, as noted in *Section 4(2)*. The reconnaissance-level survey should include a brief historic context chronicling the development of the specific district and evaluating its significance and uniqueness relative to the development of Plano as a whole.

Another consideration is the potential future inclusion of Conservation Districts as a planning tool within Plano's preservation ordinance. More community conversation is required to develop the criteria for a Conservation District. The criteria should establish whether a Conservation District needs to have historical significance, or whether architectural significance or landscape significance alone may be enough to merit Conservation District status. In addition, the criteria should require architectural rarity, and, if so, to what degree. These discussions often intersect with long-term planning questions about density, transit-oriented development, and affordable housing. An accessible and open process of public input is necessary to insure that future Conservation District criteria reflect the unique needs and perspectives found in Plano's diverse community.

⁸ Elaine O'Donnell, *National Register Bulletin 39: Researching a Historic Property* (Washington, D.C.: National Park Service, 1998), from the National Park Service, <https://www.nps.gov/nr/publications/bulletins/nrb39/>.

LOCAL PRIORITY RANKINGS

In addition to recommendations for local designations, HHM assigned a local priority ranking to each surveyed resource. The definitions of priority rankings provided in the Texas Historical Commission's survey manual are included below (bold), along with secondary bullets clarifying HHM's interpretation of the rankings for Plano's unique context.

- **HIGH:** historic age, has integrity, has significance to be listed in the NRHP
 - Properties eligible for local Plano Heritage Resource designation also were considered HIGH
 - Subdivisions containing one or more individual resources eligible for NRHP or local designation were considered HIGH
- **MEDIUM:** historic age, has either integrity or significance to be listed in the NRHP, but not both
 - Eligible districts that did not include HIGH individual resources were considered MEDIUM
 - Districts that should be reconsidered in the future for potential conservation district designation also were considered MEDIUM
- **LOW:** resources that are either not historic age, or ones without significance and/or integrity

Priority rankings are provided in the Pre-1960 and Post-1960 Inventories in *Sections 4(4), 4(5), and 4(6)*.

National Register Eligibility Recommendations

RECOMMENDED INDIVIDUAL NRHP LISTINGS

Based on survey and analysis completed in 2018, HHM identified 15 properties that are recommended eligible for individual listing in the National Register of Historic Places. These properties are consistent with the PHR recommendations, as listed in *Section 4(5)*. Additional detail on each of the eligible resources is provided in the survey forms is also available in this section. With the revisions to Plano's preservation ordinance in 2018, the criteria for local designation now are largely consistent with NRHP designation. Moving forward, the majority of resources evaluated as eligible as PHRs should also be eligible for listing in the NRHP. The exception may be resources that have a unique local character or unique local cultural significance, but that do not meet the integrity requirements for NRHP listing.

Note also that the City of Plano includes three individual resources listed in the NRHP: the Texas Electric Railway Station at 901 East 15th Street, the Ammie Wilson House at 1900 West 15th Street, and the Saigling House at 902 East 16th Street. In addition, the Downtown Historic District is listed in the NRHP.

RECOMMENDED NRHP DISTRICTS

HHM recommends gauging public support and, if the public is amenable, seeking National Register listings for an additional four districts, that include three PHR districts and the existing Haggard Park HROD. Of the four recommended NRHP eligible districts, three are the result of HHM's 2018 survey of subdivisions/city blocks: the Briarwood, Clint Forman, and North Forest Estates PHR Districts. Additional detail regarding the subdivisions that comprise these districts is provided in *Section 4(6)*, which provides documentation supporting eligibility evaluations.

The fourth recommended NRHP district, Haggard Park, is currently designated as a local Heritage Resource Overlay District, and it was resurveyed by HHM under a separate contract concurrent with this update of the HPP. Additional detail for Haggard Park recommendations can be accessed in the 2018 *Haggard Park HROD Historic Resources Survey Report*, available with the City of Plano's Heritage and Information Division, Planning Department.

Recommended Action Items for 2018 HPP

In addition to the above recommendations for local and National Register designations, HHM recommends the following future actions to promote preservation in the City of Plano:

- Comprehensively survey recommended list of PHR and NRHP districts
- Obtain right-of-entry and/or conduct intensive-level survey for properties listed in *Sections 4(5) and 4(6)*
- Develop a citywide historic context that includes intensive-level research and guidance for evaluating the historical significance of residential, agricultural, industrial, institutional, and commercial complexes constructed through the 1980s
- Develop criteria for designation of local conservation districts
- Reevaluate identified subdivisions/city blocks for eligibility as conservation districts, as identified in *Section 4(6)*.
- Develop non-binding citywide design guidelines for Ranch houses and Mid-century Modern style properties
- Conduct a windshield-level survey of subdivisions/city blocks platted between 1970 and 1979
- Encourage heritage designation for recommended PHRs (individual properties and cemeteries)
- Develop a cemetery preservation program

Implementation Plan for 2018 HPP

The table below (fig. 18) presents the proposed priorities for implementing the recommendations from the 2018 HPP. Where applicable, the table also includes estimated costs for consulting services.⁹ This Implementation Plan should be considered for integration within the overall Heritage Preservation Plan update.

Figure 18. Proposed priorities and estimated costs for implementing the recommendations of the 2018 HPP.

| Future Recommendation | Timeline | Estimated Cost |
|--|----------|----------------|
| Comprehensively survey recommended list of PHR and NRHP districts | Medium | \$40,000 |
| Obtain right-of-entry and/or conduct intensive-level survey for properties listed in <i>Sections 4(5) and 4(6)</i> | High | \$10,000 |
| Develop a citywide historic context that includes intensive-level research and guidance for evaluating the historical significance of residential, agricultural, industrial, institutional, and commercial complexes constructed through the 1980s | Medium | \$40,000 |
| Develop criteria for designation of local conservation districts | High | N/A |
| Reevaluate identified subdivisions/city blocks for eligibility as conservation districts, as identified in <i>Section 4(6)</i> | Medium | N/A |
| Develop non-binding citywide design guidelines for Ranch houses and Mid-century Modern style properties | Low | \$40,000 |
| Conduct a windshield-level survey of subdivisions platted between 1970 and 1979 | Low | \$60,000 |
| Encourage heritage designation for recommended PHRs (individual properties and cemeteries) | High | N/A |
| Develop a cemetery preservation program | Medium | N/A |

⁹ Based on 2018 costs. Costs will escalate based on the Bureau of Labor Statistics (BLS) Consumer Price Index (CPI).

4. SURVEY DATA

(1) DESIGNATED RESOURCES DATA

- Designated Heritage Resources Map
- Individually Designated Heritage Resources
- Haggard Park Heritage Resource Overlay District
- Downtown Heritage Resource Overlay District

(2) POTENTIAL HERITAGE RESOURCES DATA

- Potential Heritage Resources Data
- PHR – Individual Properties
- PHR - Districts
- PHR – Cemeteries

(3) MORE RESEARCH REQUIRED MAP

(4) PRIORITY RANKINGS MAP

(5) PRE-1960 SURVEY DATA

- Pre-1960 Inventory Map
- Pre-1960 Inventory

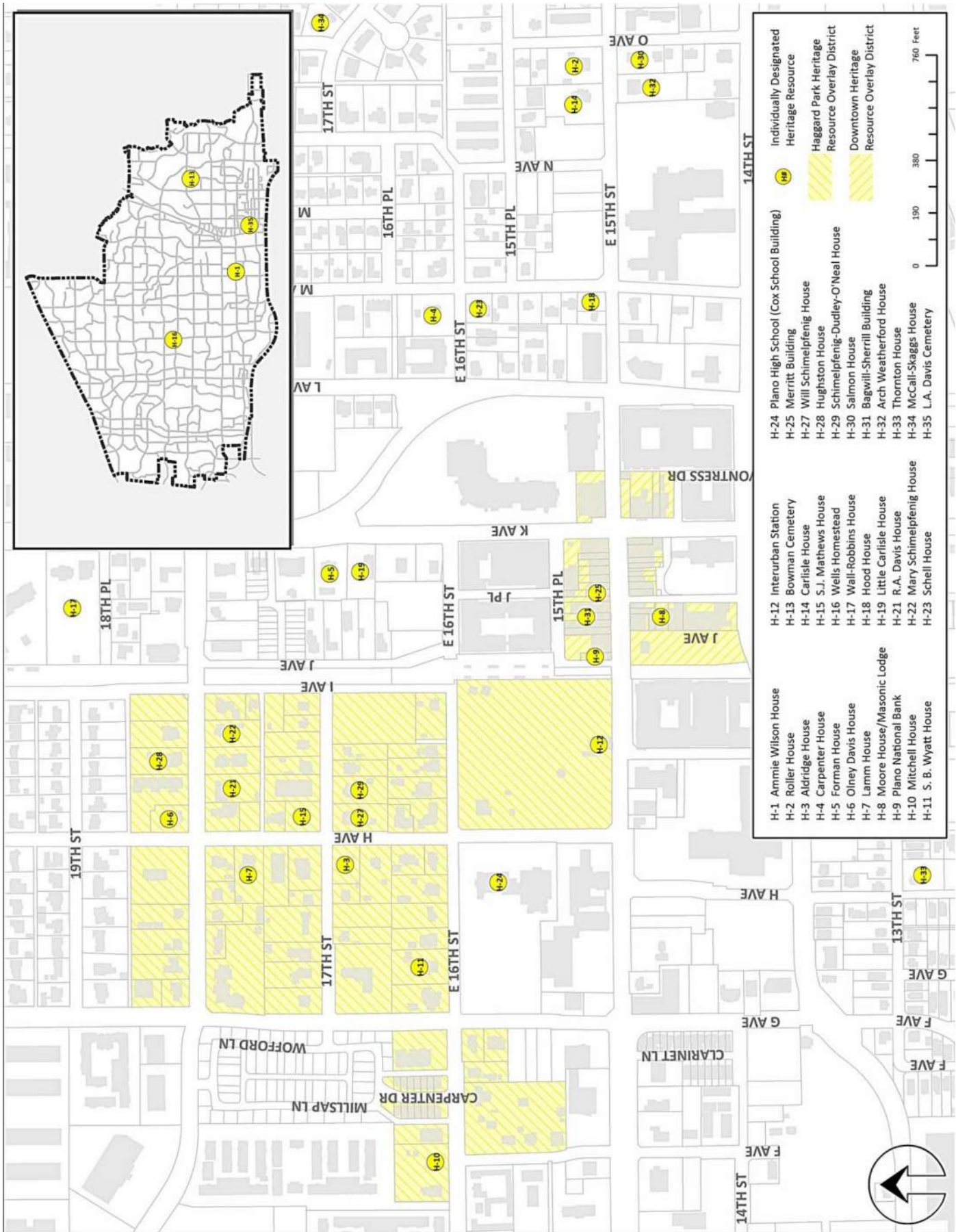
(6) POST-1960 SURVEY DATA

- Post-1960 Inventory Map
- Post-1960 Inventory









To access survey forms for all properties included in Section 4, please visit:

WWW.HISTORICPLANO.ORG









DESIGNATED HERITAGE RESOURCES MAP



INDIVIDUALLY DESIGNATED HERITAGE RESOURCES

| Property Photo | Designation No. | Name | Property Address | Date Built | Architectural Stylistic Influence(s) |
|---|-----------------|---------------------------------|------------------|------------|---|
|  | H-1 | Ammie Wilson House | 1900 W 15th St. | 1891 | Late Victorian |
|  | H-2 | Roller House | 1413 E 15th St. | 1901 | Queen Anne Victorian |
|  | H-3 | Aldridge House | 1615 H Ave. | 1907 | Craftsman, Prairie |
|  | H-4 | Carpenter House | 1211 E. 16th St. | 1898 | Queen Anne Victorian |
|  | H-5 | Forman House | 1617 K Ave. | 1867 | Greek Revival |
|  | H-6 | Olney-Davis House | 901 18th St. | 1890 | Classical Revival, Greek Revival |
|  | H-7 | Lamm House | 1709 H Ave. | ca. 1893 | Folk Victorian, Queen Anne |
|  | H-8 | Moore House/Plano Masonic Lodge | 1414 J Ave. | 1896 | Mission, Spanish Colonial, Commercial Style |









INDIVIDUALLY DESIGNATED HERITAGE RESOURCES

| Property Photo | Designation No. | Name | Property Address | Date Built | Architectural Stylistic Influence(s) |
|---|-----------------|---------------------|--------------------|------------|---|
|  | H-9 | Plano National Bank | 1001 E 15th St. | ca. 1896 | Late 19th Century, Italianate, Art Deco |
|  | H-10 | Mitchell House | 609 E 16th St. | ca. 1891 | Folk Victorian |
|  | H-11 | S. B. Wyatt House | 807 E. 16th St. | ca. 1910 | Craftsman |
|  | H-12 | Interurban Station | 901 W 15th St. | 1908 | Mission Revival |
|  | H-13 | Bowman Cemetery | 2846 Oak Grove Dr. | est. 1868 | N/A |
|  | H-14 | Carlisle House | 1407 E 15th St. | 1912 | Prairie |
|  | H-15 | Mathews House | 901 17th St. | ca. 1888 | Folk Victorian |
|  | H-16 | Wells Homestead | 3921 Coit Rd. | ca. 1893 | Folk Victorian |


INDIVIDUALLY DESIGNATED HERITAGE RESOURCES

| Property Photo | Designation No. | Name | Property Address | Date Built | Architectural Stylistic Influence(s) |
|---|-----------------|------------------------------|------------------|------------|--------------------------------------|
|  | H-17 | Wall-Robbins House | 1813 K Ave. | ca. 1898 | Queen Anne Victorian |
|  | H-18 | Hood House | 1211 E 15th St. | 1892 | Folk Victorian |
|  | H-19 | Little Carlisle House | 1611 K Ave. | 1925 | Tudor Revival |
|  | H-21 | R. A. Davis House | 906 18th St. | 1913 | Transitional Craftsman |
|  | H-22 | Mary Schimelpfenig House | 914 18th St. | ca. 1890 | Folk Victorian, Queen Anne |
|  | H-23 | Schell House | 1210 E 16th St. | 1937 | Colonial Revival |
|  | H-24 | Plano High School/Cox School | 1517 H Ave. | 1923 | Art Deco |
|  | H-25 | Merritt Building | 1023 E 15th St. | 1916 | Late 19th Century, Commercial Style |









INDIVIDUALLY DESIGNATED HERITAGE RESOURCES

| Property Photo | Designation No. | Name | Property Address | Date Built | Architectural Stylistic Influence(s) |
|---|-----------------|---------------------------|------------------|------------|--|
|  | H-27 | Will Schimelpfenig House | 900 17th St. | ca. 1901 | Folk Victorian, Queen Anne |
|  | H-28 | Hughston House | 909 18th St. | ca. 1890 | Craftsman, Prairie |
|  | H-29 | Dudley O'Neal House | 906 17th St. | ca. 1893 | Folk Victorian |
|  | H-30 | Salmon House | 1414 E 15th St. | ca. 1898 | Queen Anne Victorian |
|  | H-31 | Bagwill-Sherrill Building | 1015 E 15th St. | ca. 1895 | Early 20th Century, Art Deco, Commercial Style |
|  | H-32 | Arch Weatherford House | 1410 E 15th St. | 1915 | Prairie, Craftsman |
|  | H-33 | Thornton House | 900 13th St. | ca. 1900 | Vernacular, Cottage |
|  | H-34 | McCall-Skaggs House | 1704 N Pl. | 1959 | Ranch |

INDIVIDUALLY DESIGNATED HERITAGE RESOURCES

| Property Photo | Designation No. | Name | Property Address | Date Built | Architectural Stylistic Influence(s) |
|---|-----------------|----------------------|------------------|------------|--------------------------------------|
|  | H-35 | L. A. Davis Cemetery | 1000 H Ave. | est. 1945 | N/A |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|----------------------|----------------|--------------------------------------|-------------------------|--------------------|
|  | 901 E 15th St. | ca. 1908 | Mission Revival | Contributing | Rehabilitated |
|  | Haggard Park | 1925 | N/A | Park | N/A |
|  | Haggard Park - AB1 | No Date Listed | Neo-Colonial | Compatible | N/A |
|  | Haggard Park - AB2 | No Date Listed | None | Compatible | N/A |
|  | Haggard Park - AB3 | No Date Listed | Neo-Folk Victorian | Compatible | N/A |
|  | 607 E 16th St. | ca. 1891 | Folk Victorian, Queen Anne | Contributing | Intact |
|  | 609 E 16th St. | 1891 actual | Folk Victorian | Contributing | Intact |
|  | 609 E 16th St. - AB1 | ca. 1940 | None | Contributing | Intact |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|----------------------|-------------|--------------------------------------|-------------------------|--------------------|
|  | 609 E 16th St. - AB2 | ca. 1900 | Folk Victorian | Contributing | Intact |
|  | 609 E 16th St. - AB3 | ca. 1990 | None | Compatible | N/A |
|  | 609 E 16th St. - AB4 | ca. 1980 | Neo-Folk Victorian | Compatible | N/A |
|  | 617 E 16th St. | 2005 actual | Neo-Folk Victorian | Compatible | N/A |
|  | 708 E 16th St. | ca. 1908 | Classical Revival, Queen Anne | Contributing | Intact |
|  | 708 E 16th St. - AB1 | ca. 1920 | None | Contributing | Intact |
|  | 708 E 16th St. - AB2 | ca. 1937 | None | Contributing | Intact |
|  | 708 E 16th St. - AB3 | ca. 1910 | None | Contributing | Intact |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|----------------------|-------------|--------------------------------------|-------------------------|--------------------|
|  | 708 E 16th St. - AB4 | ca. 1937 | none | Contributing | Intact |
|  | 708 E 16th St. - AB5 | ca. 1937 | None | Contributing | Intact |
|  | 708 1/2 E 16th St. | ca. 1937 | None | Contributing | Moderately Altered |
|  | 710 E 16th St. | ca. 1925 | Craftsman | Contributing | Moderately Altered |
|  | 801 E 16th St. | 2001 actual | Neo-Craftsman | Compatible | N/A |
|  | 801 E 16th St. - AB1 | ca. 2001 | Neo-Craftsman | Compatible | N/A |
|  | 807 E 16th St. | ca. 1910 | Craftsman | Contributing | Intact |
|  | 807 E 16th St. - AB1 | ca. 1910 | Craftsman | Contributing | Intact |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|----------------------|-------------|---------------------------------------|-------------------------|--------------------|
|  | 811 E 16th St. | ca. 1910 | Folk Victorian, Queen Anne | Contributing | Rehabilitated |
|  | 815 E 16th St. | 1952 actual | Minimal Traditional, Colonial Revival | Contributing | Moderately Altered |
|  | 819 E 16th St. | ca. 1920 | Craftsman | Contributing | Rehabilitated |
|  | 819 E 16th St. - AB1 | ca. 1920 | Minimal Traditional | Contributing | Moderately Altered |
|  | 819 E 16th St. - AB2 | ca. 1920 | None | Contributing | Rehabilitated |
|  | 901 E 16th St. | ca. 1948 | Colonial Revival | Contributing | Intact |
|  | 902 E. 16th St. | 1918 actual | Craftsman | Contributing | Rehabilitated |
|  | 902 E 16th St. - AB1 | 2016 | None | Compatible | N/A |







HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|----------------------|-------------|--------------------------------------|-------------------------|--------------------|
|  | 902 E 16th St. - AB2 | 2016 | None | Compatible | N/A |
|  | 907 E 16th St. | ca. 1910 | Craftsman, Prairie | Contributing | Moderately Altered |
|  | 907 E 16th St. - AB1 | ca. 1990 | None | Compatible | N/A |
|  | 909 E 16th St. | ca. 1900 | Folk Victorian | Contributing | Intact |
|  | 909 E 16th St. - AB1 | ca. 1990 | None | Non-contributing | N/A |
|  | 911 E 16th St. | ca. 1946 | Ranch | Contributing | Moderately Altered |
|  | 801 17th St. | 1945 actual | Minimal Traditional | Contributing | Moderately Altered |
|  | 805 17th St. | ca. 1930 | Craftsman | Contributing | Moderately Altered |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|-------------|--------------------------------------|-------------------------|--------------------|
|  | 807 17th St. | 1958 actual | Ranch | Contributing | Intact |
|  | 808 17th St. | ca. 1930 | Craftsman | Contributing | Moderately Altered |
|  | 808 17th St. - AB1 | ca. 1943 | None | Contributing | Intact |
|  | 809 17th St. | 1958 actual | Ranch | Contributing | Intact |
|  | 812 17th St. | N/A | N/A | Vacant | N/A |
|  | 813 17th St. | 2008 actual | Neo-Folk Victorian | Compatible | N/A |
|  | 813 17th St. - AB1 | 2008 | None | Compatible | N/A |
|  | 816 17th St. | ca. 1900 | Folk Victorian | Contributing | Intact |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|-------------|--------------------------------------|-------------------------|--------------------|
|  | 816 17th St. - AB1 | ca. 1940 | None | Contributing | Intact |
|  | 900 17th St. | ca. 1890 | Folk Victorian, Queen Anne | Contributing | Intact |
|  | 900 17th St. - AB1 | ca. 1986 | None | Compatible | N/A |
|  | 901 17th St. | ca. 1890 | Folk Victorian | Contributing | Moderately Altered |
|  | 905 17th St. | 1966 actual | Ranch | Non-contributing | N/A |
|  | 906 17th St. | ca. 1893 | Folk Victorian | Contributing | Rehabilitated |
|  | 906 17th St. - AB1 | ca. 2002 | None | Compatible | N/A |
|  | 907 17th St. | ca. 1955 | Minimal Traditional | Contributing | Intact |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|-------------|--------------------------------------|-------------------------|--------------------|
|  | 907 17th St. - AB1 | ca. 1961 | N/A | Compatible | N/A |
|  | 908 17th St. | 1948 actual | Minimal Traditional | Contributing | Moderately Altered |
|  | 910 17th St. | 1943 actual | Minimal Traditional | Contributing | Moderately Altered |
|  | 910 17th St. - AB1 | 2016 | None | Compatible | N/A |
|  | 911 17th St. | ca. 1920 | Craftsman | Contributing | Rehabilitated |
|  | 913 17th St. | 1934 actual | Minimal Traditional | Contributing | Moderately Altered |
|  | 915/917 17th St. | 1944 actual | Minimal Traditional | Contributing | Moderately Altered |
|  | 920 17th St. | N/A | N/A | Vacant | N/A |

HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|-------------|--------------------------------------|-------------------------|-----------------------|
|  | 801 18th St. | ca. 1960 | Ranch | Contributing | Moderately Altered |
|  | 803 18th St. | ca. 1960 | Ranch | Contributing | Rehabilitated |
|  | 808 18th St. | ca. 1950 | Ranch | Contributing | Substantially Altered |
|  | 810 18th St. | 1946 actual | Minimal Traditional | Contributing | Moderately Altered |
|  | 810 18th St. - AB1 | ca. 1946 | None | Contributing | Moderately Altered |
|  | 811 18th St. | ca. 1948 | Minimal Traditional | Contributing | Substantially Altered |
|  | 812 18th St. | ca. 1945 | Minimal Traditional | Contributing | Substantially Altered |
|  | 813 18th St. | ca. 1931 | Craftsman | Compatible | N/A |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|-------------|--------------------------------------|-------------------------|--------------------|
|  | 813 18th St. - AB1 | 1979 | None | Non-contributing | N/A |
|  | 825 18th St. | ca. 1995 | Contemporary | Non-contributing | N/A |
|  | 900 18th St. | 1978 actual | Contemporary | Non-contributing | N/A |
|  | 901 18th St. | ca. 1890 | Classical Revival, Greek Revival | Contributing | Intact |
|  | 903 18th St. | 1983 | Neo-Traditional | Compatible | N/A |
|  | 906 18th St. | ca. 1916 | Craftsman, Colonial Revival | Contributing | Moderately Altered |
|  | 909 18th St. | ca. 1915 | Craftsman, Prairie | Contributing | Intact |
|  | 909 18th St. - AB1 | ca. 1990 | None | Compatible | N/A |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|-------------|--------------------------------------|-------------------------|-----------------------|
|  | 910 18th St. | ca. 1925 | Tudor Revival, Colonial Revival | Contributing | Moderately Altered |
|  | 910 18th St. - AB1 | ca. 1983 | None | Compatible | N/A |
|  | 913 18th St. | 1928 actual | Craftsman | Contributing | Substantially Altered |
|  | 914 18th St. | ca. 1890 | Folk Victorian, Queen Anne | Contributing | Rehabilitated |
|  | 914 18th St. - AB1 | ca. 1920 | None | Contributing | Intact |
|  | 914 18th St - AB2 | ca. 1990 | None | Non-contributing | N/A |
|  | 915/917 18th St. | N/A | N/A | Vacant | N/A |
|  | 920 18th St. | 1901 actual | Folk Victorian, Queen Anne | Contributing | Moderately Altered |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|------------|--------------------------------------|-------------------------|--------------------|
|  | 920 18th St. - AB1 | ca. 1960 | Minimal Traditional | Contributing | Moderately Altered |
|  | 1506 F Ave. | ca. 1930 | None | Contributing | Intact |
|  | 1510 F Ave. | ca. 1890 | Folk Victorian | Contributing | Moderately Altered |
|  | 1510 F Ave. - AB1 | ca. 1960 | None | Contributing | Moderately Altered |
|  | 1512 F Ave. | ca. 1960 | None | Compatible | N/A |
|  | 1512 F Ave. - AB1 | ca. 1970 | None | Non-contributing | N/A |
|  | 1517 G Ave. | ca. 2015 | Neo-Traditional | Compatible | N/A |
|  | 1521 G Ave. | ca. 1925 | Craftsman, Classical Revival | Contributing | Intact |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|------------------|-------------|--------------------------------------|-------------------------|--------------------|
|  | 1605 G Ave. | ca. 1986 | Neo-Ranch | Compatible | N/A |
|  | 1616 G Ave. | 1955 actual | Post-War Modern | Contributing | Intact |
|  | 1740 G Ave. | ca. 2010 | Neo-Craftsman | Compatible | N/A |
|  | 1804 G Ave. | 1976 actual | Commercial | Non-contributing | N/A |
|  | 1600 H Ave. | 1951 actual | Ranch | Contributing | Intact |
|  | 1603 H Ave. | ca. 1930 | Tudor Revival | Contributing | Moderately Altered |
|  | 1607 H Ave. | ca. 1930 | Tudor Revival | Contributing | Moderately Altered |
|  | 1607 H Ave - AB1 | ca. 1965 | None | Compatible | N/A |

HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|-------------------|-------------|--------------------------------------|-------------------------|--------------------|
|  | 1611 H Ave. | 1885 actual | National Folk | Contributing | Intact |
|  | 1611 H Ave. - AB1 | ca. 1900 | None | Contributing | Moderately Altered |
|  | 1611 H Ave. - AB2 | ca. 1900 | None | Contributing | Moderately Altered |
|  | 1615 H Ave. | 1907 actual | Craftsman, Prairie | Contributing | Intact |
|  | 1701 H Ave. | 1953 actual | Ranch, Minimal Traditional | Contributing | Moderately Altered |
|  | 1706 H Ave. | 1958 actual | Ranch | Contributing | Moderately Altered |
|  | 1707 H Ave. | 1983 actual | Neo-Folk Victorian | Compatible | N/A |
|  | 1709 H Ave. | ca. 1893 | Folk Victorian, Queen Anne | Contributing | Moderately Altered |





HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|-------------------|--------------|--------------------------------------|-------------------------|--------------------|
|  | 1709 H Ave. - AB1 | ca. 1943 | None | Contributing | Moderately Altered |
|  | 1715 H Ave. | ca. 1905 | Folk Victorian | Contributing | Rehabilitated |
|  | 1715 H Ave. - AB1 | ca. 2000 | None | Compatible | N/A |
|  | 1601 I Ave. | ca. 1915 | National Folk | Contributing | Intact |
|  | 1601 I Ave- AB1 | ca. 1934 | None | Contributing | Intact |
|  | 1601 I Ave- AB2 | ca. 1934 | None | Contributing | Moderately Altered |
|  | 1701 I Ave - AB1 | Not Surveyed | None | Compatible | N/A |
|  | 1703 I Ave | 1951 actual | Minimal Traditional | Contributing | N/A |









HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|------------|--------------------------------------|-------------------------|--------------------|
|  | 1600 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1601 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1604 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1605 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1608 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1609 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1612 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1613 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |

HAGGARD PARK

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|------------|--------------------------------------|-------------------------|--------------------|
|  | 1616 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1617 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1620 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1621 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1624 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |
|  | 1625 Carpenter Dr. | 2007 | Neo-Traditional | Compatible | N/A |

DOWNTOWN

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|------------|--|-------------------------|--------------------|
|  | 998 E 15th St. | 2016 | N/A | Compatible | N/A |
|  | 1001 E 15th St. | 1896 | Late 19th Century, Italianate, Art Deco | Contributing | Intact |
|  | 1003-07 E 15th St. | ca. 1898 | Late 19th Century, Italianate, Commercial Style | Contributing | Intact |
|  | 1004 E 15th St. | c. 1980 | Commercial Style, Tudor Revival | Compatible | N/A |
|  | 1006 E 15th St. | c.1898 | Italianate, Commercial Style | Contributing | Moderately Altered |
|  | 1008 E 15th St. | ca. 1900 | Art Deco, Commercial Style | Contributing | Rehabilitated |
|  | 1010 E 15th St. | ca. 1896 | Early 20th Century, Italianate, Commercial Style | Contributing | Moderately Altered |
|  | 1011 E 15th St. | ca. 1898 | Late 19th Century, Italianate, Commercial Style | Contributing | Moderately Altered |









DOWNTOWN

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|------------------|---------------|--|-------------------------|-----------------------|
|  | 1012 E 15th St. | ca. 1900 | Early 20th Century, Italianate, Commercial Style | Contributing | Moderately Altered |
|  | 1013 E 15th St. | ca. 1896-1901 | Early 20th Century, Italianate, Commercial Style | Contributing | Rehabilitated |
|  | 1015 E 15th St. | ca. 1896 | Early 20th Century, Art Deco, Commercial Style | Contributing | Moderately Altered |
|  | 1016 E 15th St. | ca. 1900 | Early 20th Century, Commercial Style | Contributing | Substantially Altered |
|  | 1017 E 15th St. | ca. 1896-1901 | Early 20th Century, Commercial Style | Contributing | Substantially Altered |
|  | 1018 E 15th St. | ca. 1900 | Early 20th Century, Commercial Style | Contributing | Substantially Altered |
|  | 1020 E 15th St. | ca. 1900 | Early 20th Century, Italianate, Commercial Style | Contributing | Moderately Altered |
|  | 1021 E 15th St. | ca. 1897-1901 | Late 19th Century, Italianate, Commercial Style | Contributing | Rehabilitated |









DOWNTOWN

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|--------------------|---------------|--|-------------------------|-----------------------|
|  | 1022 E 15th St. | ca. 1900-1907 | Early 20th Century, Italianate, Commercial Style | Contributing | Rehabilitated |
|  | 1023-25 E 15th St. | ca. 1896-1910 | Late 19th Century, Commercial Style | Contributing | Moderately Altered |
|  | 1024 E 15th St. | ca. 1900 | Early 20th Century, Commercial Style | Contributing | Moderately Altered |
|  | 1026 E 15th St. | ca. 1896-1901 | Late 19th Century, Commercial Style | Contributing | Rehabilitated |
|  | 1027 E 15th St. | ca. 1896-1901 | Early 20th Century, Commercial Style | Contributing | Substantially Altered |
|  | 1029 E 15th St. | ca. 1896-1901 | Early 20th Century, Italianate, Commercial Style | Contributing | Moderately Altered |
|  | 1031-33 E 15th St. | ca. 1897-1901 | Early 20th Century, Commercial Style | Contributing | Moderately Altered |
|  | 1032 E 15th St. | Early 1930s | Early 20th Century, Commercial Style | Contributing | Rehabilitated |




DOWNTOWN

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|------------------|---------------|--------------------------------------|-------------------------|--------------------|
|  | 1035 E 15th St. | ca. 1897-1901 | Early 20th Century, Commercial Style | Contributing | Rehabilitated |
|  | 1037 E 15th St. | ca. 1897-1901 | Early 20th Century, Commercial Style | Contributing | Moderately Altered |
|  | 1039 E 15th St. | ca. 1897-1901 | Commercial Style | Contributing | Rehabilitated |
|  | 1112 E 15th St. | ca. 1961-1964 | Mid-Century, Commercial Style | Contributing | Moderately Altered |
|  | 1020 E 15th Pl. | 2016 | Other | Compatible | N/A |
|  | 1400 J Ave. | N/A | N/A | Vacant | N/A |
|  | 1408 J Ave. | N/A | N/A | Vacant | N/A |
|  | 1410-12 J Ave. | ca. 1928 | Early 20th Century, Commercial Style | Contributing | Moderately Altered |

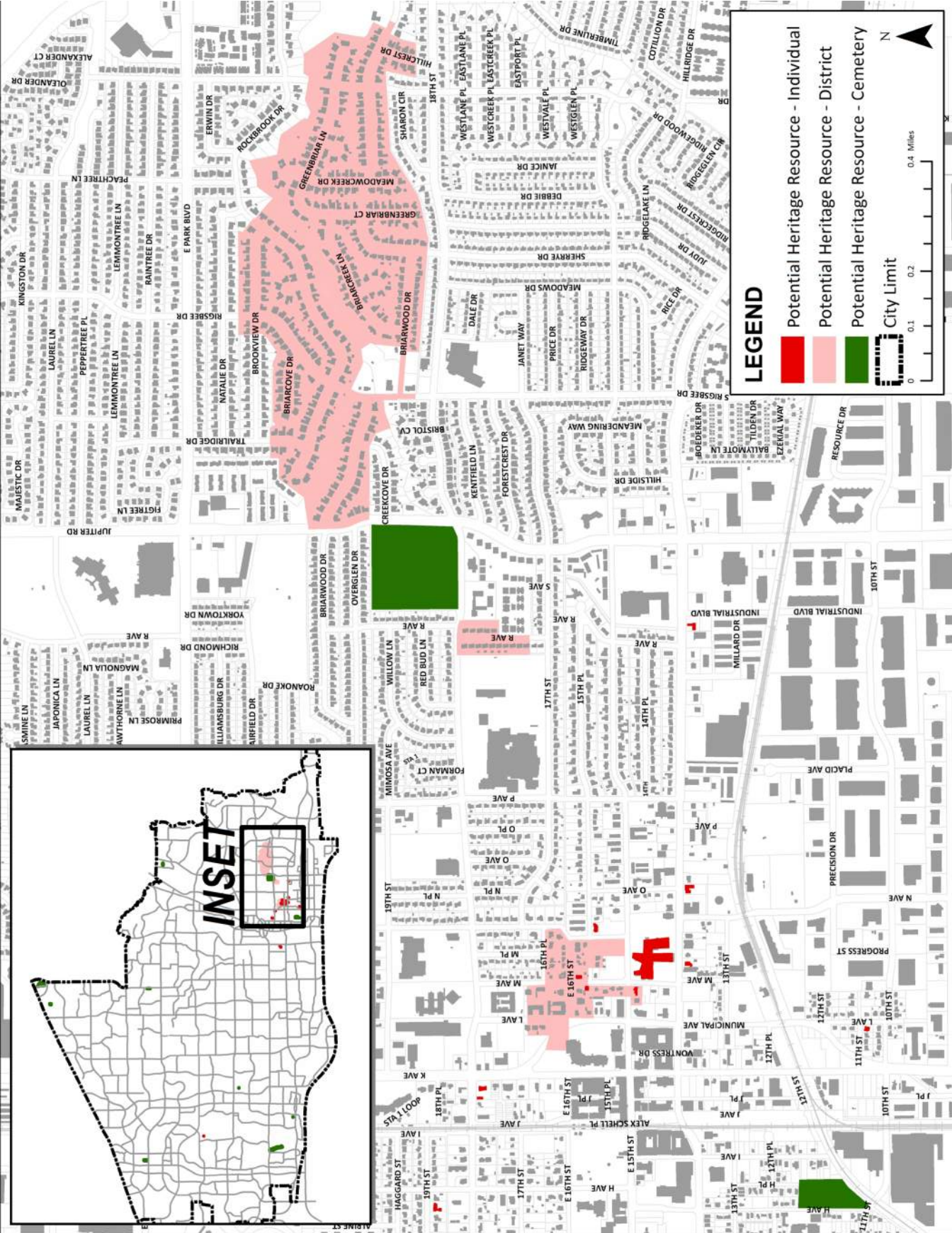
DOWNTOWN

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|------------------|----------------------|---|-------------------------|-----------------------|
|  | 1414 J Ave. | 1896 | Mission, Spanish Colonial, Commercial Style | Contributing | Intact |
|  | 1416 J Ave. | ca. 1907-1921 | Early 20th Century, Commercial Style | Contributing | Substantially Altered |
|  | 1416 K Ave. | ca. 1958 | No Style | Non-contributing | N/A |
|  | 1418 K Ave. | ca. 1910-1921 | Early 20th Century, Commercial Style | Contributing | Substantially Altered |
|  | 1420 K Ave. | ca. 1910-1921 | Early 20th Century, Commercial Style | Contributing | Moderately Altered |
|  | 1421 K Ave. | ca. 1921-1930s | Late 19th Century, Italianate, Commercial Style | Contributing | Moderately Altered |
|  | 1423 K Ave. | ca. 1921-1930s | Early 20th Century, Commercial Style | Contributing | Moderately Altered |
|  | 1425 K Ave. | ca. 1921-early 1930s | Early 20th Century, Commercial Style | Contributing | Moderately Altered |











