

CITY COUNCIL

1520 AVENUE K



DATE: 3/23/2015
CALL TO ORDER: 7:00 p.m.
INVOCATION: Executive Pastor Jack Warren
Chase Oaks Church
PLEDGE OF ALLEGIANCE: Jr. Girl Scout Troop 3482
Davis Elementary

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>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.</p> <p>The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</p> <p><u>PROCLAMATIONS & SPECIAL RECOGNITION</u></p> <p>PRESENTATION: The City of Plano is presenting Certificates of Appreciation to Bank of America and Grace Center for their assistance with the Love Where You Live program.</p> <p>SPECIAL RECOGNITION: The Plano Chamber of Commerce has received 5-Star Accreditation from the U.S. Chamber of Commerce.</p> <p><u>OATHS OF OFFICE</u></p> <p><u>Tax Increment Financing Reinvestment Zone No. 2 Board</u></p> <p>Roy Wilshire</p> <p><u>COMMENTS OF PUBLIC INTEREST</u></p> <p><u>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.</u></p>	

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p><u>CONSENT AGENDA</u> <u>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.</u></p> <p><u>Approval of Expenditures</u></p> <p>Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)</p> <p>(a) RFP No. 2015-106-C for a nine (9) month contract for Stop Loss Insurance to be utilized by Human Resources to United Health Group Incorporated in a total estimated amount of \$1,464,982; and authorizing the City Manager to execute all necessary documents.</p> <p>(b) Bid No. 2015-111-B for the purchase of replacement chillers at the Municipal Center to Kahn Air Conditioning & Heating, a Texas Corporation dba Kahn Mechanical Contractors, in the amount of \$382,650; and authorizing the City Manager to execute all necessary documents.</p> <p>(c) Bid No. 2015-57-C for a one (1) year contract with three (3) City optional one (1) year renewals for Athletic Field Mowing and Landscape Maintenance for the Parks Department to Dyna-Mist Construction Company in the estimated amount of \$78,000 at Russell Creek and WCD Enterprises, LLC in the estimated amount of \$37,474 at Carpenter Park; and authorizing the City Manager to execute all necessary documents.</p> <p>(d) Bid No. 2015-52-C for a contract with the initial term to end on August 28, 2015 with three (3) City optional one (1) year renewals for Outdoor Litter Removal and Restroom Maintenance Group A for the Parks Department to Lawn Star Landscape, in the estimated amount of \$60,000 for the initial term and \$100,000 for subsequent renewal terms; and authorizing the City Manager to execute all necessary documents.</p> <p>(e) Bid No. 2015-28-C for a one (1) year contract with three (3) one (1) year City optional renewals for purchase of Urban Forest Management services for the Parks Department from Shawnee Mission Tree Service dba Arbor Masters Tree Service, Good Earth Corporation, Preservation...A Tree Service, Inc. dba Preservation Tree Services, Inc, Rios Tree Service Inc., The Paysage Group dba Smith Lawn and Tree, and Somerset Landscape LLC in the estimated annual amount of \$349,000; and authorizing the City Manager to execute all necessary documents.</p>	

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>Purchase from an Existing Contract</p> <p>(f) To approve the purchase of new furniture for the Oak Point Park Nature & Retreat Center from Facilitatech dba Business Interiors, in the amount of \$47,556, Texas Furniture Source, Inc., in the amount of \$144,703, Wilson Office Interiors, LLC, in the amount of \$9,755, and Mity-Lite, Inc., in the amount of \$35,821, for a total amount of \$237,835, through an existing contract/agreement with TXMAS (Texas Multiple Award Schedule) and authorizing the City Manager to execute all necessary documents. (TXMAS 9-711020, 6-71111060, 3-7-11030, 3-7-1111020, 15-7101, 6-7110170, and 2-711090)</p>	
	<p>(g) To approve the purchase of twenty-eight (28) Stalker II Moving Radars from Applied Concepts, Inc. and twenty-eight (28) LTI 20-20 Ultralyte LR B Lasers from Laser Technology, Inc. for the Police Department in the total amount of \$135,520 through an existing HGAC contract and authorizing the City Manager to execute all necessary documents. (HGAC Contract No. EF04-13)</p>	
	<p>Approval of Contract Modification</p> <p>(h) To approve and authorize the First Amendment to the Private Network and Internet Access contract for the purchase of an additional premise node at the Oak Point Park Nature and Retreat Center in the estimated annual amount of \$57,057 from Verizon Business Network Services, Inc. This Amendment will provide voice and data services to this new facility.</p>	
	<p>Approval of Change Order</p> <p>(i) To Austin Filter Systems, Inc. increasing the contract by \$91,040, Oak Hollow & Brandon Court Project No. 6167, Change Order No. 2. Original Bid No. 2013-358-B.</p>	
	<p>Approval of Expenditure</p> <p>(j) To approve the purchase and installation of ATMS.now Central Management Software and Support for Engineering, in the amount of \$163,800 from Trafficware Group, Inc.; and authorizing the City Manager to execute all necessary documents.</p>	
	<p><u>Adoption of Resolutions</u></p> <p>(k) To approve the terms of a Real Estate Contract by and between Agnes M. Butler, an individual, and the City of Plano for the purchase of approximately 2.821 acres of land located at 3421 E. Parker Road, Plano, Collin County, Texas, as an addition to Oak Point Park and Nature Preserve; and authorizing the City Manager to execute such contract and providing an effective date.</p>	
	<p>(l) To authorize the filing of application for federal funds in an amount not to exceed \$79,008 under the Edward Byrne Memorial Justice Assistance Grant (JAG) State Formula Program through the Office of the Governor of Texas, Criminal Justice Division; designating Chief of Police Gregory W. Rushin as authorized representative of the City of Plano for the purpose of giving required assurances and acting in connection with said application and providing required information; and declaring an effective date.</p>	

ITEM NO.	EXPLANATION	ACTION TAKEN
(m)	<p><u>Adoption of Ordinances</u></p> <p>To amend Chapter 12, Motor Vehicles and Traffic, Article V, Stopping, Standing and Parking, Section 12-101, Subsection "15th Street" of the Code of Ordinances of the City of Plano, Texas to prohibit stopping, standing, or parking of motor vehicles on certain sections of 15th Street, and amending Chapter 12, Motor Vehicles and Traffic, Article V, Stopping, Standing and Parking, Section 12-104, of the Code of Ordinances of the City of Plano, Texas to designate additional four-hour parking on the south side of 15th Street; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.</p> <p><u>ITEMS FOR INDIVIDUAL CONSIDERATION:</u></p> <p><u>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.</u></p> <p><u>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.</u></p>	
(1)	<p>Consideration of an Ordinance to provide certain Heritage Resources located in the City of Plano, Texas, partial exemption from the current year Ad Valorem taxation in the amount of \$36,892; providing a severability clause and an effective date.</p>	
(2)	<p>Public Hearing and consideration of a Resolution to adopt the Consolidated Housing and Community Development Plan for 2015-2019 outlining the use of Community Development Block Grant funds and HOME Investment Partnership funds provided by the U.S. Department of Housing and Urban Development; authorizing its execution by the City Manager; and providing an effective date.</p>	

ITEM NO.	EXPLANATION	ACTION TAKEN
(3)	<p>Public Hearing and consideration of an Ordinance as requested in Zoning Case 2014-44 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to amend Planned Development-65-Central Business-1 on 275.1± acres of land located at the northeast corner of the Dallas North Tollway and Tennyson Parkway, in the City of Plano, Collin County, Texas, currently zoned Planned Development-65-Central Business-1 with Specific Use Permit No. 265 for Day Care Center and Specific Use Permit No. 394 for Cemetery/Mausoleum; 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: J. C. Penney Co., Inc.</p>	
(4)	<p>Public Hearing and consideration of an Ordinance as requested in Zoning Case 2015-02 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 658 so as to allow the additional use of Single-Family Residence Attached on 5.4± acres of land located on the east side of Coit Road, 350± feet north of McDermott Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-434-Retail; 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: Sonoma Housing Advisors, LLC</p>	
(5)	<p>Public Hearing and consideration of a Resolution to support an application for a nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project, located on the east side of Coit Road, 350± feet north of McDermott Road; and designating the City Manager to certify this resolution to TDHCA; and declaring an effective date.</p>	
(6)	<p>Public Hearing and consideration of a Resolution to support an application for a nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project, located at Palomino Crossing, Block 1, Lot 4; and designating the City Manager to certify this resolution to TDHCA; and declaring an effective date. (Tabled at the February 23, 2015 Council meeting and removed for consideration by the City Council at the March 17, 2015 Council meeting.)</p> <p><u>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.</u></p>	



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		03/23/2015		
Department:		City Manager's Office		
Department Head		Bruce Glasscock		
Agenda Coordinator (include phone #): Melinda White X7548, Cindy Pierce X5161				
CAPTION				
PRESENTATION: The City of Plano is presenting Certificates of Appreciation to Bank of America and Grace Center for their assistance with the Love Where You Live program.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	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):				
COMMENTS:				
SUMMARY OF ITEM				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		03/23/2015		
Department:		City Manager's Office		
Department Head		Bruce Glasscock		
Agenda Coordinator (include phone #): Melinda White X7548, Cindy Pierce X5161				
CAPTION				
SPECIAL RECOGNITION: The Plano Chamber of Commerce has received 5-Star Accreditation from the U.S. Chamber of Commerce.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	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):				
COMMENTS:				
SUMMARY OF ITEM				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		3/23/2015		
Department:		Human Resources		
Department Head		Shante' Akafia		
Agenda Coordinator (include phone #): Sharron Mason - Ext. 7505				
CAPTION				
RFP No. 2015-106-C for a nine (9) month contract for Stop Loss Insurance to be utilized by Human Resources to United Health Group Incorporated in a total estimated amount of \$1,464,982, and authorizing the City Manager to executed all necessary documents.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input checked="" type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	2014-15 2015-16	Prior Year (CIP Only)	Current Year	Future Years
		TOTALS		
Budget	0	976,655	488,327	1,464,982
Encumbered/Expended Amount	0	0	0	0
This Item	0	-976,655	-488,327	-1,464,982
BALANCE	0	0	0	0
FUND(S): HEALTH CLAIMS FUND				
COMMENTS: This item approves a nine (9) month contract to extend the City of Plano's Stop Loss Coverage through December 31, 2015. The anticipated cost of \$1,464,982 will be funded via regular employee, retiree, and city contributions to the City's Health Claims Fund. STRATEGIC PLAN GOAL: Providing for Stop Loss Coverage against a high level of health claims relates to the City's Strategic Plan Goal of a Financially Strong City with Service Excellence.				
SUMMARY OF ITEM				
The evaluation committee recommends the contract award of RFP No. 2015-106-C for Stop Loss Insurance to United Health Group Incorporated for a nine (9) month contract in a total estimated amount of \$1,464,982. (Contract No. 2015-106-C)				
List of Supporting Documents: Recommendation of Award and RFP Recap			Other Departments, Boards, Commissions or Agencies	



Memorandum

To: Diane Palmer-Boeck, Chief Purchasing Officer

From: Andrea Cockrell, Administrative Services Manager

Date: February 19, 2015

Re: Award of Bid RFP 2015-106-C for Stop Loss Insurance

RFP 2015-106-C

The Stop Loss Insurance contract encompasses reinsurance coverage for the self-insured medical plan. The Evaluation Committee reviewed and evaluated two (2) companies in response to the Request for Proposal (RFP) for Stop Loss Insurance: United Health Group Incorporated and SA Benefits. United Health Group Incorporated and SA Benefits both submitted proposals, however, SA Benefits submitted two (2) cost proposals from different companies for consideration.

Evaluation was based on the following factors:

- Pricing – 50%
- Meets/exceeds requirements – 50%

Final results showed United Health Group Incorporated with the overall highest scores without respect to pricing. Additionally, United Health Group Incorporated had the lowest pricing of approximately \$1,464,982 for the nine months ending December 31, 2015. The Evaluation Committee recommends the contract be awarded to United Health Group Incorporated in the estimated total amount of \$1,464,982 based upon the lowest price as well as administration of claims.

Failure to award this contract would result in the City taking on additional risk for catastrophic claims.

CITY OF PLANO

RFP No.: 2015-106-C
RFP for STOP LOSS INSURANCE
RFP RECAP

RFP Opening Date/Time: **Monday, January 2, 2015 @ 3:00 p.m. (CST)**

Number of Vendors Notified: 3823

Vendors Submitting "No Bids": None

Number of Proposals Considered: 2

Estimated Overall Cost:

United Health Group Incorporated	\$1,768,267
SA Benefits (Gerber)	\$2,281,442

Recommended Vendor(s):

United Health Group Incorporated in the total estimated amount of \$1,464,982 **(BAFO)** for a nine (9) month contract ending December 31, 2015.

I certify that the above includes all firms contacted to bid and that replies are exactly as stated.

Sharron Mason

March 11, 2015

Sharron Mason
Sr. Buyer

Date



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		03/23/15		
Department:		Engineering		
Department Head		Jack Carr		
Agenda Coordinator (include phone #): Michael Parrish x7554				
CAPTION				
Bid No. 2015-111-B for the purchase of replacement chillers at the Municipal Center to Kahn Air Conditioning & Heating, a Texas Corporation dba Kahn Mechanical Contractors, in the amount of \$382,650, and authorizing the City Manager to execute all necessary documents.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input checked="" type="checkbox"/> CIP				
FISCAL YEAR:	2014-15	Prior Year (CIP Only)	Current Year	Future Years
Budget		308,222	2,257,778	470,000
Encumbered/Expended Amount		-308,222	-1,290,507	0
This Item		0	-382,650	0
BALANCE		0	584,621	470,000
FUND(S): CAPITAL RESERVE FUND				
<p>COMMENTS: Funding is available for this item in the 2014-15 Capital Reserve CIP. The replacement of two chillers at Plano Municipal Center, in the amount of \$382,650, will leave a current year balance of \$584,621 available for future expenditures related to repairs, replacements and renovations at Plano Municipal Center.</p> <p>STRATEGIC PLAN GOAL: Replacing building equipment that has reached the end of its useful life relates to the City's Goal of Financially Strong City with Service Excellence.</p>				
SUMMARY OF ITEM				
Staff recommends the bid of Kahn Air Conditioning & Heating, a Texas Corporation dba Kahn Mechanical Contractors in the amount of \$382,650, be accepted as the lowest, responsive, responsible bid, and conditioned upon timely execution of any necessary contract documents. This purchase is for the Municipal Center (2015-111-B).				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Award Memo, Bid Recap				



Memorandum

Date: March 6, 2015
To: Michael Parrish, Sr. Buyer
From: Richard Medlen, Facilities Maintenance Superintendent
Subject: Municipal Center – Chiller Replacement Phase II – Bid #2015-111-B

I have reviewed the bids received for the Municipal Center Phase II Replacement of two (2) chillers. I recommend award to the apparent lowest, responsive, responsible, bid submitted by Kahn Air Conditioning & Heating, A Texas Corporation dba Kahn Mechanical Contractors, in the amount of \$382,650. Kahn also submitted an alternate bid in the amount of \$364,110.00 which was deemed non-responsive to the specification. Additional bids were received from Gulf Energy Systems, Inc., for \$383,900, EEC Enviro Service Co. LLC, for \$387,496, DMI Corp., for \$388,921, Berger Engineering Company, for \$410,615, Infinity Contractors International, Ltd., for \$465,788, and Power MEP Group, Inc., for \$497,800.

The Phase II Replacement of two (2) chillers planned for replacement are at the end of their life expectancy and have deteriorated such that replacement is required to operate the air conditioning systems for the Municipal Center.

The funding for the project is in the Capital Reserve Account #54424.

Please contact me if you have any questions.