DOWNTOWN

| Property Photo | Property Address | Date Built | Architectural Stylistic Influence(s) | Building Classification | Building Integrity |
|---|------------------|------------|--------------------------------------|-------------------------|--------------------|
|  | 1422-28 K Ave. | 1919-1920 | Early 20th Century, Commercial Style | Contributing | Moderately Altered |
|  | 1430 K Ave. | N/A | N/A | Park | N/A |
|  | 1508 K Ave. | 1966 | Other | Contributing | N/A |






POTENTIAL HERITAGE RESOURCES MAP



PHR - INDIVIDUAL PROPERTIES

| Property Photo | Property Address, Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|---|--|------------|---------------------|--------------------------------------|---|---------------------------------|---|
|  | 1108 11th St. | 1928 | Single-family house | Folk Victorian | Some exterior wall materials replaced within period of significance, Windows replaced compatibly, Transom covered reversibly | PHR (Meets Criteria 1 & 5) | Yes (Criteria A & C) |
|  | 1306 14th St. - Dr. Jerry Thompson House | ca. 1930 | Single-family house | Tudor Revival | Possible rear addition (though not visible from street), New window coverings over original windows, Some windows replaced | PHR (Meets Criteria 1 & 5) | Yes (Criteria A & C) |
|  | 1412 14th St. | 1949 | Office | Modern | Porch posts replaced | PHR (Meets Criteria 1 & 5) | Yes (Criteria A & C) |
|  | 1820 14th St. - Gus's Car Care | 1963 | Commercial | Ranch | | PHR (Meets Criteria 1 & 5) | Yes (Criteria A & C) |
|  | 1300 E 15th St. - First Baptist Church of Plano | 1898, 1949 | Religious | Colonial Revival, Classical Revival | Third sanctuary (1970), Education building (1970), Multiple other additions, Some windows infilled on original sanctuary, Doors on second sanctuary replaced. Reversing alterations would enhance eligibility | PHR (Meets Criteria 1, 2, 5, 7) | Yes (Criteria A & C); Recommended contributing to potential Clint Forman Addition NRHP district |
|  | 1212 E 15th St. | 1950 | Single-family house | Ranch | | PHR (Meets Criteria 1 & 5) | Yes (Criterion C) |
|  | 1300 E 16th St. - Lang House | ca. 1925 | Single-family house | Craftsman | Small side addition | PHR (Meets Criteria 1 & 5) | Yes (Criterion C); Recommended contributing to potential Clint Forman Addition NRHP district |
|  | 808 19th St. | 1954 | Single-family house | Craftsman, Ranch | | PHR (Meets Criteria 1, 5, 7) | Yes (Criterion C) |
|  | 1601 Alma Dr. - Harrington House (Main House and Secondary Building) | ca. 1930 | Single-family house | Italian Renaissance | | PHR (Meets Criteria 1 & 5) | Yes (Criterion C) |
|  | 1715 K Ave. - Sandifer-Wyatt House (Main House and Accessory Building) | ca. 1920 | Single-family house | Colonial Revival, Craftsman | Doors replaced, Some windows replaced | PHR (Meets Criteria 1 & 5) | Yes (Criterion C) |

PHR - INDIVIDUAL PROPERTIES

| Property Photo | Property Address, Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|--|------------------------------------|------------|---------------------|--------------------------------------|--|----------------------------|--|
|  | 1800 K AVE | 1962 | Gas Station | Mid-century Modern | TXDOT Field Guide to Gas Stations | PHR (Meets Criteria 1 & 5) | Yes (Criterion C) |
|  | 1513 M AVE | ca. 1910 | Single-family house | National Folk | Rear addition with shed roof, Some windows replaced | PHR (Meets Criteria 1 & 5) | Yes (Criterion C); Recommended contributing to potential Clint Forman Addition NRHP district |
|  | 1512 N Ave. - Aldridge-Evans House | 1927 | Single-family house | Tudor Revival | Garage doors replaced | PHR (Meets Criteria 1 & 5) | Yes (Criterion C) |
|  | 901 Springbrook Dr. - Texas Pool | 1961 | Swimming Pool | Contemporary | Non-historic metal fence added | PHR (Meets Criteria 1 & 5) | Yes (Criteria A & C) |
|  | Collinwood House - Bishop Rd | ca. 1861 | Single-family house | National Folk | Rear sunroom, Exterior wall materials replaced, Windows altered, Porch altered | PHR (Meets Criteria 1 & 5) | Yes (Criterion A) |

PHR - DISTRICTS

| Subdivision/Block Photo | Subdivision Name | Record Type | Block no.(s) | Address | Range of years built | Typical Architectural Stylistic Influences | Integrity Notes | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|--|---------------------|-------------|--------------|---|----------------------|--|--|--|---|-----------------------------------|
|  | BRIARWOOD EAST 1 | Subdivision | | See block records below | 1964-1972 | Ranch | Square footage historic age: Approx. 86% per CAD; Integrity of historic resources: Approx. 86% retain overall form and materials | PHR as District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD EAST 1 | Block | C | 2020-2024; 2001-2025 GREENBRIAR LN; MEADOWCREEK DR | 1962-1965 | Ranch | Square footage historic age: 100%; Integrity of historic resources: 100% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD EAST 1 | Block | F | 2021-3217; 2129-2134 GREENBRIAR LN; MEADOWCREEK DR | 1964-1972 | Ranch, Contemporary | Square footage historic age: Approx. 92%; Integrity of historic resources: Approx. 92% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD EAST 1 | Block | G | 3200-3208; 3210-3220; 2000-2016 GREENBRIAR LN; GREENBRIAR CIR; MEADOWCREEK DR | 1964 | Ranch, Neo-Tudor | Square footage historic age: 100%; Integrity of historic resources: Approx. 92% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD EAST 2 | Subdivision | | See block records below | 1966-1981 | Ranch, Contemporary | Square footage historic age: Approx. 89% per CAD; Integrity of historic resources: Approx. 89% retain overall form and materials | PHR as District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD EAST 2 | Block | B | 1900-1913; 3200-3316 MEADOWCREEK DR; SHERRY DR | 1966-1969 | Ranch | Square footage historic age: 100%; Integrity of historic resources: 100% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD EAST 2 | Block | F | 3301-3313 GREENBRIAR LN | 1967-1973 | Ranch | Square footage historic age: Approx. 50%; Integrity of historic resources: Approx. 50% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD EAST 2 | Block | G | 3300-3316; 3201-3317 GREENBRIAR LN; SHERRY DR | 1966-1969 | Ranch | Square footage historic age: 100%; Integrity of historic resources: Approx. 92% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD EAST 2 | Block | H | 3400-3417; 3401-3425 GREENBRIAR LN; SHERRY DR | 1966-1971 | Ranch | Square footage historic age: Approx. 81%; Integrity of historic resources: Approx. 81% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD EAST 2 | Block | J | 3400-3408; 1901-1909 SHERRY DR; HILLCREST DR | 1966-1973 | Ranch | Square footage historic age: Approx. 83%; Integrity of historic resources: Approx. 83% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD EAST 2 | Block | K | 1900-1912 HILLCREST DR | 1968-1969 | Ranch | Square footage historic age: 100%; Integrity of historic resources: 100% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 1 | Subdivision | | See block records below | 1965-1968 | Ranch, Mid-century Modern | Square footage historic age: 100% per CAD; Integrity of historic resources: Approx. 99% retain overall form and materials | PHR as District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |




PHR - DISTRICTS

| Subdivision/Block Photo | Subdivision Name | Record Type | Block no.(s) | Address | Range of years built | Typical Architectural Stylistic Influences | Integrity Notes | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|---|---------------------|-------------|--------------|--|----------------------|--|--|--|---|-----------------------------------|
|  | BRIARWOOD ESTATES 1 | Block | A | 2008-3016 BRIARWOOD DR | 1965-1968 | Ranch, Contemporary | Square footage historic age: 100%; Integrity of historic resources: 100% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 1 | Block | B | 1921-1928; 1808-1920 GREENBRIAR CT; SHERRY DR | 1967-1968 | Ranch, Neo-Colonial | Square footage historic age: 100%; Integrity of historic resources: 100% maintain overall form and materials | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 1 | Block | C | 2000-2016 GREENBRIAR LN | 1968 | Ranch | Square footage historic age: 100%; Integrity of historic resources: 100% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 1 | Block | D | 2001-2009; 1905-1931; 2901-3017; 1904-2108; 2004-2013 GREENBRIAR LN; SHERRY DR; BRIARWOOD DR; BRIARCREEK LN; BRIARCREEK CT | 1967-1968 | Ranch, Contemporary | Square footage historic age: Approx. 100%; Integrity of historic resources: Approx. 97% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 1 | Block | E | 2017; 1901-2113 GREENBRIAR LN; BRIARCREEK LN | 1963-1968 | Ranch | Square footage historic age: 100%; Integrity of historic resources: Approx. 93% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 2 | Subdivision | | See block records below | 1962-1971 | Ranch, Monterey | Square footage historic age: 88% per CAD; Integrity of historic resources: 88% retain overall form and materials | PHR as District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 2 | Block | E | 2631-3112; 2005-2113; 2627-2630 ROCKBROOK DR.; RIGSBEE DR.; BRIARCOVE DR. | 1964-1971 | Ranch | Square footage historic age: Approx. 61% per CAD; Integrity of historic resources: Approx. 57% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 2 | Block | F | 2904-3104; 2701-3009; 2005-2013; 2004-2120 BROOKVIEW DR; ROCKBROOK DR; BRIARPATCH CIR; RIGSBEE DR | 1962-1970 | Ranch, Contemporary | Square footage historic age: Approx. 97%; Integrity of historic resources: Approx. 95% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 2 | Block | G | 2901-3113 BROOKVIEW DR | 1967-1968 | Ranch | Square footage historic age: 100%; Integrity of historic resources: 100% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 2 | Block | J | See block records below | 1967-1971 | Ranch | Square footage historic age: Approx. 88% per CAD; Integrity of historic resources: Approx. 88% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 2 | Block | K | 2017-2113; 2627 RIGSBEE DR; BRIARCOVE DR | 1968 | Ranch | Square footage historic age: Approx. 86%; Integrity of historic resources: Approx. 86% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 2 | Block | L | 2635-2637 BROOKVIEW DR | 1968 | Ranch | Square footage historic age: 100%; Integrity of historic resources: 100% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |

PHR - DISTRICTS

| Subdivision/Block Photo | Subdivision Name | Record Type | Block no.(s) | Address | Range of years built | Typical Architectural Stylistic Influences | Integrity Notes | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|--|------------------------|-------------|--------------|--|----------------------|---|--|--|---|---|
|  | BRIARWOOD ESTATES 2 | Block | R | 2630; 2005; 2631 BRIARCOVE DR; RIGSBEE DR; ROCKBROOK DR | 1964-1968 | Ranch | Square footage historic age: 100%; Integrity of historic resources: 100% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 5 | Subdivision | | See block records below | 1966-1971 | Ranch, Neo-Tudor | Square footage historic age: Approx. 90% per CAD; Integrity of historic resources: Approx. 90% retain overall form and materials | PHR as District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 5 | Block | J | 2101; 2501-2626 TRAILRIDGE DR; ROCKBROOK DR | 1966-1971 | Ranch, Neo-Traditional, Monterey | Square footage historic age: Approx. 79%; Integrity of historic resources: Approx. 71% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 5 | Block | R, J | 2603-2630; 2501-2627; 2100-2108; 2401-2609 BRIARCOVE DR.; ROCKBROOK DR.; TRAILRIDGE DR; BRIARWOOD DR | 1967-1969 | Ranch | Square footage historic age: 100% per CAD; Integrity of historic resources: 100% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 8 | Subdivision | | See block records below | 1969-1971 | Ranch, Neo-Colonial, Neo-Tudor | Square footage historic age: Approx. 52% per CAD; Integrity of historic resources: Approx. 52% retain overall form and materials | PHR as District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | BRIARWOOD ESTATES 8 | Block | R | 2401-2609 BRIARWOOD DR | 1966-1971 | Ranch, Neo-Colonial, Neo-Tudor | Square footage historic age: Approx. 69%; Integrity of historic resources: Approx. 69% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Briarwood district |
|  | FORMAN, CLINT ADDITION | Subdivision | | See block records below | 1898-2012 | National Folk, Queen Anne, Craftsman, Prairie, Minimal Tradition-al, Ranch, Classical Revival | Square footage historic age: Approx. 87% per CAD; Integrity of historic resources: Approx. 62% retain overall form and materials | PHR as District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Clint Forman Addition District |
|  | FORMAN, CLINT ADDITION | Block | 3 | 1204-1210; 1505-1513; 1209-1211; 1512-1516 E 16TH ST; M AVE; E 15TH ST; MUNICIPAL AVE | 1910-1995 | Minimal Traditional, Colonial Revival | Square footage historic age: Approx. 65% per CAD; Integrity of historic resources: Approx. 65% retain overall form and materials | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Clint Forman Addition District |
|  | FORMAN, CLINT ADDITION | Block | 4 | 1300-1310; 1513-1517 E 16TH ST; N AVE; | 1948-2001 | Craftsman, Minimal Traditional | Square footage historic age: Approx. 89% per CAD; Integrity of historic resources: Approx. 89% retain overall form and materials | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Clint Forman Addition District |
|  | FORMAN, CLINT ADDITION | Block | 6 | 1607-1611; 1201-1211; 1604 M AVE; E 16TH ST; L AVE | 1898-1963 | Ranch, Queen Anne | Square footage historic age: 100% per CAD; Integrity of historic resources: 100% retain overall form and materials | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Clint Forman Addition District |
|  | FORMAN, CLINT ADDITION | Block | 7 | 1605-1609 L AVE | 1958-1963 | Ranch | Square footage historic age: 1; Integrity of historic resources: 100% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Clint Forman Addition District |
|  | FORMAN, CLINT ADDITION | Block | Portion of 1 | 1208-1212 E 15TH ST | 1950-1971 | Ranch, No Style | Square footage historic age: Approx. 50%; Integrity of historic resources: Approx. 50% | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Clint Forman Addition District |

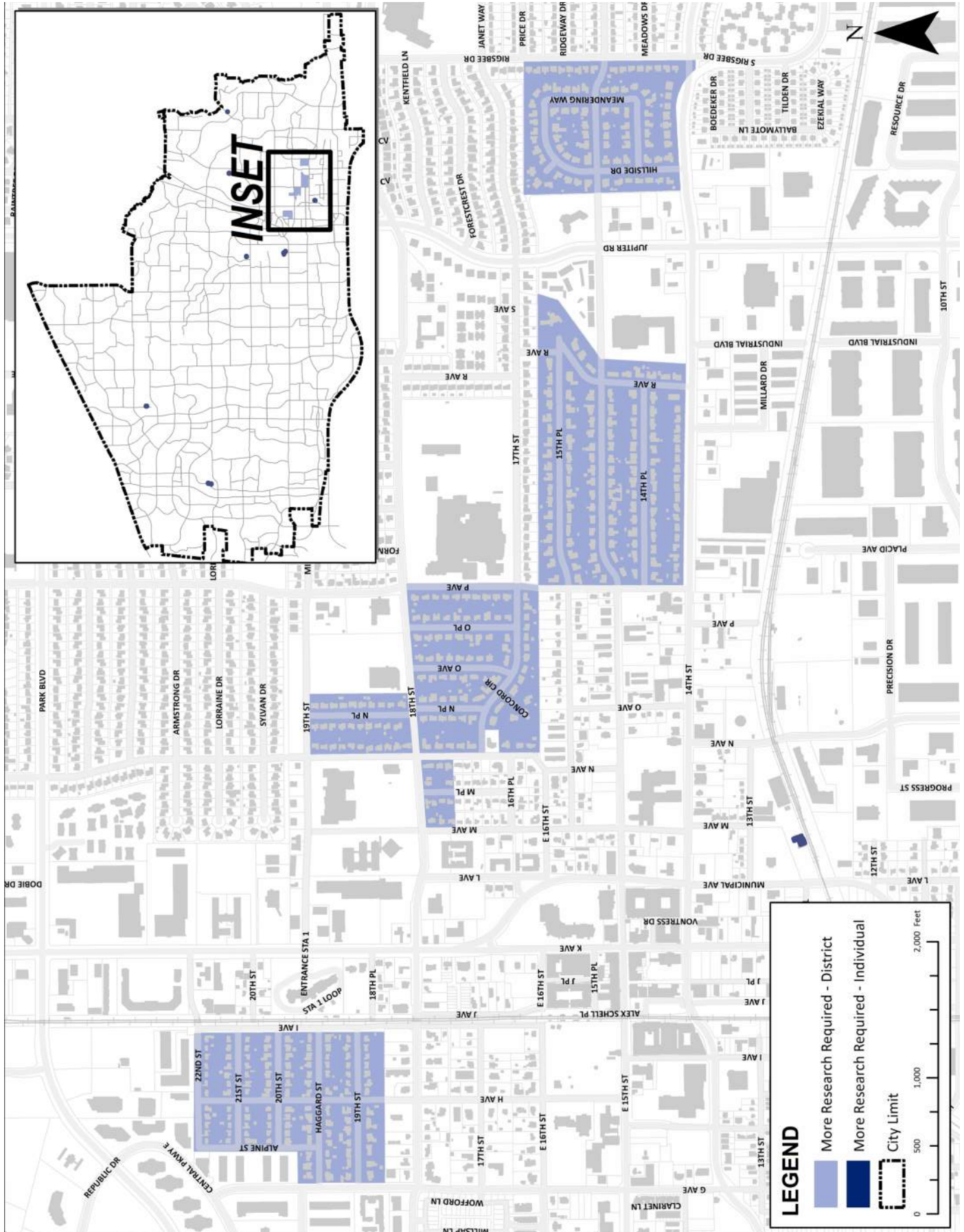
PHR - DISTRICTS

| Subdivision/Block Photo | Subdivision Name | Record Type | Block no.(s) | Address | Range of years built | Typical Architectural Stylistic Influences | Integrity Notes | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|---|---|-------------|--------------|--|----------------------|--|--|--|---|---|
|  | FORMAN, CLINT ADDITION; Portion of FIRST BAPTIST CHURCH PLANO | Block | 2; B | 1510; 1304-1306; 1507-1511; 1309-1315 AVE M; 15TH PL; N AVE; E 15TH ST | 1958-1965 | No Style | Square footage historic age: 100% of extant; Integrity of historic resources: 100% of extant retain overall form and materials | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Clint Forman Addition District |
|  | FORMAN, CLINT ADDITION; REYES ADDITION | Block | 5; A | 1300-1308; 1301-1327; 1606 16TH PL; E 16TH ST; M AVE | 1946-2012 | Minimal Traditional, Ranch | Square footage historic age: Approx. 86% per CAD; Integrity of historic resources: Approx. 86% retain overall form and materials | PHR within District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of larger Clint Forman Addition District |
|  | NORTH FOREST ESTATES 3 | Subdivision | D; E | 1709-1746 R AVE | 1963 | Ranch | Square footage historic age: 100%; Integrity of historic resources: 100% retain overall form and materials | PHR as District (Meets Criteria 1, 2, 3) | Yes (Criteria A & C) | Part of North Forest Estates District |

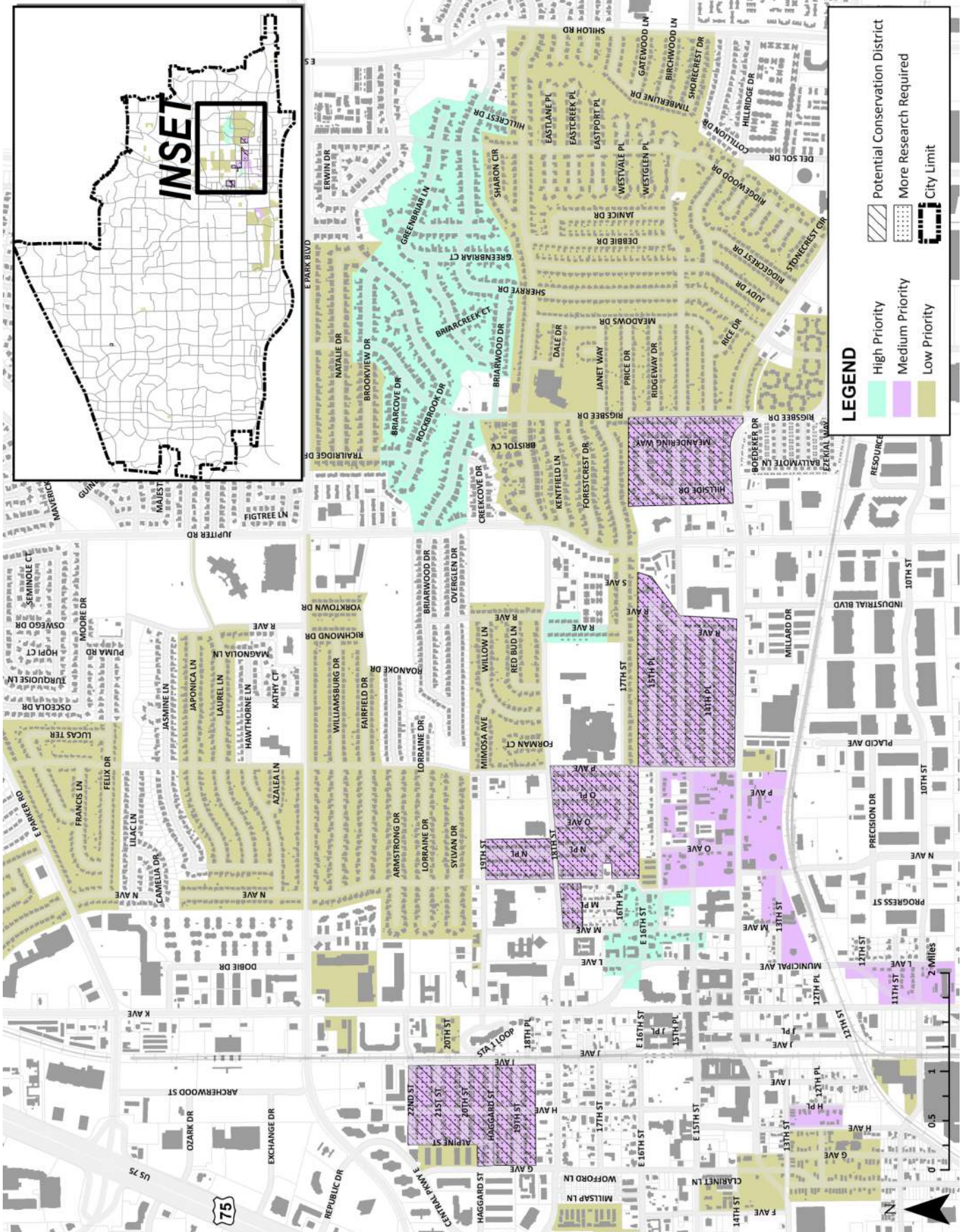
PHR - CEMETERIES

| Cemetery Photo | Cemetery Address | Cemetery Name | Date | Current Designation | Historical Significance | Historic Integrity | Integrity notes Source | PHR Recommendation |
|--|--------------------------|------------------------|--------------|--------------------------------|---|---|---|----------------------------|
|  | 1300 BLOCK AUBURN PLACE | Felker Cemetery | ca. 1890 | | Per 2000 cemetery plan: "One of the earlier burial grounds in the Plano area." | Setting altered by construction of residential subdivision | 2000 Preservation Plan for Plano Historic Cemeteries and Official Historic Texas Cemetery | PHR (Meets Criteria 1 & 5) |
|  | 7400 BLOCK BISHOP RD | Baccus Cemetery | 1847-present | Historic Texas Cemetery Marker | | Fence replaced, setting altered by dense commercial development | 2000 Preservation Plan for Plano Historic Cemeteries and Official Historic Texas Cemetery | PHR (Meets Criteria 1 & 5) |
|  | CUSTER RD | Bethany Cemetery | 1877-present | Historic Texas Cemetery Marker | | Historically associated buildings demolished; setting altered by construction of adjacent residential subdivision | 2000 Preservation Plan for Plano Historic Cemeteries and Official Historic Texas Cemetery | PHR (Meets Criteria 1 & 5) |
|  | 1028 H AVE | Old City Cemetery | 1881-present | Historic Texas Cemetery Marker | Per 2000 cemetery plan: "One of the earlier cemeteries in Plano; includes five Peters Colonists and their families, as well as several families...prominent to the history of the city." The 2000 cemetery plan refers to the L.A. Davis cemetery as part of the Old City Cemetery, but the two adjacent cemeteries are separated for this updated study. | | 2000 Preservation Plan for Plano Historic Cemeteries and Official Historic Texas Cemetery | PHR (Meets Criteria 1 & 5) |
|  | 10200 INDEPENDENCE PKWY | Young Cemetery | 1847-1909 | Historic Texas Cemetery Marker | Per 2000 cemetery plan: "The cemetery has the second oldest marked gravesite in Plano and contains the burials of some of the area's earliest settlers who arrived in the 1840s, including two Peters Colonists." | Fence replaced, Setting altered by construction of golf course and apartment complex | 2000 Preservation Plan for Plano Historic Cemeteries and Official Historic Texas Cemetery | PHR (Meets Criteria 1 & 5) |
|  | 7100 BLOCK JESSUP CT | Leach-Thomas Cemetery | 1868-1920 | Historic Texas Cemetery Marker | Per 2000 cemetery plan: "Used by Allen residents between 1868 and the 1920s." | Setting altered by construction of surrounding residential subdivision | 2000 Preservation Plan for Plano Historic Cemeteries and Official Historic Texas Cemetery | PHR (Meets Criteria 1 & 5) |
|  | JUPITER RD | Plano Mutual Cemetery | 1852-Present | Historic Texas Cemetery Marker | | | 2000 Preservation Plan for Plano Historic Cemeteries and Official Historic Texas Cemetery | PHR (Meets Criteria 1 & 5) |
|  | 5401 W PARK BLVD | Shepard Ranch Cemetery | ca. 1950 | | Per 2000 cemetery plan: "One of Collin County's older cemeteries." | Fence replaced, Setting altered from ranch to golf course | 2000 Preservation Plan for Plano Historic Cemeteries and Official Historic Texas Cemetery | PHR (Meets Criteria 1 & 5) |
|  | 10000 BLOCK CUSTER RD | Rowlett Creek Cemetery | 1862-present | Historic Texas Cemetery Marker | Per 2000 cemetery plan: "Associated with the Rowlett community, one of the earliest in Collin County as well as the Rowlett Creek Baptist Church, which is likely the earliest Baptist church in the county. The cemetery also contains more Peters Colony settlers than any other cemetery in Collin County." | Setting altered by construction of large-scale new church and adjacent elevated highway | 2000 Preservation Plan for Plano Historic Cemeteries and Official Historic Texas Cemetery | PHR (Meets Criteria 1 & 5) |
|  | 3100 BLOCK VERMILLION DR | Collinsworth Cemetery | 1895-1920 | Historic Texas Cemetery Marker | Per 2000 cemetery plan: "Started during smallpox epidemic in 1895." | Fence replaced, Setting altered by construction of residential subdivision | 2000 Preservation Plan for Plano Historic Cemeteries and Official Historic Texas Cemetery | PHR (Meets Criteria 1 & 5) |

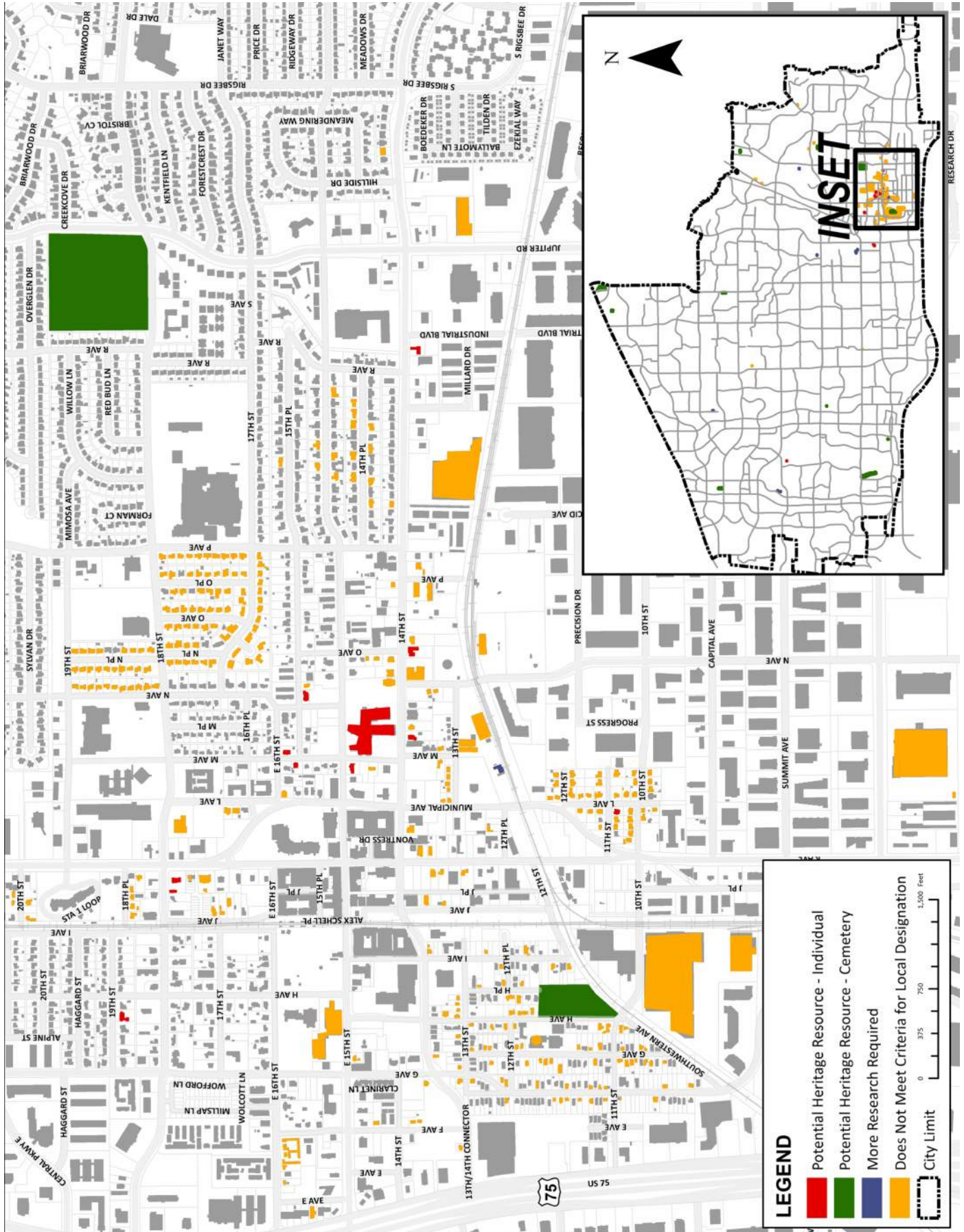
MORE RESEARCH REQUIRED MAP



PRIORITY RANKINGS MAP



PRE-1960 INVENTORY MAP



PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|-------------------------|--------------------------------|--------------------------------------|---|------------------------|--|---|
| 1412 14TH ST | 1949 | Office | Modern | Porch posts replaced | High | PHR (Meets Criteria 1 & 5) | Yes (Criteria A & C) |
| 1820 14TH ST | 1963 | Commercial | Ranch | | High | PHR (Meets Criteria 1 & 5) | Yes (Criteria A & C) |
| COLLINWOOD HOUSE | ca. 1869 | Single-family house | National Folk | Rear sunroom, Exterior wall materials replaced, Windows altered, Porch altered. Lacks integrity | High | PHR (Meets Criteria 1 & 5) | Yes (Criterion A) |
| 1304 13TH ST | 1932 | Need Right of Entry for survey | Need Right of Entry for survey | | More research required | More research required | More research required |
| BISHOP RD | More research required | Agricultural property | Need Right of Entry for survey | | More research required | More research required | More research required |
| 5845 MCKAMY RD | 1967 | Single-family house | Ranch | | More research required | More research required | More research required |
| 1329 W PARK BLVD | More research required | Barn | No Style | | Medium | More research required | More research required |
| 1329 W PARK BLVD | More research required | Barn | No Style | | Medium | More research required | More research required |
| 1329 W PARK BLVD | More research required | Barn | No Style | | High | More research required | More research required |
| 1329 W PARK BLVD | ca. 1950 | Single-family house | Ranch | Door replaced | High | More research required | More research required |
| 3740 E PARKER RD | Need Right of Entry for | Need Right of Entry for survey | Need Right of Entry for survey | | More research required | More research required | More research required |
| 7676 ROBINSON RD | ca. 1940 | Barn | No Style | | More research required | More research required | More research required |
| 7676 ROBINSON RD | 1960 | Single-family house | Ranch | | More research required | More research required | More research required |
| 1439 WIND CAVE CIR | 1973 | Single-family house | Ranch | | Medium | More research required | More research required |
| 910 10TH ST | 1952 | Warehouse | No Style | | Medium | Does not meet criteria for local designation | Not Eligible |
| 910 10TH ST | 1952 | Warehouse | No Style | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1101 10TH ST | 1957 | Garage | No Style | Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1101 10TH ST | 1957 | Single-family house | Ranch | | Low | Does not meet criteria for local designation | Not Eligible |
| 1103 10TH ST | 1958 | Single-family house | Ranch | | Low | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|--|----------|--|---|
| 1105 10TH ST | 1958 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1107 10TH ST | 1958 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1112 10TH ST | 1950 | Single-family house | Ranch | Doors replaced, Windows replaced, Some exterior wall materials replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1114 10TH ST | 1950 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1115 10TH ST | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1201 10TH ST | ca. 1960 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1202 10TH ST | ca. 1960 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1203 10TH ST | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1204 10TH ST | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1206 10TH ST | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1104 11TH ST | 1958 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1106 11TH ST | 1958 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1111 11TH ST | 1948 | Single-family house | Minimal Traditional | Porch enclosed, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1203 11TH ST | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1204 11TH ST | 1958 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1205 11TH ST | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1109 12TH PL | ca. 1990 | Garage | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 1200 12TH ST | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1201 12TH ST | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|--|----------|--|---|
| 1202 12TH ST | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1203 12TH ST | 1928 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Roof shape altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 608 13TH ST | ca. 1930 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 704 13TH ST | 1918 | Single-family house | Folk Victorian | Porch partially enclosed, Porch posts replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 800 13TH ST | 1942 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 801 13TH ST | 1948 | Single-family house | No Style | Doors replaced, Windows replaced, Exterior wall materials replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 811 13TH ST | ca. 1900 | Single-family house | No Style | Rear addition, Porch posts replaced, Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 812 13TH ST | | Vacant lot | | | Low | Does not meet criteria for local designation | Not Eligible |
| 905 13TH ST | 1955 | Duplex house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 907 13TH ST | ca. 1925 | Single-family house | No Style | Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 909 13TH ST | 1955 | Single-family house | Minimal Traditional | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1201 13TH ST | ca. 1955 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1203 13TH ST | ca. 1960 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1205 13TH ST | ca. 1955 | Single-family house | Minimal Traditional | Some windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1207 13TH ST | ca. 1955 | Single-family house | Minimal Traditional | Garage door replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1304 13TH ST | 1932 | Warehouse | No Style | | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|---|----------|--|---|
| 1304 13TH ST | 1932 | Warehouse | No Style | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1304 13TH ST | 1932 | Warehouse | No Style | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1409 14TH ST | 1985 | Single-family house | Ranch | | Low | Does not meet criteria for local designation | Not Eligible |
| 1410 14TH ST | 1952 | Office | Ranch | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1414 14TH ST | ca. 1935 | Single-family house | No Style | Additional story added, Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1415 14TH ST | ca. 1920 | Single-family house | Craftsman | Porch enclosed, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1522 14TH ST | 1950 | Warehouse | No Style | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1522 14TH ST | 1950 | Store | No Style | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1600 14TH ST | 2013 | Storage lot | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 1600 14TH ST | ca. 1960 | Gas station | No Style | Garage doors infilled, Roof shaped altered, Windows replaced, Doors replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1603 14TH ST | ca. 1955 | Single-family house | No Style | Garage door enclosed, Fenestration altered, Windows and doors replaced, Exterior wall materials replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1706 14TH PL | 1960 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1709 14TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1710 14TH PL | ca. 1960 | Single-family house | Contemporary | Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1711 14TH PL | 1957 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1714 14TH ST | 1944 | Warehouse | No Style | | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|---|----------|--|---|
| 1715 14TH PL | 1960 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1716 14TH PL | 1956 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1720 14TH PL | 1956 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1721 14TH PL | 1957 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1723 14TH PL | 1960 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1725 14TH PL | 1960 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 2605 14TH ST | 1958 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 3000 14TH ST | ca. 1965 | Commercial Box | No Style | Roof shape altered. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 802 E 15TH ST | 1950 | Single-family house | Ranch | Doors replaced, Windows replaced, Some fenestration patterns altered. | Medium | Does not meet criteria for local designation | Not Eligible |
| 1710 E 15TH ST | 1960 | Single-family house | Ranch | Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1714 E 15TH ST | 1957 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1715 15TH PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1715 E 15TH ST | ca. 1960 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1719 E 15TH ST | 1960 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1726 E 15TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 604 E 16TH ST | 1952 | Single-family house | Minimal Traditional | Doors replaced, Windows replaced, Porch altered. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 608 E 16TH ST | 1949 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 614 E 16TH ST | ca. 1960 | Single-family house | No Style | Exterior wall materials replaced, Roof shape altered, Windows replaced, Doors replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|--|----------|--|---|
| 614 E 16TH ST | ca. 1950 | Single-family house | No Style | Side addition, Doors replaced, Some windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 614 E 16TH ST | ca. 1990 | Storage | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 614 E 16TH ST | ca. 1990 | Storage | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 1200 E 16TH ST | 1928 | Single-family house | No Style | Exterior wall materials replaced, Fenestration pattern altered, Porch altered, Windows replaced, Doors replaced, Additional story added, Side balcony added. Lacks integrity | Low | Does not meet criteria for local designation | Recommended not eligible for a NRHP designation; Recommended noncontributing to |
| 1504 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1506 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1507 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1508 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1509 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1510 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1600 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1601 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1602 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1603 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1604 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1605 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1606 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1608 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|--|----------|--|---|
| 1610 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1612 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1614 17TH ST | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1000 18TH PL | 1955 | Single-family house | Ranch | | Low | Does not meet criteria for local designation | Not Eligible |
| 1002 18TH PL | ca. 1990 | Back house | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 1002 18TH PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1004 18TH PL | 1945 | Single-family house | Minimal Traditional | Doors replaced, Windows replaced, Garage door enclosed. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1008 18TH PL | 1950 | Single-family house | Ranch | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1112 18TH ST | 1950 | Post Office | Modern | Roof shape altered. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1000 20TH ST | 1942 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1006 20TH ST | 1952 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1007 20TH ST | 1946 | Single-family house | Minimal Traditional | Side addition, Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1009 20TH ST | 1962 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1111 AVENUE H | 1951 | Education | No Style | Front canopy, Large covered play area, Large rooftop mechanical appurtenances, Doors replaced, Windows partially replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1512 CENTRAL EXPY | 1957 | Commercial box | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Roof shape altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1500 CONCORD CIR | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|---|----------|--|---|
| 1502 CONCORD CIR | ca. 1965 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1504 CONCORD CIR | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1000 F AVE | 1948 | Single-family house | No Style | Garage door enclosed, Windows replaced, Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1010 F AVE | 1948 | Church | No Style | Exterior wall materials replaced, Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Recommended not eligible for a NRHP |
| 1017 F AVE | ca. 1955 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1027 F AVE | ca. 1930 | Duplex house | No Style | Doors replaced, Windows replaced, Exterior wall materials replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1100 F AVE | 1953 | Single-family house | Minimal Traditional | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1102 F AVE | 1948 | Single-family house | Minimal Traditional | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1103 F AVE | ca. 1925 | Single-family house | No Style | Side addition ca. 1940, Porch form altered, Doors replaced, Windows replaced, Exterior wall materials replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1104 F AVE | ca. 1950 | Single-family house | Minimal Traditional | Doors replaced, Porch materials replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1109 F AVE | 1948 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Some windows boarded. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1111 F AVE | 1928 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1112 F AVE | 1972 | Single-family house | No Style | Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1115 F AVE | ca. 1950 | Single-family house | No Style | . Lacks integrityExterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|--|----------|--|---|
| 1117 FAVE | ca. 1925 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1119 FAVE | ca. 1925 | Single-family house | No Style | Exterior wall materials replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1122 FAVE | 1918 | Single-family house | No Style | Rear addition, Doors replaced, Windows replaced, Some exterior wall materials replaced, Porch removed. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1204 FAVE | 2009 | Single-family house | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 1206 FAVE | 1918 | Single-family house | No Style | Rear addition, Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1207 FAVE | 1940 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Roof shape altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1312 FAVE | ca. 1965 | Single-family house | Minimal Traditional | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1314 FAVE | ca. 1965 | Single-family house | No Style | Doors replaced, Garage enclosed. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1408 FAVE | 1958 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1008 GAVE | 1913 | Single-family house | No Style | Side addition, Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1009 GAVE | 1945 | Single-family house | No Style | Doors replaced, Windows replaced, Exterior wall materials replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1010 GAVE | 1928 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1015 GAVE | 1953 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1017 GAVE | 1948 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|---|----------|--|---|
| 1018 GAVE | ca. 1930 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1021 GAVE | 1918 | Single-family house | No Style | Rear addition, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1023 GAVE | ca. 1950 | Single-family house | No Style | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1025 GAVE | ca. 1965 | Single-family house | Ranch | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1029 GAVE | 1918 | Single-family house | Craftsman | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1104 GAVE | ca. 1965 | Single-family house | Ranch | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1108 GAVE | ca. 1970 | Single-family house | No Style | Small side addition, Doors replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1109 GAVE | 1954 | Duplex house | No Style | Exterior wall materials replaced, Porch materials replaced, Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1112 GAVE | 1932 | Single-family house | No Style | Doors replaced, Windows replaced, Roof shape altered, Porch altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1122 GAVE | ca. 1955 | Single-family house | Minimal Traditional | Side addition, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1125 GAVE | ca. 1980 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1127 GAVE | 1932 | Single-family house | Craftsman | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1128 GAVE | ca. 1950 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1129 GAVE | ca. 1965 | Single-family house | Ranch | Garage enclosed. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1131 GAVE | ca. 1930 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1137 GAVE | ca. 1970 | Single-family house | No Style | | Low | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|---|----------|--|---|
| 1206 G AVE | 1932 | Single-family house | No Style | Rear side addition, Porch enclosed, Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1207 G AVE | ca. 1940 | Single-family house | Craftsman | Side addition, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1208 G AVE | ca. 1935 | Single-family house | Craftsman | Doors replaced, Possibly moved here after 1961 per Sanborn maps. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1301 G AVE | ca. 1950 | Single-family house | No Style | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1312 G AVE | ca. 1950 | Single-family house | No Style | Side addition, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1315 G AVE | ca. 1950 | Single-family house | No Style | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1101 H AVE | 1948 | Single-family house | No Style | Some exterior wall materials replaced, Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1103 H AVE | 1948 | Back house | No Style | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1103 H AVE | 1948 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1110 H AVE | 1950 | Church | No Style | Doors replaced, Front windows possibly infilled. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1114 H AVE | 1948 | Single-family house | No Style | Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1116 H AVE | ca. 1930 | Single-family house | Craftsman | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1120 H AVE | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1121 H AVE | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1201 H AVE | 1942 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1204 H PL | 1940 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1207 H PL | 1955 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|--|----------|--|---|
| 1209 H PL | 1953 | Single-family house | Ranch | Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered, Porch altered. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1212 H PL | 1950 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered, Porch altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1215 H AVE | 1930 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1215 H PL | ca. 1940 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Porch altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1220 H PL | 1950 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1302 H AVE | 1940 | Duplex house | No Style | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1302 H AVE | 1940 | Single-family house | No Style | Doors replaced, side addition. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1501 H AVE | 1951 | Church | Gothic Revival | Additional sanctuary (1986), Education building (2005), Front doors enclosed with stone, Windows replaced, Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1101 I AVE | 1940 | Single-family house | Minimal Traditional | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1105 I AVE | 1940 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1114 I AVE | ca. 2000 | Single-family house | No Style | Rear addition, Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1205 I AVE | 1940 | Single-family house | No Style | Rear addition, Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1208 I AVE | 1950 | Single-family house | Minimal Traditional | Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1318 I AVE | 1934 | Duplex house | No Style | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1318 I AVE | ca. 1950 | Single-family house | No Style | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|---|----------|--|---|
| 1316 J AVE | 1943 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1318 J AVE | 1940 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered, Roof shape altered, Porch enclosed. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1610 J AVE | 1944 | Single-family house | No Style | Front additions, Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1612 J AVE | ca. 1955 | Single-family house | Minimal Traditional | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1700 J AVE | 1942 | Single-family house | No Style | Front addition, Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1300 JUPITER RD | 1950 | Commercial box | No Style | Windows replaced, Doors replaced, Roofline Altered. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1219 K AVE | 1956 | Single-family house | No Style | Multiple additions, Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1305 K AVE | Ca. 1910 | Single-family house | No Style | Yard paved, Porch posts veneered in stone irreversibly, Roof material replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1307 K AVE | Ca. 1930 | Single-family house | Craftsman | Second story addition, Some windows replaced, Some porch materials replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1308 K AVE | ca. 1925 | Single-family house | Craftsman | Exterior wall materials replaced, Doors replaced, Windows replaced, Porch enclosed, Fenestration pattern altered. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1310 K AVE | 1967 | Single-family house | No Style | Additional story added, Two-story rear addition with large loading docks. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|---|----------|--|---|
| 1705 KAVE | 2009 | Single-family house | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 1705 KAVE | 2009 | Office | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 1709 KAVE | ca. 1945 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1805 KAVE | ca. 1945 | Single-family house | Minimal Traditional | Side additions, Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 6428 KAVE | ca. 1930 | Single-family house | No Style | Exterior wall materials replaced, Windows replaced, Possible rear addition. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 6620-6624 KAVE | ca. 2000 | Office | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 6620-6624 KAVE | 1974 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 907 L AVE | 1956 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1000 LAVE | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1004 LAVE | ca. 1990 | Shed | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 1004 LAVE | 1948 | Single-family house | Minimal Traditional | Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1006 LAVE | ca. 1955 | Single-family house | Minimal Traditional | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1100 LAVE | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1101 LAVE | 1948 | Single-family house | Ranch | Garage door enclosed. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1103 LAVE | 1948 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1106 LAVE | 1948 | Single-family house | Minimal Traditional | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1107 LAVE | ca. 1925 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered, Porch enclosed. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|---|----------|--|---|
| 1108 L AVE | 1948 | Single-family house | Minimal Traditional | Doors replaced, Windows replaced, Fenestration pattern altered, Garage door enclosed. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1607 L AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Recommended not eligible for a NRHP |
| 1302 M AVE | ca. 1965 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1303 M AVE | 1965 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Garage door infilled. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1407 M AVE | ca. 1965 | Low-rise apartment | Modern | Door replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1104 MUNICIPAL AVE | ca. 1955 | Single-family house | Minimal Traditional | Doors replaced, Windows replaced, Exterior wall materials replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1200 MUNICIPAL AVE | 1958 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1202 MUNICIPAL AVE | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1300 MUNICIPAL AVE | 1945 | Single-family house | Minimal Traditional | Doors replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1302 MUNICIPAL AVE | 1945 | Single-family house | Minimal Traditional | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1212 N AVE | 1959 | Warehouse | No Style | No visible integrity issues | Medium | Does not meet criteria for local designation | Not Eligible |
| 1305 N AVE | 1932 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1320 N AVE | 1955 | Single-family house | Minimal Traditional | Doors replaced, Fenestration pattern altered, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1703 N PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1705 N PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1707 N PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|---|----------|--|---|
| 1708 N PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1709 N PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1710 N PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1711 N PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1712 N PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1713 N PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1714 N PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1800 N AVE | 1952 | Single-family house | Ranch | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1800 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1801 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1802 N AVE | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1802 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1804 N AVE | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1804 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1805 N PL | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1806 N AVE | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1806 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1807 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1808 N AVE | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|---|----------|--|---|
| 1809 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1810 N AVE | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1811 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1812 N AVE | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1813 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1814 N AVE | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1814 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1815 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1816 N AVE | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1816 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1817 N PL | 1953 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1818 N AVE | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1818 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1819 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1820 N AVE | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1820 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1821 N PL | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1409 O AVE | 1947 | Single-family house | Minimal Traditional | Doors replaced, Windows replaced, Exterior wall materials replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1411 O AVE | 1939 | Single-family house | No Style | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|--------------------------|----------|--|---|
| 1700 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1702 O AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1702 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1703 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1704 O AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1704 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1705 O AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1705 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1706 O AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1706 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1707 O AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1707 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1708 O AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1708 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1709 O AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1709 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1710 O AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1710 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1711 O AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |

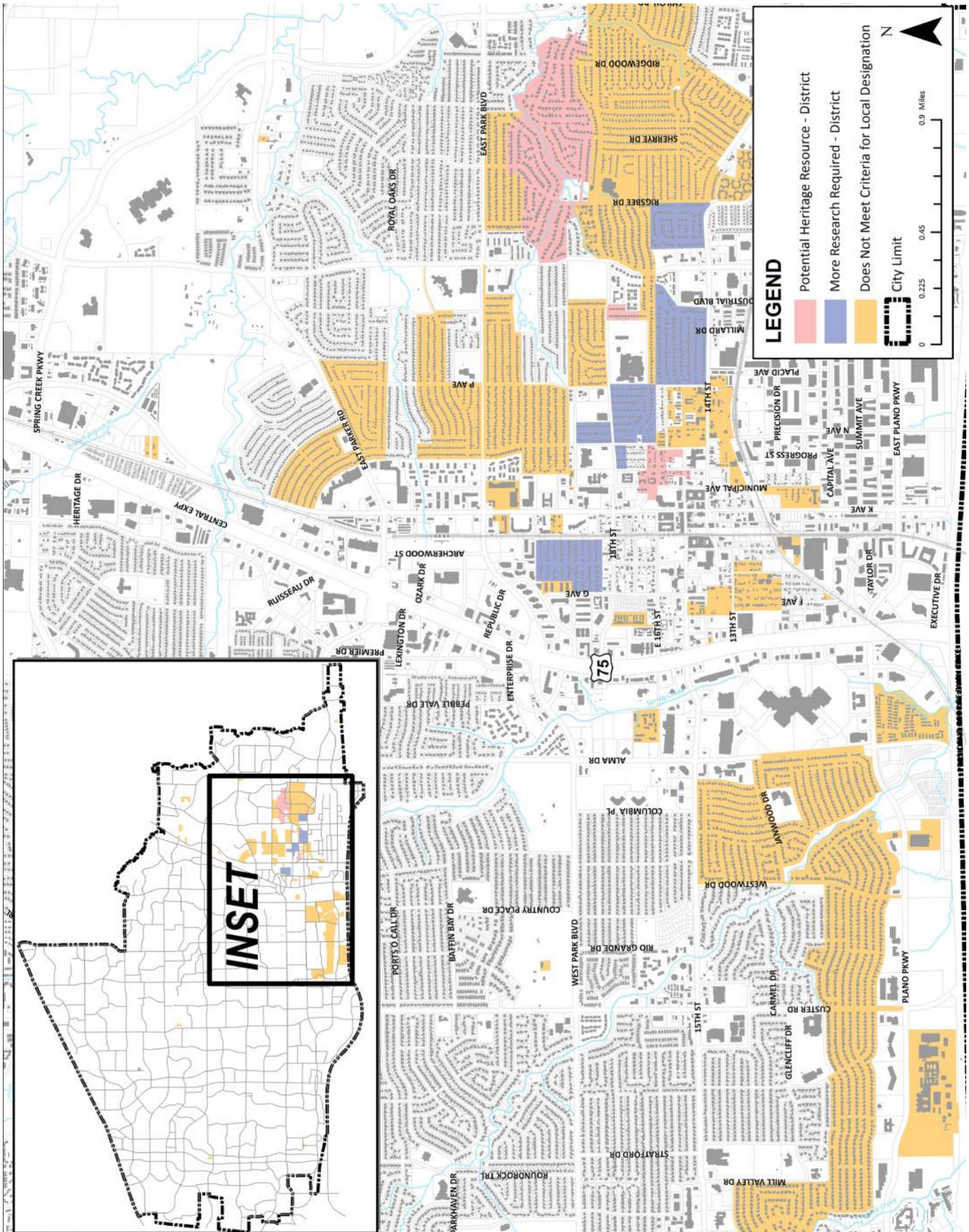
PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|---------------------|--------------------------------------|--------------------------|----------|--|---|
| 1712 OAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1712 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1713 OAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1713 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1714 OAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1715 OAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1715 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1716 OAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1716 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1718 O PL | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1701 PAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1703 PAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1705 PAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1707 PAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1709 PAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1711 PAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1713 PAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1715 PAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 1717 PAVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |

PRE-1960 INVENTORY

| Property Address/Name | Date Built | Property Type | Architectural Stylistic Influence(s) | Historic Integrity Notes | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility |
|-----------------------|------------|----------------------|--------------------------------------|---|----------|--|---|
| 1719 P AVE | 1959 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 2821 E PARKER RD | 1955 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation | Not Eligible |
| 2922 E PARKER RD | ca. 1945 | Single-family house | Tudor Revival | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 3740 E PARKER RD | 1945 | Single-family house | Tudor Revival | Doors replaced, Windows replaced. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1200 E PLANO PKWY | 1956 | Warehouse | No Style | | Low | Does not meet criteria for local designation | Not Eligible |
| 1200 E PLANO PKWY | 1956 | Warehouse and office | No Style | Brick front facade added 1969, Front facade extended ca. 1980, Windows added to front façade. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 3021 S RIGSBEE DR | 1950 | Single-family house | Ranch | Non-historic dormers added. Lacks integrity | Medium | Does not meet criteria for local designation | Not Eligible |
| 1029 SOUTHWESTERN AVE | 1923 | Single-family house | No Style | Front addition, Exterior wall materials replaced, Doors replaced, Windows replaced, Fenestration pattern altered. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1033 SOUTHWESTERN AVE | 1923 | Single-family house | No Style | Exterior wall materials replaced, Doors replaced, Windows replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 6717 WINDHAM WAY | | Vacant lot | | | Low | Does not meet criteria for local designation | Not Eligible |
| WOODBURN CORS | 1950 | Utility building | No Style | Doors replaced. Lacks integrity | Low | Does not meet criteria for local designation | Not Eligible |
| 1609 L AVE | 1958 | Single-family house | Ranch | | Medium | Does not meet criteria for local designation, but contributing to Clint Forman Addition PHR district | Not Eligible |