Thanks

/liw

Xc: Jim Razinha
Richard Sievert
Matt Yager
Todd Luxem

CITY OF PLANO

BID NO. 2015-111-B MUNICIPAL CENTER CHILLER REPLACEMENT – PHASE 2 BID RECAP

<u>Bid Opening Date/Time:</u>	March 3, 2015 @ 1:00 PM
<u>Number of Vendors Notified:</u>	2853
<u>Vendors Submitting “No Bids”:</u>	1
<u>Number of Non-Responsive Bids:</u>	1
<u>Number of Responsive Bids Submitted:</u>	7

Kahn Air Conditioning and Heating, a Texas Corporation, dba Kahn Mechanical Contractors	\$382,650
Gulf Energy Systems, Inc.	\$383,900
EEC Enviro Service Co. LLC	\$387,496
DMI Corp.	\$388,921
Berger Engineering Company	\$410,615
Infinity Contractors	\$465,788
Powers MEP Group, Inc.	\$497,800

Recommended Vendor:

Kahn Air Conditioning and Heating, a Texas Corporation, dba Kahn Mechanical Contractors	\$382,650
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Michael Parrish

March 3, 2015

Michael Parrish, Senior Buyer

Date



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY					
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory					
Council Meeting Date:		March 23, 2015			
Department:		Parks and Recreation			
Department Head		Amy Fortenberry			
Agenda Coordinator (include phone #): Leslie Hooker ext 7204					
CAPTION					
Bid No. 2015-57-C for a one (1) year contract with three (3) City optional one (1) year renewals for Athletic Field Mowing and Landscape Maintenance for the Parks Department to Dyna-Mist Construction Company in the estimated amount of \$78,000 at Russell Creek and WCD Enterprises, LLC in the estimated amount of \$37,474 at Carpenter Park and authorizing the City Manager to execute all necessary documents.					
FINANCIAL SUMMARY					
<input type="checkbox"/> NOT APPLICABLE <input checked="" type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP					
FISCAL YEAR:	2014-15; 2015-16; 2016-17; 2017-18;	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		0	708,555	346,422	1,054,977
Encumbered/Expended Amount		0	-55,771	0	-55,771
This Item		0	-115,474	-346,422	-461,896
BALANCE		0	537,310	0	537,310
FUND(S): GENERAL FUND					
<p>COMMENTS: This item approves price quotes for annual athletic field mowing and landscape maintenance. The estimated FY 2014-15 expenditure for athletic field mowing and landscape maintenance to be purchased from this contract for the remainder of FY 2014-15 is \$115,474. Future expenditures will be made by Sports Turf Maintenance within the annual approved budget appropriations, at an estimated annual expenditure of \$115,474 for fiscal years 2015-16, \$115,474 for 2016-17, and \$115,474 for 2017-18.</p> <p>STRATEGIC PLAN GOAL: Contracts for annual athletic field mowing and landscape maintenance relates to the strategic goal of Financially Strong City with Service Excellence.</p>					
SUMMARY OF ITEM					
Staff recommends approval of a one (1) year contract with three (3) City optional renewals for purchase of Athletic Field Mowing and Landscape Maintenance to Dyna-Mist Construction Company in the estimated amount of \$78,000 at Russell Creek and WCD Enterprises, LLC in the estimated amount of \$37,474 at Carpenter Park.					
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies		
Award Memo					
Bid Recap					



Memorandum

Date: March 9, 2015

To: Diane Palmer-Boeck, Chief Purchasing Officer

From: Jeffrey Slate, Sports Turf Maintenance Supervisor

Subject: Award Recommendation for 2015-57-C Athletic Field Mowing/Landscape Maintenance for Carpenter and Russell Creek Park

Dyna-mist Construction Company is recommended for award of bid 2015-57-C - Russell Creek Park in the estimated amount of \$78,000. The department believes that Dyna-mist Construction Company is fully capable of meeting the requirements of this contract as specified in the bid documentation.

WCD Enterprises, LLC is recommended for award of bid 2015-57-C – Carpenter Park in the estimated amount of \$37,474. The department believes that WCD Enterprises, LLC is fully capable of meeting the requirements of this contract as specified in the bid documentation.

The recommendation of award to each vendor is based upon the following:

- lowest responsive bid for each location resulting in savings for the City of Plano
- equipment list dedicated to the contract sufficient to meet demanding deadlines in the care of high use parks and athletic fields
- all other factors in the bid appear to be sufficient to meet the demanding deadlines in the care of high use parks and athletic fields

The combined expenditure for this contract is an estimated amount of \$115,473.80. The total amount related to the funding of this contract is within the estimated expenditure.

If the contract is not awarded, the turf athletic surfaces would seriously decline becoming unsafe and unplayable. As athletic field playing surfaces deteriorate, the result will be the cancellation of games with all the athletic field playing surfaces becoming a liability, whether it is being used for a game, practice or casual use.

CC:

Amy Fortenberry, Director of Parks and Recreation

Jim Fox, Park Services Manager

Ed Voss, Athletic Superintendent

Kevin Murray, Athletic Superintendent

CITY OF PLANO

**BID NO. 2015-57-C
Athletic Field Mowing/Landscape Maintenance for
Carpenter and Russell Creek Park
BID RECAP**

Bid opening Date/Time: January 21, 2015 @ 2:30 pm

Number of Vendors Notified: 1814

Vendors Submitting "No Bids": 0

Bids Evaluated Non-Responsive to Specifications: 0

Number of Bids Submitted Responsive to Bid: 7

Carpenter Park

WCD Enterprises, LLC	\$37,473.80
Good Earth Corporation	\$38,740.00
Lawn Star Landscape	\$40,820.00
Lillard Lawn Commercial Maintenance	\$41,080.00
Dyna-Mist Construction Company	\$47,167.00
Weldon's Lawn and Tree	\$41,600.00
Somerset Landscape Maintenance	\$41,858.70

Russell Creek Park

Dyna-Mist Construction Company	\$78,000.00
Lillard Lawn Commercial Maintenance	\$80,080.00
WCD Enterprises, LLC	\$82,789.20
Good Earth Corporation	\$83,304.00
Lawn Star Landscape	\$87,620.00
Somerset Landscape Maintenance	\$91,047.06
Weldon's Lawn and Tree	\$94,900.00

Recommended Vendors for award by location:

Carpenter Park

WCD Enterprises, LLC \$37,473.80

Russell Creek Park

Dyna-Mist Construction Company \$78,000.00

Leslie Hooker

January 21, 2015

Leslie Hooker
Buyer I

Date



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY					
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory					
Council Meeting Date:		March 23, 2015			
Department:		Parks and Recreation			
Department Head		Amy Fortenberry			
Agenda Coordinator (include phone #): Leslie Hooker ext 7204					
CAPTION					
Bid No. 2015-52-C for a contract with the initial term to end on August 28, 2015 with three (3) City optional one (1) year renewals for Outdoor Litter Removal and Restroom Maintenance Group A for the Parks Department to Lawn Star Landscape, in the estimated amount of \$60,000 for the initial term and \$100,000 for subsequent renewal terms, and authorizing the City Manager to execute all necessary documents.					
FINANCIAL SUMMARY					
<input type="checkbox"/> NOT APPLICABLE <input checked="" type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP					
FISCAL YEAR:	2014-15; 2015-16; 2016-17; 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		0	1,259,398	300,000	1,559,398
Encumbered/Expended Amount		0	-514,141	0	-514,141
This Item		0	-60,000	-300,000	-360,000
BALANCE		0	685,257	0	685,257
FUND(S): GENERAL FUND					
<p>COMMENTS: This item approves price quotes for annual outdoor litter removal and restroom maintenance. The estimated FY 2014-15 expenditure for outdoor litter removal and restroom maintenance to be purchased from this contract for the remainder of FY 2014-15 is \$60,000. Future expenditures will be made by Park Field Services within the annual approved budget appropriations, at an estimated annual expenditure of \$100,000 for fiscal years 2015-16, \$100,000 for 2016-17, and \$100,000 for 2017-18.</p> <p>STRATEGIC PLAN GOAL: Contracts for annual outdoor litter removal and restroom maintenance relates to the strategic goal of Financially Strong City with Service Excellence.</p>					
SUMMARY OF ITEM					
Staff recommends approval of a contract with the initial term to end on August 28, 2015 with three (3) City optional renewals for purchase of Outdoor Litter Removal and Restroom Maintenance Group A from Lawn Star Landscape in the estimated amount of \$60,000 for the initial term and \$100,000 for subsequent renewals, which includes the bid price plus optional contract services for unforeseen/unplanned projects and services.					
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies		
Award Memo					
Bid Recap					



Memorandum

Date: Thursday, February 26, 2015

To: Diane Palmer-Boeck, Chief Purchasing Officer

From: Matthew Simmons, Field Services Supervisor

Subject: Award Recommendation: 2015-52-C - Outdoor Litter Removal and Restroom Maintenance Group A Contract

Lawn Star Landscape is recommended for award as the lowest responsive, responsible bidder for bid 2015-52-C Outdoor Litter Removal and Restroom Maintenance Group A in the estimated amount of \$90,993 with a total annual estimated contract amount of \$100,000 (which includes the bid price plus optional contract services for unforeseen/unplanned projects and services). This contract is for Outdoor Litter Removal and Restroom Maintenance at multiple high use athletic fields throughout the city. Total future costs for 3 annual city optional renewals will be \$300,000. The initial term of this contract is to end August 28, 2015 to coincide with the renewal date of a similar contract. There after the contract will have three (3) City optional annual renewals.

In addition to general litter collection and restroom maintenance, the Parks and Recreation Department may use the services of Lawn Star Landscape for unplanned and unforeseen projects and services that may include providing staff for special events and athletic tournaments as well as additional litter and sanitation services as needed on an annual basis utilizing optional unit pricing provided in bid 2015-52-C.

If the contract is not awarded, high use parks and athletic fields will not receive litter or restroom service as often as needed causing potential restroom or park closures and creating unsanitary conditions which would fail to meet basic community standards for cleanliness, health, and welfare.

cc:

Amy Fortenberry, Director of Parks and Recreation
Jim Fox, Park Services Manager
Doug Green, Parks Superintendent

CITY OF PLANO

BID NO. 2015-52-C
Outdoor Litter Removal & Restroom Maintenance Group A
BID RECAP

Bid opening Date/Time: January 16, 2015 @ 10 am

Number of Vendors Notified: 2904

Vendors Submitting "No Bids": 0

Bids Evaluated Non-Responsive to Specifications: 0

Number of Bids Submitted Responsive to Bid: 3

Lawn Star Landscape	\$90,992.50
Encore Commercial Services, Inc.	\$123,063.00
Premier Building Maintenance, Inc.	\$141,465.00

Recommended Vendors:

Lawn Star Landscape	\$90,992.50
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Leslie Hooker

Leslie Hooker
Buyer I

January 16, 2015

Date



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY	
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory	
Council Meeting Date:	March 23, 2015
Department:	Parks and Recreation
Department Head	Amy Fortenberry
Agenda Coordinator (include phone #): Leslie Hooker ext. 7204	

CAPTION

Bid No. 2015-28-C for a one (1) year contract with three (3) one (1) year City optional renewals for purchase of Urban Forest Management services for the Parks Department from Shawnee Mission Tree Service dba Arbor Masters Tree Service, Good Earth Corporation, Preservation...A Tree Service, Inc. dba Preservation Tree Services, Inc, Rios Tree Service Inc., The Paysage Group dba Smith Lawn and Tree, and Somerset Landscape LLC in the estimated annual amount of \$349,000, and authorizing the City Manager to execute all necessary documents.

FINANCIAL SUMMARY

NOT APPLICABLE
 OPERATING EXPENSE
 REVENUE
 CIP

FISCAL YEAR:	2014-15; 2015-16; 2016-17; 2017-18; 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		0	1,695,355	1,221,500	2,916,855
Encumbered/Expended Amount		0	-720,797	0	-720,797
This Item		0	-174,500	-1,221,500	-1,396,000
BALANCE		0	800,058	0	800,058

FUND(S): **GENERAL FUND**

COMMENTS: This item approves price quotes for annual urban forestry maintenance. The estimated FY 2014-15 expenditure for urban forestry maintenance to be purchased from this contract is \$174,500. Future expenditures will be made by Park Field Services and Park Support Services within the annual approved budget appropriations, at an estimated annual expenditure of \$349,000 for fiscal year 2015-16, \$349,000 for 2016-17, \$349,000 for 2017-18, and \$174,500 for 2018-19.

STRATEGIC PLAN GOAL: Contracts for maintenance of the urban forestry relates to the strategic goal of Financially Strong City with Service Excellence.

SUMMARY OF ITEM

Staff recommends approval of a one (1) year contract with three (3) City optional renewals for purchase of urban forest management services from Shawnee Mission Tree Service dba Arbor Masters Tree Service, Good Earth Corporation, Preservation...A Tree Service, Inc. dba Preservation Tree Services, Inc, Rios Tree Service Inc., The Paysage Group dba Smith Lawn and Tree, and Somerset Landscape LLC. Work will be allocated among the vendors based on price, availability, resources, and job performance. The estimated annual aggregate expenditure is \$349,000.



CITY OF PLANO COUNCIL AGENDA ITEM

List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies
Award Memo		
Bid Recap		



Memorandum

Date: 02-19-2015
To: Diane Palmer-Boeck, Chief Purchasing Officer
From: Douglas Green, Park Operations Superintendent
Re: Award Recommendation for 2015-28-C Urban Forestry Maintenance

Recommendation:

The Parks and Recreation Department recommends award of the 2015-28-C Urban Forestry Maintenance bid to the following: Shawnee Mission Tree Service dba Arbor Masters Tree Service, Good Earth Corporation, Preservation...A Tree Service, Inc. dba Preservation Tree Services, Inc, Rios Tree Service Inc., The Paysage Group dba Smith Lawn and Tree, and Somerset Landscape LLC. All bids are within the project scope with all listed contractors appearing to be both responsive and responsible. The Department believes all recommended bidders are capable of fully meeting the requirements of this contract as specified in the bid documentation. Vendors will be assigned work based on price, availability and past performance.

The estimated annual expenditure is \$349,000. Total contract expenditures will not exceed the budget appropriation.

Justification:

Contract Purpose – Plano Parks and Rec Department currently spends \$249,000.00 annually for contractual forestry management. The use of these services is an extension of the Department's overall forestry management program of over 27,000 trees. These services are used to transfer risk, used at times when the Department does not have proper equipment or expertise to complete a job, and also used to respond to specific situations or risks in a timely manner, which may also include storm response and clean-up.

Plano's urban forest is a living, growing, aging asset. As this asset matures, it requires additional personnel, equipment and financial resources to manage it properly. Appropriate management is an investment in the future of the City of Plano. The tree inventory is a near priceless asset. In the past, the Department has worked to attempt to stay ahead of the growing inventory. The recent drought conditions over the past several years along with several weather related events have made a significant impact on the recent management of the forestry inventory. In addition, tree growth along trails, in parks, on medians and along rights-of-way, along creeks and adjacent to private property has created a considerable rise in the demand of tree maintenance services. This has impacted the level of service that the Department is able to return to the citizens of Plano significantly. This trend can only be slowed or reversed with the addition of resources to assist in the management of the inventory.

Increasing contractual resources directed towards forestry management in the amount of \$100,000.00 annually along with adding additional vendors to the contract will result in reduced work order response time, reduced risk to both park users and city forces, along with the improvement of the overall health, quality, and appearance of the tree inventory.

Non-Approval Implication – Should approval be denied, there will continue to be delays in response times of tree related service request work orders. There will be a gradual decline in the overall health,

appearance and quality of the tree inventory. Additional risks will eventually present themselves because of delays in services and unaddressed issues. There will also be an increase in the loss of mature trees that could have otherwise been saved if necessary care and maintenance could have been applied in a timely manner.

CITY OF PLANO
BID NO. 2015-28-C
Urban Forest Maintenance
BID RECAP

Bid opening Date/Time: February 9, 2015 at 9:00 am

Number of Vendors Notified: 2157

Vendors Submitting "No Bids": 0

Bids Evaluated Non-Responsive to Specifications: 0

Number of Bids Submitted Responsive to Bid: 6

	Rate per hour by crew
Shawnee Mission Tree Service dba Arbor Masters Tree Service	
01-01: 2 man crew (2 Groundsmen)	\$120.00
01-02: 3 man crew (3 Groundsmen)	\$180.00
01-03: 3 man crew (1 Groundsman & 2 Climbers)	\$210.00
01-04: 3 man crew (2 Groundsmen & 1 Climber)	\$195.00
01-05: 4 man crew (2 Groundsmen & 2 Climbers)	\$270.00
01-06: 4 man crew (3 Groundsmen & 1 Climber)	\$255.00
01-07: 5 man crew (3 Groundsmen & 2 Climbers)	\$330.00
01-08: Arborist Fee	\$100.00

	Rate per hour by crew
Good Earth Corporation	
01-01: 2 man crew (2 Groundsmen)	\$70.00
01-02: 3 man crew (3 Groundsmen)	\$90.00
01-03: 3 man crew (1 Groundsman & 2 Climbers)	\$110.00
01-04: 3 man crew (2 Groundsmen & 1 Climber)	\$100.00
01-05: 4 man crew (2 Groundsmen & 2 Climbers)	\$140.00
01-06: 4 man crew (3 Groundsmen & 1 Climber)	\$130.00
01-07: 5 man crew (3 Groundsmen & 2 Climbers)	\$170.00
01-08: Arborist Fee	N/A

	Rate per hour by crew
Preservation...A Tree Service, Inc. dba Preservation Tree Services, Inc	
01-01: 2 man crew (2 Groundsmen)	\$120.00
01-02: 3 man crew (3 Groundsmen)	\$180.00
01-03: 3 man crew (1 Groundsman & 2 Climbers)	\$180.00
01-04: 3 man crew (2 Groundsmen & 1 Climber)	\$180.00
01-05: 4 man crew (2 Groundsmen & 2 Climbers)	\$240.00
01-06: 4 man crew (3 Groundsmen & 1 Climber)	\$240.00
01-07: 5 man crew (3 Groundsmen & 2 Climbers)	\$300.00
01-08: Arborist Fee	\$125.00

Rios Tree Service Inc.	Rate per hour by crew
01-01: 2 man crew (2 Groundsmen)	\$93.30
01-02: 3 man crew (3 Groundsmen)	\$116.30
01-03: 3 man crew (1 Groundsman & 2 Climbers)	\$125.30
01-04: 3 man crew (2 Groundsmen & 1 Climber)	\$122.30
01-05: 4 man crew (2 Groundsmen & 2 Climbers)	\$148.30
01-06: 4 man crew (3 Groundsmen & 1 Climber)	\$145.30
01-07: 5 man crew (3 Groundsmen & 2 Climbers)	\$171.30
01-08: Arborist Fee	\$50.00

The Paysage Group dba Smith Lawn and Tree	Rate per hour by crew
01-01: 2 man crew (2 Groundsmen)	\$125.00
01-02: 3 man crew (3 Groundsmen)	\$155.00
01-03: 3 man crew (1 Groundsman & 2 Climbers)	\$185.00
01-04: 3 man crew (2 Groundsmen & 1 Climber)	\$185.00
01-05: 4 man crew (2 Groundsmen & 2 Climbers)	\$215.00
01-06: 4 man crew (3 Groundsmen & 1 Climber)	\$215.00
01-07: 5 man crew (3 Groundsmen & 2 Climbers)	\$245.00
01-08: Arborist Fee	\$80.00

Somerset Landscape LLC	Rate per hour by crew
01-01: 2 man crew (2 Groundsmen)	\$77.80
01-02: 3 man crew (3 Groundsmen)	\$98.70
01-03: 3 man crew (1 Groundsman & 2 Climbers)	\$137.80
01-04: 3 man crew (2 Groundsmen & 1 Climber)	\$117.80
01-05: 4 man crew (2 Groundsmen & 2 Climbers)	\$157.80
01-06: 4 man crew (3 Groundsmen & 1 Climber)	\$147.80
01-07: 5 man crew (3 Groundsmen & 2 Climbers)	\$187.80
01-08: Arborist Fee	\$45.80

Recommended Vendors:

Recommend award to all vendors, whose references are of similar size and scope, and that provide an accurate insurance certificate within 10 days of request and whose references are in line with specifications, pending verification of compliance to all other specifications.

Leslie Hooker

February 9, 2015

Leslie Hooker
Buyer I

Date



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		3/23/15		
Department:		Engineering		
Department Head		Jack Carr		
Agenda Coordinator (include phone #): Michael Parrish x7554				
CAPTION				
<p>To approve the purchase of new furniture for the Oak Point Park Nature & Retreat Center from Facilitech dba Business Interiors, in the amount of \$47,556, Texas Furniture Source, Inc., in the amount of \$144,703, Wilson Office Interiors, LLC, in the amount of \$9,755, and Mity-Lite, Inc., in the amount of \$35,821, for a total amount of \$237,835, through an existing contract/agreement with TXMAS (Texas Multiple Award Schedule) and authorizing the City Manager to execute all necessary documents. (TXMAS 9-711020, 6-71111060, 3-7-11030, 3-7-1111020, 15-7101, 6-7110170, and 2-711090)</p>				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input checked="" type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	250,840	0	250,840
Encumbered/Expended Amount	0	0	0	0
This Item	0	-237,835	0	-237,835
BALANCE	0	13,005	0	13,005
FUND(S): GENERAL FUND				
<p>COMMENTS: Funding was allocated in the 2014-15 General Fund Budget to purchase furniture for the Oak Point Park Nature & Retreat Center. This item, in the amount of \$237,835, will leave a current year balance of \$13,005 for further outfitting of the Nature & Retreat Center or other facilities maintenance expenditures.</p> <p>STRATEGIC PLAN GOAL: Furnishing the Oak Point Park Nature & Retreat Center relates to the City's goals of Financially Strong City with Service Excellence and Great Neighborhoods - 1st Choice to Live.</p>				
SUMMARY OF ITEM				
<p>Staff recommends the purchase of new furniture for the Oak Point Park Nature & Retreat Center from Facilitech dba Business Interiors, in the amount of \$47,556.25 (Lines: 5, 10, 12, 13, 14, 16, 17, 20), Texas Furniture Source, Inc., in the amount of \$144,703.11 (Lines: 1, 2, 3, 4, 6, 7, 8, 9, 11, 15, 19, 21, 22, 30), Wilson Office Interiors, LLC, in the amount of \$9,755.24 (Lines: 18, 23), and Mity-Lite, Inc., in the amount of \$35,820.62 (Lines: 24, 25, 26, 27, 28, 29), for a total amount of \$237,835.22, through an existing contract/agreement with TXMAS. The City is authorized to purchase from the State Contract list pursuant to Chapter 271 Subchapter D of the Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (TXMAS 9-711020, 6-71111060, 3-7-11030, 3-7-1111020, 15-7101, 6-7110170 and 2-711090 / City of Plano Internal Contract No. 2015-150-O)</p>				



CITY OF PLANO COUNCIL AGENDA ITEM

List of Supporting Documents: Award Memo	Other Departments, Boards, Commissions or Agencies



Memorandum

Date: March 4, 2015
To: Michael Parrish, Sr. Buyer
From: Richard Medlen, Facilities Maintenance Superintendent
Subject: Oak Point Park Nature & Retreat Center – Furniture – Bid #2015-150-O

We solicited bids from 44 cooperative vendors for new furniture for the new Oak Point Park Nature & Retreat Center. I have reviewed the bids received and recommend award to the lowest bids for each line item as shown below.

The lowest line items provided by Facilitatech dba Business Interiors, are as follows:

Line 5	Conference Table Media	\$ 7,450.47
Line 10	Buffet Credenza – Wood	\$ 5,990.52
Line 12	Prefunction Gallery Chair	\$ 4,966.86
Line 13	Prefunction Gallery Square End Table	\$ 465.50
Line 14	Prefunction Gallery Long Table	\$ 1,035.70
Line 16	Office Gallery Side Table	\$ 1,187.20
Line 17	Office Foyer & Gallery Chair	\$ 7,801.50
Line 20	Conf Chair – Public Wing	\$ 18,658.50

Installation Included

The lowest line items provided by Texas Furniture Source, Inc., are as follows:

Line 1	Typical Office Furniture	\$ 53,048.24
Line 2	Staff Systems Furniture	\$ 37,248.06
Line 3	Wall Mounted Panel	\$ 349.99
Line 4	Reception Desk	\$ 11,217.33
Line 6	Conference Table	\$ 3,060.44
Line 7	Break Room Table – Rectangle	\$ 526.84
Line 8	Break room Table – Round	\$ 336.38
Line 9	Small Office Table – Round	\$ 327.03
Line 11	Buffet Credenza – Laminate	\$ 824.03
Line 15	Corridor Bench	\$ 845.45
Line 19	Break Room Chair	\$ 1,542.72
Line 21	Conf Chair – Office Wing	\$ 8,285.76
Line 22	Desk Chair 1	\$ 10,782.80
Line 30	Filing Cabinets	\$ 16,308.04

Installation Included

The lowest line items provided by Wilson Office Interiors, LLC, are as follows:

Line 18	Office Side Chair	\$ 8,960.60
Line 23	Desk Chair 2	\$ 794.64

Installation Included

The lowest line items provided by Mity-Lite, Inc., are as follows:

Line 24	Stacking Rectangular Tables	\$ 3,095.00
Line 25	Cart for Stacking Tables	\$ 261.90
Line 26	Stacking Round Tables	\$ 2,566.44
Line 27	Cart for Round Tables	\$ 653.40
Line 28	Stacking Chairs	\$ 21,313.80
Line 29	Cart for Stacking Chairs	\$ 1,960.20
	Installation	\$ 5,969.88

The total furniture package is \$237,835.22.

The new furniture is needed to meet the design layout of cubicle furniture with a few offices for the new building.

Funding for the project is in Budget Account 01.352.8411.

Please contact me if you have any questions.

Thanks

/liw

Xc: Jim Razinha
Matt Yager
Paul Kunze
Richard Medlen
Sandra Bloomer



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		3/23/2015		
Department:		Police		
Department Head		Gregory W. Rushin		
Agenda Coordinator (include phone #): Lincoln Thompson x7376				
CAPTION				
To approve the purchase of twenty eight (28) Stalker II Moving Radars from Applied Concepts, Inc. and twenty eight (28) LTI 20-20 Ultralyte LR B Lasers from Laser Technology, Inc. for the Police Department in the total amount of \$135,520 through an existing HGAC contract and authorizing the City Manager to execute all necessary documents. (HGAC Contract No. EF04-13)				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input checked="" type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	2014-15	Prior Year (CIP Only)	Current Year	Future Years
		TOTALS		
Budget	0	205,000	0	205,000
Encumbered/Expended Amount	0	-4,764	0	-4,764
This Item	0	-135,520	0	-135,520
BALANCE	0	64,716	0	64,716
FUND(S): TRAFFIC SAFETY FUND				
COMMENTS: Funds are included in the 2014-15 Traffic Safety Fund budget for radar equipment replacement purchases and shipping charges. The remaining funds will be used for other small equipment purchases.				
STRATEGIC PLAN GOAL: The periodic purchase and replacement of radar units relates to the City's Goal of Financially Strong City with Service Excellence and Safe Large City.				
SUMMARY OF ITEM				
The Police Department recommends the purchase of twenty eight (28) Stalker II Moving Radars from Applied Concepts, Inc. and twenty eight (28) LTI 20-20 Ultralyte LR B Lasers from Laser Technology, Inc. in the total amount of \$135,520 through an existing HGAC contract. 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 Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (HGAC Contract No. EF04-13)				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies:		
Memo		N/A		



Memorandum

Date: March 4, 2015
To: LaShon Ross, Deputy City Manager
From: Gregory W. Rushin, Chief of Police, Plano Police Department *GR*
Subject: Purchase Recommendation Memo - Handheld Radars & Lasers

The current handheld radars and speed lasers assigned to the Traffic Unit and High Visibility Enforcement Unit are past the end of their 5 year replacement cycle, and it is necessary to replace them. This memorandum is a recommendation to purchase Stalker II Moving Radars from Applied Concepts, Inc. and LTI 20-20 Ultralyte LR 8 lasers from Laser Technology, Inc.

The City of Plano Purchasing Department researched cooperative purchasing programs for the purchase of twenty-eight (28) Stalker II Moving Radars and twenty-eight (28) LTI 20-20 Ultralyte LR 8 lasers. The Purchasing Department received 2 quotes for the radars and 1 for the lasers, and has recommended the following quotes:

Stalker II Moving Radar

Applied Concepts, Inc. (Lowest quote received)

Via Houston Galveston Area Council / HGAC Contract EF04-13 \$62,860.00

LTI 20-20 UltraLyte Laser (Only quote received)

Laser Technology, Inc.

Via Houston Galveston Area Council / HGAC Contract EF04-13 \$72,660.00
Total Expenditure \$135,520.00

If not replaced, the existing radars and lasers will continue malfunctioning more frequently, taking the units out of service and resulting in downtime for the vehicles they are assigned to. These units would have to be used until they could no longer be repaired which would limit the Police Department in meeting our Traffic Safety performance measure. Therefore, I am recommending purchase of the replacement radars and lasers from the listed vendors recommended by the Purchasing Department. Traffic Safety Funds will be utilized for this purchase.

GWR!dc



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY	
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory	
Council Meeting Date:	3/23/2015
Department:	Technology Services
Department Head	David Stephens
Agenda Coordinator (include phone #): Dianna Wike x7549	

CAPTION

To approve and authorize the First Amendment to the Private Network and Internet Access contract for the purchase of an additional premise node at the Oak Point Park Nature and Retreat Center in the estimated annual amount of \$57,057 from Verizon Business Network Services, Inc. This Amendment will provide voice and data services to this new facility.

FINANCIAL SUMMARY

NOT APPLICABLE
 OPERATING EXPENSE
 REVENUE
 CIP

FISCAL YEAR: 2014-15 to 2027-28	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	1,833,900	770,268	2,604,168
Encumbered/Expended Amount	0	-523,204	0	-523,204
This Item	0	-28,529	-770,268	-798,797
BALANCE	0	1,282,167	0	1,282,167

FUND(S): TECHNOLOGY SERVICES FUND

COMMENTS: Funding for this item is included in the 2014-15 Technology Services Fund. The purchase of an additional premise node for the Oak Point Park Nature and Retreat Center, in the amount of \$57,057 annually for a four-year term, will have an immediate current year budget impact of \$28,529 leaving a current year balance of \$1,282,167 for future expenditures related to City telecommunications. After the initial four-year term, the City has the option to renew the contract twice with a five-year term each time. Any future year expenditures will occur within appropriations approved by future City Councils.

STRATEGIC PLAN GOAL: Enhancing the data and voice services available at City of Plano facilities relates to the City's goal of a Financially Strong City with Service Excellence.

SUMMARY OF ITEM

Technology Services staff recommends the approval of purchase of an additional premise node on the leased Verizon SONET ring network for the Oak Point Park Nature and Retreat Center. This First Amendment to the existing contract with Verizon Business Network Services, Inc. will increase the contract by an estimated \$57,057 per year for a total estimated annual amount of \$591,825. (2013-340-C)



CITY OF PLANO COUNCIL AGENDA ITEM

List of Supporting Documents: Memorandum	Other Departments, Boards, Commissions or Agencies



Memorandum

Date: March 10, 2015
To: Diane Palmer-Boeck, Chief Purchasing Officer
From: David Stephens, Chief Information Officer
Subject: Addition of a premise node on the Verizon SONET ring network

Technology Services proposes purchasing an additional premise node on the leased Verizon SONET ring network for the Oak Point Park Nature and Retreat Center. This addition to the leased data network will allow for connectivity to the new Oak Point Park Nature and Retreat Center as well as improving data access to several City facilities in that area of Plano. The new node will provide voice and data services to this new facility as well as allow the City to provide upgraded connectivity to other City facilities near that facility.

The City leases a dedicated network from Verizon for data and voice services. This network currently provides high-speed data services to ten nodes (central collection points on the network) and over 40 data connections to other City facilities. These data connections range from 1.5MB to a 100MB connection depending on the need and existing infrastructure. This new node will allow us to increase service to sites that are experiencing lower bandwidth. This will then provide faster data service and increase user productivity by being able to access networked resources.

This SONET ring also provides telephone services for the various City facilities. It is through this voice network that we can provide Voice over IP (VOIP) services and four digit dialing to almost all City facilities.

This amendment to an existing Private Network and Internet Access contract (contract 2013-340-C, awarded on March 24, 2014) would increase the contract amount by \$57,057 per year and would increase the total yearly contract amount to \$591,825. The contract was executed in 2014 for a five-year term.

If we do not install this additional node on the leased SONET ring network there will be limited connectivity to the Oak Point Park Nature and Retreat Center. This could have a negative impact on the city providing service.



**CITY OF PLANO
COUNCIL AGENDA ITEM**

CITY SECRETARY'S USE ONLY	
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory	
Council Meeting Date:	03/23/15
Department:	Engineering
Department Head:	Jack Carr, P.E.
Agenda Coordinator (include phone #):	Kathleen Schonne x7198
Project No. 6167	

CAPTION

To Austin Filter Systems, Inc., increasing the contract by \$91,040, Oak Hollow & Brandon Court Project No. 6167, Change Order No. 2. Original Bid No. 2013-358-B.

FINANCIAL SUMMARY

NOT APPLICABLE OPERATING EXPENSE REVENUE CIP

FISCAL YEAR: 2014-15	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	4,856	160,143	0	164,999
Encumbered/Expended Amount	-4,856	-27,743	0	-32,599
This Item	0	-91,040	0	-91,040
BALANCE	0	41,360	0	41,360

FUND(S): MUNICIPAL DRAINAGE CIP

COMMENTS: Funding is available in the Municipal Drainage CIP for this item. The second change order to Plano's contract with Austin Filter Systems, in the amount of \$91,040, will leave a current year balance of \$41,360 available for future expenditures on the Oak Hollow and Brandon Court Erosion Control project or other drainage projects throughout Plano.

STRATEGIC PLAN GOAL: Modifying existing contracts to address unforeseen contingencies relates to the City's Goal of Financially Strong City with Service Excellence.

SUMMARY OF ITEM

This change order, in the amount of \$91,040.43, is for additional work necessary to complete the project. These quantity changes resulted from the difference between the plan estimated amount and those actually established from field measurements and calculations of items constructed to meet field conditions and fulfill plan requirements.