POST-1960 INVENTORY MAP



POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|----------------------------|----------------|-----------------|---------------|--|--------------------|----------------------------|----------------------------------|---------------------------|---|----------|---|---|--------------------------------------|
| BRIARWOOD EAST 1 | | Subdivision | | BRIARWOOD EAST 1 | 1963- 1966 | 1964- 1972 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR as District (Meets Criteria 1, 2, 3) | Recommended eligible as a NRHP district | Part of larger Briarwood district |
| BRIARWOOD EAST 1 | Block | C | 6-14 | 2020-2024; 2001- 2025 GREENBRIAR LN; MEADOWCREEK DR | | 1962- 1965 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD EAST 1 | Block | F | 1-13 | 2021-3217; 2129- 2134 GREENBRIAR LN; MEADOWCREEK DR | | 1964- 1972 | Postwar Curvilinear Suburb | Single-family house | Ranch, Contemporary | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD EAST 1 | Block | G | 1-13 | 3200-3208; 3210- 3220; 2000-2016 GREENBRIAR LN; GREENBRIAR CIR; MEADOWCREEK DR | | 1964 | Postwar Curvilinear Suburb | Single-family house | Ranch, Neo- Tudor | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD EAST 2 | | Subdivision | | BRIARWOOD EAST 2 | 1965 & 2002 | 1966- 1981 | Postwar Curvilinear Suburb | Single-family house | Ranch, Contemporary | High | PHR as District (Meets Criteria 1, 2, 3) | Recommended eligible as a NRHP district | Part of larger Briarwood district |
| BRIARWOOD EAST 2 | Block | B | 1-17 | 1900-1913; 3200- 3316 MEADOWCREEK DR; SHERRY DR | | 1966- 1969 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD EAST 2 | Block | F | 14-17 | 3301-3313 GREENBRIAR LN | | 1967- 1973 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD EAST 2 | Block | G | 14-27 | 3300-3316; 3201- 3317 GREENBRIAR LN; SHERRY DR | | 1966- 1969 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD EAST 2 | Block | H | 1-16 | 3400-3417; 3401- 3425 GREENBRIAR LN; SHERRY DR | | 1966- 1971 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD EAST 2 | Block | J | 1-6 | 3400-3408; 1901- 1909 SHERRY DR; HILLCREST DR | | 1966- 1973 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD EAST 2 | Block | K | 1-4 | 1900-1912 HILLCREST DR | | 1968- 1969 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|----------------------------|----------------|-----------------|---------------|---|--------------------|----------------------------|----------------------------------|---------------------------|---|----------|---|---|--------------------------------------|
| BRIARWOOD ESTATES 1 | | Subdivision | | BRIARWOOD ESTATES 1 | 1962- 1964 | 1965- 1968 | Postwar Curvilinear Suburb | Single-family house | Ranch, Mid- century Modern | High | PHR as District (Meets Criteria 1, 2, 3) | Recommended eligible as a NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 1 | Block | A | 1-14 | 2008-3016 BRIARWOOD DR | | 1965- 1968 | Postwar Curvilinear Suburb | Single-family house | Ranch, Contemporary | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 1 | Block | B | 1-22 | 1921-1928; 1808- 1920 GREENBRIAR CT; SHERRY DR | | 1967- 1968 | Postwar Curvilinear Suburb | Single-family house | Ranch, Neo- Colonial | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 1 | Block | C | 1-5 | 2000-2016 GREENBRIAR LN | | 1968 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 1 | Block | D | 1-37 | 2001-2009; 1905- 1931; 2901-3017; 1904-2108; 2004- 2013 GREENBRIAR LN; SHERRY DR; BRIARWOOD DR; BRIARCREEK LN; BRIARCREEK CT | | 1967- 1968 | Postwar Curvilinear Suburb | Single-family house | Ranch, Contemporary | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 1 | Block | E | 3-18 | 2017; 1901-2113 GREENBRIAR LN; BRIARCREEK LN | | 1963- 1968 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 2 | | Subdivision | | BRIARWOOD ESTATES 2 | 1963- 1964 | 1962- 1971 | Postwar Curvilinear Suburb | Single-family house | Ranch, Monterrey | High | PHR as District (Meets Criteria 1, 2, 3) | Recommended eligible as a NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 2 | Block | E | | 2631-3112; 2005- 2113; 2627-2630 ROCKBROOK DR; RIGSBEE DR; BRIARCOVE DR; 2904-3104; 2701- 3009; 2005-2013; 2004-2120 | | 1964- 1971 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 2 | Block | F | 1-38 | BROOKVIEW DR; ROCKBROOK DR; BRIARPATCH CIR; RIGSBEE DR | | 1962- 1970 | Postwar Curvilinear Suburb | Single-family house | Ranch, Contemporary | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 2 | Block | G | 1-11 | 2901-3113 BROOKVIEW DR | | 1967- 1968 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|----------------------------|----------------|-----------------|---------------|---|--------------------|----------------------------|----------------------------------|---------------------------|---|----------|---|---|--------------------------------------|
| BRIARWOOD ESTATES 2 | Block | J | | BRIARWOOD ESTATES 2 | | 1967- 1971 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 2 | Block | K | 1-7 | 2017-2113; 2627 RIGSBEE DR; BRIARCOVE DR | | 1968 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 2 | Block | L | 1-2 | 2635-2637 BROOKVIEW DR | | 1968 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 2 | Block | R | 1-3 | 2630; 2005; 2631 BRIARCOVE DR; RIGSBEE DR; ROCKBROOK DR | | 1964- 1968 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 5 | Subdivision | | | BRIARWOOD ESTATES 5 | 1967 | 1966- 1971 | Curvilinear Grid | Single-family house | Ranch, Neo- Tudor | High | PHR as District (Meets Criteria 1, 2, 3) | Recommended eligible as a NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 5 | Block | J | 2-16 | 2101; 2501-2626 TRAILRIDGE DR; ROCKBROOK DR | | 1966- 1971 | Postwar Curvilinear Suburb | Single-family house | Ranch, Neo- Traditional, Monterrey | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 5 | Block | R, J | | 2603-2630; 2501- 2627; 2100-2108; 2401-2609 BRIARCOVE DR; ROCKBROOK DR; TRAILRIDGE DR; BRIARWOOD DR | | 1967- 1969 | Postwar Curvilinear Suburb | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 8 | Subdivision | | | BRIARWOOD ESTATES 8 | 1969 | 1969- 1971 | Curvilinear Grid | Single-family house | Ranch, Neo- Colonial, Neo- Tudor | High | PHR as District (Meets Criteria 1, 2, 3) | Recommended eligible as a NRHP district | Part of larger Briarwood district |
| BRIARWOOD ESTATES 8 | Block | R | 1-13 | 2401-2609 BRIARWOOD DR | | 1966- 1971 | Postwar Curvilinear Suburb | Single-family house | Ranch, Neo- Colonial, Neo- Tudor | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of larger Briarwood district |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|--|-----------------|-----------------|---------------|--|---------------------------------|----------------------------|----------------------------------|--|--|----------|---|---|---|
| FORMAN, CLINT ADDITION | Block | Subdivision | | FORMAN, CLINT ADDITION | Dates not listed on plats | 1898- 2012 | Grid | Single-family house, Low-rise apartment building, Church | National Folk, Queen Anne, Craftsman, Prairie, Minimal Traditional, Ranch, Classical Revival | High | PHR as District (Meets Criteria 1, 2, 3) | Recommended eligible as a NRHP district | Part of Clint Forman Addition District |
| FORMAN, CLINT ADDITION | Block | 3 | 1A-4C | 1204-1210; 1505- 1513; 1209-1211; 1512-1516 E 16TH ST; M AVE; E 15TH ST; MUNICIPAL AVE | | 1910- 1995 | Grid | Single-family house, Low-rise apartment building | Minimal Traditional, Colonial Revival | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of Clint Forman Addition District |
| FORMAN, CLINT ADDITION | Block | 4 | 1A-3D | 1300-1310; 1513- 1517 E 16TH ST; N AVE; | | 1948- 2001 | Grid | Single-family house | Craftsman, Minimal Traditional | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of Clint Forman Addition District |
| FORMAN, CLINT ADDITION | Block | 6 | 1A-4B | 1607-1611; 1201- 1211; 1604 M AVE; E 16TH ST; L AVE | | 1898- 1963 | Grid | Single-family house, Duplex house, Low-rise apartment building | Ranch, Queen Anne | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of Clint Forman Addition District |
| FORMAN, CLINT ADDITION | Block | 7 | 4A-4B | 1605-1609 L AVE | | 1958- 1963 | Grid | Single-family house | Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of Clint Forman Addition District |
| FORMAN, CLINT ADDITION | Block | Portion of 1 | 1A, 18 | 1208-1212 E 15TH ST | | 1950- 1971 | Grid | Single-family house, Commercial Box | Ranch, No Style | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of Clint Forman Addition District |
| FORMAN, CLINT ADDITION; Portion of FIRST BAPTIST CHURCH PLANO | Block | 2; B | 1-3B; 3 | 1510; 1304-1306; 1507-1511; 1309- 1315 AVE M; 15TH PL; N AVE; E 15TH ST | | 1958- 1965 | Grid | Single-family house, Empty lot | No Style | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of Clint Forman Addition District |
| FORMAN, CLINT ADDITION; REYES | Block | 5; A | A-2H; 1- | 1300-1308; 1301- 1327; 1606 16TH PL; E 16TH ST; M AVE | | 1946- 2012 | Grid | Single-family house | Minimal Traditional, Ranch | High | PHR within District (Meets Criteria 1, 2, 3) | Eligible for inclusion within NRHP district | Part of Clint Forman Addition District |
| NORTH FOREST ESTATES 3 | Subdivi sion | D; E | 3-12; 1- 5 | 1709-1746 R AVE | 1962 | 1963 | Grid | Duplex house | Ranch | High | PHR as District (Meets Criteria 1, 2, 3) | Recommended eligible as a NRHP district | North Forest Estates District Designated individual heritage resource at 1704 N Place; Reevaluate for eligibility as conservation district once criteria are defined |
| BELLE VIEW 1 | Subdivision | | | BELLE VIEW 1 | 1957 | 1947- 1970 | Postwar Curvilinear Suburb | Single-family house | Ranch | Medium | More research required | Not eligible | |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|--|----------------|-----------------|---------------|--|--|----------------------------|----------------------------------|---|---|----------|---|---|---|
| BELLE VIEW ESTATES | Subdivision | | | BELLE VIEW ESTATES | 1961 | 1958- 1965 | Postwar Curvilinear Suburb | Single-family house, Duplex house | Ranch | Medium | More research required | Not eligible | Reevaluate for eligibility as conservation district once criteria are defined |
| BOWMAN J H ADDITION | Subdivision | | | BOWMAN J H ADDITION | Not located in research to date | 1955 | Grid | Single-family house | Ranch | Medium | More research required | Not eligible | Reevaluate for eligibility as conservation district once criteria are defined |
| COLLIN COUNTY SCHOOL LAND #07 SURVEY (NOT IN SUBDIVISION) | Subdivision | Sheet 2 | Tract 11 | COLLIN COUNTY SCHOOL LAND #07 SURVEY (NOT IN SUBDIVISION) | N/A | 1960 | N/A | | N/A | Low | More research required | More research required | Need right-of-entry |
| FRENCH, R. F. ADDITION | Subdivision | | | FRENCH, R. F. ADDITION | Not located in research to date | 1952- 2009 | Grid | Single-family house | Minimal Traditional | Medium | More research required | Not eligible | Reevaluate for eligibility as conservation district once criteria are defined |
| HAGGARD, W. O. ADDITION | Subdivision | | | HAGGARD, W. O. ADDITION | Not located in research to date | 1953- 1968 | Grid | Single-family house | Minimal Traditional, Ranch | Medium | More research required | More research required | Reevaluate for eligibility as conservation district once criteria are defined |
| MARY SCOTT SURVEY (NOT IN SUBDIVISION) | Subdivision | | | MARY SCOTT SURVEY (NOT IN SUBDIVISION) | N/A | 1966- 1970 | N/A | Single-family house, Garage | Ranch | Low | More research required | More research required | Need right-of-entry |
| MATHEWS, OLLIE ADDITION | Subdivision | | | MATHEWS, OLLIE ADDITION | 1952 | 1952- 1970 | Grid | Single-family house | Ranch | Medium | More research required | Not eligible | Reevaluate for eligibility as conservation district once criteria are defined |
| SOUTHWOOD ESTATES | Subdivision | | | SOUTHWOOD ESTATES | 1955 | 1956- 1968 | Curvilinear Grid | Single-family house | Ranch | Medium | More research required | Not eligible | Reevaluate for eligibility as conservation district once criteria are defined |
| DALLAS NORTH ESTATES 03 | Subdivision | | | DALLAS NORTH ESTATES 03 | 1961 | 1960- 1970 | Curvilinear Grid | Single-family house | Ranch | Medium | Does not meet criteria for eligibility as a local heritage district | Not eligible | Individual PHR at 901 Springbrook Dr. (Texas Pool). See Appendix B-3.a |
| KENDRICK, J. T. 2 | Subdivision | | | KENDRICK, J. T. 2 | Not located in research to date | 1928- 2014 | Grid | Single-family house, Church | Folk Victorian, Minimal Traditional, Ranch | Medium | Does not meet criteria for eligibility as a local heritage district | Not eligible | Designated individual heritage resources at at 900 13th St |
| OGLESBY PLACE | Subdivision | | | OGLESBY PLACE | 2011, 2013 | 1932- 2014 | Grid | Single-family house, Warehouse | Mid-century Modern, No Style | Medium | Does not meet criteria for eligibility as a local heritage district | Not eligible | Individual PHR at 1410 14th St. (see Appendix B-3.a) |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|--------------------------------------|----------------|-----------------|---------------|----------------------------|--|----------------------------|---------------------------|--|---|----------|---|---|---|
| ORIGINAL DONATION | | Subdivision | | ORIGINAL DONATION | Not located in research to date | 1890- 2017 | Grid | Single-family house, Commercial box, Commercial strip | National Folk, Folk Victorian, Craftsman, Minimal Traditional, Ranch | Medium | Does not meet criteria for eligibility as a local heritage district | Not eligible | Individual PHR's at 1306 14th St, 1715 K Ave & 1800 K Ave (see Appendix B- 3.a) |
| PORTMAN ADDITION | | Subdivision | | PORTMAN ADDITION | 1984, 2011 | 1895- 2003 | Grid | Single-family house, Low-rise apartment building, Commercial box | Queen Anne, Tudor Revival, Craftsman, Minimal Traditional | Medium | Does not meet criteria for eligibility as a local heritage district | Not eligible | Designated individual heritage resources at 1410 E 15th St, 1407 E 15th St, 1414 E 15th St, 1413 E 15th St Individual PHR at 1108 11th St. (see Appendix B-3.a) |
| VENDOME PLACE ADDITION | | Subdivision | | VENDOME PLACE ADDITION | No date listed on plat | 1928- 1972 | Grid | Single-family house | National Folk, Ranch | Medium | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| A-BANG INC ADDITION | | Subdivision | | 2309 K AVE | 1974 | 1968- 1974 | N/A | Office | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| ALDRIDGE PLACE | | Subdivision | | ALDRIDGE PLACE | No dates listed on plats | 1930- 2016 | Grid | Single-family house, School | Minimal Traditional, No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | Potential for historic markers for ethnic or community significance |
| ARMSTRONG PARK 1 | | Subdivision | | ARMSTRONG PARK 1 | 1968 | 1967- 1973 | Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| ARMSTRONG PARK 2 | | Subdivision | | ARMSTRONG PARK 2 | 1969 | 1969 | Grid with Cul- de-Sacs | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| ARMSTRONG PARK 3 | | Subdivision | | ARMSTRONG PARK 3 | 1970 | 1969- 1970 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| ASHBURN ADDITION | | Subdivision | | 3347 E PARKER RD | 1999 | 1960- 1995 | N/A | Single-family house | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| ATLANTIC RICHFIELD SUBDIVISION | | Subdivision | | 2300 W PLANO PKWY PLANO | N/A | 1967- 2005 | Postwar Office Park | Office | New Formalism | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | Potentially may become eligible when reaches historic age; need intensive research |
| BELLE VIEW 2 | | Subdivision | | BELLE VIEW 2 | 1958 | 1962 | Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| BELLEVUE APTS | | Subdivision | | 1403 15TH PL | Not located in research to date | 1967 | Apartment Complex | Low-rise apartment building | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| BIRGE ADDITION | | Subdivi sion | Tract 2 | 901 10TH ST | 1926 | 1977 | Industrial Complex | Warehouse | Mid-century Modern | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|--|----------------|-----------------|---------------|--|--|----------------------------|----------------------------------|-----------------------------------|---|----------|---|---|---|
| BRIARWOOD ESTATES 3 | | Subdivision | | BRIARWOOD ESTATES 3 | 1964 | 1968 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| BRIARWOOD ESTATES 4 | | Subdivision | | BRIARWOOD ESTATES 4 | 1965 | 1966- 1971 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| BRIARWOOD ESTATES 6 | | Subdivision | | BRIARWOOD ESTATES 6 | 1967 | 1967- 1971 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| BRIARWOOD ESTATES 7 | | Subdivision | | BRIARWOOD ESTATES 7 | 1967 | 1968 | Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| BRIARWOOD ESTATES 8 | | Block | S 1-12 | 2500-2516; 1900- 1908 BRIARWOOD DR; JUPITER RD | | 1969- 1972 | Postwar Curvilinear Suburb | Single-family house | Ranch | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | Potentially eligible as part of larger Briarwood district once historic age in 2021 |
| BRIARWOOD ESTATES 8 | | Block | T 1-4 | 2600-2612 BRIARWOOD DR | | 1970 | Postwar Curvilinear Suburb | Single-family house | Ranch | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | Potentially eligible as part of larger Briarwood district once historic age in 2020 |
| C LUTTRELL SURVEY (NOT IN SUBDIVISION) | | Subdivision | Tract 2 | 5948 MCKAMY TRL | N/A | 1968- 1970 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| CENTRAL 190 | | Subdivi sion | A 1 | 1600 W PLANO PKWY | 1991 | 1970- 1980 | N/A | Office | Mid-century Modern | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | Potentially may become eligible when reaches historic age; intensive research needed |
| CREEKWOOD APTS | | Subdivision | | 700 W PLANO PKWY | Not located in research to date | 1950- 1965 | Apartment Complex | Low-rise apartment building | Contemporary | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DALLAS NORTH ESTATES 01 | | Subdivision | | DALLAS NORTH ESTATES 01 | 1960 | 1962- 2014 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DALLAS NORTH ESTATES 02 | | Subdivision | | DALLAS NORTH ESTATES 02 | 1962 | 1963 | Curvilinear Grid | Single-family house | Ranch, Neo- Colonial | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DALLAS NORTH ESTATES 04 | | Subdivision | | DALLAS NORTH ESTATES 04 | 1962 | 1962- 1970 | Postwar Curvilinear Suburb | Single-family house | Ranch, Neo- Colonial, Neo- Tudor | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|---|-----------------|-----------------|---------------|------------------------------|--------------------|----------------------------|----------------------------------|------------------------------|---|----------|---|---|--------------|
| DALLAS NORTH ESTATES 05 | Subdivision | | | DALLAS NORTH ESTATES 05 | 1962 | 1963- 1966 | Curvilinear Grid | Single-family house | Ranch, Neo- Colonial | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DALLAS NORTH ESTATES 06 | Subdivision | | | DALLAS NORTH ESTATES 06 | 1966 | 1965- 1980 | Postwar Curvilinear Suburb | Single-family house | Ranch, Contemporary | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DALLAS NORTH ESTATES 07 | Subdivision | | | DALLAS NORTH ESTATES 07 | 1966 & 1994 | 1966- 1973 | Postwar Curvilinear Suburb | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DALLAS NORTH ESTATES 08 | Subdivision | | | DALLAS NORTH ESTATES 08 | 1968 | 1967- 2011 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DALLAS NORTH ESTATES 09 | Subdivision | | | DALLAS NORTH ESTATES 09 | 1968 | 1968- 1971 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DALLAS NORTH ESTATES 10 | Subdivision | | | DALLAS NORTH ESTATES 10 | 1969 | 1969- 1975 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DALLAS NORTH ESTATES 12-1 | Subdivision | | | DALLAS NORTH ESTATES 12-1 | 1970 | 1969- 1973 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DALLAS NORTH ESTATES 12-3 | Subdivision | | | DALLAS NORTH ESTATES 12-3 | 1971 | 1969- 2010 | Postwar Curvilinear Suburb | Single-family house | Ranch, Neo- Traditional, Contemporary | Low | Does not meet criteria for eligibility as a local heritage district | Potentially may be eligible when historic age in 2021 | |
| DANIEL KLEPPER SURVEY (NOT IN SUBDIVISION) | Subdivi sion | Tract 10 | | SUBDIVISION | N/A | 1987 | N/A | Single-family house | N/A | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DANIEL ROWLETT SURVEY (NOT IN SUBDIVISION) | Subdivi sion | 4 | 5 | 6716 K AVE | N/A | 1966 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DANIEL ROWLETT SURVEY (NOT IN SUBDIVISION) | Subdivi sion | Sheet 3 | Tract 11 | 900 SPLIT TRAIL RD | N/A | 1960 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DANIEL ROWLETT SURVEY (NOT IN SUBDIVISION) | Subdivi sion | Sheet 3 | Tract 12 | 3928 SPLIT TRAIL RD | N/A | 1960 | N/A | Single-family house, Barn | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DANIEL ROWLETT SURVEY (NOT IN SUBDIVISION) | Subdivi sion | Sheet 3 | Tract 2 | 6508 K AVE | N/A | 1965- 2018 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|--|----------------|-----------------|---------------|----------------------------|--|----------------------------|----------------------------------|---|--|----------|---|---|--------------|
| DANIEL ROWLETT SURVEY (NOT IN SUBDIVISION) | | Subdivision | | 6728 K AVE | N/A | 1965 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DANIEL ROWLETT SURVEY (NOT IN SUBDIVISION) | | Subdivision | | 3318 E PARKER RD | N/A | 1965- 1970 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DANIEL ROWLETT SURVEY (NOT IN SUBDIVISION) | | Subdivision | | 3322 E PARKER RD | N/A | 1965 | N/A | Duplex house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| DOUGLASS ADDITION 1 | | Subdivision | | 908 F AVE | 1990 | 1969 | N/A | Single-family house | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| EAST MEADOWS APTS (CINNAMON ELI MURPHY SURVEY (NOT IN SUBDIVISION) | | Subdivision | | 1300 RIGSBEE DR | Not located in research to date | 1962- 1968 | Apartment Complex | Low-rise apartment building | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| FORMAN, CLINT ADDITION | | Subdivision | | 3340 E 15TH ST | N/A | 1966 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| GARRETT, P. R. ADDITION | | Subdivision | Portion of 1 | 1520 K AVE | N/A | N/A | Grid | Parking lot | N/A | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| GLEN EDEN 2 | | Subdivision | | GARRETT, P. R. ADDITION | 2017 | 1918- 2013 | Grid | Single-family house | Minimal Traditional, No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| JEREMIAH MUNCY SURVEY (NOT IN SUBDIVISION) | | Subdivision | | GLEN EDEN 2 | 1960 | 1961- 1970 | Postwar Curvilinear Suburb | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| JEREMIAH MUNCY SURVEY (NOT IN SUBDIVISION) | | Subdivision | | 2201 E PECAN LN PLANO | N/A | 1965 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| JEREMIAH MUNCY SURVEY (NOT IN SUBDIVISION) | | Subdivision | | 2021 E PECAN LN | N/A | 1966- 2003 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| JEREMIAH MUNCY SURVEY (NOT IN SUBDIVISION) | | Subdivision | 13 | 2205 E PECAN LN | N/A | 1950- 1965 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| JEREMIAH MUNCY SURVEY (NOT IN SUBDIVISION) | | Subdivision | | 3109 MORTON VALE RD | N/A | 1960- 2012 | N/A | Single-family house, Barn, Corral | Ranch, No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| JNO M SALMONS SURVEY (NOT IN SUBDIVISION) | | Subdivision | | 2920 E PARKER RD | N/A | 1963- 1995 | N/A | Single-family house | Minimal Traditional | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|--|----------------|-----------------|---------------|-------------------------------|--|----------------------------|----------------------------------|--|---|----------|---|---|--------------|
| JOS KLEPPER SURVEY (NOT IN SUBDIVISION) | Subdivision | | | 1330 CENTRAL EXPY | N/A | 1967 | N/A | Store | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| KENDRICKS, J.F. 1 | Subdivision | | | KENDRICKS, J.F. 1 | Not located in research to date | 1940- 2007 | Grid | Single-family house, Store, Office | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| M R FOSTER SURVEY (NOT IN SUBDIVISION) | Subdivision | | | 5108 14TH ST | N/A | 1968- 2011 | N/A | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MEADOWCREST 1 | Subdivision | | | MEADOWCREST 1 | 1967 | 1968- 1969 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MEADOWCREST 2 | Subdivision | | | MEADOWCREST 2 | 1968 | 1969- 2006 | Curvilinear Grid | Single-family house, Duplex house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MEADOWS 1 | Subdivision | | | MEADOWS 1 | 1960, 1961 | 1962- 1995 | Postwar Curvilinear Suburb | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MEADOWS 3 | Subdivision | | | MEADOWS 3 | 1960 | 1962 | Curvilinear Grid | Single-family house | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MEADOWS 4 | Subdivision | | | MEADOWS 4 | 1962- 1963 | 1964 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MEADOWS 5 | Subdivision | | | MEADOWS 5 | 1963 | 1965 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MEADOWS 6 | Subdivision | | | MEADOWS 6 | 1963 | 1965- 2013 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MEADOWS 7 | Subdivision | | | MEADOWS 7 | 1965 | 1967 | Postwar Curvilinear Suburb | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MEADOWS 8 | Subdivision | | | MEADOWS 8 | 1965 | 1967 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MEADOWS 9 | Subdivision | | | MEADOWS 9 | 1966, 1967 | 1967 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| MILLER & HOOD HIGHWAY NORTH | Subdivision | | | MILLER & HOOD HIGHWAY ADDN | 1948, 1988 | 1942- 1988 | Grid | Single-family house, Gas station, Office | Minimal Traditional | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| CENTRAL ADDN- LT 1 BLK 1 (APTS) NORTH | Subdivision | | | 700 18TH ST | 1970 | 1962- 1967 | Apartment Complex | Low-rise apartment building | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| CENTRAL PARK PHASE THREE | Subdivision | 1-1 | | 2000 G AVE | 1980 | 1969 | Industrial Complex | Industrial | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no(s) | Lot no(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|----------------------------|----------------|-----------------|--------------|--|--------------------|----------------------------|---------------------|--|---|----------|---|---|--------------|
| NORTH FOREST ESTATES 1 | | Subdivision | | NORTH FOREST ESTATES 1 | 1962 | 1963- 1968 | Grid | Single-family house, Duplex house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| NORTH FOREST ESTATES 2 | | Subdivision | | NORTH FOREST ESTATES 2 | 1962 | 1963- 1994 | Curvilinear Grid | Single-family house, Duplex house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| ORIGINAL DONATION | Block | Portion of 1 | 1 | 1520 K AVE | | 1985- 2000 | Grid | Government | Postmodern | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION | Block | 8 | 1C, 2A | 1106 K AVE | | N/A | Grid | Vacant lot | N/A | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION | Block | 9 | 20A-B | 1202 K AVE | | 1980 | Grid | Commercial box | No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION | Block | 12 | 6-12 | 1112; 1712-1730 18TH ST; K AVE | | 1950- 1973 | Grid | Government, Commercial box, Parking lot | Mid-century Modern, No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION | Block | 13 | 1-4 | 1506-1510; 1201 MUNICIPAL AVE; E 15TH ST | | 1967- 1999 | Grid | Commercial box, Low-rise apartment building | Ranch, No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION | Block | 18 | 5-13 | 908; 1101-1203; 1028; 1202-1204 12TH PL; I AVE; H AVE; H PL | | 1940- 2009 | Grid | Single-family house, Church, Cemetery | No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION | Block | 18 | 1-4, 14 | 908; 1205-1215; 1212-1220 13TH ST; I AVE; H PL | | 1940- 2006 | Grid | Single-family house, Commercial strip | No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION | Block | Portion of 1 | A | 1013 15TH PL | | 2003 | Grid | Mid-rise apartment building | Neo-Traditional | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION | Block | Portion of | 3A-B | 810-816 15TH ST | | N/A | Grid | Vacant lot | N/A | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no(s) | Lot no(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|---|----------------|--|--------------|--|--------------------|----------------------------|---------------------|--|--|----------|---|---|--|
| ORIGINAL DONATION | Block | 15-18 | | 908-916; 1421 E 15TH ST; I AVE | | 1974- 1979 | Grid | Commercial box, Gas station | Modern, No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | Potentially eligible as addendum to Haggard Park or Downtown when historic age |
| ORIGINAL DONATION; ACE & DOC ADDITION | Block | 16; 1 | 1A-4C; 1 | 1306-1316; 1320; 1306-1320 14TH ST; N AVE; M AVE | | 1945- 1982 | Grid | Parking lot, Store, Single-family house, Low-rise apartment building | National Folk, Tudor Revival, No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION; ACE APARICIOS TORTILLA FACTORY ORIGINAL DONATION; BOZEMAN ADDITION; DUNCAN ADDITION; 15TH STREET STATION ADDITION | Block | 1000-1008, 1801- 1809; 1001 18TH PL; K AVE; 18TH ST | | | | 1945- 2011 | Grid | Single-family house, Commercial boxes | No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION; DOUGLASS QUARTERS ADDITION | Block | 2; 1; 1; 7; 1; 1-; 1706 18 TH ST; K AVE; E 16TH ST; J AVE | | | | 1900- 2009 | Grid | Single-family house, Commercial boxes | Minimal Traditional, Tudor Revival, Classical Revival, National Folk | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION; COLE ADDITION | Block | 6; A | 3, 11-12 | 1201-1317 K AVE | | 1940- 1985 | Grid | Single-family house, Commercial box, Parking lot | No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION; DOUGLASS QUARTERS ADDITION | Block | 10-828; 1301- 1305; 807-811 14TH ST; H AVE; 13TH ST | | | | 1940- 2008 | Grid | Single-family house | No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION; KWIK KAR ADDITION; STREET HUB ADDITION | Block | 15; 15; A, 3A-5E; 1302 14TH ST; M AVE; 13TH ST; MUNICIPAL AVE | | | | 1945- 2016 | Grid | Single-family house, Commercial box | Minimal Traditional, No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION; RAY'S OFFICE ADDITION | Block | 9; 1 | 3, 12-21 | 1204-1310 14TH ST; MUNICIPAL AVE; 12TH PL; K AVE | | 1932- 2008 | Grid | Single-family house, Commercial box | No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| ORIGINAL DONATION; SHILOH BAPTIST CHURCH ADDITION | Block | 100-920; 905-909; 1302 14TH ST; 13TH ST; H AVE | | | | 1940- 2002 | Grid | Single-family house, Church | No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|---|-----------------|--------------------|---------------|---|------------------------|----------------------------|----------------------------------|--|---|----------|---|---|--------------|
| ORIGINAL DONATION; TEXAS BANK OF PLANO ADDITION; DICKEYS ADDITION | Block | 14; 1; A 1-6; 1; 1 | | 1200; 1407; 1201- 1211 E 15TH ST; M AVE; 14TH ST; | | 1969- 1983 | Grid | Low-rise apartment building, Commercial | Ranch, Neo- Traditional, No Style | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| PARK MALL ADDITION | Subdivi sion | 1 | | 2400-2456 K AVE | 1991 | 1969- 1991 | N/A | Retail, Auto- related | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| PARKER SQUARE | Subdivision | | | 2425 K AVE | 1975- 1982, 2006 | 1967- 1985 | N/A | Drive-through restaurant | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| PLANO JUSTICE CENTER | Block | 2 | 1R | 629 14TH ST | | 2010 | N/A | Government | Postmodern | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| PLANO PARK 1 | Subdivision | | | PLANO PARK 1 | 1960 | 1962- 1965 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| PLANO PARK 2 | Subdivision | | | PLANO PARK 2 | 1961 | 1962 | Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| PLANO PARK 3 | Subdivision | | | PLANO PARK 3 | 1966 | 1967 | Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| PLANO PARK 4 | Subdivision | | | PLANO PARK 4 | 1966 | 1968 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| PLANO PARK 6 | Subdivision | | | PLANO PARK 6 | 1968 | 1969- 1971 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| PLANO TRANSIT VILLAGE PHASE II | Block | B | 1 | 1404 VONTRESS ST | | 2001 | N/A | High-rise apartment building | Neo-Traditional | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| POOL ADDITION | Subdivision | | | 1710 14TH ST | 1994 | 1960 | N/A | Auto service | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| R C WHISENANT SURVEY (NOT IN SUBDIVISION) | Subdivision | | | 3720 CHAPARRAL RD | N/A | 1964- 2018 | N/A | Single-family house | Neo-Traditional | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| RIDGEWOOD 1 | Subdivision | | | RIDGEWOOD 1 | 1986 | 1968- 1971 | Grid with Cul- de-Sacs | Single-family house, Duplex house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| RIDGEWOOD 2 | Subdivision | | | RIDGEWOOD 2 | 1967 | 1968- 2007 | Postwar Curvilinear Suburb | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| RIDGEWOOD 3 | Subdivision | | | RIDGEWOOD 3 | 1969 | 1968- 1976 | Postwar Curvilinear Suburb | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |

POST-1960 INVENTORY

| Subdivision/ Block Name | Record type | Block no.(s) | Lot no.(s) | Address | Year(s) platted | Range of years built | Subdivision type | Typical property types | Typical Architectural Stylistic Influences | Priority | PHR Recommendation | National Register of Historic Places (NRHP) Eligibility | PHR District |
|--|----------------|-----------------|---------------|-------------------------|--|----------------------------|----------------------------------|---|---|----------|---|---|--------------|
| SANFORD BECK SURVEY (NOT IN SUBDIVISION) | Subdivision | | | 1201 19TH ST | N/A | 1968 | N/A | Store | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| SOUTHERN LAND DOWNTOWN | Block | A | 1 | 930 E 15TH ST | | 2013 | N/A | Mid-rise apartment building | Neo-Traditional | Low | Does not meet criteria for inclusion within local heritage district | Not eligible | |
| STAR COURIER I; CATE ADDITION | Subdivision | | 1; 1 | 1301 19TH ST | 1977 & 1972 | 1967 | N/A | Office | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| STONE PONY APTS | Subdivision | | | 651 W 16TH ST | 1971 | 1965 | Apartment Complex | Low-rise apartment building | Contemporary, No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| VILLAGE NORTH 1 | Subdivision | | | VILLAGE NORTH 1 | 1967 | 1968- 1973 | Curvilinear Grid | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| VILLAGE NORTH 2 | Subdivision | | | VILLAGE NORTH 2 | 1968 | 1969- 1970 | Curvilinear Grid | Single-family house, Duplex house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| VISTA NORTH APTS | Subdivision | | | 2400-2456 K AVE | Not located in research to date | 1967- 1986 | Apartment Complex | Low-rise apartment building | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| W N MILLER SURVEY (NOT IN SUBDIVISION) | Subdivision | | | 1401 MIRA VISTA | N/A | N/A | N/A | Park | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| WELLS PARK | Subdivision | | | WELLS PARK | 2017 | N/A | Grid with Cul- de-Sacs | N/A | N/A | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| WILLIAM BEVERLY SURVEY (NOT IN SUBDIVISION) | Subdivision | | | 1717 W PLANO PKWY | N/A | 1979 | N/A | Office | No Style | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |
| WYATT NORTH ADDITION | Subdivision | | | WYATT NORTH ADDITION | 1960 | 1963- 2017 | Postwar Curvilinear Suburb | Single-family house | Ranch | Low | Does not meet criteria for eligibility as a local heritage district | Not eligible | |

APPENDIX C

ARCHITECTURAL STYLE GUIDE

Plano's architecture has been evolving since the construction of its first log cabin in the mid-1800s. As new types of construction and architectural styles gained popularity, the old construction types and architectural styles made way for the new. Several examples of a wide range of historic architectural styles still exist in Plano today. These historic structures help us to understand and visualize how Plano has evolved over time.

Not every historic structure is a classic example of a particular architectural style. It is common to find historic structures with transitional styles. This indicates that a structure was constructed during a period when one architectural style may have been declining and another was gaining popularity. These structures often exhibited architectural characteristics of both styles.

Also, it is common to find historic structures that are not of any architectural style. These structures are labeled as "vernacular". Vernacular architecture refers to structures that employed local construction methods, materials, and traditions to meet the needs of the occupant. This type of architecture tends to evolve over time to reflect the environmental, cultural and historical conditions in which it exists. These structures were simple and functional, and often thought to be crude or unrefined. They did not represent any particular architectural style, though some examples may consist of an architectural element or two of the popular style of the time.

Plano's existing heritage resources fall within a large range of historic architectural styles. The following styles have been identified among Plano's existing heritage resources.

GREEK REVIVAL (1825-1860)



Common Features

| Roof | Heights | Building Materials |
|---|--|---|
| <ul style="list-style-type: none"> ▲ Gabled or hipped ▲ Low pitch ▲ Shingles ▲ Boxed eaves with little overhang | <ul style="list-style-type: none"> ▲ One or two stories | <ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ Stucco |

Detailing

- ▲ Entry or full-width front porch supported by prominent square or rounded columns
- ▲ Front door surrounded by narrow sidelights and a rectangular line of transom lights above
- ▲ Cornice line of main roof and porch roofs emphasized with wide band of trim

Other Features

- ▲ Door and lights usually incorporated into more elaborate door surround
- ▲ Porches may be full height on two story structures

Greek Revival was the dominant style of American domestic architecture during the interval from about 1830 to 1850 (to 1860 in the Gulf Coast states) during which its popularity led it to be called the National Style. It occurs in all areas settled by 1860 and especially flourished in those regions that were being rapidly settled in the decades of the 1830s, '40s, and '50s. The style moved with the settlers from the older states as they crossed into Kentucky, Tennessee, and the Old Northwest Territory (today's Midwest). The style then followed the southern planters as they moved westward from the Old South into Alabama, Mississippi, and Louisiana. It even arrived on the west coast sometimes disassembled into packages and shipped by way of Cape Horn.

One of the oldest existing houses in Plano, the Joseph Forman House (1617 K Avenue), is a Greek Revival style structure. Built in 1867, the house was originally a log cabin. It was altered over time to give it a second floor as well as Greek Revival details such as the full-height entry porch and balcony (balcony is now enclosed) and round Doric columns.

(Source: McAlester, A Field Guide to American Houses)

GOTHIC REVIVAL (1840-1880)



Common Features

| Roof | Heights | Building Materials |
|---|--|--|
| <ul style="list-style-type: none"> Front-gabled, centered gable, paired gables, cross-gabled, castellated or parapeted Steeply pitched roof Shingles Intermediate eaves | <ul style="list-style-type: none"> One or two stories | <ul style="list-style-type: none"> Wood siding Brick or stone |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> Gables commonly decorated with vergeboards Windows and doors frequently have pointed-arch shape Fanciful decorative ornamentation is a dominant feature | | <ul style="list-style-type: none"> Windows commonly extend into gable One-story porch usually present supported by flattened gothic arches Wall surfaces typically extend into gables |

Most Gothic Revival houses were constructed between 1840 and 1870; examples from the 1870s are less frequent. The style was never as popular as were houses in the competing Greek Revival or Italianate styles, yet scattered examples can still be found in most areas of the country settled before 1880. Surviving Gothic Revival houses are most abundant in the northeastern states, where fashionable architects originally popularized the style. They are less common in the South, particularly in the new South States along the Gulf Coast. In this region Greek Revival houses dominated the expansions of the 1840s and '50s, while the Civil War and reconstruction all but halted building until the waning days of Gothic influence.

The Samuel Young House, built around 1865, is a Gothic Revival style structure. Though it has lost much of its Gothic details due to deterioration, its form with the three central gables, hint at its Gothic Revival beginnings. This structure, once located near the Rowlett Creek area, has been moved to the Farrell-Wilson homestead (present day Heritage Farmstead Museum, 1900 W 15th Street).

(Source: McAlester, A Field Guide to American Houses)

LATE 19TH CENTURY-EARLY 20TH CENTURY VERNACULAR COMMERCIAL STOREFRONT (1860-1920)



Common Features

| Roof | Heights | Building Materials |
|--|--|--|
| <ul style="list-style-type: none"> ▲ Flat roof ▲ Roof often hidden behind cornice ▲ No eaves | <ul style="list-style-type: none"> ▲ One or two stories | <ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ May have stone detailing |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> ▲ Large display windows ▲ Transom lights ▲ Wood kickplates ▲ Recessed entry ▲ Decorative cornice | | <ul style="list-style-type: none"> ▲ Tall second story windows ▲ Entry may have double doors ▲ May have flat metal canopy |



The vernacular commercial storefront of the late 19th and early 20th centuries appears in commercial districts throughout the country. This building type is divided into two district bands. The first floor is more commonly transparent, so goods can be displayed; while the upper floor(s) are usually reserved for offices, residential and warehousing functions. Although construction of these buildings began as early as 1860 and continued until 1920, the majority were constructed at the turn-of-the century. Many examples carry Italianate detailing such as narrow double hung windows, often with rounded arch heads, protruding window sills, and dentil courses.



The majority of structures located in the Downtown Heritage District are Late 19th - Early 20th Century Vernacular style structures. They were constructed in the late 1800s and are all brick masonry structures. Earlier downtown structures had been constructed of wood, but due to several fires none have survived. Downtown includes both one and two story examples of this style of architecture. These structures consist of large display windows and recessed entries with transom windows. Most have decorative cornices with dentil courses. Canopies were typically flat or sloped at a very low angle. Today several structures have been restored and many have reinstalled flat canopies on the front of the structure.

FOLK VICTORIAN (1870-1910)



Common Features

| Roof | Heights | Building Materials |
|--|--|--|
| <ul style="list-style-type: none"> Front-gabled, gable front and wing, side-gabled, pyramidal May have one or multiple roof dormers Shingles Boxed or Open eaves | <ul style="list-style-type: none"> One or two stories | <ul style="list-style-type: none"> Wood siding Patterned wood shingles |

Detailing

- Porches with spindlework detailing and jigsaw cut trim
- Lace-like spandrels and turned balusters may be used in porch railings and in friezes suspended from the porch ceiling
- Window surrounds may have simple pediments above

Other Features

- The boxed eaves often have decorative brackets
- Spindlework details and jigsaw cut trim is sometimes used in the gables
- Detached garage, if any

The Folk Victorian style was common throughout the United States. Like that of the National Folk forms on which they are based, the spread of Folk Victorian houses was made possible by the railroads. The growth of the railroad system made heavy woodworking machinery widely accessible at local trade centers where they produced inexpensive Victorian detailing. The railroads also provided local lumber yards with abundant supplies of pre-cut detailing from distant mills. Many builders simply grafted pieces of this newly available trim onto the traditional folk house forms familiar to local carpenters. Many fashion-conscious homeowners also updated their older folk homes with new Victorian porches. These dwellings make strong stylistic statements and are therefore treated here as distinctively styled houses, rather than pure folk forms. After about 1910, these Victorian houses were replaced by the Craftsman, Colonial Revival, and other fashionable eclectic styles.

Several examples of Folk Victorian style still exist in the Haggard Park Heritage District. The Mitchell House (609 16th Street) is one such example with its simple symmetrical plan, fish-scale shingles in the gables and spindlework columns.

(Source: McAlester, A Field Guide to American Houses)

QUEEN ANNE (1870-1910)



Common Features

| Roof | Heights | Building Materials |
|---|--|--|
| <ul style="list-style-type: none"> Front-gabled, cross-gabled, hipped roof with lower cross gable Steeply pitched Composite shingle, false thatch, slate Intermediate eaves | <ul style="list-style-type: none"> One or two stories | <ul style="list-style-type: none"> Wood siding Brick or stone Patterned wood shingles |

Detailing

- Spindlework ornamentation in the gables, porch balustrades, and as a frieze suspended from the porch ceiling
- Lacy spandrel and bead-like decorative elements
- Some examples use classical columns
- Patterned shingles
- Bays, towers, overhangs, and wall projections are common

Other Features

- Asymmetrical form
- Dominant front-facing gable
- Detached garage, if any
- A small percentage of examples will have half-timbered detail in the upper-story gables

This was the dominant style building during the period from about 1880 until 1900; it continued with decreasing popularity through the first decade of this century. In the heavily populated northeastern states, the style is somewhat less common than elsewhere. There, except for resort areas, it is usually more restrained in decorative detailing and is more often executed in masonry. Moving southward and westward the style increased steadily in dominance and popularity. California and the resurgent, cotton-rich states of the New South have some of the most fanciful examples.

The Roller House (1413 15th Street) and the Carpenter House (1211 16th Street) are excellent examples of a Queen Anne Victorian style houses. These homes exemplify period construction with fish scale shingles in the gable ends and ornamental tower, and stained glass windows. Other examples include the Wall-Robbins House (1813 K Avenue), the Wells House (3921 Coit Road), and the Ammie Wilson House (1900 W. 15th Street).

(Source: McAlester, A Field Guide to American Houses)

COLONIAL REVIVAL (1880-1955)



Common Features

| Roof | Heights | Building Materials |
|--|--|--|
| <ul style="list-style-type: none"> Side-gabled, hipped, centered-gable, gambrel May have second-story overhang Roof may be asymmetrical Multiple roof dormers may be present May have one-story flat roofed or side-gabled wings Shingle Boxed eaves with little overhang | <ul style="list-style-type: none"> One and one-half to two and one-half stories | <ul style="list-style-type: none"> Wood siding Brick or stone Wood shingles |

Detailing

- Rectangular double-hung windows with six, eight, nine, or twelve panes in each sash
- Accentuated front entry, normally with a decorative pediment supported by pilasters or extended forward and supported by slender columns
- Front doors commonly have overhead fanlights or sidelights

Other Features

- Rectangular plan
- Symmetrically balanced windows
- Detached garage, if any

The term "Colonial Revival," as used here, refers to the entire rebirth of interest in the early English and Dutch houses along the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes. Details from two or more of these precedents are freely combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.

Colonial Revival had multiple subtypes. The most two common subtypes included: the asymmetrical form with superimposed colonial details and the more authentic symmetrical hipped roof shape. Details of both subtypes have exaggerated proportions when compared to their historic precedents.

The Sandifer-Wyatt House (1715 K Avenue) is one of the few Colonial Revival styles structures existing in Plano. It consists of a symmetrical plan with front entry accentuated by a decorative pediment and round columns.

(Source: McAlester, A Field Guide to American Houses)

TUDOR & TUDOR REVIVAL (1890-1940)



Common Features

| Roof | Heights | Building Materials |
|--|---|---|
| <ul style="list-style-type: none"> Front facing gable Single dominant front gable, multiple front gables, or front gable dormer Composite shingle, false thatch, slate Intermediate eaves | <ul style="list-style-type: none"> One and one-half to two stories | <ul style="list-style-type: none"> Wood siding Brick or stone Stucco Stone is often used as an accent material around windows and doors |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> Tall and narrow windows Scaled fireplace with decorative brick work and chimney pots; fireplaces may be located on the front, side, or internally Enclosed entry is common Tudor (flattened pointed) arches are often used in door surrounds or entry porches Simple round-arched doorways with heavy board-and-batten doors Small tabs of cut stone may project into the brickwork | | <ul style="list-style-type: none"> False half-timbering Wood or metal casement windows are typical, although more traditional double-hung sash windows are also common. Windows are typically grouped into strings of three or more. Detached garage, if any |

This dominant style of domestic building was used for a large proportion of early twentieth century suburban houses throughout the country. It was fashionable during the 1920s and early 1930s when only the Colonial Revival style rivaled it in popularity as a vernacular style.

The popular name for the style is historically imprecise, since relatively few examples closely mimic the architectural characteristics of early sixteenth century Tudor England. Instead, the style is loosely based on a variety of late Medieval English prototypes, ranging from thatch-roofed folk cottages to grand manor houses. These traditions are freely mixed in their American Eclectic expressions, but are united by an emphasis on steeply pitched roofs, and front-facing gables which are almost universally present as a dominant façade element in Tudor houses. Some of the houses have ornamental false half-timbering, a characteristic they share with some examples of the earlier Victorian styles that also drew heavily on Medieval English precedent. Most Tudor homes have stucco, masonry, or masonry-veneered walls.

Still relatively uncommon before World War I, the style expanded explosively in popularity during the 1920s and 1930s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. They show endless variations in overall shape and roof form and are most conveniently subdivided on the basis of their dominant façade material (brick, stone, stucco, or wood).