Spring Creek Aerial Crossing Near San Simeon Way
<https://maps.google.com/maps?ll=33.064464,-96.746249&spn=0.005359,0.009034&t=h&z=16&lc=com>

Oak Hollow Drive & Indian Creek Aerial Crossing
 Brandon Court Retaining Wall
<https://maps.google.com/?ll=33.038385,-96.843882&spn=0.021442,0.036135&t=h&z=14>

Spring Creek Aerial Crossing Near Hampton Lane
 Spring Creek Aerial Crossing Near Scarborough Lane



CITY OF PLANO COUNCIL AGENDA ITEM

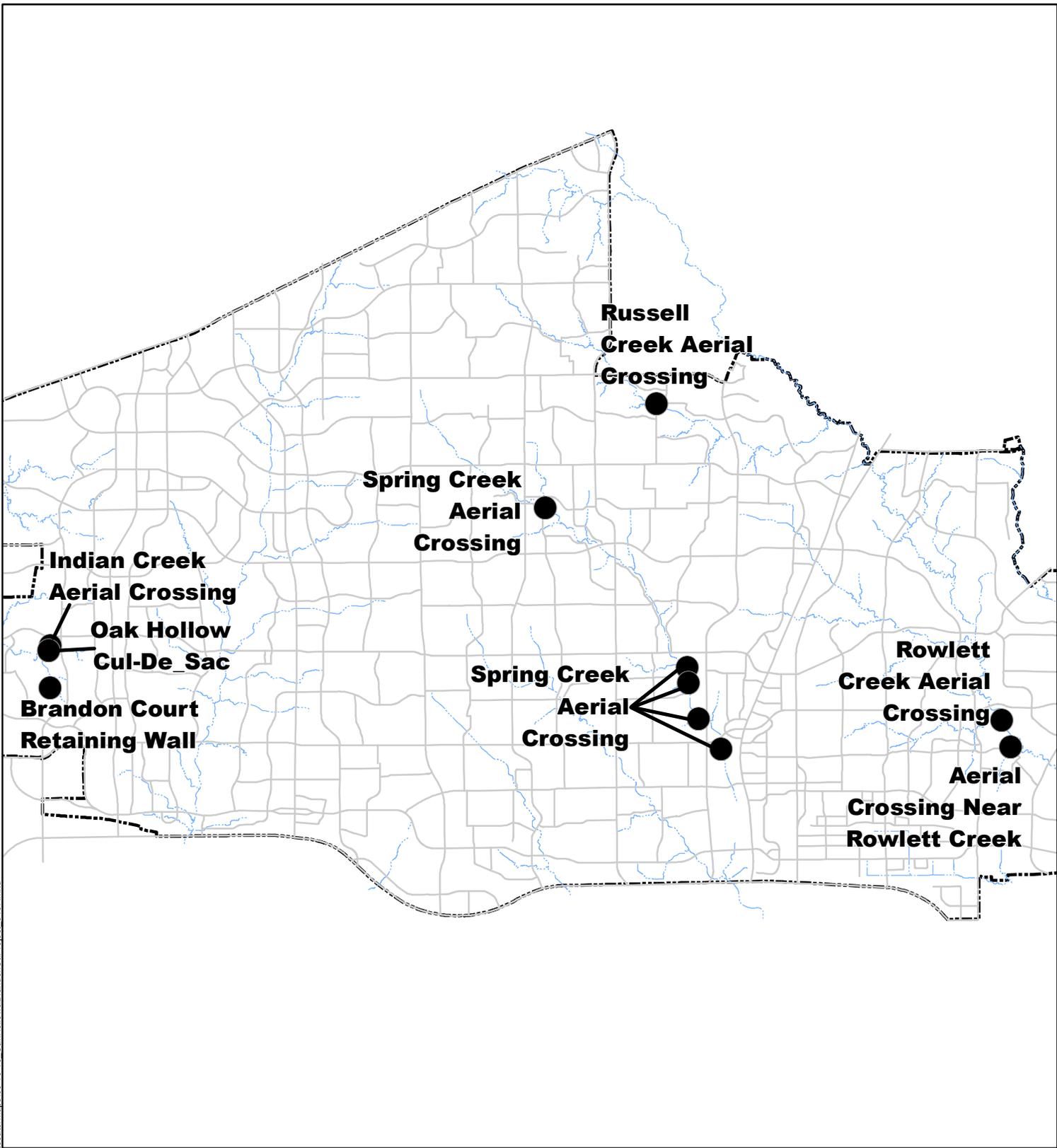
Spring Creek Aerial Crossing Near Brassington Lane
Spring Creek Aerial Crossing South of Park Boulevard
<https://maps.google.com/?ll=33.030146,-96.719127&spn=0.023315,0.045447&t=m&z=15>

Rowlett Creek Aerial Crossing
Aerial Crossing Near Rowlett Creek
<https://maps.google.com/?ll=33.026656,-96.657715&spn=0.011658,0.022724&t=m&z=16>

Russell Creek Aerial Crossing
<https://maps.google.com/?ll=33.082481,-96.72595&spn=0.01165,0.022724&t=m&z=16>

List of Supporting Documents:
Location Map; Change Order

Other Departments, Boards, Commissions or Agencies
N/A

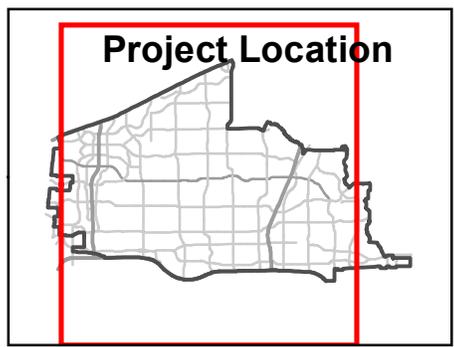


sharif 3/13/20 15 C:\Analysis\Projects\Engineering\Council\Agenda\Locator\Maps\03-13-15_OakHollow&BrandonCourt\Project_6167.mxd



Oak Hollow & Brandon Court Project No. 6167

March, 2015
City of Plano GIS Division



CHANGE ORDER NO. 2

**OAK HOLLOW & BRANDON COURT
PROJECT NO. 6167
PURCHASE ORDER NO. 104625
CIP NO. 48898
BID NO. 2013-358-B**

A. INTENT OF CHANGE ORDER

The intent of this change order is to modify the provisions of the contract entered into by the **CITY OF PLANO, TEXAS**, and **AUSTIN FILTER SYSTEMS, INC.** for the **OAK HOLLOW & BRANDON COURT PROJECT NO. 6167**, dated January 28, 2014.

B. DESCRIPTION OF CHANGE

The change order is for additional work necessary to address unforeseen field condition during the construction. These quantity changes resulted from the difference between the plan estimated quantities and the actual quantities used from field measurements

C. EFFECT OF CHANGE

This change order will have the following effect on the cost of this project:

<i>ITEM NO.</i>	<i>ITEM DESCRIPTION</i>	<i>ORIGINAL</i>	<i>REVISED</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>AMOUNT OF</i>
4	Remove pipe Support	3	4	EA	\$ 70.00	\$ 70.00
5	Remove Abutment	1	2	EA	\$ 335.00	\$ 335.00
7	Tree Removal	13	29	EA	\$ 445.00	\$ 7,120.00
8	Clearing	937	957	SY	\$ 38.42	\$ 768.40
9	Excavation	1530	1616.92	CY	\$ 40.00	\$ 3,476.80
10	Embankment	16	54.42	CY	\$ 30.00	\$ 1,152.60
11	Top Soil	110	115.16	SY	\$ 80.00	\$ 412.80
12	Erosion Mat	359	386.66	SY	\$ 5.00	\$ 138.30
14	1.5X3 Gabion	124	158.98	CY	\$ 275.00	\$ 9,619.50
15	3X3 Gabion	550	587.3	CY	\$ 220.00	\$ 8,206.00
16	Grade Beam	66	68.16	CY	\$ 1,100.00	\$ 2,376.00
17	Form Face Wall	35	64	CY	\$ 1,100.00	\$ 31,900.00
18	Gabion Mattress	300	352.71	CY	\$ 320.00	\$ 16,867.20
28A	Conc Collar	0	1	EA	\$ 1,976.49	\$ 1,976.49
29A	Mobilization/Demobilization	0	1	EA	\$ 1,200.00	\$ 1,200.00
30A	Rock overhand		1	EA	\$ 750.00	\$ 750.00
31A	Remove Additional Conc	0	1	EA	\$ 2,151.34	\$ 2,151.34
32A	Add Anchors	0	1	LS	\$ 2,520.00	\$ 2,520.00
	TOTAL					\$ 91,040.43

Original Contract Amount	\$ 787,190.00
Contract Amount (Including Previous Change Orders)	\$ 784,190.00
Amount, Change Order No. 2	\$ 91,040.43
Revised Contract Amount	\$ 875,230.43
Total Percent Increase Including Previous Change Orders	11.18%

D. EFFECT OF CHANGE ON CONTRACT TIME

The work required under this change order will add **46** days to this project:

Original Contract Time	150 working days
Amount (Including Previous Change Orders)	150 working days
Amount, Change Order No. 2	46 working days
Revised Contract Time	196 working days
Total Percent Increase Including Previous Change Orders	30.67%

E. AGREEMENT

In the event of any conflict or inconsistency between the provisions set forth in this Change Order No. 2 and the contract, this Change Order No. 2 shall govern and control. For and in consideration of the covenants, duties and obligations herein contained, the parties do mutually agree that except as provided above, all other terms and conditions of the Contract shall remain unchanged and in full force and effect.

By the signatures below, duly authorized agents of the **CITY OF PLANO, TEXAS**, and **AUSTIN FILTER SYSTEMS, INC.**, do hereby agree to append this Change Order No. 2 to the original contract between themselves, dated January 28, 2014.

F. AUTHORITY TO SIGN

The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto.

OWNER: CITY OF PLANO

**CONTRACTOR: AUSTIN FILTER
SYSTEMS, INC.**

By: _____
(signature)

By: 

(signature)

Print
Name: Bruce D. Glasscock

Print
Name: Mark Toungate

Print
Title: City Manager

Print
Title: President

Date: _____

Date: 3/10/2015

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 10th day of March, 2015, by **MARK TOUNGATE, PRESIDENT** of **AUSTIN FILTER SYSTEMS, INC.**, a **TEXAS** corporation, on behalf of said corporation.



[Handwritten Signature]

Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2015, by **BRUCE D. GLASSCOCK, CITY MANAGER** of the **CITY OF PLANO, TEXAS**, a Home-Rule Municipal Corporation, on behalf of said municipal corporation.

Notary Public, State of Texas



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		03/23/15		
Department:		Engineering		
Department Head		Jack Carr		
Agenda Coordinator (include phone #): Michael Parrish x7554				
CAPTION				
To approve the purchase and installation of ATMS.now Central Management Software and Support for Engineering, in the amount of \$163,800, from Trafficware Group, Inc., and authorizing the City Manager to execute all necessary documents.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input checked="" type="checkbox"/> CIP				
FISCAL YEAR:	2014-15	Prior Year (CIP Only)	Current Year	Future Years
				TOTALS
Budget		710	241,718	150,000
Encumbered/Expended Amount		-710	-3,815	0
This Item		0	-163,800	0
BALANCE		0	74,103	150,000
FUND(S): STREET IMPROVEMENT CIP				
<p>COMMENTS: Funding for this item is available in the 2014-15 Street Improvement CIP. This item, in the amount of \$163,800, will leave a remaining project balance of \$74,103 available for other expenditures to improve traffic signalization throughout Plano.</p> <p>STRATEGIC PLAN GOAL: Purchasing hardware and software to improve reliability and customer service within Plano's traffic signal system relates to the City's Goals of Safe Large City and Financially Strong City with Service Excellence.</p>				
SUMMARY OF ITEM				
The Engineering Department recommends the purchase and installation of ATMS.now Central Management Software and Support, from the sole provider Trafficware Group, Inc. The City is exempt from the competitive bid process for this purchase as allowed by Local Government Code Chapter 252 Subchapter B Section 252.022(a)(7)(A).				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Memorandum				



Memorandum

Date: March 4, 2015
To: Diane Palmer-Boeck, Chief Purchasing Officer
From: Lloyd Neal, Transportation Engineering Manager
Subject: Purchase of Advanced Traffic Management Software for Signal System

The Engineering Department, in conjunction with Technology Services, proposes to purchase hardware and software to improve the reliability of and customer service with regard to the City's traffic signal system. This improved software will increase staff's ability to monitor signal operations and provide more effective congestion management.

The new ATMS.now Central Management Software and Support (Advanced Traffic Management System) is provided by Trafficware Group, Inc., and currently is the sole provider of the City's traffic signal controllers with which this new system must interact. They will install the new software under the supervision of the Technology Services department and the transportation engineering division. It will be installed on new hardware purchased through technology services. A brand name justification memo was issued on June 30, 2014 requesting Trafficware Group, Inc., as the sole provider for the Advanced Traffic Management System.

The total cost for this project is \$163,800. The cost is provided by Traffic Signalization funds (acct. no. 36727).

This system will facilitate continuous and effective management of traffic congestion and better traffic flow in Plano.

Cc: Jack Carr, Director of Engineering



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		3/23/15		
Department:		Parks and Recreation		
Department Head		Amy Fortenberry		
Agenda Coordinator (include phone #): Susan Berger (7255)				
CAPTION				
A Resolution of the City of Plano, Texas, approving the terms of a Real Estate Contract by and between Agnes M. Butler, an individual, and the City of Plano for the purchase of approximately 2.821 acres of land located at 3421 E. Parker Road, Plano, Collin County, Texas, as an addition to Oak Point Park and Nature Preserve; and authorizing the City Manager or his authorized designee to execute such contract and providing an effective date.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input checked="" type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	481,503	4,518,497	1,175,000	6,175,000
Encumbered/Expended Amount	-481,503	-3,587,649	0	-4,069,152
This Item	0	-260,000	0	-260,000
BALANCE	0	670,848	1,175,000	1,845,848
FUND(S): PARK IMPROVEMENTS CIP				
<p>COMMENTS: Funding is available for this item in the 2014-15 Park Improvement CIP. After the purchase of the land, in the amount of \$260,000, the remaining current year balance of \$670,848 will be utilized for future land acquisitions for park land in accordance with the City's Comprehensive Plan and Park Master Plan.</p> <p>STRATEGIC PLAN GOAL: Acquiring additional land to expand Oak Point Park and Nature Preserve relates to the City's goal of Great Neighborhoods - 1st Choice to Live.</p>				
SUMMARY OF ITEM				
<p>Approval of an expenditure of \$260,000 for the purchase of 2.821 acres of property located at 3421 E. Parker Road adjacent to Oak Point Park and Nature Preserve. The property is being purchased as an addition to Oak Point Park and Nature Preserve in accordance with the City's Comprehensive Plan and Park Master Plan. A current appraisal supports the price being paid for the property.</p> <p>Funding is available in the current Park Improvement CIP Program for Park Land Acquisitions.</p> <p>Project Location Map: https://goo.gl/maps/6bQPU</p>				

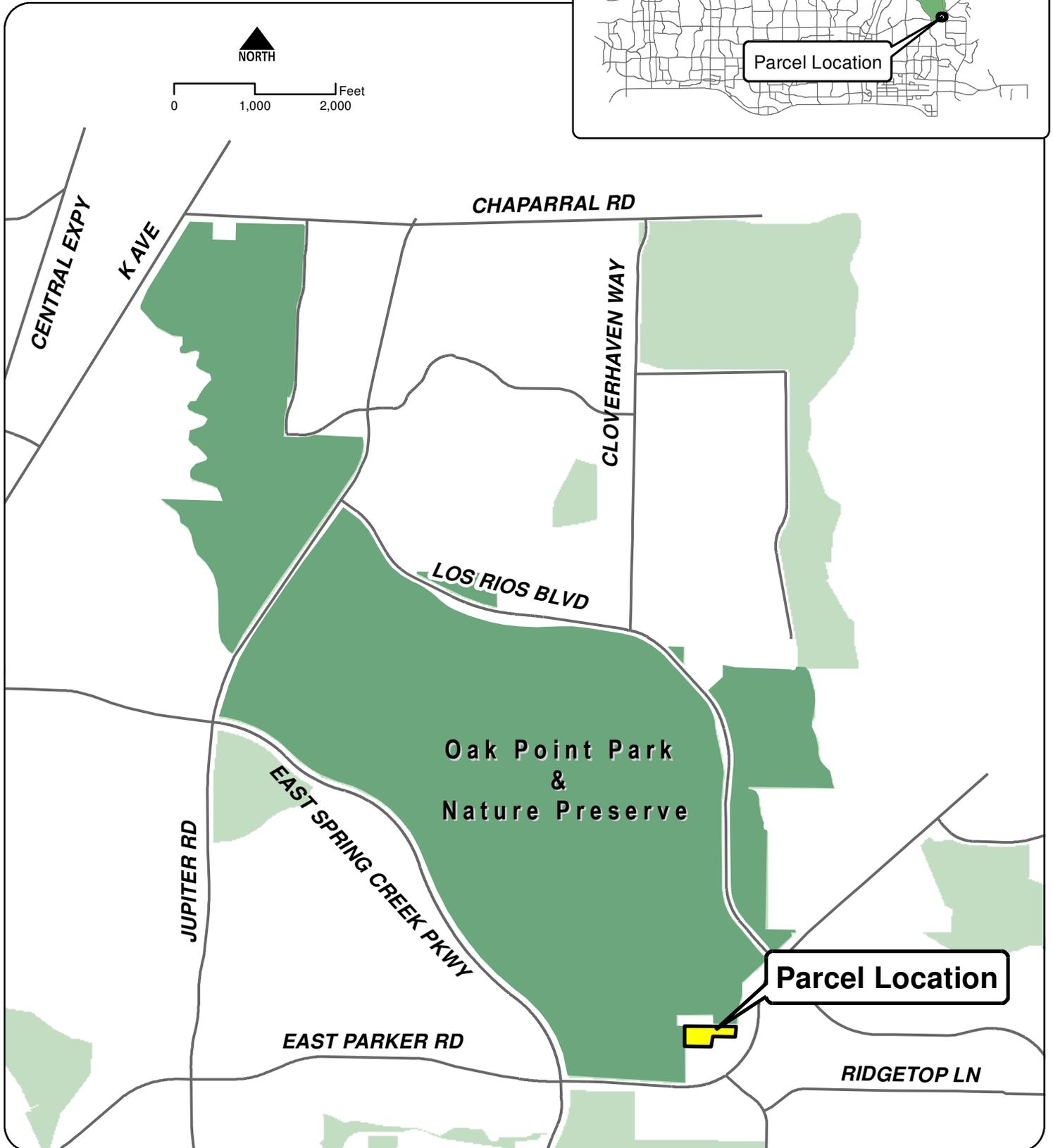
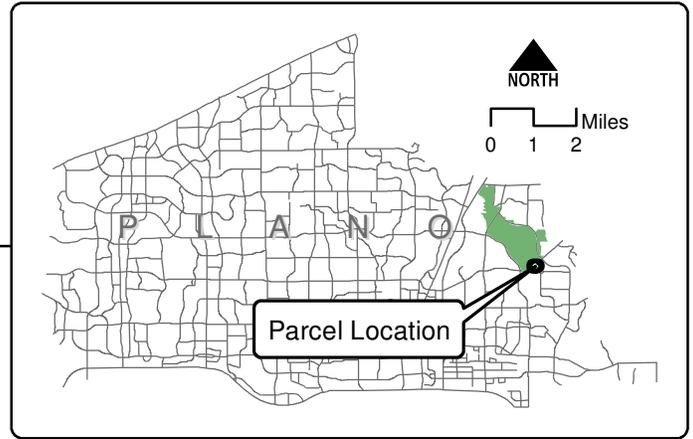


CITY OF PLANO COUNCIL AGENDA ITEM

List of Supporting Documents: Location Map Resolution	Other Departments, Boards, Commissions or Agencies

Location Map

Parcel located at 3421 E. Parker Rd.
2.821 acres



A Resolution of the City of Plano, Texas, approving the terms of a Real Estate Contract by and between Agnes M. Butler, an individual, and the City of Plano for the purchase of approximately 2.821 acres of land located at 3421 E. Parker Road, Plano, Collin County, Texas, as an addition to Oak Point Park and Nature Preserve; and authorizing the City Manager or his authorized designee to execute such contract and providing an effective date.