The Tudor style structures found in Plano are smaller cottage-type houses. More so than earlier styles of architecture, the Tudor cottage was easily adapted to an owner's economic circumstances by varying the exterior wall cladding, the overall size of the structure, and roofing materials. These cottages were typically one-story with steep pitched roofs, rounded doorways, and ribbon windows. Local examples include the Aldridge-Evans House (N Ave at 15th Place), the Brigham House (1306 14th Street), and the "little" Carlisle House (1611 K Avenue).

(Source: McAlester, A Field Guide to American Houses)

NEOCLASSICAL (1895-1950)



| Common Features | | |
|--|--|--|
| Roof | Heights | Building Materials |
| <ul style="list-style-type: none"> Front or side gable, hipped, or flat A combination of roof forms are often used Prominent central roof dormers are common in the one-story subtype Composite shingle, wood shingle Boxed eaves with a moderate overhang | <ul style="list-style-type: none"> One and one-half to two and one-half stories | <ul style="list-style-type: none"> Wood siding Brick or stone |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> Double hung rectangular windows with multi-paned sashes; 6 or 9 panes to each sash is common Colonnaded front porch, either full or partial width Classical columns with Ionic or Corinthian capitals Roofline balustrades Dentil cornices | | <ul style="list-style-type: none"> Facades are typically symmetrical Detached garage, if any |

Neoclassical was a dominant style for domestic building throughout the country during the first half of the twentieth century. Never quite as abundant as its closely related Colonial Revival contemporary, it had two principal waves of popularity. The first wave, from about 1900 to 1920, emphasized hipped roofs and elaborate, correct columns. The later phase, from about 1925 to the 1950s, emphasized side-gabled roofs and simple, slender columns. During the 1920s, the style was overshadowed by other eclectic fashions. This revival of interest in classical models dates from the 1893 World's Columbian Exposition held in Chicago. The exposition's planners mandated a classical architectural theme, and many of the best-known architects of the day designed dramatic colonnaded buildings arranged around a central court. The exposition was widely photographed, reported, and attended. These Neoclassical models soon became the latest fashion throughout the country.

The central buildings of the exposition were of monumental scale and inspired countless public and commercial buildings in the following decades. The design of smaller pavilions representing each state in the Union were more nearly domestic in scale and in them can be seen the precedents for most Neoclassical houses. Depending upon the state being represented, the porches could have had: a semi-circular, full-height entry porch; a more traditional full-height entry porch with triangular pediments; and a full-height entry porch with lower full-width porch. All of these styles drew heavily on the country's previous interest in the Early Classical Revival and Greek Revival styles. The Virginia pavilion was a copy of George Washington's home, Mt. Vernon, whose full-façade porch, among the first in the country, had been added in 1784 to an earlier Georgian house. The presence of the Mt. Vernon replica at the exposition, and the original's wide familiarity as the nation's premier museum house, contributed to the incorrect impression that such porches were somehow colonial.

The Schell House (1210 16th Street) is an example of the Neoclassical style. It consists of a symmetrical plan with a side gable roof and multi-paned double hung windows. The most significant feature is the porch roofline balustrade. (Source: McAlester, *A Field Guide to American Houses*)

PRAIRIE (1900-1920)



Common Features

| Roof | Heights | Building Materials |
|--|---|---|
| <ul style="list-style-type: none"> ▲ Hipped, or gabled roof ▲ Low-pitched ▲ Composite shingle, tile ▲ Wide eaves | <ul style="list-style-type: none"> ▲ One to two and one-half stories | <ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone |

| Detailing | Other Features |
|---|--|
| <ul style="list-style-type: none"> ▲ Tall and narrow windows | <ul style="list-style-type: none"> ▲ The American Foursquare is a common vernacular variant of the Prairie style. A large central roof dormer is a common feature of this subtype. ▲ Detached garage, if any |

The Prairie style originated in Chicago and landmark examples are concentrated in that city's early twentieth century suburbs. Examples can also be found in other large Midwestern cities. Vernacular examples were spread widely by pattern books and popular magazines and are common in early twentieth century suburbs throughout the country. Most were built between 1905 and 1915. The style quickly faded from fashion after World War I.

Massive square or rectangular piers of masonry used to support porch roofs are an almost universal feature of high-style examples. They remain common in vernacular examples, which also show squared wooden imitations. The characteristic horizontal emphasis is achieved by such decorative devices as: (1) contrasting caps on porch and balcony railings, (2) contrasting wood trim between stories, (3) horizontal board-and-batten siding, (4) contrasting colors on eaves and cornice, and (5) selective recessing of only the horizontal masonry joints. Other common details in both landmark and vernacular examples include window glazing (usually in leaded casement windows in high-style examples and upper sashes of wooden-muntin, double-hung windows in vernacular houses), broad, flat chimneys, contrasting wall materials or trim emphasizing the upper part of the upper story, and decorative friezes or door surrounds consisting of bands of carved geometric or stylized ornamentation. This type of decoration is sometimes called "Sullivanese" named after Chicago architect Louis Sullivan.

The Aldridge House (1615 H Avenue) is a Prairie style structure which can be identified by its low-pitched hipped roof, wide eaves, and bands of windows on the second floor. Other examples include the Arch Weatherford House (1410 15th Street), the Carlisle House (1407 15th Street), and the Hughston House (909 18th Street).

(Source: McAlester, A Field Guide to American Houses)

CRAFTSMAN & BUNGALOW (1905-1930)



Common Features

| Roof | Heights | Building Materials |
|---|---|---|
| <ul style="list-style-type: none"> ▲ Front gable, cross gable, side gable, hipped ▲ Low-pitched ▲ Composite shingle ▲ Intermediate to deep eaves | <ul style="list-style-type: none"> ▲ One and one-half to two stories | <ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ Concrete block ▲ Stucco |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> ▲ Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade ▲ Roof timbers either extend through the wall to support the eave or false rafter ends are added ▲ Secondary influences such as Tudor false half-timbering, Swiss balustrades or Oriental roof forms are also sometimes seen | | <ul style="list-style-type: none"> ▲ Craftsman doors and windows are similar to those used in vernacular Prairie houses ▲ Dormers are usually gabled with exposed rafter ends |

This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s and few were built after the 1930s.

Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows. By 1909, they had designed and executed several exceptional landmark examples that have been called the “ultimate bungalows.” Several influences—the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in popular magazines, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. Some plans even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable house in the country. High-style interpretations are rare except in California where they have been called the Western Stick style. One-story vernacular examples are often simply called bungalows or in the Bungalowoid style.

During the same period when the large Prairie style homes were being constructed, Plano residents of more modest means were building one-story bungalows or two-story Craftsman style houses. These structures often had front facing gable roofs, gabled dormers, exposed rafter tails, wood siding, and varying porch column styles. The Wyatt House (807 16th Street) is a classic example of the Craftsman bungalow. Other examples include the Rice-Hays House (1106 14th Street) and the Lane House (1300 16th Street), which is a two-story Craftsman.

(Source: McAlester, A Field Guide to American Houses)

ART DECO (1920-1940)



Common Features

| Roof | Heights | Building Materials |
|--|---|--|
| <ul style="list-style-type: none"> ▲ Flat roof ▲ No eaves | <ul style="list-style-type: none"> ▲ One or multiple stories | <ul style="list-style-type: none"> ▲ Stucco ▲ Brick |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> ▲ Smooth wall surface ▲ Towers and other vertical projections above roof line to give a vertical emphasis ▲ Low-relief zigzags, chevrons, and other stylized and geometric motifs occur as decorative elements | | <ul style="list-style-type: none"> ▲ Granite and terra cotta were sometimes used to face Art Deco buildings |

This modernistic style received its first major impetus in 1922 when the Chicago Tribune held a world-wide competition for a headquarters building in Chicago. Although first prize went to a Gothic design, the second prize went to an Art Deco design by a young Finnish architect, Eliel Saarinen. His design was widely publicized and much of the architectural profession felt that he deserved the first prize; the style quickly became the latest architectural fashion. Art Deco style was common in public and commercial buildings in the 1920s and early 1930s. These buildings were very colorful and had a lot of geometric-shaped decorations. Decorative influences include the Egypt, the Far East, ancient Greece and Rome, Africa, India, and Mayan and Aztec cultures.



The Cox School (1517 G Avenue), built in 1924, is a two story, red brick structure with Art Deco details. These details include the geometric designs incorporated into the structure particularly around the entries and cornice. Two structures in downtown have Art Deco facades. These structures were originally Late 19th – Early 20th Century Vernacular style buildings built in the late 1800s. Both received Art Deco façade treatments around the early 1930s. The Plano National Bank Building (1001 15th Street) has a smooth stucco façade with decorative vertical bands of black glass running down the front of the building. The structure at 1008 15th Street is a colorful blue and yellow stuccoed structure with a curved flat metal canopy, and colorful tiled storefront details.



(Source: McAlester, A Field Guide to American Houses)

MINIMAL TRADITIONAL (1933-1950)



Common Features

| Roof | Heights | Building Materials |
|--|--|---|
| <ul style="list-style-type: none"> Front facing gable Low or intermediate pitch Composite shingle No eaves | <ul style="list-style-type: none"> Generally one story with some two story examples | <ul style="list-style-type: none"> Wood or shake siding Brick or stone Materials sometimes used in combination |

Detailing

- Windows are typically double hung and/or fixed with multiple panes
- A large chimney, in some cases
- Small front porch shelter
- Wrought iron or wood columns for porches
- Occasionally corner wrapped windows are seen
- Minimal ornamentation—modern and international style influences

Other Features

- Attached (always a subordinate element to the main structure) and detached garages

With the economic Depression of the 1930s, came this “compromised” style that reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate, rather than steep as in the preceding Tudor style. Eaves and rake are close, rather than overhanging as in the succeeding Ranch Style. Usually, but not always, there is a large chimney or at a front-facing gable, both echoing Tudor features. In fact, many examples suggest Tudor cottages with the roof line lowered and detailing removed.

These houses were built in great numbers in the years immediately preceding and following World War II. They commonly dominate the large tract-housing developments of the period, typically built of wood, brick, stone, or a mixture of these wall-cladding materials. Although most were relatively small one-story houses, occasionally, two-story examples are also seen. More commonly, two-story homes of the period have extra detailing representing late examples of the traditional Eclectic styles, such as Colonial Revival or Monterey.

Several examples of Minimal Traditional style exist in the Haggard Park Heritage District. The house at 813 18th Street is a classic example. It is a small structure with a partial width front porch. The porch roof features a front-facing fable and is supported by simple decorative wood columns.

(Source: McAlester, A Field Guide to American Houses)

RANCH (1935-1975)



Common Features

| Roof | Heights | Building Materials |
|---|---|--|
| <ul style="list-style-type: none"> ▲ Cross gable, side gable, hipped ▲ Low-pitch ▲ Composite shingle ▲ Moderate to wide eaves | <ul style="list-style-type: none"> ▲ Generally one story | <ul style="list-style-type: none"> ▲ Wood siding ▲ Brick or stone ▲ Materials sometimes used in combination |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> ▲ Decorative iron or wood porch supports ▲ Shutters ▲ Ribbon windows ▲ Large picture windows in living areas ▲ Minimal ornamentation— Modern and International style influences | | <ul style="list-style-type: none"> ▲ Partially enclosed courtyards or patios ▲ Attached garages ▲ Sliding glass doors ▲ Rational designs with influences from the automobile culture |

This style originated in the mid-1930s by several creative California architects. It gained popularity during the 1940s to become the dominant style throughout the country during the decades of the 1950s and 1960s. The popularity of “rambling” ranch houses was made possible by the country’s increasing dependence on the automobile. Streetcar suburbs of the late-nineteenth and early-twentieth centuries still used relatively compact house forms on small lots because people walked to nearby streetcar lines. As the automobile replaced streetcars and buses as the principal means of personal transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots. Never before had it been possible to be so lavish with land and the rambling form of the Ranch house emphasizes this by maximizing façade width. This is further enhanced by built-in garages that are an integral part of most Ranch houses.

The style is loosely based on early Spanish Colonial precedents of the American southwest and modified by influences borrowed from Craftsman and Prairie modernism of the early twentieth century.

Asymmetrical one-story shapes with low-pitched roofs dominate the Ranch style. Three common roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and finally, side-gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open with the rafters exposed as in Craftsman houses. Both wooden and brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, based loosely on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common details. Ribbon windows are frequent as are large picture windows in living areas. Partially enclosed courtyards or patios, borrowed from Spanish houses, are also common features.

The suburban ranch house could be a small design on a small lot, or large and ornate on a sizeable piece of property. Plano has examples of both. The McCall-Skaggs House (1704 N Place), built in the 1950s, is a rambling Ranch style house that sits on a large corner lot in Plano’s Old Town neighborhood.

(Source: McAlester, A Field Guide to American Houses)

MID-CENTURY STYLE COMMERCIAL STOREFRONT (1935-1965)



Common Features

| Roof | Heights | Building Materials |
|---|---|--|
| <ul style="list-style-type: none"> ▲ Flat roof ▲ No eaves | <ul style="list-style-type: none"> ▲ One or multiple stories | <ul style="list-style-type: none"> ▲ Stucco, brick, stone, tile ▲ Glass ▲ Steel, aluminum |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> ▲ Asymmetrical and angled storefront designs ▲ Polished plate glass storefront windows ▲ Picture frame and cantilevered display windows ▲ Recessed entry | | <ul style="list-style-type: none"> ▲ A variety of materials were used for storefront details such as granite, marble, glass block, tile, ▲ Some structures used slip-covered façades of various materials. ▲ May have flat metal canopy or metal awning |

Main Street changed dramatically in the mid-twentieth century as new buildings were constructed and older storefronts were modernized in appearance. In many towns the first architectural expression of Modernism was often the bank, specialty shop, cinema, or pharmacy. Mid-century storefront designs were completed by some of the most talented architects and designers practicing in the United States. The storefronts they designed set trends in downtowns across the country, while their numerous publications on store design had an even greater impact.

Meanwhile, the companies that produced glass and aluminum storefronts also promoted renovation. Glossy brochures showing sophisticated shoppers coaxed store owners to modernize in order to match new styles of goods, and fashion. The results were striking. Glassy storefronts spilled light onto busy sidewalks for evening shoppers. Redesigned buildings were honored by special events, celebrating up-to-date looks worthy of an optimistic post-war age. With new signs, storefronts, display windows or slipcovers, Main Street became modern.

One storefront in downtown Plano, 1018 15th Street, is Mid-Century style. It consists of an asymmetrical storefront, smooth stucco façade, aluminum framed display windows and tiled bulkheads.

(Source: Dyson, How To Work With Storefronts of the Mid-Twentieth Century)

INTERNATIONAL STYLE COMMERCIAL STOREFRONT (1935-PRESENT)



Common Features

| Roof | Heights | Building Materials |
|---|---|---|
| <ul style="list-style-type: none"> ▲ Flat roof ▲ No eaves | <ul style="list-style-type: none"> ▲ One or multiple stories | <ul style="list-style-type: none"> ▲ Stucco and Concrete ▲ Glass ▲ Steel |

Detailing

- ▲ Horizontal emphasis
- ▲ Horizontal bands of glass
- ▲ Smooth wall surfaces
- ▲ Rounded corners

Other Features

- ▲ Minimal Ornament and detail
- ▲ Both symmetrical and asymmetrical facades

In the years following World War I, architects saw a chance to contribute to a new world. For architecture, this meant rejecting most conventional design standards. International style is an influential modernist style in architecture that first developed in Europe. It is characterized chiefly by regular, unadorned geometric forms, open interiors, and the use of glass, steel, and reinforced concrete. This form of architecture stresses functionalism, and rejects all nonessential decorative elements.

Few International style structures were constructed in Plano. The Assistance Center of Collin County (900 18th Street) is a late example of International Style. The structure has smooth stuccoed walls, horizontal bands of glass and minimal ornamentation. Another example, still in existence is the Frederick Douglass School (1111 H Avenue) built in 1961. The building is a flat roofed, asymmetrical brick structure with minimal detail.

(Source: McAlester, A Field Guide to American Houses)

NATIONAL FOLK (AFTER 1850-1890)



Common Features

| Roof | Heights | Building Materials |
|---|--|--|
| <ul style="list-style-type: none"> Side-gabled, cross-gabled, front-gabled, hipped, or pyramidal | <ul style="list-style-type: none"> One or two stories | <ul style="list-style-type: none"> Typically wood, sometimes with vertical board-and-batten siding Foundation typically constructed of brick masonry or timber posts, often with wood or metal skirting Chimneys brick or stone, if extant. Sometimes metal stovepipe substitutes for chimney |

Detailing

- Porches sometimes recessed under the main roof form and sometimes projecting from the body of the house, often supported by simple posts, sometimes with very simple Classical influences

Other Features

- Windows typically double-hung wood sash, often tall and narrow in dimension
- Doors, typically wood, sometimes with glazing, transoms, and/or sidelights

The National Folk style was popularized by the rise of the railroads and mass-produced lumber in the late twentieth century.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

CLASSICAL REVIVAL (1890-1955)



Common Features

| Roof | Heights | Building Materials |
|--|---|--|
| <ul style="list-style-type: none"> On residential or institutional examples, flat, side-gabled, front-gabled or hipped. Slate shingles sometimes present. On commercial examples, typically flat. May feature roof cupola Porch roof may be flat or front-gabled with a pediment | <ul style="list-style-type: none"> Two stories high sometimes with monumental porticos | <ul style="list-style-type: none"> Wood siding, brick or stone masonry. Quoins may be present at the corners of the front façade Foundations typically skirted with brick or stone Chimneys brick or stone, if extant |

Detailing

- Porches are a character-defining feature on residential, institutional or commercial examples. Full-width or partial-width colonnade or arcade, supported by columns or pilasters with decorative capitals
- On commercial examples, storefronts are typically wood sash, cast iron, or aluminum with sidelights and transoms
- Commercial examples may lack canopies, especially if temple front. When present, canopies typically may be wood or metal, supported by brackets or columns, or suspended by bars or cables

Other Features

- Windows are typically double-hung wood sash
- Doors are typically wood, sometimes with glazing, transoms, and/or sidelights
- Chimneys are not present on commercial examples

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

MID-CENTURY MODERN (1945-1970)



Common Features

| Roof | Heights | Building Materials |
|---|---|--|
| <ul style="list-style-type: none"> Flat roof | <ul style="list-style-type: none"> Typically one story | <ul style="list-style-type: none"> Flat wall planes without ornamentation, often stucco, concrete, or brick Slab foundation with a low profile |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> Porches often flat-roofed, recessed under the main roof form or projecting, supported by a cantilever or by slender metal columns | | <ul style="list-style-type: none"> Windows typically metal-sash windows - often clustered in bands or ribbons, or sometimes meeting at corners - with a casement, jalousie, or hopper configuration Doors, typically metal, often with glazing Chimneys, if present, typically wide with a flat profile |

Mid-century Modern buildings typically date from the mid-twentieth century—in Plano, almost always after World War II.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

CONTEMPORARY (1945-1985)



Common Features

Roof

- ▲ Flat, A-frame, angular, vaulted, or irregular

Heights

- ▲ Typically one or two story

Building Materials

- ▲ Concrete, stucco, wood, Roman brick, flagstone, glass or tile
- ▲ Foundation concrete slab
- ▲ Chimneys, if present, typically brick or stone

Detailing

- ▲ No applied ornament on exterior. Often curving or angular. Structural elements often exposed
- ▲ Ground floor may be elevated on a plinth
- ▲ Porches cantilevered flat awnings, or recessed under flat roof
- ▲ Storefronts typically plate glass with metal framing
- ▲ Canopies typically cantilevered, constructed with either metal or reinforced concrete, often with irregular roof forms

Other Features

- ▲ Windows double-hung, casement, or fixed, with metal or wood sash. Fixed window walls are common
- ▲ Doors typically wood or metal, often with glazing

Contemporary architecture can date from any era - following the architectural trends of the day - but in Plano, it typically dates from the 1960s through the 1980s.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

NEO-TRADITIONAL, NEO-COLONIAL & NEO-TUDOR (1960S-PRESENT)



Common Features

| Roof | Heights | Building Materials |
|---|--|--|
| <ul style="list-style-type: none"> Side-gabled, cross-gabled, hipped or gable-on-hip | <ul style="list-style-type: none"> Typically one to two story | <ul style="list-style-type: none"> Typically brick, stone, wood, or wood-like siding Foundation may be pier-and-beam or concrete slab Chimneys, if present, typically wood or stone |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> Porches, if present, typically small and projecting from the main roof form, supported by wood or metal posts. Neo-Colonial examples may have Classical influences on the porch columns | | <ul style="list-style-type: none"> Windows typically metal or vinyl, single-hung or double-hung Doors typically single-entry, metal or wood, sometimes with glazing, sidelight, or transoms |

Neo-traditional buildings combine earlier styles with postwar Ranch influences. These buildings typically date from the mid- to late-twentieth century.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

ITALIANATE (DOWNTOWN BUILDINGS) (1840-1885)

Common Features

Roof

- ▲ On residential or institutional examples, flat, cross-gabled, or hipped. On commercial examples, typically flat. Bracketed eaves and ornate, molded cornices typical. Cornices may be wood, stone or wrought iron

Heights

- ▲ One or two stories

Building Materials

- ▲ Wood siding, brick or stone masonry. Stone quoins common at the corners of masonry examples
- ▲ Foundations often screened with wood, pressed metal, brick or stone. On commercial examples, typically concrete slab
- ▲ Chimneys brick or stone, if extant

Detailing

- ▲ Residential examples often lack porches. Entrance may be protected by an awning supported by brackets, or a small portico supported by columns
- ▲ On commercial examples, storefronts are typically wood sash or cast iron with sidelights and transoms
- ▲ Commercial examples may lack canopies, but when presents, canopies typically are wood supported by brackets or suspended by bars or cables

Other Features

- ▲ Windows typically double-hung wood sash. Segmental-arched windows with ornate window surrounds common. Bay windows common
- ▲ Doors typically wood, sometimes with glazing, transoms, and/or sidelights. Double doors often present

Italianate buildings typically date from the late nineteenth century. In Texas, commercial examples of the Italianate style are more common than in residential examples.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)



MISSION REVIVAL STYLE (1895-1920)



| Common Features | | |
|---|--|---|
| Roof | Heights | Building Materials |
| <ul style="list-style-type: none"> Low-pitched clay tile or flat with a Mission-shaped dormer or roof parapet with terracotta or cast concrete coping. Commercial examples are typically flat. Roof usually has wide-overhanging eaves with exposed rafters in residential examples. | <ul style="list-style-type: none"> One or two stories | <ul style="list-style-type: none"> Exterior walls are usually finished with stucco, either smooth or textured. May feature terracotta or cast concrete ornamentation, typically at door and window surrounds and belt/string courses. May include wing walls at façade edge. Foundations typically skirted with brick or stone. |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> Porches or entry portico sometimes present on institutional or commercial examples. Partial-width porch supported by columns or pilasters with decorative capitals. May have second-story balcony. Porch may also be an arcade at ground level, often with a loggia. Typical storefront on commercial examples may be wood or metal sash. Typical canopies on commercial examples may be wood or metal, supported by brackets or suspended by bars or cables. Canopy roof form is typically flat. | | <ul style="list-style-type: none"> Windows may feature Roman or segmental arch openings. Wood casement or double-hung wood sash windows. Decorative iron trim often present. Doors may feature Roman or segmental openings. Decorative stone or iron trim often present. Chimneys are not present on commercial examples |

The Mission Revival Style dates from late nineteenth century to early twentieth century and may be applied to residential, institutional, or commercial buildings.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

SPANISH COLONIAL (DOWNTOWN BUILDINGS) (1915-1940)



Common Features

| Roof | Heights | Building Materials |
|--|--|--|
| <ul style="list-style-type: none"> Roofs are typically flat or low-sloped hipped, often covered with clay tile. | <ul style="list-style-type: none"> One or two stories | <ul style="list-style-type: none"> Exterior walls are typically stucco, sometimes with texture or molded decorative wall elements. Tile detailing common. Foundations typically skirted with masonry finished with stucco. Chimneys are typically stucco, often with tile caps. |
| Detailing | | Other Features |
| <ul style="list-style-type: none"> Sometimes lack porches. Residential examples sometimes feature cantilevered awnings over entrance or partial-width porches with arched openings supported by masonry piers. Often feature heavy hardware, such as handrails and light fixtures. Second-story balconies or roof decks sometimes present. Typical on commercial examples, may be wood or metal sash. Typical on commercial examples, may be wood or metal, supported by brackets or suspended by bars or cables. Canopy roof form may be flat, shed, or hipped, often with clay tiles. | | <ul style="list-style-type: none"> Windows are double-hung or casement windows, with metal or wood sash. Sometimes featuring wrought iron grates or balconies. Doors on residential and institutional examples, typically heavy wood, sometimes with small lites. Often feature heavy hardware. Stone door surrounds common. |

Like the Mission Revival style, the Spanish Colonial Revival style typically dates to the early or mid-twentieth century. These two styles share many commonalities.

(Source: McAlester, A Field Guide to American Houses; Texas Historical Commission Architectural Styles - Residential Presentation)

APPENDIX D

PUBLIC OUTREACH MATERIALS

During the Preservation Plano 150 project, which began in January 2018, a series of public participation opportunities - including meetings, workshops, and an online survey - were held in order to inform the community about the project and to solicit input and feedback about the Plan and materials leading to the creation of the Plan. The following pages provide outreach effort and materials deployed throughout the process, which provide additional detail to the Community Outreach summary presented in Chapter 1 on page 3. This section primarily includes the outreach materials used throughout the community outreach process.

PROJECT WEBSITE
WWW.PRESERVATIONPLANO150.COM



HOME ABOUT THE PLAN GET INVOLVED PAST PLANS CONTACT US VIEW THE DRAFT PLAN

PRESERVATION PLANO

1873 150 2023

CONNECTING HISTORY · CULTURE · COMMUNITY

Together, we will identify new strategies to preserve Plano's architectural, archaeological, and cultural historic resources.



DRAFT HERITAGE PRESERVATION PLAN

The published draft Heritage Preservation Plan is available to review. Final edits are underway following the input received at Public Workshop #3. The FINAL draft will be available in mid-September and will be considered by the Heritage Commission at its meeting on September 25, 2018.

[VIEW DRAFT PLAN](#)



PUBLIC WORKSHOP #3 RESULTS

On Aug. 30, 2018, Public Workshop #3 was held at the Harrington Library. This workshop allowed the public to review the draft of Preservation Plano 150. Following Public Workshop #3, the project team will make final edits to the plan before it goes to the Heritage Commission in September.

[LEARN MORE](#)



HISTORY OF PLANO TIMELINE

While the City of Plano is gearing up to celebrate its 150th anniversary in 2023, the City's history spans long before 1873. A timeline capturing Plano's history from 1500-present day was compiled as part of the Heritage Preservation Plan update and can be viewed using the link below.

[VIEW TIMELINE](#)



POTENTIAL HERITAGE RESOURCES

Since 1981, the City of Plano has identified potentially historic properties as part of the city's preservation plan. Preservation Plano 150 continues this tradition with an updated list of Potential Heritage Resources and other properties which require more research.

[LEARN MORE](#)

CONNECTING HISTORY. CULTURE. COMMUNITY.

CITY OF PLANO WEBSITE WWW.HISTORICPLANO.ORG

Planning Home

Heritage Commission

Guidelines & Applications

Designated Sites & Districts

Tax Exemption Program

Grant Program

Heritage Preservation Ordinance

Heritage Resources and Partners

Potential Historic Assets Survey

National Register of Historic Places

Sign Up for the Preservation Review Newsletter

Preservation Plan Update 2018

Haggard Park Survey Update

Home • Government • Departments • Departments G - Z • Planning • Heritage Preservation

Heritage Preservation

Protecting Plano's Heritage Resources

A city's history is one of the most important factors shaping its identity. In 1979, with rapid population increase and threats to historic resources, Plano adopted the first heritage preservation plan to protect city landmarks. Today, Plano's cultural heritage and historic character provide a distinctive environment for residents and business owners with two heritage districts and 33 individually designated historic resources.

Preservation has become much more than saving bricks and mortar. It provides our community with sustainable, social, cultural, and economic advantages that enrich the city's sense of place and unique historical character. City staff and the [Heritage Commission](#) will provide assistance to educate property owners and guide building alterations through the application and approval process. View the links below to learn more about our heritage sites and districts, programs, plans, and restoration guidelines.

APPLICATIONS & GUIDELINES

Alter | Restore | Construct

DESIGNATED SITES & DISTRICTS

Local | State | National

HERITAGE PRESERVATION PLAN

2018 Update

TAX EXEMPTION PROGRAM

Application & Process

HERITAGE GRANT PROGRAM


PLANO

Preservation & Tourism

RESOURCES & PARTNERS

Advocacy & Planning

May is National Preservation Month!



Active Heritage Projects

- [Heritage Preservation Plan Update Project](#)
- [Potential Historic Assets Survey](#)
- [Haggard Park Historic Resource Survey Update](#)

Contact Us

Bhavesh Mittal

Heritage Preservation Officer

[Email](#)

Phone: 972-941-7151

City of Plano Planning Department
1520 K Avenue
Suite 250
Plano, TX 75074

FAQs

- [Why heritage preservation?](#)
- [Why would I want to own a heritage property?](#)
- [Are there any financial incentives available to owners of designate heritage resources?](#)

View All

NOVEMBER 2018

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APPENDIX D - PUBLIC OUTREACH MATERIALS

D-3

SOCIAL MEDIA FACEBOOK

City of Plano, Texas Government shared an event. January 28 · 🌐

Join us Wednesday, Jan. 31, 6:30 p.m. to update the Heritage Preservation Plan. The Heritage Preservation Plan document guides the City's preservation efforts and provides for integration into the broad range of plans, programs and activities that shape the community over time. <http://bit.ly/2E0tgAe>



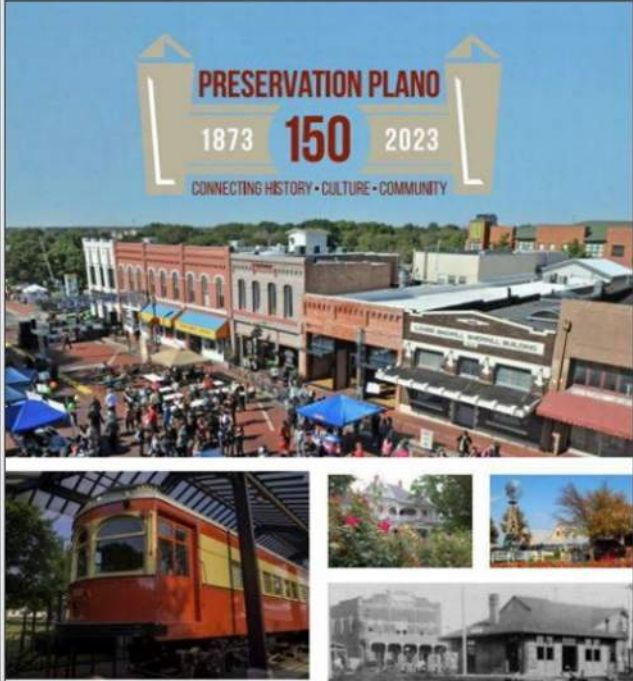
WED, JAN 31
Heritage Preservation Plan Workshop
Plano Event Center · Plano, TX
30 people interested

★ Interested

👍 10

City of Plano, Texas Government August 19 · 🌐

Are you ready to see the draft of the updated City's Heritage Preservation plan? Preservation Plano 150 is now online and ready for your review. <https://preservationplano150.com/draftplan>



HERITAGE PRESERVATION PLAN
CITY OF PLANO, TEXAS
DRAFT C | AUGUST 15, 2018

Plano City of Tomorrow

👍 24 2 Comments 7 Shares

City of Plano, Texas Government added an event. April 17 · 🌐

Join us at Harrington Library where we will accept feedback on draft goals, actions and recommendations for the City's Preservation Plano 150 plan. Input from this meeting will help finalize a draft plan shared at another Community Workshop this summer. <https://preservationplano150.com/>



THU, MAY 10
Preservation Plano 150 Workshop
Harrington Library · Plano, TX
43 people interested

★ Interested

👍 17 2 Comments

City of Plano @cityofplanotx · Aug 30

Don't forget tonight's workshop on Preservation Plano 150, 7 PM at Harrington Library. PreservationPlano150.com



🗨 1 🔄 1 ❤️ 8

[Show this thread](#)

SOCIAL MEDIA TWITTER



SOCIAL MEDIA NEXTDOOR

Senior Marketing Coordinator Stephen Tanner, City of Plano AGENCY

Know of a Pre-1960 Building for the Preservation Plan?

It's time to update Plano's heritage preservation plan. Once approved, the new plan carries us to our 150-year milestone, hence the name "Preservation Plano 150." A committee of Plano community members passionate about historic buildings, neighborhoods and resources is guiding our efforts, but we need your help too.

Please take our online survey before it closes on Friday, April 5 at www.surveymonkey.com/r/PlanoHeritagePreservationPlan.

Follow the project website, PreservationPlano150.com, to keep up with our progress and join us for an upcoming community workshop. Help take Plano to 150.

Community Survey - Preservation Plano 150
Web survey powered by SurveyMonkey.com. Create your own online survey now with SURVEYMONKEY.COM

Just now · Subscribers of City of Plano

AUG 30

Preservation Plano 150 - Public Workshop #3

Thu, Aug 30, 7:00 PM - 8:30 PM
Harrington Library

✓ Going ▾ 1 Going

Event details

Mark your calendar for this Preservation Plano 150 workshop where you can review and ask questions about the draft of the update to the City's Heritage Preservation plan. The draft plan will be available at preservationplano150.com around mid-August.

After the workshop, the project team makes the final edits and prepares the final document for the Heritage Commission's review and recommendation. Thank you to everyone who has attended previous workshops and helped in drafting Preservation Plano 150. Watch the plan's progress at preservationplano150.com

PROJECT KICKOFF QUESTIONNAIRES

Plano Heritage Preservation Plan Heritage Commission Work Session Questions

The City is developing plans and policies that guide historic preservation efforts and initiatives throughout the City. The Heritage Preservation Plan will help the community protect its architectural, archaeological, cultural and historic resources.

Please provide your comments and feedback to help us get started on the Heritage Preservation Plan.

1. Historic preservation plays many roles within the city including economic development, housing, culture/heritage, community character and sustainability, for example.

- a) What role does heritage preservation play in the city today?
- b) In the future, what role should heritage preservation have in Plano?
- c) How would you improve the heritage preservation program in Plano?
- d) What would be the highest priority actions you would take?
- e) As a Commission, do you receive enough support from current city staff? Are there areas in which you would benefit from additional city support?

2.0 Design review and heritage resources: Under local ordinance, the city designates properties as individual heritage resources or as a contributing, compatible, or non-contributing structure within a historic district. Alterations to historic properties are reviewed, using adopted standards, to determine the appropriateness of proposed improvements. New construction within historic districts is also reviewed.

- a) What has been your experience with design review involving an officially designated heritage resource, under the city's preservation ordinance?
- b) What was the outcome of the process?
- c) Are there particular questions or concerns related to the review of officially designated heritage resources that you believe should be addressed?

5.0 Key Players: Overall, efforts to preserve heritage resources work best when all players understand each other's roles, because a successful program is the responsibility of many groups and individuals.

- a) How do key players in preservation collaborate to achieve shared objectives?
- b) Identify potential partners who can incorporate preservation into their own strategic planning.
- c) What groups of people do you see as advocates for preservation in Plano?

6.0 Issues:

- a) What are some of the key issues facing the preservation of heritage resources in Plano today? For instance, how have rising property values and redevelopment pressures impacted Plano's heritage districts? How should mid-century modern architecture and cemetery restoration be addressed?
- b) Have the updated Downtown Heritage Resources District Design Standards and Heritage Resource Survey been successful since they were adopted?
- c) How does the designation as a Certified Local Government (CLG) benefit Plano's preservation program? Are there any drawbacks to being designated as a CLG?

7.0 Goals, Policies and Actions

- a) Review the goals, policies and actions from the 2011 Heritage Preservation Plan. Are there additional goals, policies or actions that should be included in the 2018 update?

8.0 Other:

- a) Do you have other comments and feedback?

d) If you are considering or working on a district or individual nomination:

- › What concerns do you seek to address with historic designation (i.e. preserve neighborhood character, protect historic properties, address density increases, mitigate McMansions, prevent teardowns, general aesthetic concerns, etc.)?
- › Would other neighborhood preservation/conservation tools be helpful (besides official designations)?

e) Describe the experience of the recent National Register listing of the Plano Downtown Historic District.

3.0 Incentives and benefits of preserving historic buildings: Cities often offer incentives to property owners for preserving historic buildings. These may include facilitating the use of the state incentives such as Texas Preservation Trust Fund, Humanities Texas Grants, Kresge Foundation Arts and Culture Program, and the state and federal income tax credit for certified rehabilitation of historic buildings. There are also a variety of local incentives including the Heritage Preservation Tax Exemption Program, the Heritage Preservation Grant Program, The Great Update Rebate. Other incentives may include more flexibility in local codes and regulations and technical assistance.

- a) What has been your experience with incentives for heritage preservation? Are they effective? If not, why?
- b) In your opinion, what would be the most meaningful incentives, existing or new?

4.0 Heritage Preservation Education Programs: Building a broader base of understanding for preservation techniques, the tools available to facilitate the reuse of historic building and the interpretation of other resources will be a part of the plan.

- a) In your opinion, what are some of the strongest educational tools, programs and/or events in the community?
- b) Are there other successful programs that you are aware of that you think would be good for Plano?
- c) As an advocate for preservation in Plano, what role do you play in educational programs throughout the community? Are there new programs that you would be more willing to be a part of?

Plano Heritage Preservation Plan Stakeholder Committee Questions

The City is developing plans and policies that guide heritage preservation efforts and initiatives throughout the City. The Heritage Preservation Plan will help the community protect its architectural, archaeological, cultural and heritage resources.

Please provide your comments and feedback to help us get started on the Heritage Preservation Plan.

1.0 Historic preservation plays many roles within the city including economic development, culture/heritage, community character and sustainability, for example.

- a) What is the first thing that comes to mind when you hear "historic Plano"?
- b) What role does heritage preservation play in the city today?
- c) In the future, what role should heritage preservation have in Plano?
- d) How would you improve the preservation program in Plano?
- e) What would be the highest priority actions you would take?
- f) Do you have other comments and feedback?

2.0 Issues:

- a) What are some of the key issues facing preservation of heritage resources in Plano today?

3.0 Project Name/Brand Exercise

- a) City staff will discuss the potential project name and branding options to get the Stakeholder Committee's feedback and direction.

PROJECT KICKOFF QUESTIONNAIRES

Plano Heritage Preservation Plan

City Departments Work Session Questions

The City is developing plans and policies that guide heritage preservation efforts and initiatives throughout the City. The Heritage Preservation Plan will help the community protect its architectural, archaeological, cultural and heritage resources.

Please provide your comments and feedback to help us get started on the Heritage Preservation Plan.

1.0 Historic preservation plays many roles within the city including economic development, culture/heritage, community character and sustainability, for example.

Planning/Preservation

- a) Is project review coordinated among departments to help resolve conflicting requirements?
- b) Does the city have sustainability initiatives that interface with heritage preservation?
- c) Does the city have an adaptive reuse program in place to encourage these types of projects?
- d) Are there traditional neighborhoods within the city that have raised concerns regarding development pressures? If so, where are they and what are the primary concerns?
- e) How many staff members are assigned to heritage preservation?
- f) Does the Heritage Preservation department conduct an annual review of the program to identify accomplishments, new issues and priorities for the next year?
- g) Does the Heritage Preservation department conduct an annual review of the program to ensure continuing CLG status?
- h) There are new techniques available that allow linking survey/inventory data through GIS. This combines survey data with building permit data to allow access to a wide range of information. This can ensure up to date documentation of resources. What is currently available? Would this be a useful tool for Plano?

Building Inspections

- a) What role does heritage preservation play within your department? If it does play a role how are the programs and processes coordinated?
- b) In the permitting process, how do you learn if a property is historic?
- c) What is the process for referring a project application to the Historic Preservation Department?
- d) Are there other interface opportunities you see with heritage preservation?
- e) Do you consider improvements to the city's heritage resources differently than new or non-designated heritage resource building projects? If so, how?
- f) Are there any conflicting requirements between your department and heritage preservation?
- g) Are there any challenges when you inspect heritage resources?

2.0 Issues:

- a) What are some of the key issues facing the preservation of heritage resources in Plano today?

3.0 Looking to the future

- a) In the future, what role should heritage preservation have in Plano?
- b) What would be the highest priority actions you would take?
- c) Do you have other comments and feedback?

- i) Are Accessory Dwelling Units (ADU) units allowed within the city? There are noted advantages including: less impact than an addition to a heritage resources, financial benefits to offset increased property taxes, affordable housing opportunities, and housing for caregivers of an elderly resident staying in home.

Special Projects

- a) What role does historic preservation play within your department? If it does play a role how are the programs and processes coordinated?
- b) Do you promote heritage preservation in Plano when recruiting projects within the community?
- c) Are there any conflicting requirements between your department and heritage preservation?

Neighborhood Services

- a) What role does historic preservation play within your department? If it does play a role how are the programs coordinated?
- b) Are there traditional neighborhoods within the city that have raised concerns regarding development pressures? If so, where are they and what are the primary concerns?
- c) Are Accessory Dwelling Units (ADU) units allowed within the city? There are noted advantages including: less impact than an addition to a heritage resources, financial benefits to offset increased property taxes, affordable housing opportunities, and housing for caregivers of an elderly resident staying in home.
- d) Are there any enforcement challenges regarding heritage resources?

Parks & Recreation

- a) What role does heritage preservation play within your department? If it does play a role how are the programs coordinated?
- b) Are there other interface opportunities you see with heritage preservation?
- c) Are there any conflicting requirements between your department and heritage preservation?

WORKSHOP #1 JANUARY 31, 2018

Plano Heritage Preservation Plan

Workshop 1 Agenda

January 31, 2018



6:30PM Introductions

6:35PM Preservation Plan Overview

What is a Historic Preservation Plan?
What Does Historic Preservation Mean?
Historic Preservation Plan Components
What We Know Now

7:05PM Workshop Activities

Individual
Group
Present Findings

7:50PM Next Steps

8:00PM Adjourn



WORKSHOP #1

INDIVIDUAL ACTIVITY EXAMPLE

City of Plano Heritage Preservation Plan Workshop #1

The Heritage Preservation Plan

The City of Plano is updating the Heritage Preservation Plan. The plan is a document that guides the City's preservation efforts and provides for their integration into the broad range of plans, programs and activities that shape the community over time. The Heritage Preservation Plan is a document that guides the city's preservation efforts and provides for their integration into the broad range of plans, programs, and activities that shape the community over time. The City's first Heritage Preservation Plan was adopted in 1981 and established an inventory of historic structures, recommending 33 for designation as local landmarks. Since that time, the city has experienced significant investment in restoration of its heritage

resources, the city's two districts continue to evolve with a mix of new infill development, and the city adopted tax exemption and grant programs for the promotion of heritage preservation in the city.

The City's Heritage Preservation Plan is being updated in response to an implementation action in "Plano Tomorrow," the City's comprehensive plan, that calls for updating the City's Heritage Preservation Plan every five years to serve as the guiding document for the City's heritage preservation program and related activities. The current Heritage Preservation Plan was adopted in 2011.

FOR MORE INFORMATION

To learn more about the update to the Plano Heritage Preservation Plan, please visit <http://www.plano.gov/3260/PreservationPlanUpdate2016>. Additional opportunities for input will be posted on the website, as well as an online survey that contains the activity below. If you know people that were unable to attend tonight's workshop, please make them aware of the online survey participation opportunity. For any questions, comments or concerns, please contact:

Bhavesh Mittal, Heritage Preservation Officer
972.941.7151, BhaveshM@plano.gov



A. Please indicate your involvement in Plano's heritage preservation program. Select all that apply.

- ☐ City board or commission member
- ☐ Commercial heritage property owner
- ☐ Preservation-related organization member
- ☐ Developer
- ☒ Residential heritage property owner
- ☐ Realtor
- ☐ Residential heritage property tenant
- ☒ Interested Plano citizen unaffiliated with other groups in this list
- ☐ Preservation Plan Stakeholder Committee Member
- ☐ Other: _____

B. What types of historic resources exist in Plano?

Consider the following types of resources. Where a resource of that type exists in Plano, identify a key example of the type.

- ☒ Monuments: Veterans @ Spring Creek
(e.g., a statue, plaque, or memorial) + Custer
- ☒ Infrastructure: InterUrban Museum
(e.g., a bridge, water tower, or railroad)
- ☒ Landscapes: Haystack Park
(e.g., a park, fountain, or plaza)
- ☒ Buildings: Anne Wilson House
(e.g., a home, store, or church)
- ☒ Cemeteries: 18th St.
(e.g., public cemetery, gravesite, or family plot)
- ☒ Neighborhoods/Districts: Old Towne
(e.g., a commercial center or residential area)
- ☒ Archaeological Artifacts: Fossils in Pinnaw Creek
(e.g., an ancient ruin, arrowhead, or fossil)
- ☒ Agriculture-Related: Farm Museum
(e.g., windmill, silo, or farmstead)
- ☒ Literature/Documents: History of Plano
(e.g., books, bibliographies, or photographs)
- ☒ Signs: Texas Pool
(e.g., championship banners, highway signage, shopping center signs)
- ☒ Events/Celebrations: Dickens on the Square
(e.g., a festival or holiday)
- ☐ Other: _____



INDIVIDUAL ACTIVITY PAGE 1

WORKSHOP #1 - JANUARY 31, 2018

C. What features are most important in defining Plano's historic character? Place a check next to your top 5.

- ☒ Downtown
- ☒ Historic Buildings
- ☐ Cemeteries/Archaeological Sites
- ☒ Historic Neighborhoods
- ☒ Heritage Museums
- ☐ Transportation Features
(railroads, bridges, highways, etc.)
- ☐ Festivals and Social Events that celebrate Plano's heritage
(Blackland Prairie & Juneteenth)
- ☒ Agricultural-Related Buildings & Artifacts
(barns, silos, windmills)
- ☐ Plano's post-World War II development
(shopping centers & neighborhoods)
- ☐ Other: _____

D. What are the greatest threats to preserving Plano's historic character? Place a check next to your top 5.

- ☒ Incompatible new development in/around historic buildings, districts, and sites
- ☐ Demolition of historic buildings
- ☒ Lack of awareness of Plano's cultural and historical resources
- ☒ Lack of heritage preservation organizations and partnerships
- ☐ Lack of maintenance, use, or neglect of historic structures
- ☐ Decrease in heritage tourism
- ☒ Insufficient regulations to protect historic buildings, districts, and sites
- ☒ Lack of funding for preservation programs
- ☐ Costs of owning and maintaining historic buildings
- ☐ Other: _____

E. Check the following items that most represents your vision for preservation in the community? Or write in your vision.

- ☐ Maintaining the existing program with minimal changes.
- ☒ Expand the program to include more individually designated properties and districts.
- ☒ See more innovative and highly engaging preservation events and programs.
- ☐ Make Plano a premiere destination for heritage tourism in the nation.
- ☒ Provide more preservation tools and incentives to encourage reinvestment in the community.
- ☐ Write In: I'd like to see the past preserved and fit the needs of Plano's present-day citizens.

Successful preservation efforts by the city since the 2011 Preservation Plan include:

- Listing the Downtown District and the Saigling House on the National Register of Historic Places
- Updating the Downtown HROD Design Standards and historic resources survey.
- Updating the Heritage Preservation Ordinance.
- Funding of grants for downtown murals, heritage museums and tourism, and other programs that support heritage preservation.
- L. A. Davis Cemetery is a heritage resource.

- Preservation Review – A quarterly online newsletter about heritage preservation program activities, updates, and events.
- Received Certified Local Government (CLG) grants for preservation program updates and Heritage Commission training.
- Downtown Plano received the Great Places of America designation from the American Planning Association (APA).
- Improved administration and efficiency of the heritage tax exemption and preservation grant programs.

F. What are some other examples of successful preservation efforts in Plano since 2011 that could be built upon? What are some lost opportunities that could be learned from? Please explain your answer.

Successful Efforts: I've been impressed with events at Heritage Farmstead

Lost Opportunities: Williams High School - know its historic past & have it represented in day-to-day operations.



INDIVIDUAL ACTIVITY PAGE 2

WORKSHOP #1 - JANUARY 31, 2018

G. Consider the following topics and indicate the importance of addressing each topic in the update to the Heritage Preservation Plan:

| | | | | | |
|---|--|--|---|--|--|
| 1. Attracting millennials to participate in historic preservation. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input type="checkbox"/> Important | <input checked="" type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 2. Increasing flexibility to allow adaptive re-use of historic structures. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input type="checkbox"/> Important | <input checked="" type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 3. Emphasizing arts in historic district and neighborhoods. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input checked="" type="checkbox"/> Important | <input type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 4. Expanding accessibility and awareness of Plano's heritage citywide. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input checked="" type="checkbox"/> Important | <input type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 5. Surveying the city's post World War II and mid-century Modern architecture. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input type="checkbox"/> Important | <input checked="" type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 6. Encouraging the designation of more individual properties and districts. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input checked="" type="checkbox"/> Important | <input type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 7. Creating more educational programming for heritage preservation. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input type="checkbox"/> Important | <input checked="" type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 8. Supporting festivals and events that promote heritage tourism and education. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input type="checkbox"/> Important | <input checked="" type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 9. Exploring public-private partnerships to support and promote heritage preservation. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input checked="" type="checkbox"/> Important | <input type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 10. Creating a façade grant program to encourage restoration of historic storefronts. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input type="checkbox"/> Important | <input checked="" type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 11. Identifying the benefits of designating conservation districts. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input checked="" type="checkbox"/> Important | <input type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 12. Developing disaster preparedness & management tools for historic properties. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input checked="" type="checkbox"/> Important | <input type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 13. Promoting sustainability, energy efficiency, and green technologies in historic preservation. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input type="checkbox"/> Important | <input checked="" type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 14. Emphasize benefits of heritage preservation in neighborhood stabilization and revitalization efforts. | <input type="checkbox"/> Not Important | <input type="checkbox"/> Somewhat Important | <input checked="" type="checkbox"/> Important | <input type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |
| 15. Consider allowing accessory dwelling units in historic districts. | <input type="checkbox"/> Not Important | <input checked="" type="checkbox"/> Somewhat Important | <input type="checkbox"/> Important | <input type="checkbox"/> Very Important | <input type="checkbox"/> Need More Information |

H. What other topics will be essential for the heritage preservation plan to coordinate with in order to ensure its success?

Comment: _____



Neighborhood



Downtown



Buildings



Agriculture-Related

INDIVIDUAL ACTIVITY PAGE 3

WORKSHOP #1 - JANUARY 31, 2018

I. Some examples of the key partners in Plano's heritage preservation program include:

- Citizens of Plano
- Historic Property Owners/Tenants
- Government Agencies (Local, County, State)
- Historic Downtown Plano Association (HDPA)
- Non-Profit Organizations (Plano Conservancy for Historic Preservation & Heritage Farmstead Museum)

Are there other players who may be less obvious, but could be valuable contributors to preservation?

- ☒ Realtors/Developers
- ☒ Neighborhood Associations
- ☐ Utility Companies
- ☐ Corporate Organizations
- ☐ Transit Agencies
- ☐ Other: _____

J. In your view, what more could be done to enhance heritage preservation efforts and educate stakeholders?

Comment: _____

love workshops like this
one walking tours and
field trips for kiddos
- other than farm
museums. There's so much
out there.

K. Are there any other questions, comments, or suggestions?

Comment: _____

This is a great forum!
Thank you!



Natural Resources



Development Pattern



Adaptive Reuse

INDIVIDUAL ACTIVITY PAGE 4

WORKSHOP #1 - JANUARY 31, 2018

WORKSHOP #1

GROUP 1 RESULTS

City of Plano Heritage Preservation Plan Update Workshop #1: Group Activity

Page 1

Project Background

The Heritage Preservation Plan is a document that guides the city's preservation efforts and provides for their integration into the broad range of plans, programs, and activities that shape the community over time. The City's Heritage Preservation Plan is being updated in response to an implementation action in "Plano Tomorrow," the comprehensive plan, that calls for updating the Heritage Preservation Plan every five years to serve as the guiding document for the City's heritage preservation program and related activities. The current Heritage Preservation Plan was adopted in 2011.

Instructions

Once you have provided individual responses to the questions on the Individual Activity sheet, copy your answers to the table's sheet using the dots provided. Discuss as a group the top themes that emerge.

1. What features are most important in defining Plano's historic character? Place a dot next to your top 5.

(Place dots in line starting here)

| | |
|--|-------|
| Downtown | ●●●●● |
| Historic Buildings | ●●●●● |
| Cemeteries/Archaeological Sites | ●●●●● |
| Historic Neighborhoods | ●●●●● |
| Heritage Museums | ●●●●● |
| Transportation Features (railroads, bridges, highways, etc.) | ●●●●● |
| Festivals & Social Events that celebrate Plano's heritage (Blackland Prairie, Juneteenth, etc.) | ●●●●● |
| Agricultural-Related Buildings & Artifacts (barns, silos, windmills, etc.) | ●●●●● |
| Plano's post-World War II development (shopping centers, neighborhoods, etc.) | ●●●●● |
| Other: | |

Comments:

2. What are the greatest threats to preserving Plano's historic character? Place a dot next to your top 5.

(Place dots in line starting here)

| | |
|---|-------|
| Incompatible new development in/around historic buildings, districts, and sites | ●●●●● |
| Demolition of historic buildings | ●●●●● |
| Lack of awareness of Plano's cultural and historical resources | ●●●●● |
| Lack of heritage preservation organizations and partnerships | ●●●●● |
| Lack of maintenance or use or neglect of historic structures | ●●●●● |
| Decrease in heritage tourism | ●●●●● |
| Insufficient regulations to protect historic buildings, districts, and sites | ●●●●● |
| Lack of funding for preservation programs | ●●●●● |
| Cost of owning and maintaining historic buildings | ●●●●● |
| Other: | |

Comments:

#1

City of Plano Heritage Preservation Plan Update Workshop #1: Group Activity

Page 2

3. Consider the following topics and indicate the importance of addressing each topic in the update to the Heritage Preservation Plan. Place one dot per topic.

| | | | | | |
|---|---------------|--------------------|-----------|----------------|-----------------------|
| 1. Attracting millennials to participate in historic preservation. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 2. Increasing flexibility to allow adaptive re-use of historic structures. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 3. Emphasizing arts in historic districts and neighborhoods. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 4. Expanding accessibility and awareness of Plano's heritage citywide. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 5. Surveying the city's post-World War II and Mid-century Modern architecture. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 6. Encouraging the designation of more individual properties and districts. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 7. Creating more educational programming for heritage preservation. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 8. Supporting festivals and events that promote heritage tourism and education. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 9. Exploring public-private partnerships to support and promote heritage preservation. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 10. Creating a facade grant program to encourage restoration of historic storefronts. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 11. Identifying the benefits of designating conservation districts. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 12. Developing disaster preparedness and management tools for historic properties. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 13. Promoting sustainability, energy efficiency, and green technologies in historic preservation. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 14. Emphasize the benefits of heritage preservation in neighborhood stabilization and revitalization efforts. | Not Important | Somewhat Important | Important | Very Important | Need More Information |
| 15. Consider allowing accessory dwelling units in historic districts. | Not Important | Somewhat Important | Important | Very Important | Need More Information |



WORKSHOP #1 GROUP 2 RESULTS

1. What features are most important in defining Plano's historic character? Place a dot next to your top 5.

(Place dots in line starting here)

Downtown

Historic Buildings

Cemeteries/Archaeological Sites

Historic Neighborhoods

Heritage Museums

Transportation Features
(railroads, bridges, highways, etc.)

Festivals & Social Events that celebrate Plano's heritage
(Blackland Prairie, Juneteenth, etc.)

Agricultural-Related Buildings & Artifacts
(barns, silos, windmills, etc.)

Plano's post-World War II development
(shopping centers, neighborhoods, etc.)

Other:

Comments:

2. What are the greatest threats to preserving Plano's historic character? Place a dot next to your top 5.

(Place dots in line starting here)

Incompatible new development in/around historic buildings, districts, and sites

Demolition of historic buildings

Lack of awareness of Plano's cultural and historical resources

Lack of heritage preservation organizations and partnerships

Lack of maintenance or use or neglect of historic structures

Decrease in heritage tourism

Insufficient regulations to protect historic buildings, districts, and sites

Lack of funding for preservation programs

Cost of owning and maintaining historic buildings

Other:

Comments:

2. What are the greatest threats to preserving Plano's historic character next to your top 5.

(Place dots in line starting here)

Incompatible new development in/around historic

Comments:

City of Plano Heritage Preservation Plan Update Workshop #1: Group Activity

Page 2

3. Consider the following topics and indicate the importance of addressing each topic in the update to the Heritage Preservation Plan. Place one dot per topic.

| | Not Important | Somewhat Important | Important | Very Important | Need More Information |
|---|---------------|--------------------|-----------|----------------|-----------------------|
| 1. Attracting millennials to participate in historic preservation. | | | ●●●●● | ●●●●● | |
| 2. Increasing flexibility to allow adaptive re-use of historic structures. | | | ●●●●● | ●●●●● | |
| 3. Emphasizing arts in historic districts and neighborhoods. | | | ●●●●● | ●●●●● | |
| 4. Expanding accessibility and awareness of Plano's heritage citywide. | | | ●●●●● | ●●●●● | |
| 5. Surveying the city's post-World War II and Mid-century Modern architecture. | ● | ● | ●●●●● | ●●●●● | |
| 6. Encouraging the designation of more individual properties and districts. | | ● | ●●●●● | ●●●●● | |
| 7. Creating more educational programming for heritage preservation. | | ● | ●●●●● | ●●●●● | |
| 8. Supporting festivals and events that promote heritage tourism and education. | | ● | ●●●●● | ●●●●● | |
| 9. Exploring public-private partnerships to support and promote heritage preservation. | | ● | ●●●●● | ●●●●● | |
| 10. Creating a facade grant program to encourage restoration of historic storefronts. | | ● | ●●●●● | ●●●●● | |
| 11. Identifying the benefits of designating conservation districts. | | ● | ●●●●● | ●●●●● | |
| 12. Developing disaster preparedness and management tools for historic properties. | | ● | ●●●●● | ●●●●● | |
| 13. Promoting sustainability, energy efficiency, and green technologies in historic preservation. | | ● | ●●●●● | ●●●●● | |
| 14. Emphasize the benefits of heritage preservation in neighborhood stabilization and revitalization efforts. | | ● | ●●●●● | ●●●●● | |
| 15. Consider allowing accessory dwelling units in historic districts. | | ● | ●●●●● | ●●●●● | |



WORKSHOP #1

GROUP 3 RESULTS

City of Plano Heritage Preservation Plan Update Workshop #1: Group Activity

Page 1

Project Background

The Heritage Preservation Plan is a document that guides the city's preservation efforts and provides for their integration into the broad range of plans, programs, and activities that shape the community over time. The City's Heritage Preservation Plan is being updated in response to an implementation action in "Plano Tomorrow," the comprehensive plan, that calls for updating the Heritage Preservation Plan every five years to serve as the guiding document for the City's heritage preservation program and related activities. The current Heritage Preservation Plan was adopted in 2011.

Instructions

Once you have provided individual responses to the questions on the individual Activity sheet, copy your answers to the table's sheet using the dots provided. Discuss as a group the top themes that emerge.

1. What features are most important in defining Plano's historic character? Place a dot next to your top 5.

(Place dots in line starting here)

| | |
|--|-------|
| Downtown | ••••• |
| Historic Buildings | ••••• |
| Cemeteries/Archaeological Sites | ••••• |
| Historic Neighborhoods | ••••• |
| Heritage Museums | ••••• |
| Transportation Features (railroads, bridges, highways, etc.) | ••••• |
| Festivals & Social Events that celebrate Plano's heritage (Blackland Prairie, Juneteenth, etc.) | ••••• |
| Agricultural-Related Buildings & Artifacts (barns, silos, windmills, etc.) | ••••• |
| Plano's post-World War II development (shopping centers, neighborhoods, etc.) | ••••• |
| Other: | |

Comments:

2. What are the greatest threats to preserving Plano's historic character? Place a dot next to your top 5.

(Place dots in line starting here)

| | |
|---|-------|
| Incompatible new development in/around historic buildings, districts, and sites | ••••• |
| Demolition of historic buildings | ••••• |
| Lack of awareness of Plano's cultural and historical resources | ••••• |
| Lack of heritage preservation organizations and partnerships | ••••• |
| Lack of maintenance or use or neglect of historic structures | ••••• |
| Decrease in heritage tourism | ••••• |
| Insufficient regulations to protect historic buildings, districts, and sites | ••••• |
| Lack of funding for preservation programs | ••••• |
| Cost of owning and maintaining historic buildings | ••••• |
| Other: | |

Comments:

City of Plano Heritage Preservation Plan Update Workshop #1: Group Activity

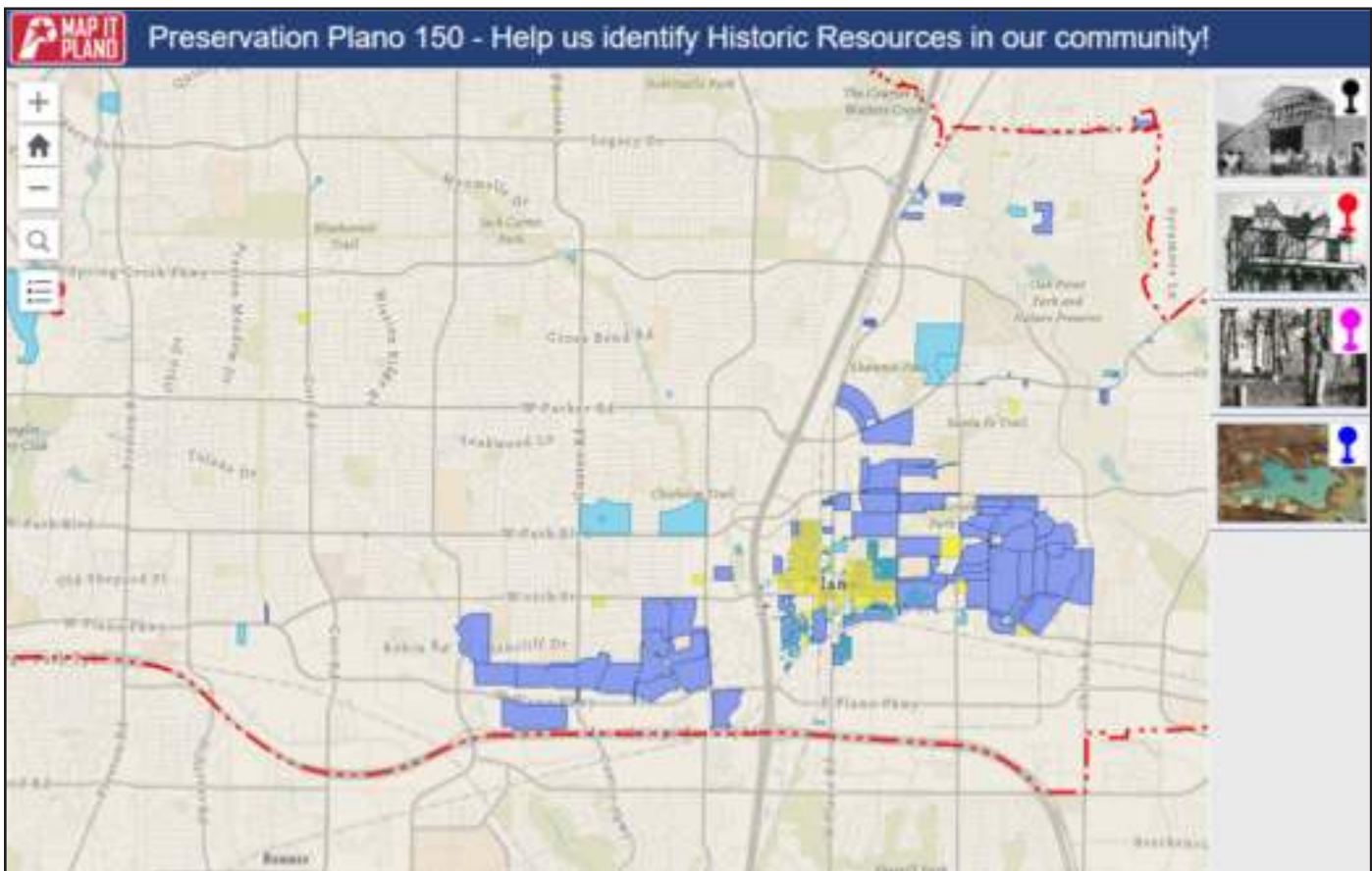
Page 2

3. Consider the following topics and indicate the importance of addressing each topic in the update to the Heritage Preservation Plan. Place one dot per topic.

| | Not Important | Somewhat Important | Important | Very Important | Need More Information |
|---|---------------|--------------------|-----------|----------------|-----------------------|
| 1. Attracting millennials to participate in historic preservation. | | | | ••••• | |
| 2. Increasing flexibility to allow adaptive re-use of historic structures. | | | | ••••• | |
| 3. Emphasizing arts in historic districts and neighborhoods. | | | ••••• | ••••• | |
| 4. Expanding accessibility and awareness of Plano's heritage citywide. | | | ••••• | ••••• | |
| 5. Surveying the city's post-World War II and Mid-century Modern architecture. | | | ••••• | ••••• | |
| 6. Encouraging the designation of more individual properties and districts. | | | ••••• | ••••• | |
| 7. Creating more educational programming for heritage preservation. | | | ••••• | ••••• | |
| 8. Supporting festivals and events that promote heritage tourism and education. | | ••••• | ••••• | ••••• | |
| 9. Exploring public-private partnerships to support and promote heritage preservation. | | | ••••• | ••••• | |
| 10. Creating a facade grant program to encourage restoration of historic storefronts. | | | ••••• | ••••• | |
| 11. Identifying the benefits of designating conservation districts. | | | ••••• | ••••• | |
| 12. Developing disaster preparedness and management tools for historic properties. | | ••••• | ••••• | ••••• | |
| 13. Promoting sustainability, energy efficiency, and green technologies in historic preservation. | | | ••••• | ••••• | |
| 14. Emphasize the benefits of heritage preservation in neighborhood stabilization and revitalization efforts. | | | ••••• | ••••• | |
| 15. Consider allowing accessory dwelling units in historic districts. | | | ••••• | ••••• | |



HISTORIC ASSETS CROWDSOURCING MAP



To help ensure no Potential Heritage Resources were missed, an online mapping tool was created to allow citizens to report the location of any additional structures built prior to 1960 that had not been identified in previous surveys.

HISTORIC ASSETS SURVEY POSTCARD TO SURVEYED PROPERTIES



Potential Historic Assets Survey

In preparation for the 2018 Heritage Preservation Plan update, the City of Plano will be conducting citywide surveys of structures built prior to 1960 and residential blocks/subdivisions established between 1960-1969. You are receiving this notice because your property has been identified as meeting one of these criteria and will be included in the survey.

The purpose of these surveys is to identify, research, and review properties which may qualify for inclusion into the city's list of potential heritage resources. Only exterior features visible from the street will be photographed and documented as part of the survey. Information collected will be used for heritage preservation related activities only.

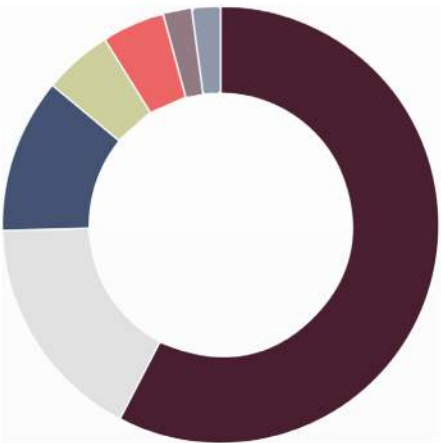
Surveys will be conducted between February and March by HHM & Associates, a consulting firm contracted by the City of Plano to assist with the update of the Heritage Preservation Plan. Please note, you may notice surveyors taking photographs and documenting many properties on a single block. Your presence during the survey is not required and all surveywork will take place from the street. For more information about the surveys, please visit www.historicplano.org and click Potential Historic Assets Survey.

Questions?
Call us at 972-941-7151
OR
email us at bhaveshm@plano.gov



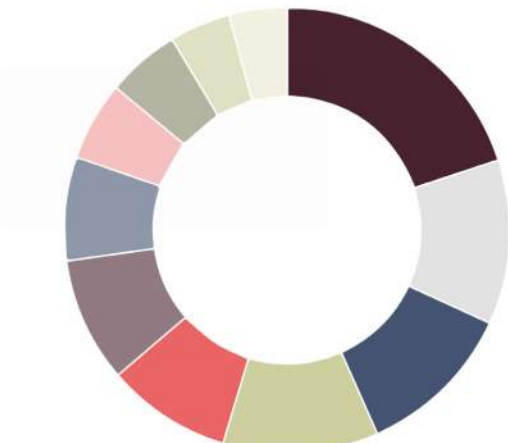
ONLINE SURVEY RESULTS

Q1: Indicate your involvement in Plano's heritage preservation program. Select all that apply.



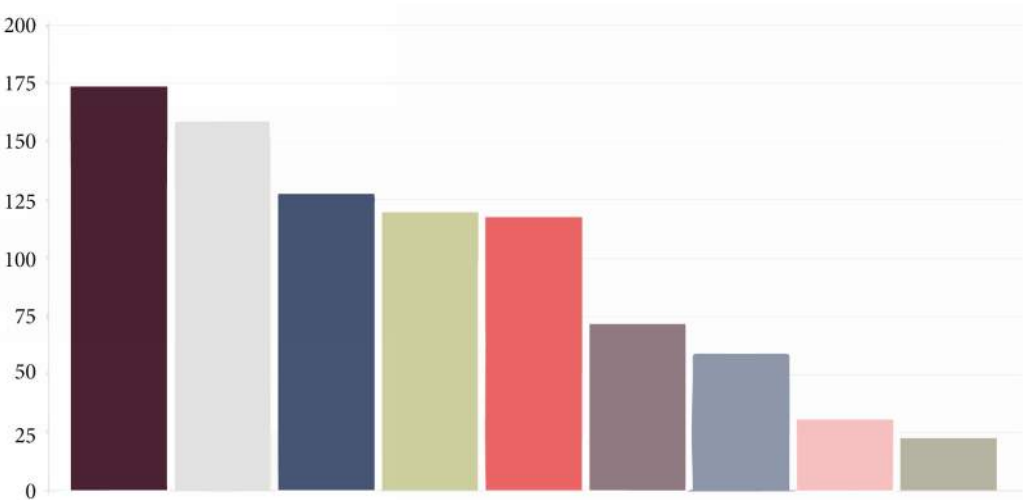
- Interested Plano Citizen (136)
- Heritage Property Owner/Tenant (40)
- Other (27)
- Preservation Organization (12)
- Board/Commission Member (11)
- Realtor/Developer (5)
- Stakeholder Committee (5)

Q2: What types of historic resources exist in Plano?