WHEREAS, the City Council has been presented a proposed Real Estate Contract by and between the City of Plano and Agnes M. Butler, an individual, for the purchase of property located at 3421 E. Parker Road in Plano, Collin County, Texas, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Real Estate Contract"); and

WHEREAS, upon full review and consideration of the Real Estate Contract, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager or his authorized designee, shall be authorized to execute it on behalf of the City of Plano.

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

Section I. The terms and conditions of the Real Estate Contract, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interest of the City of Plano and its citizens, are hereby in all things approved.

Section II. The City Manager or his authorized designee is hereby authorized to execute the Real Estate Contract and all other documents in connection therewith on behalf of the City of Plano, substantially according to the terms and conditions set forth in the Real Estate Contract.

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

DULY PASSED AND APPROVED this the 23rd day of March, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

REAL ESTATE CONTRACT

This contract is entered into as of the Effective Date, as hereinafter defined, by and between **Agnes M. Butler**, an individual ("Seller"), and the **CITY OF PLANO, TEXAS**, a home rule municipal corporation ("City").

WHEREAS, City desires to purchase and Seller desires to sell to City a tract of land in fee simple known as 3421 E. Parker Road, Plano, Collin County, Texas and more particularly described in Exhibit "A" attached hereto and made a part hereof by reference and being herein referred to as the "Property".

WHEREAS, Seller and City have entered into this Real Estate Contract (the "Contract") to provide for the terms and conditions of the sale and purchase of the Property.

NOW, THEREFORE, in consideration of the premises and for further consideration of the terms, provisions, and condition hereinafter set forth, Seller and the City have agreed as follows:

1. Agreement to Convey

For the consideration and upon and subject to the terms, provisions, and conditions hereinafter set forth, Seller has agreed and does hereby agree to sell, grant and convey the Property to City and City has agreed and does hereby agree to purchase the Property from the Seller. The Property shall be conveyed to City together with all and singular the rights and appurtenances pertaining to such Property including, but not limited to, any right, title and interest of Seller in and to easements, adjacent streets, alleys and rights-of-way and together with all improvements, fixtures and buildings located, constructed, or placed thereon. Seller agrees that the property will be used for park purposes which may include improvements such as restrooms, pavilions, parking, utilities, pass through utilities or other improvements that enhance the park. If the City should at any time in the future decide to use the land for any other purpose, then the City will notify Seller, its legal representative, heirs, successors or assigns in writing by CMRRR at the address listed in section 16. **Notices** of such and Seller shall have the right of first refusal to buy back the property from the City within thirty (30) days after receipt of said written notice.

2. Purchase Price

The purchase price ("Purchase Price") to be paid for the Property shall be **TWO HUNDRED AND SIXTY THOUSAND DOLLARS (\$260,000.00)** to be paid by City in a lump sum payment to Seller on the date of Closing as set out in Section 5 below.

3. Title Commitment and Title Insurance

City, at its sole cost and expense, shall obtain a title commitment and title insurance covering the Property to be issued by a title company (the "Title Company") selected by City. In the event the title has defects, City will notify Seller in writing specifying the defects and Seller shall have fifteen (15) days to cure said defects or City may cancel this Contract. City, at its sole option, may waive any defects in writing.

4. Review Period

City shall have thirty (30) days from the Effective Date of this Contract (the "Review Period") to conduct any or all of the following: engineering, planning, appraisal, environmental assessment, and any other studies deemed appropriate by City for the Property. Seller grants the City a right of entry to the Property to conduct the studies. These studies must be satisfactory to the City. If the studies are not satisfactory to the City (in City's sole opinion) the City may terminate the Contract by written notice to Seller.

Any entry made on the Property by the City or its representatives shall be upon reasonable notice to Seller, at reasonable times. City shall pay for all such work and inspections performed on or in connections with the Property and shall not permit the creation of any lien in favor of any contractor, materialman, mechanic, surveyor, architect, or laborer engaged by the City.

5. The Closing

The closing of this Contract pertaining to the Property shall be consummated at a Closing to be held at the office of the Title Company at such time, date and place that the parties may agree upon and no later than the end of the review period. At the Closing, Seller agrees to deliver to City:

(a) An executed Special Warranty Deed (the "Deed") conveying good and indefeasible title in fee simple absolute to the Property and containing covenants of special warranty; said Deed being subject only to Permitted Exceptions.

(b) All releases or other documents or instruments (all in recordable form) necessary to convey title to the Property as required by this Contract.

(c) Such other documents and instruments as may be necessary to evidence the authority of Seller to convey title to the Property.

6. Closing Costs and Proration of Taxes

Closing costs shall be paid by City including the title policy, survey and other costs not specifically excluded in this paragraph. All other expenses incurred by Seller and City with respect to the Closing, including, but not limited to, attorneys' fees incurred

in connection with this Contract, shall be borne and paid exclusively by the party incurring same. Ad valorem taxes for the year of closing shall be prorated as of the Closing in accordance with the Texas Tax Code. All delinquent ad valorem taxes, if any, shall be paid by Seller.

7. Representations and Warranties of Seller

Seller makes the following representations and warranties to City regarding the Property:

(a) At Closing, there shall be no parties in possession of any portion of the Property as lessees, other than as provided in this Contract, tenants at sufferance or trespassers, and no prescriptive rights will have been acquired in, or have commenced to run against the Property or any portion thereof.

(b) There is no litigation, including pending or threatened claims, or similar proceeding pending against the Property that would affect the Property or any portion thereof.

(c) At Closing, no person, firm, partnership, corporation or other entity, other than as provided in this Contract, shall have any right or option to purchase, lease, occupy or use the Property or any part thereof.

(d) At Closing, the consummation of the transactions contemplated herein will not violate or constitute a default under any provision of any contract, agreement, regulation, court order, judgment, decree, law or other document or instrument to which Seller is subject or bound and will not violate any other restrictions or prohibition of any kind or character to which Seller is subject.

(e) Seller is duly authorized and empowered to enter into this Contract and to consummate the transactions contemplated hereunder, and any person executing this Contract on behalf of Seller is duly authorized and empowered to do so.

8. Representations and Warranties of City.

City represents and warrants to Seller that this Contract is duly and validly authorized and executed by City.

9. Disclosures of Seller

On or before the Closing, Seller shall disclose to City in writing any known defects, damage or hazards on or at the Property. Except as otherwise disclosed as required by this Contract, Seller has no knowledge of the following:

(a) Any flooding of the Property;

(b) Any environmental hazards or conditions affecting the Property that would violate applicable laws;

(c) Any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;

(d) Any wetlands as defined by federal or state law or regulation, affecting the Property;

(e) Any threatened or endangered species or their habitat affecting the property; or

(f) Any lead based paint or lead based paint hazards on or at the Property.

City as purchaser acknowledges that Seller is selling the property on an “as is”, “where is” and “without all faults” basis and purchaser expressly acknowledges that except as otherwise set forth in this contract, Seller made no warranty or representations, express or implied, or arising by operation of law, including but not limited to, any warranty or condition of title (except as may be specifically put forth and limited herein), environmental fitness, habitability, merchantability or fitness for a particular purpose with respect to the property, all such representations and warranties, as well as any implied warranties, being hereby expressly disclaims same.

10. Acknowledgments, Covenants and Agreements of Parties

Seller acknowledges, covenants and agrees with City as follows:

(a) City and its agents and representatives shall have full access to the Property at all times prior to Closing.

(b) No new or additional improvements will be constructed, located or placed on the Property without the prior written consent of City.

(c) During the pendency of this Contract, Seller shall not, without the prior written consent of the City, create, impose or agree to any mortgages, liens, encumbrances, leases (other than as provided in this Contract), tenancies, licenses, security interests, covenants, conditions, restrictions, rights-of-way, easements, judgments or other matters affecting title to the Property.

(d) This Contract constitutes a full and final settlement for all compensation due Seller for the Property by the City.

11. Casualty Loss

11.1. Condemnation. In the event that prior to the date of Closing condemnation procedures are commenced by any governmental entity or authority other than City or other entity acting by, through or under City, against a portion or all of the Property or Seller receives any verbal or written notice of a threat or intent of condemnation of a portion or all of the Property by any governmental entity or authority other than City or other entity acting by, through or under City, Seller shall immediately notify City and City may, at its election, terminate this Contract by written notice to Seller within ten (10) business days after receipt of Seller's notice. Upon termination, neither party shall have any further rights or obligations hereunder. Should City elect not to exercise its option as provided hereunder, then the Contract shall remain in full force and effect and Seller shall assign or pay to City at Closing Seller's interest in and to all condemnation awards or proceeds from any such proceedings or actions in lieu thereof.

11.2 Casualty Loss. If any part of the Property is damaged or destroyed by fire or other casualty after the effective date of this Contract and before the Closing date, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing date. If Seller fails to do so due to factors beyond Seller's control, City may do the following:

- (a) Terminate this Contract;
- (b) Extend the time for performance and extend the Closing date; or
- (c) Accept the Property in its damaged condition with an assignment of the insurance proceeds and receive credit from Seller at Closing in the amount of the deductible under the insurance policy.

12. Default

(a) Seller's Default. In the event Seller should fail to consummate this Contract for any reason except City's default, City may, at its option, either enforce specific performance of this Contract or terminate this Contract as its sole and exclusive remedy hereunder. If Seller is unable to deliver title as required by this Contract, City shall have the right, but not the obligation, to take the Property with whatever title Seller can deliver. Nothing herein shall be construed to limit the City's right and power of eminent domain.

(b) City's Default. In the event City shall fail to consummate this Contract for any reason except a reason set out in Section 3 or 4 herein or except for Seller's default, Seller may, at its option and as its sole and exclusive remedy, terminate this Contract by giving written notice thereof to City.

13. Non-waiver

No waiver by either party of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the party against which enforcement is sought. No delay or omission in the exercise of any right or remedy accruing to either party upon any breach of this Contract by the other party shall impair such right or remedy or be construed as a waiver of any such breach theretofore or thereafter occurring. The waiver by either party of any breach of any term, covenant or condition herein stated shall not be deemed to be a waiver of any other or subsequent breach of the same or any other term, covenant or condition herein contained.

14. Representations Survive Closing

All covenants, representations, and warranties in this Contract survive Closing for a period of 180 days. If any representation of Seller in this Contract is untrue on the Closing date, Seller will be in default.

15. Miscellaneous Provisions

(a) All median cuts and curb cuts providing access to the Property which exist at the time of execution of this Contract shall continue in full force and effect.

(b) This Contract embodies the complete and entire agreement between the parties hereto relative to the Property and supersedes all prior negotiations, agreements and understanding relating thereto and may not be varied except by written agreement of such parties.

(c) This Contract shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors, heirs, representatives, administrators and assigns.

(d) This Contract shall be construed under and in accordance with the laws of the State of Texas and is fully performable in Collin County, Texas. Venue for any dispute arising out of this agreement shall be Collin County, Texas.

(e) In case any one or more of the provisions contained in this Contract shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

(f) All notices from one party to the other must be in writing and are effective when received by Certified Mail, U.S. Postal Service to the addresses indicated under the signatures for each party to the Contract below. Changes in address for notice purposes can be provided in writing to the opposite party.

(g) This Contract may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

(h) The headings used throughout this Contract have been used for administrative convenience only and do not constitute matter to be considered in interpreting this Contract.

(i) City represents and warrants unto Seller that City has full power and authority to enter into and consummate this Contract.

(j) The "Effective Date" of this Contract shall be the last date of signature of any party set forth below.

(k) Seller and City each represent to the other that there have been no brokers or real estate commission incurred as a result of this transaction.

16. Notices

All notices from one party to the other must be in writing and are effective when received by Certified Mail, U.S. Postal Service to the addresses indicated under the signatures for each party to the Contract below. Changes in address for notice purposes can be provided in writing to the opposite party.

Agnes M. Butler
3309 Deep Valley Trail
Plano, TX 75023

City of Plano, Texas
Parks Department
Attn: Robin Reeves
PO Box 860358
Plano, Texas 75086-0358

IN WITNESS WHEREOF, the parties have executed this Contract as of the dates shown below their respective signatures.

SELLER:

Date: 3-10-15

By: Agnes M. Butler
Agnes M. Butler *as Independent Executor*
3309 Deep Valley Trail *of the Estate of*
Plano, TX 75023 *Josephine Topolski*

CITY:

**CITY OF PLANO, TEXAS, a Home Rule
Municipal Corporation**

Date: _____

By: _____
Bruce D. Glasscock
City Manager
1520 Avenue K
Plano, Texas 75086-0358

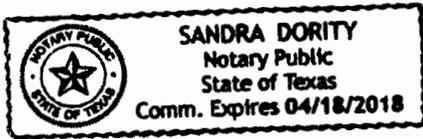
APPROVED AS TO FORM:

Paige Mims, City Attorney

ACKNOWLEDGMENTS

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 10 day of ~~February~~ ^{March}, 2015 by Agnes M. Butler, Independent Executrix of the Estate of Josephine Tafelski, on behalf of said Estate.



Sandra DORITY

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of February, 2015 by **BRUCE D. GLASSCOCK**, City Manager of the **CITY OF PLANO, TEXAS**, a home rule municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01128-20347

BEING a tract of land situated in the Eli Smyler Survey, Abstract No. 857, City of Plano, Collin County, Texas, and being all of a called 2.835 acre tract of land, conveyed to Albert Tafelski, as evidenced in a General Warranty Deed, recorded in Volume 922, Page 252 of the Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the most easterly, southeast corner of said 2.835 acre tract, same being the northeast corner of Lot 1, Block 1 of Ashburn Addition, an Addition to the City of Plano, Texas, according to the Final Plat, recorded in Cabinet L, Page 254 of the Plat Records of Collin County, Texas, same also being on the westerly right of way line of East Parker Road, a variable width right of way;

THENCE North 89°45'02" West (called South 88°40' East), departing the westerly right of way line of said East Parker Road, along the northerly, south line of said 2.835 acre tract and along the north line of said Lot 1, a distance of 282.40 feet (called 283.1 feet) to a wood fence corner post found for an inner ell corner of said 2.835 acre tract and the northwest corner of said Lot 1, from said fence post, a found 1/2-inch iron rod bears North 87°06' East, 0.59 feet and a found 1/2-inch iron rod with a plastic cap, stamped "BEASLEY" bears South 34°18' East, 2.52 feet;

THENCE South 07°17'45" West (called North 8°04' East), along the westerly, east line of said 2.835 acre tract, the west line of said Lot 1 and generally along a wire fence, a distance of 126.73 feet (called 128.4 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set in an east-west wood fence for the most southerly, southeast corner of said 2.835 acre tract, from said corner, a 1/2-inch iron rod found at a fence corner post for the southwest corner of said Lot 1 bears North 07°45' East, 1.12 feet;

THENCE North 89°15'54" West (called South 88°41'44 East), along the most southerly, south line of said 2.835 acre tract and generally along a barbed wire fence, a distance of 328.71 feet (called 332.21 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said 2.835 acre tract, same being on an easterly line of a called 231.859 acre tract of land, conveyed to the City of Plano, Texas, as evidenced in a General Warranty Deed, recorded in Volume 1483, Page 579 of the Land Records of Collin County, Texas;

THENCE North 00°02'20" West (called South 1°06' West), along the west line of said 2.835 acre tract and the easterly line of said 231.859 acre tract, a distance of 254.09 feet (called 254.1 feet) to a 1/2-inch iron rod found for the north common corner of said 2.835 acre tract and said 231.859 acre tract;

THENCE South 89°10'37" East (called North 88°40' West), along the north line of said 2.835 acre tract and generally along a barbed wire fence, a distance of 638.68 feet (called 638.21 feet) to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the north east corner of said 2.835 acre tract, from said corner, a found 1/2-inch iron rod bears North 89°10'37" West 3.30 feet said corner also being on the westerly right of way line of said East Parker Road;

THENCE South 05°09'49" West (called North 4°25' East), along the east line of said 2.835 acre tract and

the westerly right of way line of said East Parker Road, a distance of 125.17 feet (called 126.6 feet) to the POINT OF BEGINNING and containing 2.821 acres (122,872 square feet) of land, more or less.