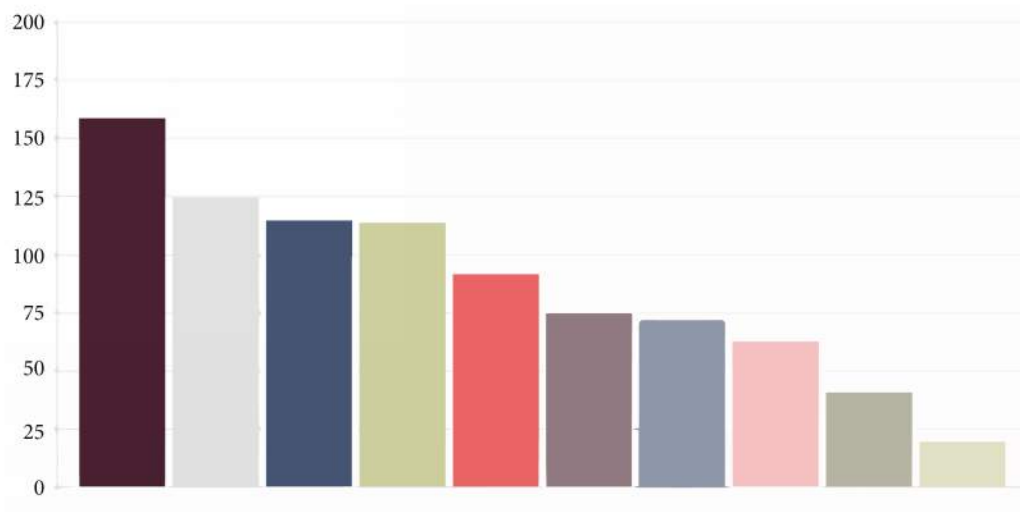
- Buildings (90)
- Neighborhoods/Districts (54)
- Cemeteries (52)
- Agriculture-Related (51)
- Monuments (41)
- Landscapes (41)
- Infrastructure (34)
- Events/Celebrations (26)
- Literature/Documents (24)
- Archaeological Artifacts (20)
- Signs (19)

Q3: What features are most important in defining Plano's historic character?



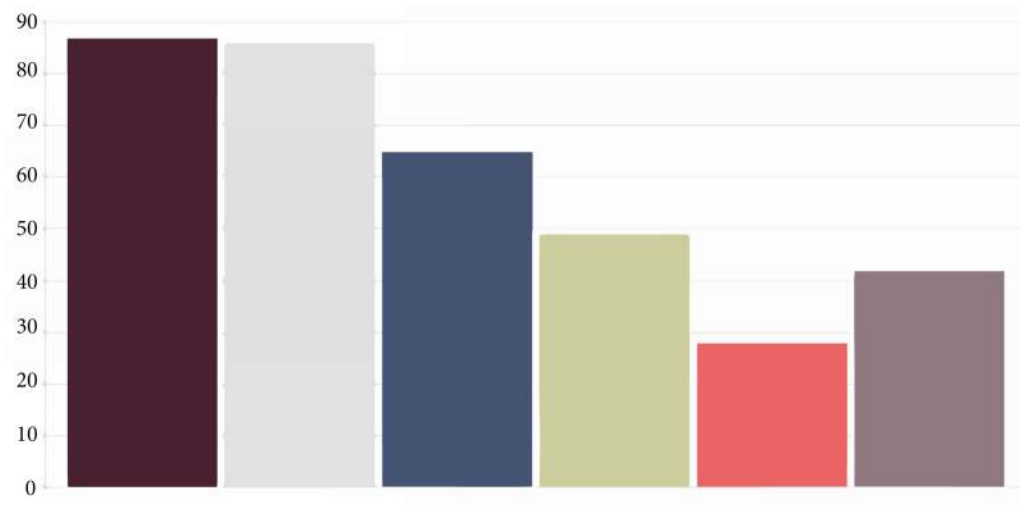
- Historic Buildings (174)
- Downtown (159)
- Heritage Museums (128)
- Historic Neighborhoods (120)
- Cemeteries/Sites (118)
- Transportation Features (72)
- Agricultural-Related Buildings & Artifacts (59)
- Festivals & Events (31)
- Post WWII Development (23)

Q4: What are the greatest threats to preservation Plano's historic character?



- Lack of Awareness (159)
- Demolition of Historic Buildings (125)
- Lack of Maintenance/Use (115)
- Incompatible New Development (114)
- Lack of Heritage Organizations/Partnerships (92)
- Lack of Funds (75)
- Decrease in Tourism (72)
- Maintenance Costs (63)
- Other (41)
- Insufficient Regulations (20)

Q5: Check the following items that most represent your vision for preservation in the community. Or write in your own vision.



- Expand the program to include more individually designated properties and districts. (87)
- Provide more preservation tools and incentives to encourage reinvestment in the community. (86)
- See more innovative and highly engaging preservation events and programs. (65)
- Make Plano a premiere destination for heritage tourism in the nation. (49)
- Maintaining the existing program with minimal changes. (28)
- Write-In (42)

Q6: Some examples of key partners in Plano's heritage preservation program include:

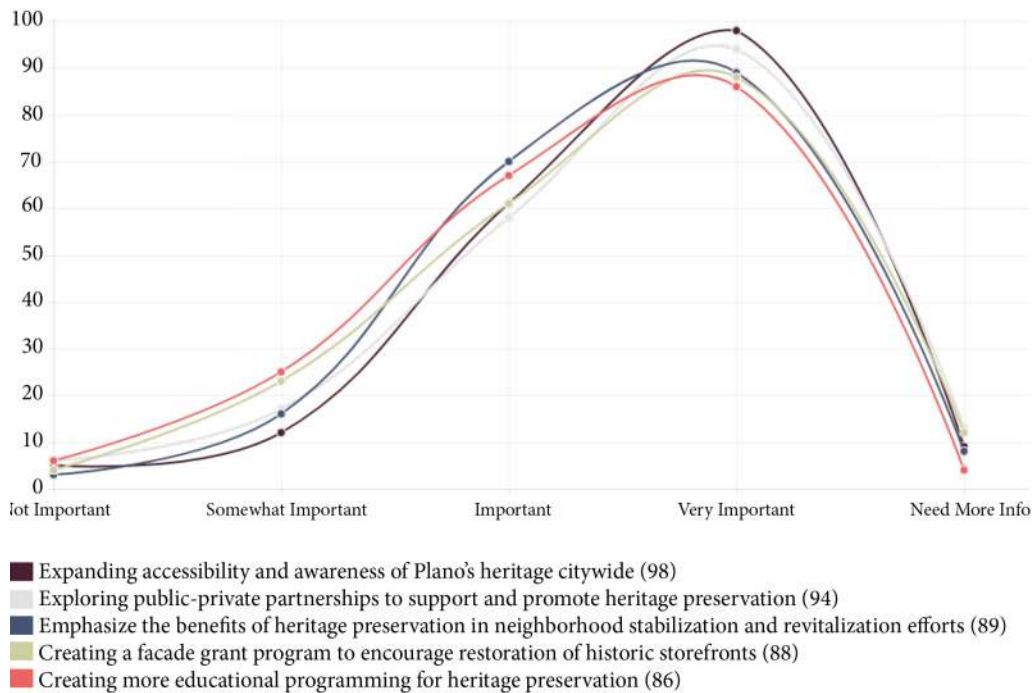
- Citizens of Plano
- Historic Property Owners/Tenants
- Government Agencies
- HDPa
- Non-Profits (Plano Conservancy & Heritage Farmstead)



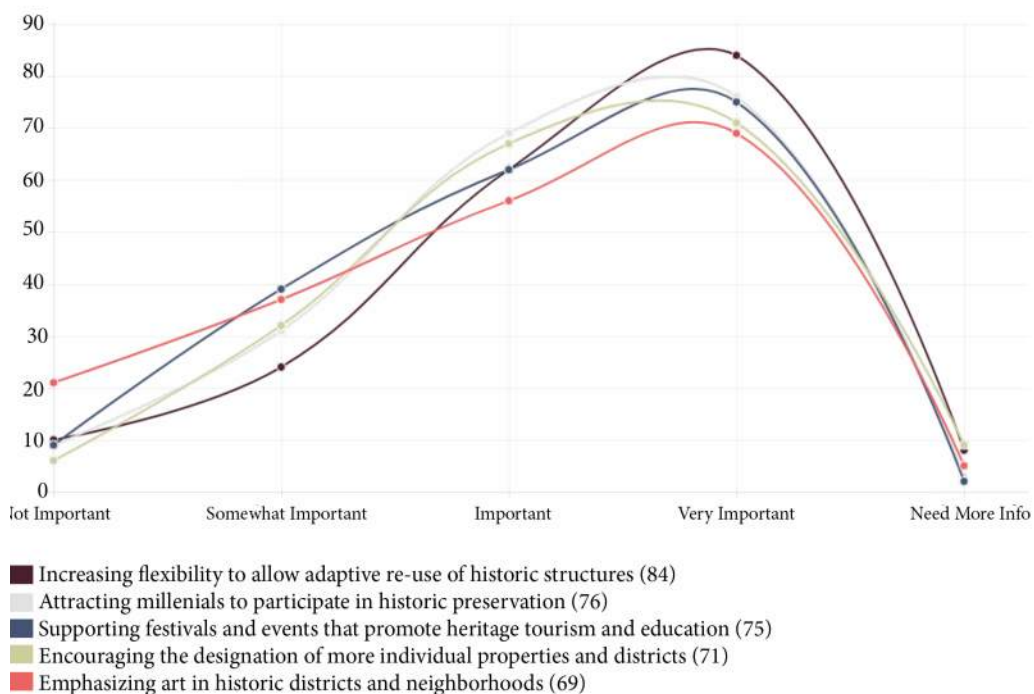
- Neighborhood Associations (107)
- Corporate Organizations (101)
- Realtors/Developers (73)
- Transit Agencies (28)
- Utility Companies (27)
- Other (Please Specify) (22)

Q7: Indicate the importance of addressing each topic in the update to the Preservation Plan.

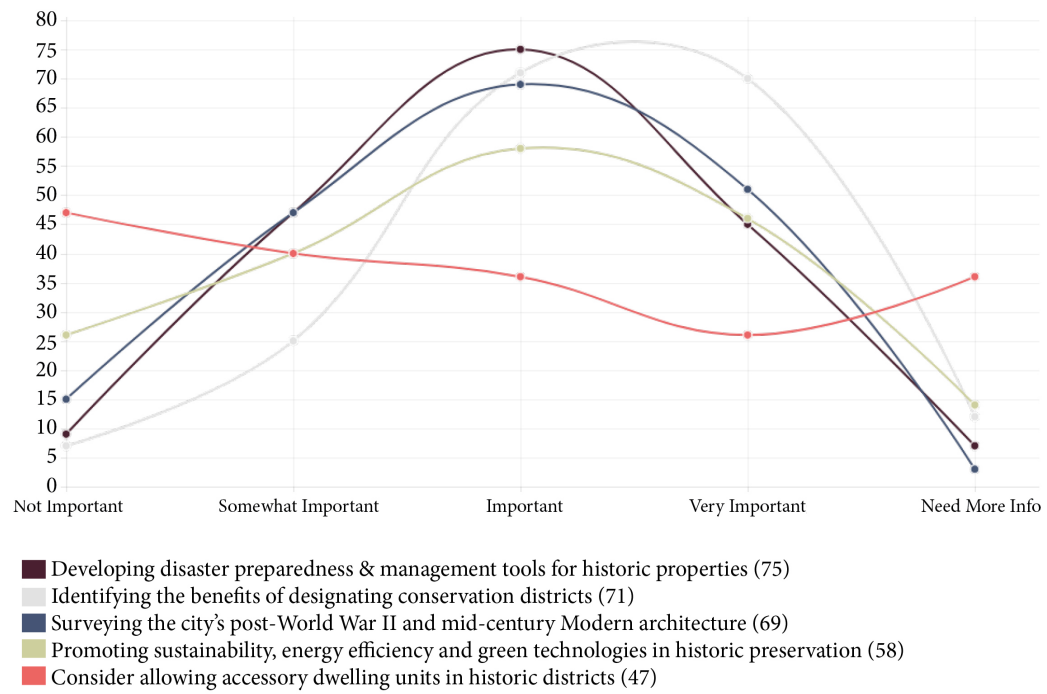
Very Important (Answers 1-5)



Very Important (Answers 6-10)



Important or Not Important



Q8: What other topics will be essential for the heritage preservation plan to coordinate with in order to ensure its success?

Historic preservation by real estate developers

Uncover the reason the City Manager didn't put the actual numbers to preserve the Collinwood House. Why does the city consistently have to do things behind the citizens back? Why not have a townhall to inform voters? AND why not listen to voters?

Any expanse downtown needs to consider plenty of parking and ease of parking.

Signage of and to locations also needs to be on Plano's website.

When I moved to Plano in 1969 population was 15,000 and now it is over 250,000. They have done a good job dealing with this growth.

Preserve and highlight the Texas pool

Not allowing developers to influence the city to give them approval for their projects that have zero regard to Plano's best interests.

Community Outreach

IF you really care about heritage preservation, you would keep the Collinwood House. It is the oldest house in Plano. It is owned by the City now. The City staff drive residents of historic buildings nuts with regulations, but when it comes to the oldest house in Plano, the city wants to take it down. That is hypocritical.

The Parks Dept needs to start accepting historic sites and their maintenance as part of its charter for existence.

Citizens input

Teach local history in schools.

Be creative in finding a way to keep/preserve those special places that are truly one of a kind and important to our history.

Sharing the history and information through events, activities, and educational center(s).

Stop the city manager from destroying the cottonwood house

Please do whatever you can to preserve the oldest house in Plano. It is our heritage.

Not allowing anymore historical buildings to be torn down

Downtown and neighborhood revitalization efforts

Don't allow developers to change zoning of historic sites/neighborhoods

Nothing. Please don't waste time or money on this!

Ensure the historic churches are protected

Preserve Collinwood, the oldest house in Plano. Why are city officials so against this house? No other building in Plano has this history and city officials want it gone, I guess because it doesn't fit their parameters for how it could be used. Sad

To listen to citizen's requests regarding current historical sites slated for demolition. Please save the Collinwood Home.

Publicity

Public citizens and corporations within the City of Plano

Archives

We need to be careful to only champion truly historic items; We MUST NOT lead a jihad to save things ONLY because they're old.

Awareness, publicity.

Code Enforcement

More details.

Costs and funding involved, and possible Tax increase.

Discussion at high schools in history class or work with principals to allow someone to come in to express concerns to our younger generations.

Community buy-in of the idea of preservation. Too many people are all too happy to tear down historical buildings for something new and shiny. Making the destruction of historical properties a harder option to accomplish.

The influx of new population taking over.

I like history as much or more than the average person, but let's be honest with ourselves. Plano is not particularly noteworthy in Texas history. Just look at 'historic places' on Wikipedia. I'm not saying we shouldn't preserve some areas, homes, markers, downtown buildings etc. However, let's be smart about how we move things forward. For example, if it costs 2x to refurb a historic home, vs fixing or building a replica, let's go the cheaper option.

Economic development, preservation of property values

Highlight history through community design, art, restoration, and overall more attractive landmarks (for noticability)

Placement of authenticated markers and plaques of historic events and entities for tourism and citizens.

Funding expanded to support historic sites and their maintenance.

Make them pedestrian friendly.

Teach it in history classes in schools?

City funding

Protecting City owned resources

Collinwood House.

Collinwood House. Mayor and City Mgr should work WITH the Heritage Commission and not AGAINST it.

City agencies must make an honest effort to coordinate with the various civilian organizations.

More visibility – so many new people probably have never even seen downtown.

Save Collinwood home

Public engagement through utility payment portal to guarantee engagement and notification

Coordinate with Citizens and Private Organization.

Short and long term plans for proposed properties, events, and needs.

Publicity

Educating city leadership-both senior Staff and Council-on the benefits and importance of preserving a city's historical structures, sites and artifacts. Not everything needs be new and shiny to have value.

Save Collinwood!!!!

More widespread use of the various forms of media to promote the historic preservation of properties. In short, do a better job of informing and keeping the public informed.

You could create some type of membership, for a nominal fee, that people could join to give their ideas and help in preserving things.

This seems like an idiotic questionnaire where you are unable and willing to bother to fund Collinwood. Credibility lacking in your supposed concern

Making it easier on property owners to promote their business. For example, window decals do not harm the historic buildings and do not change the building's character, so why do we need heritage review when we don't even need a building permit.

Set up a Facebook page and let us the citizens of Plano know what is going on and how we can help. Listen to the people who have lived in Plano for 30 or more years. We love Plano! It is our home...and it will be our home until we leave this world. We are the ones that are passionate about Plano's future, while not wanting to forget it's past!

Financial decisions or incentives or recognition given to public and private efforts. Communication about these to the public to limit misunderstandings.

Educate the citizens on why the past is the foundation of the present. Without a physical presence, the present is shaky.

The citizens understand the importance so that during voting time people have a better understanding of what they're voting for/against. Importantly not just voting on what to fund versus what not to fund. These properties are the City's legacy that cannot be replaced.

Increased public transportation to various destinations within the city, thereby relieving traffic congestion

Make funds more easily available for preservation projects. Too many hurdles now to make it truly useful. State real cost of preservation not BS ones like you did on Collinwood House. Our neighborhood very angry about that.

Informally connect owners of historic properties for advice, support and camaraderie.

Integrating rapid growth of apartments and millennials in this city. Need to

find compelling reasons for groups to be interested in preservation.

Affordable housing

Help educate people who see designation & design standards as 'gov't meddling' that they actually protect their investment, just as mandatory HOA's do

Continued communication with residents about benefits of preservation

If property owners had a grant program to encourage restoration, there would be a lot more participation & downtown would benefit greatly.

Planting more bluebonnets throughout Plano's trails

Q9 Part 1: Have there been any other successful efforts?

Bringing back the Texas Pool

Texas Pool

Private revitalization of The Texas Pool

Funding the Heritage Plano Grant fund.

The Plano Conservancy, Texas Pool Board, and Texas Historical Commission are seeking National Register Historic designation for the Texas Pool in Plano

New owners reinvesting in downtown buildings instead of letting them deteriorate as previous owners had.

Preserving the Wells House on Coit, while adding new developments around it.

Trails installed leading to downtown Plano.

Downtown programs are successful

Genealogical Center in Haggard Library

These listed are all good! But the single most significant resource is the Collinwood House. And it will be lost soon due to extraordinary lack of vision

Continued support of Heritage Farmstead

Since the new manager took over, I have noticed more emphasis on heritage-related activities and better customer service.

Adding some applied science experience for youth in the Interurban Museum, Library programs

The attention that Downtown Plano has received is promising. The railroad museum is a great start.

So proud of it all!!!!

Great Update Rebate to help revitalize old neighborhoods/homes

Apparition Expedition

Farmstead Events (2)

Renovation of Saigling House (2)

Facade reveals by removing cloaks of stucco

Don't Know/Not Sure (8)

No (3)

Q9 Part 2: Have there been any lost opportunities we can learn from?

We need to protect the Texas Pool

Just be honest about Collinwood.

The Texas Pool brings in people from all over the area. More funding could help restore and expand its services. This place should definitely be preserved.

Haggard Ranch, Wells Brothers Farm Store

The Texas Pool. Just drive by and take a look. Its mis managed and needs professional help and the City to watch over it.

How can Collinwood be saved? How can we be proactive in saving other historical homes and properties?

Losing the old house last year (failed bond election) was disgusting.

Yes, the Collinwood House

Collinwood House.....

Share resources online – all of them

The old house in wet Plano that was destroyed

Collinwood House & allowing City Manager to write a bad bond. Who made that decision?

Collin farm

Yes!! Look – it's all downtown only! Myopic view of city officials.

Seems like the Cottonwood Home Properties was lost to development?

Attract the families and focus on serving citizens...attracting people to Plano is secondary. Its happening regardless of historical efforts.

Plano has tried to do a good job but way behind communities like Frisco.

How are these wins communicated to the residents? I don't recall knowing any of these achievements.

Wider education of the community. Witness the vote not to preserve a historic home that could have been used for events, etc.

I'm not particularly qualified to cover this topic, but this list is great for downtown Plano, but development there has been much slower than I anticipated.

While the Collinwood House was publicly decided to be unnecessary, I was surprised there was so little movement from historical organizations to convince the city to save it.

The continued Masonic presence in Downtown Plano since 1860 to date except for 6 years.

Collinsworth house... there was not an organization to help preserve / reuse this property. Wells homestead (Sip n' savor) land being re-zoned.

TBD—Collinwood

TBD in regards to Collinwood

Duh. COLLINWOOD HOSUE.

Yes, Collinwood House. Promote this house nationwide.

Collinwood house – destroying it would defeat this preservation plan

You have totally screwed up the perception of Plano caring about history when you refused to save Collinwood. It's no secret that the city did EVERYTHING possible to see it's eventual demise. Bond issue was an insult to intelligent citizens with inflated price tag and something the city should have done to begin with. Such a black eye for the City of Plano

Again, Collingwood House. It's like endangered species – once they are gone, you can never get it back. Whatever needs to be done, should be done.

Better communication among departments – (Parks & Planning)

Historical downtown...new buildings should not have been put on top or right next to building that are over 150 years old.

The Collinwood house. Plano has so few historic dwellings that losing this one especially total failure for the citizens of Plano.

African American Heritage museum in Douglass neighborhood?

Collinwood House was a failure for Plano. A \$3.5 million renovation seemed to high all at one time. Were there no other options? Perhaps a small project here and there and not rely on only a bond.

Collinwood House (15)

Collinwood (12)

Collinwood House. The George House. (2)

Connect residents who own historic homes – informal meeting, facebook group – to share misery & resources & knowledge // service opportunities

Williams High School – honor its historic past and have it represented in day-to-day operations

H&T Train Station

George House

Create more opportunities for public involvement in preservation. Publicize Plano's heritage.

In educating others, stress that the downtown area is designated historic. Many of the buildings have individual historic designation and are listed on the National Register of Historic Places.

Not sure/Don't Know (4)

Q10: In your view, what more could be done to enhance heritage preservation efforts and educate stakeholders?

Promotion of the Texas Pool

More public notification, news articles, TV coverage

Preserve Collinwood.

More publicity of events. Educate visitors of the new Legacy West area who may not know about downtown Plano, etc.

Continue the good work downtown, but try to preserve more buildings. More appealing signage for preservation areas. Bland, brown signs don't really work to get people interested in visiting.

Information listed in Texas tourism Websites

Get more people interested in preserving the past that was built up from the farmers who came in covered wagons & bought lots of property. Many schools are named after these immigrants.

Informative, Educational opportunities for seniors interested with Plano Historic Preservation

Do not let 501c3 orgs take over historic sites and then the City washes their hands of it. Point at Texas Pool, where the City does not enforce maintenance standards or upkeep and the 501c3 who manages it has allowed it to become dilapidated.

Fund preservation efforts, promote involvement with the community.

City preservation experts connecting with potential historic sites to guide preservation and access to available support would be fantastic.

Create an area, like other nearby cities have, to collect historical buildings that cannot stay where they are, and convince the city that honoring our past is as important as cramming as many people as possible into the city.

Educate

Save the Cottonwood House! That would be a good start. It would show the resident that the city really wants to save history. If they don't do that, they are just being hypocrites.

Tell them the real reason why the Mayor and city manager do not want to save Collinwood House

Get the city to care more about it's heritage. It's not just Downtown that matters. Be creative. Be innovative.

Online newsletter should be routinely published with info & updates allowing e-subscribers for free

Give a damn and don't just assume developers are right.

People love Plano because it is Plano. If it continues to replace the old buildings and character with apartments and new development then the people will just go to another city. I don't want to lose Plano to the idea that it can be made newer, bigger, better. Take a drive through Dallas then highland park. Yes Dallas is nice, but most of the people I know would rather live in the older beautiful home of highland park. You can't replace character with flash. Eventually flash fades, but character lasts a lifetime.

Education of the public.

Emphasize a balance – everything old isn't historic; changes will come regardless of nostalgia for the "good old days" and it's not all bad.

Don't allow greedy developers to change zoning

Fire Harry & Bruce. They really are anti-Plano with all their shenanigans.

Nothing.

Listen to the residents of the community regarding current preservation efforts.

More educational publicity of what is being done, what needs to be done, sent out to Plano residents in some form of communication on an ongoing basis. Know the cost of mailouts is too expensive and perhaps prohibitive – but the use of the City of Plano water bill statement info. Each month or like uses would get into public hands. Or a method of communication at public libraries be it a handout, flyer put out on all Libraries, public buildings might be a way of communication to public citizens – just any ways that can get public attention.

Advertisement

First I'm hearing of it. Glad someone is filling out these "great places to live" things...

Promote awareness, through events and awareness.

Ask the City Council members to be more involved

Publish what is needed, and how it can be achieved.

Publicity, maybe via TV or radio. Use of the Nextdoor social media app to alert residents to preservation efforts & further educate residents. I rarely use Facebook (and will use it even less in light of recent publicity), but maybe posts to Instagram (see Plano Profile feed – nice shots of local activities, restaurants, shopping areas – they do a nice job.) Something similar for historic Plano preservation efforts may be effective.

Buy-in from the community is crucial in the success of a project. First state the importance/reason. How does it benefit citizens? What is the future benefit? How can each project enhance the next project?

All the new construction of apartments are taking away our small town feel, specially on the east side. Address this.

I think given our history, I'd encourage some ways to centralize this historic areas. West Plano has nothing of note and that's okay. Perhaps this is more of a county thing, but perhaps there is a way to tap into a Collin County history where I would expect there to be little difference amount towns/cities?

More outreach to neighborhoods

Fund restorations, educational information present @ historical sites

Educational opportunities in the public schools

Authenticated facts & education.

Trails should connect to our Historic Museums, Farmsteads, and other places to make them integral to the City's recreation.

Using input from local and state heritage groups before deciding to demolish structures

Recognize that there is a conflict of interest when the Heritage Preservation Officer reviews City owned or City Partnered properties

Collinwood House. Mayor and City Mgr should listen to the Heritage Commission.

Save the Collinwood House on site.

See question 8.

More partnerships with corporations

Donation programs

Listen and ACT on the recommendations of the Heritage Commission...

See above

Have a fair vote with reasonable dollar estimates on the preservation of the 1861 house

Recognize that City owned (and partnered) resources create a conflict of interest for the Heritage Preservation Officer

Save Collinwood

More information to the registered homeowner.

See media efforts above.

Collinwood House.

Communicate benefits of historic designation/conservation to residents of historic neighborhoods

I read the Plano paper and receive your e-newsletters, but I sense that most residents don't. I am honestly not sure how you reach everyone to make the biggest impact on preservation – direct mail? The Community Impact paper? That doesn't address younger crowd though.

Plano needs more partners. Other cities have big heritage partners that can carry the weight. Could have helped with Collinwood.

Mail out information....Facebook page

Start promoting it more. Make preservation a part of everyday life for the citizens of Plano.

Communicate, publicity; invite segments of the population who relate to the past uses to comment and explain relevance to progress.

Education to public, mailouts of what is being done and what needs to be accomplished. Pamphlets inside the City of Plano water bill – MARKETING TO YOUR CITIZENS! Many citizens are interested in history.

Find a way to make the history of Plano available to all residents. I think the newer residents and those in far west Plano are less likely to even know that Plano has a history.

That's a tough question because people don't share the same values. When the future population wants to learn from their past there won't be anything to show for it if we don't presently try to preserve it.

Make a historic and heritage preservation a priority, not a step-child.

Get city politicians and bureaucrats out of it. They have no real knowledge.

Current and recent past efforts have been amazing.

Regulate construction in historic areas to prevent and remove non-historic properties that bring down the neighborhood.

More public awareness.

It's a hard job to convince doubters that preservation is in their financial best interest. Some historic owners just see it as a expensive government imposition. Wish we could solve that somehow!

Encourage more varied types of businesses downtown

Address deteriorating/aging shopping structures

"Mentor" new property owners – pair with established (& positive!) heritage property owners

Love workshops like this one, walking tours, and field trips for kiddos – other than Farm museum. There's so much out there!

School children touring historic sites as required curriculum

Recognize the conflict of interest for heritage properties owned by the city or city partners (developers). There is a bias. The Heritage Preservation Commission officer is an employee of the city. I believe there is an unfair pressure placed on the HPO to please the city and keep his/her job.

Provide resources in Spanish. Promote public workshops more aggressively.

I think there is plenty already being done now!

Take heritage information to where people you want to reach gather

Events that appeal to 1) young singles (beer tents in historic areas, city scavenger hunts with party like atmosphere/mingling of singles), 2) young families (children related heritage events – hayrides, etc.)

Continue having workshops for property owners

Q11: Are there any other questions, comments, or suggestions?

Preserve/promote historic aspects of Collin Creek Mall especially with its potential redevelopment

Preserve and keep alive the Texas pool!

Please either take over the Texas Pool maintenance and repair or eliminate the Texas Pool and make it a small and beautiful greenbelt area. It has become an eyesore and is dragging the neighborhood down with it. The 501c3 management is not doing a good job and it should be taken over by the City. It's also noisy and effects the peace, quiet and charm of the neighborhood around it. Please also keep the Collinwood House. It's a gem in the ever dense developing west side of Plano. Plano doesn't need another high density apt or single family track house area or dog park in its place. It's a really neat structure with history and can be classy and nostalgic if maintained.

Designate the Texas Pool...something that played a unique role in the fabric of neighbors and residents. It doesn't have to be REALLY old to matter!

I really like the community program to improve/clean up the Davis Cemetery (I think that was the one)

Thank you so much for your efforts on behalf of our community. Our shared history inspires the future of us all.

Save Collingwood House

Stop the Collinwood House from being destroyed.

THE COLLINWOOD HOUSE!!!!

McKinney has done a good job of saving historic bldgs. Plano needs to do that!

Please preserve the Collinwood hosue.

I have to say my first thought on receiving this survey was – it must be a joke. One of my saddest days as a 20+ year Plano resident was when I saw the City Council vote to tear down the oldest house in Plano. Shame on them, and shame on us in Plano if they follow through. How can a Preservation Society allow such a thing?

Preservation Review? First I've heard of it! Post everything online or you won't reach millennials

Will you please do what you can to preserve Collinwood House?

Plano's more recent history as the quintessential suburb needs to be documented and appreciated.

Every time a new building is being put up, Plano's history is wiped away. Learn to say NO to new (retail/restaurant/homes etc.) buildings. Preserve what is left before it is too late. More Bob Woodruff Park style parks.

Don't throw good money after bad. For example the Collingwood house. There is nothing special about the house that would cause people to visit. It is not worth the money and delaying the park.

Allowing Bruce to write the bond for 3 million dollars was a joke. Who allowed that?

The city officials I'm sure will use this to continue to only support downtown with no other outlook. Their view only.

How about preserving the quality of life that we used to have here in Plano???

Like the overall concept of the City trying to implement the historical preservation.

This survey is a good start.

Better communication to Plano residents regarding achievements would lead to more support from residents for historic preservation.

I would like to see more information about historic Plano published in either online or through print means. Also have local residents and historians telling their stories.

There is a perception, perhaps warranted, that Plano was a farm community until the 1980's. Therefore there is a gap between farming and suburbia that may not elicit interest. If there is something other than farm houses worth noting, we should discuss it more. Otherwise, let's embrace who we are now with a nod to our past. The history of Plano may be interesting, but it doesn't hold as much significance as other places. I'm not convinced we should go too crazy with preserving everything. Perhaps old homes can be relocated, rebuilt/copied, as a way to locate historic buildings. Look at the Gov. Bill & Laura Daniel Historic Village in Waco, <https://www.baylor.edu/mayborn/index.php?id=931881>

The historic cemeteries are very under-appreciated and dilapidated. I am also worried that development might eventually remove hallmark locations such as the farms in Central Plano.

Don't remove Collinwood

Collinwood House.

Collinwood House should stay on its original site, and operated like the Heritage Farmstead.

Figure out a way to save Collinwood House – It's IMPORTANT

Save Collinwood house

Save the Collinwood, the oldest House in Plano and still in original condition generally.

Collinwood. Save it. We don't need another 125 acre dog park. Cut it to 124 acres. The dogs don't care about the loss of 1 measly acre. And that's all that is required to save the house. Like the Nike ad says, Just Do It! And Plano will be a better place.

Don't remove one of the oldest Homes in Plano (Collinwood)

SaveCollinwood!!!!!!

Make yourself look like a good guy and manage a PR stunt to save the Collinwood House in place. Talk about good press!

Please keep us informed! Thank you for all you do!

What ways does the City inform Plano residents of the importance of history in our area, ongoing projects, things to get out and see of historic significance in our city? Get families involved by giving the children a project to "check off" all of the historic sites they have seen in the summer. Send back to the City – get a badge or something. Involvement!

Plano is strong because of the efforts in its past. Don't let the physical

evidence of this past be lost.

In addition to preserving historic areas, beautifying them would also be great for the City's appeal. Not only preserving the City's history but make it beautiful too. A great example is the city of Oak Park, Illinois: <https://www.oak-park.us/village-services/planning/historic-preservation>

Save Collinwood in place. It is on PUBLIC PAID FOR PARKLAND.

Great job everyone. Going to miss Doug very much—hoping his replacement is up to filling his shoes.

Find a way to wrest problem properties away from absentee landlords – survey the benefit to the city & impact on crime, property values, etc. Would be in city's interest (& public perception of downtown neighborhood) – TENPLEX & MATHEWS HOUSE!!

This is a great forum! Thank you!

Love Downtown. Its preservation and enhancement are critical. So glad it is not cookie cutter boring place like Water's Creek. Love the diversity and interesting differences in the area.

The word "arts district" are getting used a lot in downtown advertising and that is all well and good. However, in any city that has one, there is only 1 historic area. Let's not forget to use the word "HISTORIC"! All of this preservation business is because downtown is historic! When using the word downtown, historic should always be with the word downtown, i.e. "historic downtown Plano"

No (6)

Q5: Write-In responses to vision for preservation in the community.

Lack of maintenance and neglect of the Texas Pool in particular. It is dilapidated and needs repair. The volleyball court next to it is dilapidated and should be eliminated. It does not fit the neighborhood and none of the neighbors around it support it except those on the 501c3 committee who are mismanaging it. It needs to be taken over by the City and eliminated.

Funding to maintain and improve historic locations

New development inconsistent with the city's original culture

The City Of Plano

City Council, the Mayor, and City Manager

Mayor's lack of interest in saving real historic sites

New comers don't respect the history of Plano.