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		03/23/2015		
Department:		Police		
Department Head		Gregory W. Rushin		
Agenda Coordinator (include phone #): Pam Haines, ext 2538				
CAPTION				
<p>A Resolution of the City of Plano, Texas, authorizing the filing of application for federal funds in an amount not to exceed \$79,008.00 under the Edward Byrne Memorial Justice Assistance Grant (JAG) State Formula Program through the Office of the Governor of Texas, Criminal Justice Division; designating Chief of Police Gregory W. Rushin as authorized representative of the City of Plano for the purpose of giving required assurances and acting in connection with said application and providing required information; and declaring an effective date.</p>				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	2014-15	Prior Year (CIP Only)	Current Year	Future Years
		0	0	0
Budget		0	0	0
Encumbered/Expended Amount		0	0	0
This Item		0	0	0
BALANCE		0	0	0
FUND(S): N/A				
<p>COMMENTS: This item is a resolution to make application for a grant that, if accepted, will provide funding in an amount not to exceed \$79,008 for the Police Department. This item has no fiscal impact until if/when the application has been approved. If approved, an additional resolution will be required for City acceptance of the grant funding.</p> <p>STRATEGIC PLAN GOAL: Application for Federal Grant Funds relates to the City's Goal of Financially Strong City with Service Excellence.</p>				
SUMMARY OF ITEM				
<p>The Resolution authorizes the Chief of Police to apply to the Office of the Governor, Criminal Justice Division for the Edward Byrne Memorial Justice Assistance Grant (JAG) State Formula Program.</p>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Memo, Resolution				



Memorandum

Date: February 4, 2015
To: LaShon Ross, Deputy City Manager
From: Gregory W. Rushin, Chief of Police *GWR*
Subject: Edward Byrne Memorial Justice Assistance Grant

The Plano Police Department is in the process of making application for the Edward Byrne Memorial Justice Assistance Grant State Formula Program through the Office of the Governor of Texas, Criminal Justice Division. This is a competitive grant, and as a requirement of the application process, the City of Plano is required to adopt a resolution authorizing the City to file an application for the federal funds in an amount not to exceed \$79,008. If awarded, the Plano Police Department will use the funds to purchase a Preliminary DNA Screening System to enhance our Crime Scene Unit's capability of triaging DNA samples before sending them to outside laboratories for DNA testing. Ultimately, this would significantly reduce testing costs by screening out low-level samples that will not produce profiles at a DNA laboratory. Additionally, by obtaining DNA profile information from these samples, it can be determined which samples may actually be from victims and suspects at crime scenes.

Further, the resolution presented to the City Council for approval must also designate an authorizing official who is given authority to apply for, accept, reject, alter, or terminate the grant, and provide written assurances that in the event of loss or misuse of grant funds the City of Plano will return all funds to the Office of the Governor.

The Plano Police Department will utilize the funds to purchase a Preliminary DNA Screening System to enhance our Crime Scene Unit's capability of triaging DNA samples before sending them to outside laboratories for DNA testing. This system will promote efficiency, accuracy, and credibility of our law enforcement agency and provide prosecutors with the best evidence available. By utilizing this technology, we should realize improvements in obtaining probative evidence to aid investigators in our department. We will also reduce DNA testing costs significantly.

Therefore we are requesting the City Council adopt a resolution in order to apply for this grant.

GWR/ph

A Resolution of the City of Plano, Texas, authorizing the filing of application for federal funds in an amount not to exceed \$79,008.00 under the Edward Byrne Memorial Justice Assistance Grant (JAG) State Formula Program through the Office of the Governor of Texas, Criminal Justice Division; designating Chief of Police Gregory W. Rushin as authorized representative of the City of Plano for the purpose of giving required assurances and acting in connection with said application and providing required information; and declaring an effective date.

WHEREAS, the City Council finds it is in the best interest of the citizens of the City of Plano, Texas to apply for federal funds through the Edward Byrne Memorial Justice Assistance Grant (JAG) State Formula Program through the Office of the Governor of Texas, Criminal Justice Division to purchase a Preliminary DNA Screening System for use in the Police Department; and

WHEREAS, the City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City Council assures that the funds will be returned to the Office of the Governor in full; and

WHEREAS, the City Council designates Chief of Police Gregory W. Rushin as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the application agency.

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

Section I. The submission of the grant application for the Plano Police Preliminary DNA Screening System to the Office of the Governor, Criminal Justice Division is hereby approved and Chief of Police Gregory W. Rushin is designated as the authorized official to act on behalf of the City of Plano with regard to this grant.

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

DULY PASSED AND APPROVED this the 23rd day of March, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

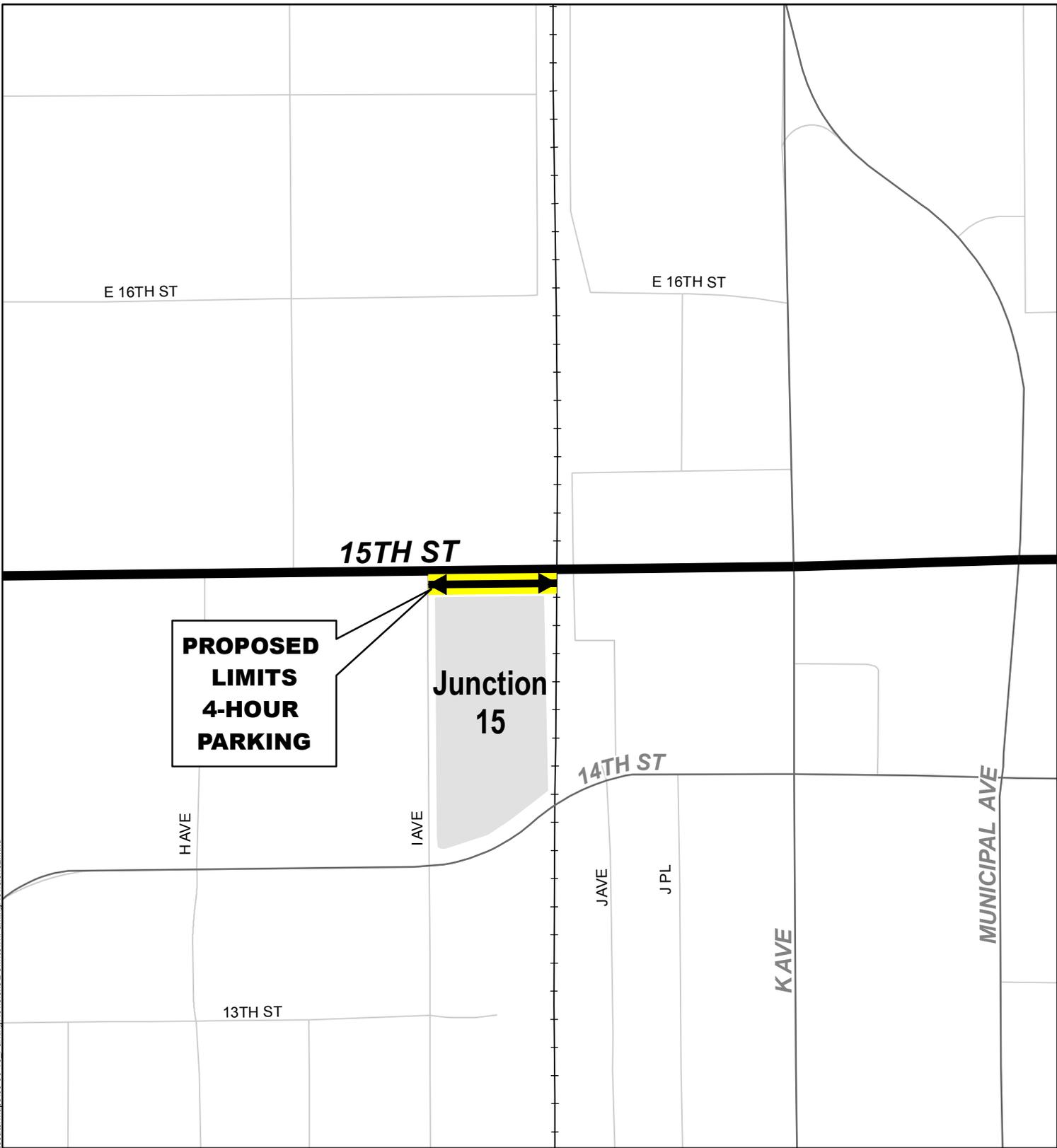
APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

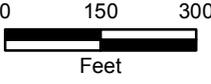


**CITY OF PLANO
COUNCIL AGENDA ITEM**

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		3/23/15		
Department:		Engineering		
Department Head		Jack Carr		
Agenda Coordinator (include phone #):		Kathleen Schonne X-7198		
CAPTION				
<p>An Ordinance of the City of Plano, Texas, amending Chapter 12, Motor Vehicles and Traffic, Article V, Stopping, Standing and Parking, Section 12-101, Subsection "15th Street" of the Code of Ordinances of the City of Plano, Texas to prohibit stopping, standing, or parking of motor vehicles on certain sections of 15th Street, and amending Chapter 12, Motor Vehicles and Traffic, Article V, Stopping, Standing and Parking, Section 12-104, of the Code of Ordinances of the City of Plano, Texas to designate additional four-hour parking on the south side of 15th Street; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.</p>				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input checked="" type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	2014-15	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): GENERAL FUND				
<p>COMMENTS: This item may generate additional revenue received from parking fines; however, at this time the additional parking fines to be collected is undeterminable and expected to be minimal.</p> <p>STRATEGIC PLAN GOAL: Amending the Code of Ordinances relates to the City's Goals of Financially Strong City with Service Excellence.</p>				
SUMMARY OF ITEM				
<p>The redevelopment of the block of 15th Street between the DART rail line and I Avenue has resulted in the addition of 17 on-street parking spaces on the south side of 15th Street. Staff proposes a four-hour time restriction for these parking spaces in order to promote short term use and match the existing time restriction on 15th Street to the east.</p> <p>https://maps.google.com/maps?q=930+East+15th+Street,+Plano,+TX&hl=en&ll=33.01931,-96.701872&spn=0.00157,0.002607&sll=33.019455,-96.701303&hnear=930+E+15th+St,+Plano,+Texas+75074&t=m&z=19</p>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Location Map			N/A	
Ordinance				

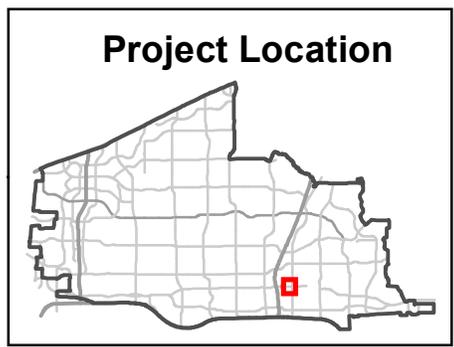


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Downtown On-Street Parking Revisions

March, 2015
City of Plano GIS Division



An Ordinance of the City of Plano, Texas, amending Chapter 12, Motor Vehicles and Traffic, Article V, Stopping, Standing and Parking, Section 12-101, Subsection “15th Street” of the Code of Ordinances of the City of Plano, Texas to prohibit stopping, standing, or parking of motor vehicles on certain sections of 15th Street, and amending Chapter 12, Motor Vehicles and Traffic, Article V, Stopping, Standing and Parking, Section 12-104, of the Code of Ordinances of the City of Plano, Texas to designate additional four-hour parking on the south side of 15th Street; and providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

WHEREAS, the recent redevelopment of the block bounded by 15th Street on the north, I Avenue on the west, 14th Street on the south, and the DART rail line on the east has resulted in additional on-street parking being available on 15th Street; and

WHEREAS, short term on-street parking is beneficial to the vitality of street level retail and service establishments; and

WHEREAS, the City Council of the City of Plano finds it in the best interest of the public to limit the length of time vehicles may be parked along the south side of 15th Street between I Avenue and the DART rail right-of-way within the city limits of the City of Plano.

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

Section I. It shall be unlawful for any person to park a vehicle for a period longer than four (4) hours along the sections of 15th Street described herein.

Section II. The City Council hereby amends the portion of Chapter 12, *Motor Vehicles and Traffic*, Article V, *Stopping, Standing, and Parking*, Section 12-101, Subsection “15th Street,” of the City of Plano Code of Ordinances to read as follows:

“15th Street:

- (1) Along the north side of 15th Street from its intersection with the Dallas Area Rapid Transit Authority light rail tracks to its intersection with the northbound U.S. Highway 75 frontage road;
- (2) Along the south side of 15th Street from its intersection with I Avenue to its intersection with the northbound U.S. Highway 75 frontage road;
- (3) Along both sides of 15th Street from its intersection with Municipal Avenue/L Avenue to its intersection with M Avenue;
- (4) Along the north side of 15th Street from its intersection with Jupiter Road to a point six hundred five (605) feet west of its intersection with Jupiter Road;
- (5) Along the south side of 15th Street from its intersection with Jupiter Road to a point seven hundred forty-five (745) feet west of its intersection with Jupiter Road.”

Section III. The City Council hereby amends Chapter 12, *Motor Vehicles and Traffic, Article V, Stopping, Standing, and Parking*, Section 12-104, of the City of Plano Code of Ordinances to read as follows:

“Sec. 12-104. - Four-hour parking:

No person shall, at any time, park, in a designated parking space, a vehicle for a period longer than four (4) hours in the following locations:

- (1) Head-in parking spaces along the north side of 15th Street between its intersection with K Avenue and its intersection with Alex Schell Place;
- (2) Head-in parking spaces along the south side of 15th Street between its intersection with K Avenue and its intersection with I Avenue;
- (3) Head-in and parallel parking spaces along the north side of 15th Place between its intersection with K Avenue and its intersection with Alex Schell Place;
- (4) Parallel parking spaces along the west side of K Avenue between its intersection with 15th Place and its intersection with 16th Street;
- (5) Parallel parking spaces along the east side of K Avenue, between its intersection with Vontress Drive and its intersection with 14th Street;
- (6) Head-in parking spaces along the north side of 14th Street between its intersection with K Avenue and its intersection with Municipal Avenue/L Avenue; and
- (7) Head-in parking spaces along the west curb line of Municipal Avenue/L Avenue, starting at a point 170 feet south of its intersection with 15th Street and continuing north to its intersection with 15th Street.”

Section IV. The Traffic Engineer of the City of Plano is hereby authorized and directed to cause placement of traffic control signs on the portions of the roadways described herein, and such sign shall give notice to all persons of the time limit in effect for these parking areas.

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

Section VI. 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 VII. 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 VIII. Any person, firm, or corporation violating any of the provisions of this Ordinance shall be guilty of a misdemeanor and, upon conviction in the Municipal Court, shall be subject to a fine not to exceed TWO HUNDRED AND NO/100 DOLLARS (\$200.00) for each offense. Each and every violation shall be deemed to constitute a separate offense.

Section IX. This Ordinance shall become effective immediately upon its passage and publication as required by law and after all necessary signs and pavement markings have been installed.

DULY PASSED AND APPROVED this the 23rd day of March, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		March 23, 2015		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): T. Stuckey, ext. 7156				
CAPTION				
Consideration of an Ordinance of the City of Plano, Texas, providing certain Heritage Resources located in the City of Plano a partial exemption from the current year's Ad Valorem taxation in the amount of \$36,892, providing a severability clause and an effective date.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input checked="" type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2015-16	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	-36,892	-36,892
BALANCE	0	0	-36,892	-36,892
FUND(S): N/A				
COMMENTS: This item will result in an estimated loss of \$36,892 in Ad Valorem tax revenue in the 2015-16 fiscal year.				
STRATEGIC PLAN GOAL: A partial Ad Valorem tax exemption relates to the City's Strategic Plan goal of Great Neighborhoods - 1 st choice to Live.				
SUMMARY OF ITEM				
See attached memo				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Memo			Heritage Commission	
Ordinance				
Exhibit "A" Properties Recommended for Approval of the 2015 Tax Exemption				
Exhibit "B" Properties Recommended for Denial of the 2015 Tax Exemption				



Memorandum

Date: March 11, 2015

TO: Mr. Bruce D. Glasscock, City Manager
Mr. Frank F. Turner, Deputy City Manager

FROM: Bhavesh Mittal, Heritage Preservation Officer

SUBJECT: 2015 Heritage Tax Exemption Properties

Attached to this memorandum is the proposed ordinance with supporting spreadsheets listing the historic properties eligible to receive the 2015 Historic Structures Property Tax Exemption, which is provided for consideration by the City Council at the March 23, 2015 meeting. The Heritage Commission has reviewed the results of the annual survey of eligible properties, made recommendations regarding necessary repairs, and recommended the tax exemptions as stated. This information has also been provided to the participating taxing entities: Collin County Community College District (CCCCD) and the Plano Independent School District (PISD). Starting last year (2014), Collin County has begun a separate tax abatement program and is no longer participating in the City's Tax Exemption program.

Program Information:

The purpose of tax exemption for heritage properties is to promote preservation through ongoing maintenance. The Commission inspects each structure yearly to determine if the property is being maintained in accordance with the provisions of the ordinance. Class A Structures (individually designated and used for residential purposes) receive 100% exemption from taxation. Class B Structures (individually designated and used partially or fully for nonresidential purposes) receive 50% exemption. Class C Structures (contributing to a historic district and used for residential purposes) receive 75% exemption. Finally, Class D Structures (contributing to a historic district and used partially or fully for nonresidential purposes) receive 38% exemption. These exemptions are based on the value of the improvements; full taxes are still paid on the land.

During the annual survey, staff and/or Commissioners visit each property, note exterior issues requiring maintenance or repair, and photograph these items for reference. All repair items are rated as either a "1" or a "2." A rating of "1" identifies a relatively minor item that may be readily addressed in one year. A "2" rating involves a more complicated and expensive undertaking that allows two years for completion. The Commission and the Council also have the authority to extend a maintenance issue for an additional year if it is determined that extenuating circumstances require more time to complete a particular repair.

Per the Tax Exemption Ordinance, Section 20-55 (a), "the applicant shall be notified of any deficiencies from the above standards and shall correct or restore them within the time frame determined at the time of notification. The Commission shall determine, when applicable, if the applicant has adequately corrected the deficiencies in the required time frame from the previous year in order to certify that the subject property is in compliance. The Commission must also evaluate if the general health, safety and welfare and the public interest is being served in designating and preserving individual and contributing heritage resources."

If a property owner does not agree with the recommendation of the Commission, an appeal may be made to the Council. The notice of appeal must be submitted in the form of a signed letter to the Heritage Preservation Officer within ten business days of the Commission's decision (per the Tax Exemption Ordinance).

During 2014, four quarterly reminder letters were sent to each property owner noting the repair/maintenance items required to be addressed by January 15, 2015, in order to retain the tax exemption. Included with each letter were copies of photographs taken by staff that identified the repair items. Any property owner may contact staff throughout the year with questions about repair items or concerns about completing the work.

2015 Program Results and Heritage Commission Recommendation:

This year, staff surveyed 71 properties; 68 properties were recommended for approval of tax exemptions and three properties were recommended for denial to the Heritage Commission. The Commission, at their regular meeting on February 24, 2015, recommended approval of one of the staff recommended denials: 1422-1428 K Avenue. Therefore, the number of properties recommended for approval increased to 69 and decreased the number of properties denied an exemption to two. The owners of the two properties recommended for tax exemption denial by the Commission have chosen not to appeal the recommendation.

The property tax exemptions total \$36,892.33 in city receipts and \$152,413.82 for all three participating tax entities. This is approximately a 1.0% decrease in city exemptions from 2014. The spreadsheet titled "Properties Recommended for Approval of the 2015 Tax Exemption" (Exhibit A) summarizes the properties recommended for approval and includes information such as exemption percentage applied, property improvement values, and the tax exemption values for each taxing entity. Additionally, the last page summarizes the total tax exemption for each taxing entity. The spreadsheet titled "Properties Recommended for Denial of the 2015 Tax Exemption" (Exhibit B) summarizes similar information.

Staff will be available to make a presentation during the Council meeting regarding this agenda item and respond to any questions the Council may have regarding the 2015 Heritage Structure Tax Exemption Program.

An Ordinance of the City of Plano, Texas, providing certain Heritage Resources located in the City of Plano, Texas, partial exemption from the current year Ad Valorem Taxation in the amount of \$36,892.33, providing a severability clause and an effective date.

WHEREAS, Article 8, Section 1-f of the Texas Constitution and Section 11.24 of the Texas Tax Code enable the City of Plano to exempt from taxation all or part of the assessed value of a structure if the structure is designated as a historically significant site in need of tax relief to encourage its preservation; and

WHEREAS, City of Plano Ordinance No. 84-8-24, as amended, authorizes the City Council of the City of Plano, upon certification and recommendation by the Heritage Commission, to exempt from the current year taxation part or all of the assessed value of a structure if the structure is designated as a historically significant site and in need of tax relief to encourage its preservation; and

WHEREAS, the City Council finds that the structures listed in this ordinance have been certified and recommended by the Heritage Commission and thus should be approved for partial exemption from ad valorem taxes for 2015.

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

Section I. The historic structures identified in the attached Exhibit "A" have been certified and recommended by the Heritage Commission and are hereby approved by the City Council for partial exemption from ad valorem taxes for the current year (2015) in accordance with the provisions of Ordinance No. 84-8-24, as amended.

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

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

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

PASSED AND APPROVED THIS 23RD DAY OF MARCH, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

EXHIBIT A - PROPERTIES RECOMMENDED FOR APPROVAL OF THE 2015 TAX EXEMPTION

RESOURCE	LOCATION	OWNER	ADDRESS	CITY	ST	ZIP	2015 COMMENTS NOTE: Items rated "1" must be completed by 1/15/16; Items rated "2" must be completed by 1/15/17.	Surveyed by	Heritage Commission Recommendation	PERCENT	IMP VALUE	CITY	CCCCD	PISD	TOTAL EXEMPTION
1 Carlisle House	1407 E. 15th Street	Michael and Harriet Linz	1407 E. 15th Street	Plano	TX	75074	OK - Nothing to repair REPAIR ITEMS NOTED IN 2015	Team 2	Approval	100%	317,649	1,552.03	260.35	4,599.56	6,411.94
2 Arch Weatherford House	1410 E. 15th Street	Josephine Howser	1410 E. 15th Street	Plano	TX	75074	Paint touch up needed at front (north) porch beam and gable (1) Remove/clean vines/vegetation at second floor railing at west facade(1) REPAIR ITEMS NOTED IN 2015	Team 2	Approval	100%	205,394	1,003.56	168.34	2,974.11	4,146.00
3 Roller House	1413 E. 15th Street	Damon & Kimberly Gonzalez	1413 E. 15th Street	Plano	TX	75074	Paint touch up needed at chimney flashing and chimney flue located at the east and west façades (1) REPAIR ITEMS NOTED IN 2015	Team 2	Approval	100%	321,130	1,569.04	263.20	4,649.96	6,482.20
4 Salmon House	1414 E. 15th Street	John Hermann	1414 E. 15th Street	Plano	TX	75074	Repair crack at front porch step and paint touch up to match existing color (1) REPAIR ITEMS NOTED IN 2015	Team 2	Approval	100%	237,194	1,158.93	194.40	3,434.57	4,787.90
5 Schell House	1210 E. 16th Street	Michael & Debra Hamilton	1210 E. 16th Street	Plano	TX	75074	Clean leaves debris at west roof (1) Remove vegetation and clean roof fascia at east facade (1) Repair/replace roof shingles to match existing color at front (north) facade (1) REPAIR ITEMS NOTED IN 2015	Team 2	Approval	100%	128,703	628.84	105.48	1,863.62	2,597.95
6 Little Carlisle House	1611 K Avenue	Little Carlisle House LLC	1611 K Avenue	Plano	TX	75074	Paint touch up needed to match existing color at right corner of front (east) entry door (1) REPAIR ITEMS NOTED IN 2015	Team 1	Approval	50%	167,004	407.99	68.44	1,209.11	1,685.54
7 Forman House	1617 K Avenue	Gwen Workman	1617 K Avenue	Plano	TX	75074	Paint touch up needed to match existing color at few locations on the first and second floor at front (east), and south facade (1) Clean paint oversprays at second floor columns at front (east) and south facade (1) The front gable trim needs paint touch to have a uniform/matching paint color (1) REPAIR ITEMS NOTED IN 2015	Team 1	Approval	50%	107,381	262.33	44.00	777.44	1,083.77
8 McCall Skaggs House	1704 N Place	William and Annette Armstrong	1704 N Place	Plano	TX	75074	Clean leaves debris at front roof (1) Paint touch up needed to match existing color at southeast gables (1) REPAIR ITEMS NOTED IN 2015	Team 2	Approval	100%	116,096	567.25	95.15	1,681.07	2,343.47
9 Wells Homestead	3921 Coit Road	Richard Wells	5001 K Avenue	Plano	TX	75074	Paint touch needed to match existing color at north side wood picket fence (1) First floor mansard roof at front facade needs paint touch up to match existing color (1) Clean second floor roof at front facade (1) REPAIR ITEMS NOTED IN 2015	Team 1	Approval	50%	145,174	354.66	59.49	1,051.06	1,465.21
10 Plano National Bank/IOOF Lodge	1001 E. 15th Street	The Schell Family Trust B	P. O. Box 860355	Plano	TX	75086-0355	OK - Nothing to repair REPAIR ITEMS NOTED IN 2015	Team 1	Approval	50%	396,592	968.87	162.52	2,871.33	4,002.72
11 Mitchell House	609 E. 16th Street	Peggy Mitchell	609 E. 16th Street	Plano	TX	75034	Clean leaves debris at east yard(1) Southwest porch fascia and siding below needs scraping and paint touch up to match existing color(1) Southeast corner of front roof needs paint touch up to match existing color(1) Clean paint overspray at front windows (1) West gable needs scraping and paint touch up to match existing color(1) Outbuilding needs paint touch up to match existing color at south facade (1) Repair holes at southwest porch steps and paint touch up to match existing color(1) Gazebo railing needs paint touch up to match existing color(1) REPAIR ITEMS NOTED IN 2015	Team 2	Approval	100%	50,438	246.44	41.34	730.34	1,018.12
12 Wyatt House	807 E. 16th Street	Margarita Eliot	807 E. 16th Street	Plano	TX	75074	Paint touch up needed to match existing color at front (south) gable and roof fascia/rafters at front facade (1) Repair wood pickets at west fence (1) Repair leaning fence on the east side(1) Replace or paint rusted metal roof ridge and roof panels at left accessory building (1) REPAIR ITEMS NOTED IN 2015	Team 1	Approval	100%	141,282	690.30	115.79	2,045.76	2,851.86
13 Will Schimelpfenig House	900 E. 17th Street	Jack and Cindy Boggs	1802 Weanne Drive	Richardson	TX	75082	Front (north) facade: Clean/replace roof shingles at front gable (1) Remove blue tape around window panes (1) Paint touch up needed at few locations to match existing color (1) Inside left corner over front porch roof needs caulking and paint touch to match existing color (1) West facade: Clean debris over first floor roof at west facade (1) Detached garage: South gable needs paint touch to match existing color(1) Clean garage door and remove paint overspray at west elevation (1) Remove/clean overgrown vegetation at west fence (1) Clean leaf debris at west yard (1) REPAIR ITEMS NOTED IN 2015	Team 1	Approval	100%	171,632	838.59	140.67	2,485.23	3,464.49
14 Bagwill-Sherrill Building	1015 E. 15th Street	1015 Metropolitan Plano, Ltd.	3838 Oak Lawn Avenue, Suite 1416	Dallas	TX	75219	Clean graffiti at front window sills (1) Front door, building stone skirting and window sills need cleaning and paint touch up to match existing color (1) The flat metal awning needs repair and paint touch up at several locations at front facade (2) Awning support chain needs painting (1) REPAIR ITEMS NOTED IN 2015	Team 2	Approval	50%	178,894	437.04	73.31	1,295.19	1,805.54

EXHIBIT A - PROPERTIES RECOMMENDED FOR APPROVAL OF THE 2015 TAX EXEMPTION

RESOURCE	LOCATION	OWNER	ADDRESS	CITY	ST	ZIP	2015 COMMENTS NOTE: Items rated "1" must be completed by 1/15/16; Items rated "2" must be completed by 1/15/17.	Surveyed by	Heritage Commission Recom- mendation	PERCENT	IMP VALUE	CITY	CCCCD	PISD	TOTAL EXEMPTION
							REPAIR ITEMS NOTED IN 2015								
15	Merritt Building	M. F. Robert and Mirna Lynch	4604 Lawson Court	Plano	TX	75093	Storefront window frames and door handle bar needs paint touch up to matching existing color (1) Paint touch up needed to matching existing color at inside corner of the awning (1)	Team 2	Approval	50%	148,709	363.30	60.94	1,076.65	1,500.89
16	Mathews House	Jennifer Owens	3100 Main Street, #335	Dallas	TX	75226	REPAIR ITEMS NOTED IN 2015 Repair missing section of rake molding at second floor east gable roof and paint touch up to match existing color (1)	Team 1	Approval	100%	167,627	819.03	137.39	2,427.24	3,383.65
	Schimmelpenig-Dudley-O'Neal House	Alvie and Melissa O'Neal	906 E. 17th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Paint touch up needed at north facade of detached garage to have a uniform/matching exterior color (1)	Team 1	Approval	100%	315,469	1,541.38	258.56	4,567.99	6,367.93
17	R.A. Davis House	Whitehead & Sheldon LLC	906 E. 18th Street, Suite 300	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Paint touch up needed at east facade to have a uniform/matching exterior color(1)	Team 1	Approval	50%	214,295	523.52	87.82	1,551.50	2,162.84
18	Mary Schimmelpenig House	Tony and Debbie Holman	914 E. 18th Street	Plano	TX	75074	Remove/clean vines at front roof (1) OK - Nothing to repair	Team 1	Approval	50%	65,536	160.10	26.86	474.48	661.44
							REPAIR ITEMS NOTED IN 2015 Repair siding below the front column at south carport (1) Paint touch up needed to match existing color at carport columns and siding below (1) Paint touch up needed to match existing color at second floor window trims at front facade and at siding located at northwest corner (1)								
20	Aldridge House	Clinton M. Haggard	7352 Independence Parkway	Frisco	TX	75035	REPAIR ITEMS NOTED IN 2015 Paint touch up needed to match existing color at siding above the front window (1) Paint touch up needed to match existing color above front porch roof (1) Paint touch up needed to match existing color at left side of window at north facade (1)	Team 1	Approval	100%	239,507	1,170.23	196.30	3,468.06	4,834.59
21	Lamm House	John and Helen Proch	1709 H Avenue	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Paint touch up needed to match existing color at siding above the front window (1) Paint touch up needed to match existing color above front porch roof (1) Paint touch up needed to match existing color at left side of window at north facade (1)	Team 1	Approval	100%	135,322	661.18	110.91	1,959.46	2,731.56
22	Haggard Park	Peggy Ostrander	617 E. 16th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	Approval	38%	217,834	404.45	67.84	1,198.61	1,670.90
23	Haggard Park	Jett Sarrett and Amber Foreman	1601 Carpenter Drive	Plano	TX	75074	OK - Nothing to repair	Team 1	Approval	75%	138,081	506.00	84.88	1,499.56	2,090.44
24	Haggard Park	Erika Bagby	1608 Carpenter Drive	Plano	TX	75034	OK - Nothing to repair	Team 2	Approval	75%	136,985	501.98	84.20	1,487.66	2,073.84
25	Haggard Park	Mary Ann Thibodeaux	P. O Box 940354	Plano	TX	75094	OK - Nothing to repair	Team 1	Approval	75%	113,944	417.55	70.04	1,237.43	1,725.02
26	Haggard Park	Rudolph and Ramona Ringle	801 E. 16th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	Approval	75%	556,162	2,038.06	341.87	6,039.92	8,419.85
27	Haggard Park	Gerald T. Schultz and Karen J. Bowen	811 E. 16th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	Approval	75%	258,184	946.12	158.71	2,803.88	3,908.70
28	Haggard Park	Michael Dagate	819 E. 16th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Remove leaves and tree debris at front (south) roof, and front & east yard (1)	Team 1	Approval	75%	141,006	516.72	86.68	1,531.33	2,134.72
29	Haggard Park	Constance & Russell Coolik	901 E. 16th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Remove/clean vines/vegetation over the east side fence (1)	Team 1	Approval	75%	145,392	532.79	89.37	1,578.96	2,201.12
30	Haggard Park	Richard McKee	907 E. 16th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	Approval	75%	102,547	375.78	63.04	1,113.66	1,552.48
31	Haggard Park	Bertha Cardenas	805 E. 17th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 The fence gate at front (south) needs to be stained to match existing fence stain (1)	Team 1	Approval	75%	59,297	217.29	36.45	643.97	897.71
32	Haggard Park	L.A. Whitley	809 E. 17th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Front (south) fascia needs paint touch up to match existing color (1)	Team 1	Approval	75%	27,639	101.28	16.99	300.16	418.43
33	Haggard Park	John and Kathleen Brooks	813 E. 17th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	Approval	75%	135,903	498.02	83.54	1,475.91	2,057.46
							2015 COMMENTS Entire house being painted								
							REPAIR ITEMS NOTED IN 2015 Paint touch needed at several locations on the wood picket fence (1) Repair wood pickets at rear of west side fence (1) Replace missing roof shingles at west roof (1)	Team 1	Approval	75%	49,299	180.66	30.30	535.39	746.35
34	Haggard Park	Clinton M. Haggard	7532 Independence Parkway	Frisco	TX	75035	REPAIR ITEMS NOTED IN 2015 Clean leaf debris at front driveway and east yard (1) Repair/replace leaning wood fence at east side (1) Clean east side fascia board at detached carport (1) Secure temporary walls at detached carport to make it weather tight (1)	Team 1	Approval	75%	49,654	181.96	30.52	539.24	751.72
35	Haggard Park	Larry Westbrook	907 E. 17th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Remove/clean roof debris at front (north) roof (1) Paint touch up needed at front windows to match existing color(1) Repair and paint bottom row of siding at northwest facade (1)	Team 1	Approval	75%	36,484	133.70	22.43	396.22	552.34
36	Haggard Park	Elizabeth Bacon Moeller	1315 San Patricio Drive	Dallas	TX	75218		Team 1	Approval	75%					