Apparent indifference on the part of the City

Biggest threat - City Manager & the Mayor

Plano City Manager

Proposed demolition of Collinwood House

Harry LaRosiliere & Bruce -city manager. They really are not friends of this City.

Greedy developers

I don't think there are any because I don't care about this topic.

Collinwood house fits into all of these reasons and the mayor and city manager are the biggest obstacles to it

Lack of perceived value from the community is the biggest threat. If the citizens don't care / see value then it all falls apart. Don't take this as "marketing / awareness". Do something to create value through the program.

Incompatible alterations to historic buildings (not protected)

New residents, some holding positions of influence, who don't care about Plano's heritage.

city leaders who are not committed to maintaining the history.

Lack of protection of City owned Heritage Resources

Collinwood House (3)

Mayor

City Leaders not invested in Plano's Heritage

City leadership and their lack of knowledge and/or care for preservation.

City owned or partnered Heritage Resources

Liberal politicians

The Heritage Commission needs to be given rein to preserve the historic and cultural fabric of our city.

Lack of appreciation of our city Mgr for Collinwood

Clearly the last two or the City wouldn't have balked at keeping Collingwood House

What has happened to the downtown 15th Street historical area is a shame. All the new apartments, should not have been built on top of 150 year old stores. This area was one of a kind with antique stores, one of a kind stores, wonderful restaurants and tea rooms! It has forever been changed and not for the better. I can't imagine what it will be in 30 years. Old run down apartment. It is now apartments, new stores just like everywhere else! Bars everywhere! So sad! It was a one of a kind destination. It was a memory of old Plano. It was Plano's proud history! Which is gone now. Please...help keep any history of old Plano before it is torn down or ruined. People that have lived in Plano, people that will stay in Plano for the rest of life's want to keep the memories of our past. What happened to 15th Street could have been moved a few blocks away and left old downtown in tact. Thank you!

Demo of buildings is no.1 threat. Ex. Collinwood House.

could be too rigid requirements to maintain using old materials when modern materials would be longer-lasting or more desirable update of a structure.

lack of action by city council

Unnecessary demolition to make way for apartment complexes or parking lots

Lack of interest from our public officials

Lack of parking in historic districts so people will want to visit and want to be engaged and supportive

Q6 WRITE IN ANSWERS: Are there any other potential partners or contributors to preservation?

Business owners

Non profit is not always the best way to go when managing historical structures. The Texas Pool is run by non profit and is dilapidated and an eyesore. Its sad that it has come to this. If grant \$ cannot be given to the Texas Pool for mandatory repairs, it will continue to decline. Its in really bad shape now and needs immediate attention. The neighborhood is suffering from the lack of maintenance and disregard of that pool. A City decision needs to be made on the Texas Pool now.

Texas Pool Foundation org

Nonprofit Boards

The mayor

None

Oldest residents

The mayor and city manager are key players who are obstacles to Collinwood's preservation.

Churches History'

Children's groups -- teaching the importance of history and preserving the stories and buildings.

Not sure

Fraternal organizations

Collinwood House (2)

Long time residents

Local Philanthropists.

Duh. The Heritage Commission. That is assuming CC and senior city leadership actually pay attention.

Garden and environmental societies

Chamber of Commerce; MCOR

Plano facebook pages

municipality incentives

Chamber of Commerce

WORKSHOP #2 MAY 10, 2018

PUBLIC WORKSHOP #2



PLANO HERITAGE PRESERVATION PROGRAM: PROPOSED GOALS, ACTIONS, AND RECOMMENDATIONS

The City of Plano invites you to attend the Preservation Plano 150 Public Workshop #2 on May 10th at 7:00 pm in Harrington Library. Please join us and share your feedback on the draft goals, actions, and recommendations for the City's heritage preservation program and review the list of properties that may be eligible for historic designations at the local and national level. Results from this meeting will be used to finalize the draft plan, which will be presented at Community Workshop #3 later this year. For more information, please visit www.preservationplano150.com.



DATE:

Thursday 05/10/2018

TIME:

7:00 p.m.

LOCATION:

Harrington Library
1501 18th Street
Plano, TX 75074

CONTACT:

City of Plano
Planning Department
972.941.7151
www.preservationplano150.com



7:00PM: INTRODUCTIONS

7:05PM: PRESERVATION PLAN UPDATE

Recap of Community Workshop 1
Overview of Online Survey Results
Timeline of Plano's History
Historic Assets Survey, Mapping & Recommendations
Goals, Policies and Actions
Next Steps

7:35PM: WORKSHOP ACTIVITIES

Goals, Policies and Actions
Plano's Story
Potential Heritage Resources

8:30: ADJOURN



PART 1: GOALS, POLICIES AND ACTIONS MATRICES

Six stations are set up around the room. Each station contains one component of the recommendations for Plano's heritage preservation program. Visit each station and review the goals, policies and actions. Use the sticky notes provided to record your thoughts regarding the recommendations, the prioritization of each action, additional action items or any other comments. The text below explains the focus of each plan component.

PLAN COMPONENTS:

Growth & Redevelopment



The City of Plano's history tells the story of growth and redevelopment over a period of 150 years. As the population continues to grow, the physical growth of the city will present economic opportunities and challenges for the existing infrastructure and the city's heritage resources. This component focuses on preserving Plano's historic resources and neighborhoods, while accommodating for new development.

Emerging Trends



Preserving heritage resources is a fundamental part of a comprehensive approach to sustainability. Keeping historic properties in use conserves energy, and adding new technologies can make them more energy efficient. Planning for the care of heritage resources in the wake of a natural disaster, incorporating heritage resources in the planning of new public infrastructure projects and preserving natural resources and open spaces that contribute to the community are also discussed in this component as important topics for Plano's preservation program to address.

Placemaking & Community Design



Creating memorable and unique public spaces throughout Plano is essential to enhancing community character and neighborhood identity. Enhancing the design of private properties through the use of design tools is also key to maintaining historic settings. A variety of tools can be used to accomplish this, which are detailed in the goal, policies and actions of this component.

Education & Awareness:



This component is made up of strategies to build awareness, strengthen skills that support preservation preservation policies and to educate the community about Plano's heritage. Helping property owners learn how to maintain their historic properties as active, viable assets is a key part of a successful preservation program, and this component includes outreach programs and technical skill development to ensure the proper treatment of historic structures. Finally, a successful program must also include a network of organizations and advocates that support and promote the goals of the program.

Benefits & Protections:



Properly managing and protecting heritage resources begins with identification, which focuses on surveying historic structures and evaluating them for potential historic significance. Tools such as the designation of heritage resources, design guidelines for the treatment of historic structures and local preservation ordinances all serve to protect heritage resources. Finally, financial incentives and other benefits programs encourage property owners to protect heritage resources.

Administration of the Heritage Program:



Effective administration is a critical part of a successful preservation program. This component promotes partnerships among City departments to ensure the successful implementation of this Plan.

Prioritization Key:

High Priority: 1-2 years to complete
Medium Priority: 3-5 years to complete
Low Priority: Beyond 5 years to complete
Ongoing: Action begins and then is continuous throughout the program

PART 2: PLANO'S STORY

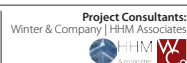
Plano's history is told through eight posters representing eight development eras beginning in 11,000 B.C. A handful of important events, people and places are noted for each development era and are divided into seven themes. Each theme is represented using a single color, which carries throughout the development eras. Review the themes paper and timeline and note any additional events or fun facts that should be added in the telling of Plano's story.

PART 3: POTENTIAL RESOURCES

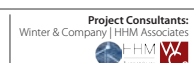
Review the list of potential heritage resources that have been identified following the survey of over 500 structures/subdivisions.



PRESERVATION PLANO 150
Workshop #2
Date: 05.10.2018



PRESERVATION PLANO 150
Workshop #2
Date: 05.10.2018





WORKSHOP #2

LETTERS TO PHR PROPERTY OWNERS



City of Plano
1520 K Avenue
Plano, TX 75074
P.O. Box 660358
Plano, TX 75086-0358
Tel: 972.941.7000
plano.gov

May 4, 2018

[OWNER NAME]
[ADDRESS 1]
[ADDRESS 2]
[CITY, STATE, ZIP]

RE: Historic Assets Survey of Pre-1960 Structures within Plano

Dear Property Owner:

The City of Plano's Heritage Preservation Plan (HPP) serves as the guiding document for the city's Heritage Preservation Program and related activities. A key component of this plan is to expand and enhance efforts to identify potential heritage resources (PHR). As part of the ongoing [Preservation Plano 150](#), a HPP update project, the city has contracted with the consulting firm, HHM & Associates (HHM) to identify and evaluate a citywide survey of pre-1960 built structures, in order to recommend a list of potential heritage resources within Plano.

A potential heritage resource means a structure, collection of structures, site, or landmark of historical, cultural, archaeological, or architectural importance listed in the Heritage Preservation Plan. A potential heritage resource has not received heritage resource designation, but has the potential to become designated with further historic research, restoration, or property owner interest.

A PHR listing is informational only and does not subject the listed structure to any architectural review by the Heritage Commission.

You are receiving this letter because a structure located at [PROPERTY ADDRESS] has been identified as a potential heritage resource. HHM has evaluated the previously completed windshield survey and prepared a draft historic resource survey of the building. Based on the draft survey findings, HHM believes the structure is eligible for a PHR listing in the HPP update.

HHM will be presenting their preliminary recommendations of the PHR listings at the Preservation Plano 150, public workshop #2 on **Thursday, May 10, 2018 at 7:00 pm in Harrington Library located at 1501 18th Street, Plano, TX – 75074**. We encourage you to attend this meeting to learn more about the draft survey findings, get your inputs, and ask any questions you might have regarding the PHR listing.

To learn more about this project and the survey process, please visit www.historicplano.org and select "Potential Historic Assets Survey" on the sidebar. We look forward to see you at the May 10 public meeting.

Sincerely,

Bhavesh Mittal
Heritage Preservation Officer

Harry LaRouliere | Rick Grady | Ron Kelley | Angela Miner | Anthony Ricciardelli | Kayci Prince | Tom Harrison | Rick Smith | Bruce D. Glasscock
Mayor | Mayor Pro Tem | Deputy Mayor Pro Tem | Place 1 | Place 2 | Place 4 | Place 7 | Place 8 | City Manager



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May 4, 2018

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Sincerely,

Bhavesh Mittal
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Mayor | Mayor Pro Tem | Deputy Mayor Pro Tem | Place 1 | Place 2 | Place 4 | Place 7 | Place 8 | City Manager

WORKSHOP #3 AUGUST 30, 2018

PUBLIC WORKSHOP #3



UNVEILING OF THE DRAFT HERITAGE PRESERVATION PLAN

The City of Plano invites you to attend the Preservation Plano 150 Public Workshop #3 on August 30th at 7:00 pm in Harrington Library. Please join us to review and learn more about the first draft of the Heritage Preservation Plan, which incorporates feedback regarding the history of Plano timeline, the historic assets survey, and the goals, policies and actions, which were reviewed during Workshop 2. Input from Workshop 3 will be used to update the Heritage Preservation Plan prior to beginning the adoption process. For more information, please visit www.preservationplano150.com.



DATE:

Thursday August 30, 2018

TIME:

7:00 p.m.

LOCATION:

Harrington Library
1501 18th Street
Plano, TX 75074

CONTACT:

City of Plano
Planning Department
972.941.7151
www.preservationplano150.com



Consultants:
Winter & Company | HHM Associates



PLEASE JOIN US!



NOVEMBER 2018

WORKSHOP #3

LETTERS TO PHR PROPERTY OWNERS

Prior to Public Workshop #3, letters were mailed to all properties identified as Potential Heritage Resources (PHR), including those eligible as individual properties, districts, and cemeteries. Letters were also mailed to PHR's from the 2011 Heritage Preservation Plan that were found no longer eligible. Examples of the letters are provided below:



City of Plano
1520 K Avenue
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Plano, TX 75088-0258
Tel: 972.941.7000
plano.gov



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plano.gov

August 20, 2018

[OWNER NAME]
[ADDRESS 1]
[ADDRESS 2]
[CITY, STATE, ZIP]

RE: Historic Assets Survey of Pre-1960 Structures within Plano

Dear Property Owner:

The City of Plano's Heritage Preservation Plan (HPP) serves as the guiding document for the city's Heritage Preservation Program and related activities. A key component of this plan is to expand and enhance efforts to identify potential heritage resources (PHR). As part of the ongoing [Preservation Plano 150](#), a HPP update project, the city has contracted with the consulting firm, HHM & Associates (HHM) to identify and evaluate a citywide survey of pre-1960 built structures, in order to recommend a list of potential heritage resources within Plano.

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A PHR listing is informational only and does not subject the listed structure to any architectural review by the Heritage Commission.

You are receiving this letter because a structure located at [PROPERTY ADDRESS] has been identified as a potential heritage resource. HHM has evaluated the previously completed windshield surveys and prepared a draft historic resource survey of the building. Based on the survey findings, HHM believes the structure is eligible for a PHR listing in the HPP update.

HHM discussed their preliminary findings at a previous public workshop #2 organized by the City of Plano on May 10, 2018. HHM will be presenting their recommendations of the PHR listings at the Preservation Plano 150, public workshop #3 on **Thursday, August 30, 2018 at 7:00 pm in Harrington Library located at 1501 18th Street, Plano, TX – 75074**. We encourage you to attend this meeting to learn more about the recommended PHR's, get your inputs, and ask any questions you might have regarding the proposed PHR listings.

To learn more about this project and the survey process, please visit [www.historicplano.com](#) and select "Potential Historic Assets Survey" on the sidebar. For more information about the current HPP update project, go to [www.preservationplano150.com](#). We look forward to seeing you at the August 30 public meeting.

Sincerely,

Bhavesh Mittal
Heritage Preservation Officer
Planning Department, 972.941.7151

Harry LaRiviere Mayor | Ron Kelley Mayor Pro Tem | Angela Miner Deputy Mayor Pro Tem | Anthony Ricciardelli Place 2 | Rick Grady Place 3 | Kayci Prince Place 4 | Tam Harrison Place 5 | Rick Smith Place 6 | Bruce D. Glascock City Manager



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plano.gov

August 20, 2018

[OWNER NAME]
[ADDRESS 1]
[ADDRESS 2]
[CITY, STATE, ZIP]

Dear Property Owner,

Subject: Future Designation of the [CEMETERY NAME]

Plano's Heritage Preservation Plan, adopted by City Council, includes 21 individual structures, 11 cemeteries, and two districts on a list of Potential Heritage Resources (PHR). The [CEMETERY NAME] was one of the identified PHR.

A potential heritage resource means a structure, collection of structures, site, or landmark of historical, cultural, archaeological, or architectural importance listed in the Heritage Preservation Plan. A potential heritage resource has not received heritage resource designation, but has the potential to become designated with further historic research, restoration, or property owner interest.

A PHR listing is informational only and does not subject the cemetery to any additional regulatory restrictions or architectural review by the Heritage Commission.

Currently there are 33 individually designated heritage resources (IDHR) in Plano, including two cemeteries, the Bowman Cemetery and the recently designated L.A. Davis Cemetery. You are receiving this letter because the Heritage Commission requested staff to contact representatives of the non-designated cemeteries listed as PHR's, to invite and encourage them to consider the benefits of pursuing an individual heritage resource designation for the associated properties.

Individually Designated Heritage Resource means a structure, site, or landmark of historical, cultural, archaeological, or architectural importance that has received from the Plano City Council local heritage resource designation on its own and not as part of a heritage resource overlay district. It may consist of only a single property (not a district overlay), or may be located within a heritage resource district.

In the hopes that you may wish to consider becoming an IDHR, we would like to invite you to attend the upcoming public workshop to learn more about the PHR listing. At this meeting, HHM & Associates (HHM), a consulting firm contracted by the city to identify and conduct draft surveys of potential heritage resources within Plano, will be presenting their recommendations of these PHR listings. This public workshop #3, part of Preservation Plano 150 project, will be held on **Thursday, August 30, 2018 at 7:00 pm in Harrington Library located at 1501 18th Street, Plano, TX – 75074**. We encourage you to attend this meeting to learn more about the recommended PHR's, get your inputs, and ask any questions you might have regarding the proposed PHR listings. For more information about the current HPP update project, go to [www.preservationplano150.com](#).

Some of the potential benefits and incentives of the cemetery becoming an *Individually Designated Heritage Resource* include:

- Recognition:** Cemeteries are the most valuable historic resources; for they are often, the only remaining record of early settlements and their gravestones convey important historical, cultural, genealogical, and anthropological

Harry LaRiviere Mayor | Ron Kelley Mayor Pro Tem | Angela Miner Deputy Mayor Pro Tem | Anthony Ricciardelli Place 2 | Rick Grady Place 3 | Kayci Prince Place 4 | Tam Harrison Place 5 | Rick Smith Place 6 | Bruce D. Glascock City Manager

August 20, 2018

Historic assets survey of city blocks/subdivisions constructed between 1960-1969

Dear Property Owner:

The City of Plano's Heritage Preservation Plan (HPP) serves as the guiding document for the city's Heritage Preservation Program and related activities. A key component of this plan is to expand and enhance efforts to identify potential heritage resources (PHR). As part of the ongoing [Preservation Plano 150](#), a HPP update project, the city has contracted with the consulting firm, HHM & Associates (HHM) to identify and evaluate a citywide survey of city blocks/subdivisions constructed during 1960-1969, in order to recommend a list of districts eligible for potential heritage resources within Plano.

A potential heritage resource means a structure, collection of structures, site, or landmark of historical, cultural, archaeological, or architectural importance listed in the Heritage Preservation Plan. A potential heritage resource has not received heritage resource designation, but has the potential to become designated with further historic research, restoration, or property owner interest.

A PHR listing is informational only and does not subject the listed district to any architectural review by the Heritage Commission.

You are receiving this letter because your property is located within one of the three identified districts eligible as a potential heritage resource. HHM has completed evaluation of windshield surveys of city blocks/subdivisions constructed during 1960-1969 and are recommending the following three districts to be eligible for a PHR listing in the HPP update (see attached map):

- Clint Forman Addition District
- North Forest Estates 3
- Briarwood District – Briarwood Estates (1,2,5,8) & Briarwood East (1,2)

HHM discussed their preliminary findings at a previous public workshop #2 organized by the City of Plano on May 10, 2018. HHM will be presenting their recommendations of the PHR listings at the Preservation Plano 150, public workshop #3 on **Thursday, August 30, 2018 at 7:00 pm in Harrington Library located at 1501 18th Street, Plano, TX – 75074**. We encourage you to attend this meeting to learn more about the recommended PHR's, get your inputs, and ask any questions you might have regarding the proposed PHR listings.

To learn more about this project and the survey process, please visit [www.historicplano.com](#) and select "Potential Historic Assets Survey" on the sidebar. For more information about the current HPP update project, go to [www.preservationplano150.com](#). We look forward to seeing you at the August 30 public workshop.

Sincerely,

Bhavesh Mittal
Heritage Preservation Officer
Planning Department, 972.941.7151

Harry LaRiviere Mayor | Ron Kelley Mayor Pro Tem | Angela Miner Deputy Mayor Pro Tem | Anthony Ricciardelli Place 2 | Rick Grady Place 3 | Kayci Prince Place 4 | Tam Harrison Place 5 | Rick Smith Place 6 | Bruce D. Glascock City Manager

information. Cemeteries can also reveal information about historic events, religions, lifestyles, and the population. Designation as a heritage resource would bring special recognition and attention to the [CEMETERY NAME] and its contribution to Plano's history and culture, through its inclusion in educational materials produced by the city's heritage preservation program and its partners. A local designation could potentially be helpful for future state or national level designation requests.

2. Apply for Heritage Resource Designation Amendments:

The heritage resource designation amendment process allows the owners of IDHR's to request additional permitted uses for their property that are otherwise prohibited by the property's base zoning and request modifications to the development regulations stipulated with the zoning ordinance in order to better protect the resource.

3. Protection:

Historic cemeteries are constantly threatened by natural forces such as weathering and uncontrolled vegetation, lack of maintenance, theft, vandalism, and development pressures in expanding urban areas. A heritage resource designation could further protect the irreplaceable cemetery from future encroaching developments and construction.

4. Incentives:

Designation as a heritage resource could also provide access to financial benefits, such as grants, to make repairs, restorations, or other improvements to the cemetery. For instance, heritage preservation grants provided by the city helped fund restoration of headstones and the installation of interpretive signage and fencing at the L.A. Davis Cemetery. Although an IDHR designation is not a prerequisite to receiving these grants, it may support the case for allocating funds over other non-designated projects in a competitive grant application process. As a Certified Local Government (CLG) with the Texas Historical Commission (THC), the city could potentially apply for matching CLG grants for eligible cemetery restoration projects.

The IDHR designation process is outlined in the city's Heritage Preservation Ordinance, which can be found at [http://www.historicplano.gov](#). To initiate the process, an application and supporting materials should be submitted to the city's Heritage Preservation Officer. After determining the application is complete, it will be forward for review and approval by the Heritage Commission, Planning and Zoning Commission, and City Council, each of which includes a public hearing. City Council has the final authority to approve all heritage resource designations. Only after the property is officially designated would Heritage-related restrictions, such as architectural review of construction, apply to the property.

If you are interested in pursuing an IDHR designation, or would like to get more information, please feel free to contact me at [bhaveshm@plano.gov](#) or (972) 941-7151.

I appreciate your stewardship in protecting and preserving Plano's potential heritage resource and encourage you to consider applying for an IDHR designation.

Sincerely,

Bhavesh Mittal
Heritage Preservation Officer

Harry LaRiviere Mayor | Ron Kelley Mayor Pro Tem | Angela Miner Deputy Mayor Pro Tem | Anthony Ricciardelli Place 2 | Rick Grady Place 3 | Kayci Prince Place 4 | Tam Harrison Place 5 | Rick Smith Place 6 | Bruce D. Glascock City Manager

APPENDIX E

BIBLIOGRAPHY & LINKS

A variety of links are provided throughout the Heritage Preservation Plan, providing further resources for community members to utilize to learn about Plano's heritage preservation program. The links provided throughout the document chapters have been shortened, but can be clicked in the PDF version to go to the link. Below is a complete listing of links that will take the reader to the site if clicked, but can also be typed into a browser exactly as seen in these charts.

CHAPTER 2 LINKS

| Page Number | Document/Weblink Title | Full Web Link |
|-------------|---|---|
| 12 | Economic Benefits and Impacts of Historic Preservation | http://my.preservationnation.org/site/DocServer/Economic_Benefits_of_HP_April_2011.pdf?docID=9023 |
| 12 | Economic Impact of Historic Preservation (TX) | http://www.thc.texas.gov/public/upload/publications/economic-impact-historic-preservation.pdf |
| 12 | Let Us Tell You About Historic Preservation (TX) | https://www.txplanning.org/media/files/page/006a59d2/Let_Us_Tell_You_About_Historic_Preservation.pdf |
| 12 | Economic Power of Heritage and Place (CO) | http://legacy.historycolorado.org/sites/default/files/files/OAHP/crforms_edumat/pdfs/1620_EconomicBenefitsReport.pdf |
| 12 | General Studies on the Economic Impacts of Historic Preservation | http://www.achp.gov/economic-general.html |
| 12 | Measuring Economic Impacts of Historic Preservation: A Report to the Advisory Council on Historic Preservation by Place Economics | http://www.achp.gov/docs/Economic%20Impacts%20v5-FINAL.pdf |
| 12 | Plano Tomorrow | http://www.planotomorrow.org/ |

CHAPTER 4 LINKS

| Page Number | Document/Weblink Title | Full Web Link |
|-------------|--|---|
| 46 | Heritage Preservation Ordinance | http://www.plano.gov/DocumentCenter/View/29082/2018-1-3 |
| 46 | Heritage Commission | https://www.plano.gov/165/Heritage-Commission |
| 46 | Certificate of Appropriateness | https://www.plano.gov/655/Guidelines-Applications |
| 46 | Heritage Preservation Grant Program | http://www.plano.gov/2736/Grant-Program |
| 47 | Heritage Tax Exemption Program | http://www.plano.gov/2737/Tax-Exemption-Program |
| 47 | Downtown Heritage Resource District Design Standards | https://www.plano.gov/DocumentCenter/View/18164/Adoped-Downtown-Heritage-Resource-District-Design-Standards |
| 47 | Haggard Park Heritage Resource District Preservation Guidelines | https://www.plano.gov/DocumentCenter/View/594/Haggard-P-Design-Guidelines?bidId= |
| 47 | Douglass Neighborhood Action Plan | https://www.plano.gov/DocumentCenter/View/658/Douglass_Neighborhood_Action_Plan?bidId= |
| 47 | Heritage Resource Surveys | http://www.plano.gov/2874/Potential-Historic-Assets-Survey |
| 50 | National Register of Historic Places | https://www.nps.gov/Nr/ |
| 51 | Plano Heritage Preservation Ordinance | http://www.plano.gov/DocumentCenter/View/29082/2018-1-3?bidId= |
| 56 | Building Category and Integrity Evaluation Guide for Haggard Park - 2018 | https://www.plano.gov/DocumentCenter/View/31163/Haggard-Park-HROD---BCIEG-2018?bidId= |
| 57 | Building Category and Integrity Evaluation Guide for Downtown - 2016 | http://www.plano.gov/DocumentCenter/View/19202/Downtown-Property-Matrix---Updated-51118?bidId |
| 58 | Heritage Preservation Grant Program | https://www.plano.gov/2736/Grant-Program |
| 58 | Heritage Tax Exemption Program | http://www.plano.gov/2737/Tax-Exemption-Program |
| 58 | The Great Update Rebate | https://www.plano.gov/2338/The-Great-Update-Rebate |
| 63 | Collin County Historical Property Tax Abatement Program | http://www.collincountytx.gov/historical_commission/programs/Pages/taxabatements.aspx |
| 63 | Texas Historic Preservation Tax Credit Program | http://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit |
| 63 | Federal Rehabilitation Tax Credit Program | https://www.nps.gov/tps/tax-incentives.htm |
| 64 | Certified Local Government (CLG) Grant Program | http://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government |

| | | |
|----|---|---|
| 64 | Texas Preservation Trust Fund (TPTF) | http://www.thc.texas.gov/preserve/projects-and-programs/texas-preservation-trust-fund |
| 64 | Humanities Texas Grants | https://www.humanitiestexas.org/grants |
| 64 | Kresge Foundation: Arts and Culture Program | https://kresge.org/programs/arts-culture# |
| 65 | Plano Conservancy for Historic Preservation | http://www.planoconservancy.org/ |
| 65 | Historic Downtown Plano Association (HDPa) | http://www.visitdowntownplano.com/ |
| 65 | Heritage Farmstead Museum | https://www.heritagefarmstead.org/ |
| 65 | Interurban Railway Museum | http://www.interurbanrailwaymuseum.org/ |
| 65 | Saigling House | https://www.plano.gov/2800/Saigling-House |
| 65 | North Texas Masonic Historical Museum and Library | http://northtexashistory.org/ |
| 65 | Plano Art Association | http://planoartassociation.org/ |
| 65 | Plano Libraries | https://www.plano.gov/203/Library |
| 65 | Collin County Historical Commission | http://www.collincountytx.gov/historical_commission/Pages/default.aspx |
| 65 | Texas Historical Commission | http://www.thc.texas.gov/ |
| 65 | National Register of Historic Places | https://www.nps.gov/Nr/ |
| 65 | National Trust for Historic Preservation | https://savingplaces.org/ |
| 65 | National Park Service | https://www.nps.gov/index.htm |
| 65 | Texas Pool Foundation | http://www.texaspool.org/our-history |
| 65 | Plano ISD | https://www.pisd.edu/ |
| 65 | Collin College | http://www.collin.edu/ |
| 65 | Certified Local Government (CLG) | http://www.thc.texas.gov/preserve/projects-and-programs/certified-local-government |

CHAPTER 6 LINKS

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| 84 | Plano Tomorrow - Special Housing Needs | http://www.planotomorrow.org/220/Special-Housing-Needs |
| 86 | Plano Tomorrow - Environmental Quality | http://www.planotomorrow.org/183/Environmental-Quality |
| 87 | Secretary of the Interior's Illustrated Guidelines on Sustainability | https://www.nps.gov/tps/standards/rehabilitation/guidelines/index.htm |
| 88 | National Trust Insurance Services | https://nationaltrust-insurance.org/ |
| 88 | Plano Department of Emergency Management | https://www.plano.gov/224/Emergency-Management |
| 88 | Texas Division of Emergency Management | https://www.dps.texas.gov/dem/ |
| 88 | Texas Emergency Management Plan | http://www.dps.texas.gov/dem/documents/planState/state_plan.pdf |
| 88 | Office of Environmental Planning and Historic Preservation (FEMA) | https://www.fema.gov/office-environmental-planning-and-historic-preservation |
| 93 | Downtown Arts, Culture, and Event Plan | http://www.plano.gov/DocumentCenter/View/14205/Downtown-Arts-Culture-and-Events-Plan-2015 |
| 96 | Heritage Resources Survey Inventory | https://www.plano.gov/2738/Designated-Sites-Districts |
| 96 | Interurban Railway Museum | http://www.interurbanrailwaymuseum.org/ |
| 97 | The Johnnie J. Myers Research Foundation | http://www.planoconservancy.org/archives---research.html |
| 97 | Plano Genealogy Center at Haggard Library | https://www.plano.gov/907/Genealogy-Center |
| 97 | Heritage Farmstead Museum | https://www.heritagefarmstead.org/ |
| 98 | North Texas Masonic Historical Museum & Library | http://northtexashistory.org/ |
| 100 | Plano Tax Increment Financing District (TIF) | https://www.plano.gov/3073/Tax-Increment-Financing |
| 100 | Downtown Plano Public Improvement District (PID) | https://www.plano.gov/3109/Downtown-Plano-Public-Improvement-Distri |
| 100 | Downtown Plano Arts District | http://www.visitdowntownplano.com/ |
| 110 | Heritage Preservation Website | http://www.plano.gov/653/Heritage-Preservation |
| 110 | Plano Municipal Code | https://library.municode.com/tx/plano/codes/code_of_ordinances |
| 110 | Plano Zoning Ordinance | https://www.plano.gov/1259/Zoning-Ordinance |
| 110 | 2015 International Building Code | https://codes.iccsafe.org/public/document/toc/542/ |
| 110 | Heritage Commission | https://www.plano.gov/165/Heritage-Commission |
| 110 | Downtown Heritage Resource District Design Standards | https://www.plano.gov/DocumentCenter/View/18164/Adoped-Downtown-Heritage-Resource-District-Design-Standards?bidId= |

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Plano Conservancy for Historic Preservation, Inc.

Old Plano: An Historic Walking Tour

Janice Cline, Historic Downtown Plano

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APPENDIX F

GLOSSARY OF TERMS

Archaeological Resource

Any material remains or physical evidence of past human life or activities that are of archaeological interest, including the record of the effects of human activities on the environment. An archaeological resource is capable of revealing scientific or humanistic information through archaeological research. *Source: Secretary of the Interior National Park Service*

Cultural Landscape

A geographic area, including both cultural and natural resources, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values. There are four non-mutually exclusive types of cultural landscapes: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. The two primary types of cultural landscapes in Yosemite Valley are: historic designed landscapes, such as The Ahwahnee and the Yosemite Village Historic District; and ethnographic landscapes, such as the entirety of Yosemite Valley. *Source: Secretary of the Interior National Park Service*

Designations

Recognizing historic sites, buildings, features, etc. at the local, state and/or national levels. The City of Plano has historic resources designated at each level.

Economic Hardship

Historic preservation ordinances in effect around the country often include a process for administrative relief from preservation restrictions in situations of “economic hardship.” Under typical economic hardship procedures, an applicant may apply for a “certificate of economic hardship” after a preservation commission has denied his or her request to alter or demolish a historic property protected under a preservation ordinance. In support of an application for relief on economic hardship grounds, the applicant must submit evidence sufficient to enable the decision-making body to render a decision. The type of evidence required is generally spelled out in preservation ordinances or interpreting regulations. The burden of proof is on the applicant. The exact meaning of the term “economic hardship” depends on how the standard is defined in the ordinance. Under many preservation ordinances economic hardship is defined as consistent with the legal standard for an unconstitutional regulatory taking, which requires a property owner to establish that he or she has been denied all reasonable beneficial use or return on the property as a result of the commission’s denial of a permit for alteration or demolition.

Requests for relief on economic hardship grounds are usually decided by historic preservation commissions, although some preservation ordinances allow the commission’s decision to be appealed to the city council. In some jurisdictions, the commission may be assisted by a hearing officer. A few localities have established a special economic review panel, comprised of members representing both the development and preservation community. *Source: National Trust for Historic Preservation*

Ethnographic Landscape

An area containing a variety of natural and cultural resources that traditionally associated people define as heritage resources. The area may include plant and animal communities, structures, and geographic features, each with their own special local names. *Source: Secretary of the Interior National Park Service*

Heritage Tourism

Traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes visitation to cultural, historic and natural resources. *Source: National Trust for Historic Preservation*

Historic Character

The sum of all visual aspects, features, materials, and spaces associated with a cultural landscape’s history, i.e. the original configuration together with losses and later changes. These qualities are often referred to as character-defining. *Source: Secretary of the Interior National Park Service*

Historically Significant Building

Typically, a principal building determined to be fifty (50) old or older, and;

- The building is associated with any significant historic events;
- The building is associated with any significant lives of persons;
- The building signifies distinctive architectural character/era;
- The building is associated with the lives of persons significant in our past;
- The building is archeologically significant.

Integrity

The authenticity of a property's historic identity, evinced by the survival of physical characteristics that existed during the property's historic or prehistoric period. The seven qualities of integrity as defined by the National Register Program are location, setting, feeling, association, design, workmanship, and materials. *Source: Secretary of the Interior National Park Service*

Site

A site is the location of an important event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure. Examples of sites include: designed landscape, natural feature having cultural significance, ruins of a building or structure, trail, village or habitation site. *Source: Secretary of the Interior National Park Service*

State Historic Preservation Office

These individuals play a critical role carrying out many responsibilities in historic preservation. Surveying, evaluating and nominating significant historic buildings, sites, structures, districts and objects to the National Register is one such key activity. *Source: Secretary of the Interior National Park Service*

Transit Oriented Development (TOD)

Transit Oriented Development (TOD) maximizes the amount of residential, business, and leisure space within walking distance of a public transportation stop.

In addition to the terms listed above, the following terms are defined in Plano's Heritage Preservation Ordinance:

- ▲ Archaeology
- ▲ Building
- ▲ Certificate of Appropriateness
- ▲ Certified Local Government (CLG)
- ▲ Compatible Structure
- ▲ Contributing Structure
- ▲ Demolition
- ▲ Design Standards
- ▲ Heritage Commission
- ▲ Historic Preservation
- ▲ Heritage Preservation Officer (HPO)
- ▲ Heritage Preservation Plan
- ▲ Heritage Resource
- ▲ Heritage Resource Overlay District
- ▲ Heritage Resource Survey
- ▲ Individually Designated Heritage Resource
- ▲ National Register of Historic Places
- ▲ Potential Heritage Resource
- ▲ Preservation
- ▲ Rehabilitation
- ▲ Secretary of the Interior's Standards for Rehabilitation
- ▲ State Antiquities Landmark