EXHIBIT A - PROPERTIES RECOMMENDED FOR APPROVAL OF THE 2015 TAX EXEMPTION

RESOURCE	LOCATION	OWNER	ADDRESS	CITY	ST	ZIP	2015 COMMENTS NOTE: Items rated "1" must be completed by 1/15/16; Items rated "2" must be completed by 1/15/17.	Surveyed by	Heritage Commission Recom- mendation	PERCENT	IMP VALUE	CITY	CCCCD	PISD	TOTAL EXEMPTION
37	Haggard Park	PMM Enterprises LLC	2413 Neal Drive	Garland	TX	75040	REPAIR ITEMS NOTED IN 2015 Paint touch up needed at front (south) façade to have a uniform/matching exterior color (1) South fascia of the east dormer needs repair and paint touch up to match existing color (1) East façade skirting needs paint touch up to match existing color (1)	Team 1	Approval	75%	23,362	85.61	14.36	253.71	353.68
38	Haggard Park	Charles Spence	106 Salsbury Circle	Murphy	TX	75094	OK - Nothing to repair	Team 1	Approval	38%	10,058	18.67	3.13	55.34	77.15
39	Haggard Park	Deford & Associates	903 E. 18th Street, Ste 125	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Paint touch up needed below the second floor window at front (south) façade to have a uniform/matching exterior color (1)	Team 1	Approval	38%	551,360	1,023.70	171.72	3,033.80	4,229.22
40	Haggard Park	Ronald Thompson	121 Rolling Ridge	Holly Lake Ranch	TX	75765	REPAIR ITEMS NOTED IN 2015 Remove leaves debris at north roof (1) Repair siding on right side of front porch roof and paint touch up to match existing color (1) Paint touch up needed to match existing color at top of the wall sign installed at front chimney (1) Paint touch up needed below the first floor roof at northeast corner to have a uniform/matching exterior color (1)	Team 1	Approval	38%	32,774	60.85	10.21	180.34	251.39
41	Haggard Park	Bob Streiff	913 E. 18th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Repair and paint touch up at second floor roof fascia and siding at west façade (1) Repair and paint touch up at front (south) gable siding (1)	Team 1	Approval	38%	86,705	160.98	27.00	477.09	665.07
42	Haggard Park	Joe Ergonis	3353 Remington Drive	Plano	TX	75023	OK - Nothing to repair	Team 1	Approval	38%	175,535	325.91	54.67	965.86	1,346.45
43	Haggard Park	Connie Harrington Coolik	901 E. 16th Street	Plano	TX	75074	OK - Nothing to repair	Team 1	Approval	75%	99,480	364.54	61.15	1,080.35	1,506.05
44	Haggard Park	Carol Armstrong	1603 H Avenue	Plano	TX	75074	OK - Nothing to repair	Team 1	Approval	75%	96,597	353.98	59.38	1,049.04	1,462.40
45	Haggard Park	Becky Armstrong	1607 H Avenue	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Chimney cap at south façade needs paint touch up (1) Siding around the front door looks pale and dirty, so to get a uniform look and color, it needs cleaning or replacement (1)	Team 1	Approval	75%	110,687	405.61	68.04	1,202.06	1,675.71
46	Haggard Park	Chris and Pam Hatcher	1611 H Avenue	Plano	TX	75074	OK - Nothing to repair	Team 1	Approval	75%	85,082	311.78	52.30	923.99	1,288.07
47	Haggard Park	Humberto Quintanilla	1701 H Avenue	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Right side of second floor at south facade needs paint touch up to match existing color(1) Second floor roof fascia at south and east façade needs paint touch up to match existing color(1) Octagonal window trim at rear (west) facade needs paint touch up to match existing color(1)	Team 1	Approval	75%	195,947	718.05	120.45	2,127.98	2,966.48
48	Haggard Park	Young Dean Homestead Ltd.	625 W. Blondy Jhune Road	Allen	TX	75002	OK - Nothing to repair	Team 1	Approval	38%	151,810	281.86	47.28	835.32	1,164.46
49	Downtown	Metropolitan Mammoth Jack Ltd	3838 Oak Lawn Avenue; Suite 1416	Dallas	TX	75219	OK - Nothing to repair	Team 2	Approval	38%	320,024	594.18	99.67	1,760.90	2,454.75
50	Downtown	Crider Living Trust	3013 Crooked Stick Drive	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Metal awning at rear needs painting (1)	Team 2	Approval	38%	297,152	551.72	92.55	1,635.05	2,279.31
51	Downtown	Franklin W. Neal	27639 Smithson Valley Road	San Antonio	TX	78261	REPAIR ITEMS NOTED IN 2015 Door at west façade needs paint touch up to match existing color (1) Southwest corner of the building needs paint touch up to match existing color (1)	Team 2	Approval	38%	157,151	291.78	48.94	864.71	1,205.43
52	Downtown	N A T Properties LLC	1014 E. 15th Place	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Replace broken glass at left sidelight window at front elevation (1) Front door sill needs paint touch up to match existing color (1) Rear door needs paint touch up to match existing color (1)	Team 2	Approval	38%	338,378	628.26	105.39	1,861.89	2,595.54
53	Downtown	Katherine S & Forrest W Moore	6800 Del Norte Lane, Apt 245	Dallas	TX	75225	REPAIR ITEMS NOTED IN 2015 Paint touch up needed at transom window sill to match existing color (1)	Team 2	Approval	38%	159,329	295.82	49.62	876.69	1,222.14
54	Downtown	Pierce Family Living Trust Ronald & Deborah Pierce Trustees	32405 Lake Pleasant Drive	Westlake Village	CA	91361	OK - Nothing to repair	Team 2	Approval	38%	336,153	624.13	104.69	1,849.65	2,578.47
55	Downtown	Judith Moore	6800 Del Norte Lane, Apt 245	Dallas	TX	75225	REPAIR ITEMS NOTED IN 2015 Clean front awning (1)	Team 2	Approval	38%	88,694	164.68	27.62	488.03	680.33
56	Downtown	Michael & Mary Jo Montgomery	3518 Brook Glen Drive	Garland	TX	75044	REPAIR ITEMS NOTED IN 2015 The first floor paint color is different from the second story at front facade. Entire front (south) elevation needs repainting to have a uniform/matching paint color (1) Right side of the front awning needs repair/replacement and cleaning (1)	Team 2	Approval	38%	256,002	475.31	79.73	1,408.63	1,963.67
57	Downtown	Judith Moore	6800 Del Norte Lane, Apt 245	Dallas	TX	75225	OK - Nothing to repair	Team 2	Approval	38%	64,094	119.00	19.96	352.67	491.63

EXHIBIT A - PROPERTIES RECOMMENDED FOR APPROVAL OF THE 2015 TAX EXEMPTION

RESOURCE	LOCATION	OWNER	ADDRESS	CITY	ST	ZIP	2015 COMMENTS NOTE: Items rated "1" must be completed by 1/15/16; Items rated "2" must be completed by 1/15/17.	Surveyed by	Heritage Commission Recom- mendation	PERCENT	IMP VALUE	CITY	CCCCD	PISD	TOTAL EXEMPTION
58	Downtown	Joel & Hillary Patterson	455 Bee Caves Road,	Lucas	TX	75002	2015 COMMENTS: The entire building is under construction with approved CA for rehabilitation work. REPAIR ITEMS NOTED IN 2015 Repair/replace door/window frames and trims to match existing (2) Secure all openings at front facade (1) The entire building needs to be protected from weather (1)	Team 2	Approval	38%	94,813	176.04	29.53	521.70	727.27
59	Downtown	15th Street Real Property Holdings, LLC	1022 E. 15th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Paint touch up needed at several locations at front facade to match existing color (1) Repoint brick mortar joint at front right corner and below the projecting wall sign to match existing mortar type and color (1) Clean left storefront window sills (1)	Team 2	Approval	38%	300,193	557.36	93.49	1,651.78	2,302.64
60	Downtown	Judith Moore	6800 Del Norte Lane, Apt. 245	Dallas	TX	75225	REPAIR ITEMS NOTED IN 2015 The storefront bulkheads need cleaning and paint touch up to match existing color (1) Clean/remove old wall sign residue on second floor at front facade (1)	Team 2	Approval	38%	145,229	269.64	45.23	799.11	1,113.98
61	Downtown	Sutton-1012 LLC	5577 Linhurst Court	Fairview	TX	75069	REPAIR ITEMS NOTED IN 2015 Paint touch up needed at front door, columns, door handle and bulkhead at front facade to match existing color (1) Remove/clean vines/vegetation on rear masonry wall(1)	Team 2	Approval	38%	199,992	371.32	62.29	1,100.44	1,534.04
62	Downtown	Robert Lynch	4604 Lawson Court	Plano	TX	75093	REPAIR ITEMS NOTED IN 2015 Second story east facade needs stucco repair and paint touch up to matching existing color (1) Clean paint overspray at storefront windows (1)	Team 2	Approval	38%	241,664	448.69	75.27	1,329.73	1,853.69
63	Downtown	Katherine W. Power	5454 Emerson Avenue	Dallas	TX	75209	REPAIR ITEMS NOTED IN 2015 Right rear corner of awnings needs repair & paint touch up to match existing color (1)	Team 2	Approval	38%	161,016	298.96	50.15	885.97	1,235.08
64	Downtown	Connor Chaddick	1201 E. 15th Street, Suite 201	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 The storefront sills need cleaning and paint touch up to match existing color(1) Paint touch up needed at front door to match existing color (1) Second story window at east facade needs cleaning (1)	Team 2	Approval	38%	234,323	435.06	72.98	1,289.34	1,797.38
65	Downtown	Toni Farris	1035 E. 15th Street	Plano	TX	75074	REPAIR ITEMS NOTED IN 2015 Paint touch up needed around the clerestory windows to matching existing color (1) Front door bottom panel needs repair and paint touch up (1) Proper caulking and paint touch up needed to match existing color at a few areas around the storefront openings (1)	Team 2	Approval	38%	97,559	181.14	30.38	536.81	748.33
66	Downtown	Cathy & Jorg Fercher	628 Water Oak Drive	Plano	TX	75025	OK - Nothing to repair	Team 2	Approval	38%	116,316	215.96	36.23	640.02	892.21
67	Downtown	Brodhead Family Ltd.	7600 Alton Villa Court	Plano	TX	75025	REPAIR ITEMS NOTED IN 2015 A portion of the front awning at left side need repair/replacement(1) Entire awning needs cleaning (1)	Team 2	Approval	38%	310,079	575.72	96.57	1,706.18	2,378.47
68	Downtown	Patricia Pasos	2413 Neal Drive	Garland	TX	75040	OK - Nothing to repair	Team 2	Approval	38%	111,071	206.22	34.59	611.16	851.97
69	Downtown	Las Brisas Properties	1002 Marion Drive	Garland	TX	75042	REPAIR ITEMS NOTED IN 2015 1428 K Avenue: Seven (7) window awnings at north facade and three (3) window awnings at east facade needs cleaning or replacement (1) One (1) window awnings at south-east facade needs replacement (1) Repair/replace and paint downspout to match existing color at north-west facade (1) Second floor window trims at front (west) facade needs paint touch-up to match existing color (1) Clean/remove paint at few locations around the wall sign at front (west) facade (1) 1426 K Avenue: Second floor window trim at front (west) facade needs paint touch-up to match existing color (1) Clean/remove paint on a portion of existing brick facade located between the second floor window and the first floor awning at front (west) facade (1)	Team 1	Approval	38%	981,762	1,822.82	305.77	5,402.05	7,530.63
											\$12,769,830.00	\$36,892.33	\$6,188.49	\$109,332.99	\$152,413.82

EXHIBIT B - PROPERTIES RECOMMENDED FOR DENIAL OF THE 2015 TAX EXEMPTION

RESOURCE	LOCATION	OWNER	ADDRESS	CITY	ST	ZIP	2015 COMMENTS NOTE: Items rated "1" must be completed by 1/15/16; Items rated "2" must be completed by 1/15/17.	Surveyed by	Heritage Commission Recom- mendation	PERCENT	IMP VALUE	CITY	CCCCD	PISD	TOTAL EXEMPTION
1 Carpenter House	1211 E. 16th Street	Elizabeth Pool	1211 E. 16th Street	Plano	TX	75074	<p>2015 COMMENTS NOTE: Items rated "1" must be completed by 1/15/16; Items rated "2" must be completed by 1/15/17.</p> <p>2014 REPAIR ITEMS - NOT COMPLETED Porch skirting needs to be painted at all elevations (1 - must have been completed by 1/15/15) Front gable window trim and second story soffit at front (south) elevation needs paint touch up (1 - must have been completed by 1/15/15)</p> <p>REPAIR ITEMS NOTED IN 2015 The entire building appears to be prepped for painting. The entire structure needs to be painted in a uniform color at all elevations (1) Front porch floor and steps need paint touch-up to match existing color (1) First floor gutter at west porch needs repair/replacement (1) Remove blue tape around windows at east elevation (1) Clean paint over spray on single story rear addition windows at east facade (1)</p>	Team 1	Denial	100%	292,723	1,430.24	239.92	4,238.63	5,908.79
2 Downtown	1005 - 1007 E. 15th Street	Mascom Properties LLC	1005 - 1007 E. 15th Street, Suite 201	Plano	TX	75074	<p>2014 REPAIR ITEMS - NOT COMPLETED Paint touch up needed on bulkheads and stain touch up needed on door at front facade (1 - must have been completed by 1/15/15) Repair stucco cracks over the transom windows at front facade and paint as needed to match existing color (1 - must have been completed by 1/15/15) Paint touch up needed on first floor at rear (north) facade (1 - must have been completed by 1/15/15) Repair cracking stucco and paint touch as needed at rear facade (1 - must have been completed by 1/15/15)</p> <p>REPAIR ITEMS NOTED IN 2015 Remove plant/vegetation above brick cornice at front (south) facade and around pipes/utility boxes at rear (north) facade (1) Entire brick facade at front (south) elevation needs repainting to have a uniform/matching paint color (1) Paint touch up needed at front steps and at all storefront window sills, and bulkheads to match existing color (1) Remove/clean white color paint overspray at front (south) facade (1) Repair stucco cracks over the transom windows at front facade and paint as needed to match existing color (1) Patch holes at front facade and paint as needed to match existing color (1) Repair cracking stucco and paint touch as needed to match existing color at rear facade (1)</p>	Team 1	Denial	38%	569,207	1,056.84	177.28	3,132.00	4,366.12
											\$861,930.00	\$2,487.08	\$417.19	\$7,370.63	\$10,274.91



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		March 23, 2015		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): Karen Suiter x7566				
CAPTION				
Public Hearing and consideration of a Resolution of the City of Plano, Texas, adopting the Consolidated Housing and Community Development Plan for 2015-2019 outlining the use of Community Development Block Grant funds and HOME Investment Partnership funds provided by the U.S. Department of Housing and Urban Development; authorizing its execution by the City Manager or his authorized designee; and providing an effective date.				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	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. STRATEGIC PLAN GOAL: Public Hearing and consideration of 2015-2019 Consolidated Plan relates to the City's goal of Financially Strong City with Service Excellence.				
SUMMARY OF ITEM				
The Community Services division of the Planning Department has been working since October 2014 to prepare this five-year planning document, namely the 2015-19 Consolidated Plan. This plan is required by the U.S. Department of Housing and Urban Development (HUD) as a precursor to receiving federal funds. The City must complete this plan if it wishes to remain an entitlement jurisdiction, receiving annually more than \$1.6 million in HUD funding.				
List of Supporting Documents: Staff Report, Resolution			Other Departments, Boards, Commissions or Agencies Community Relations Commission - Approved 7-0	

CITY OF PLANO
COMMUNITY RELATIONS COMMISSION

February 19, 2015

Agenda Item No. 4

Review and Consideration of the 2015-19 Consolidated Plan

DESCRIPTION:

The Community Relations Commission will consider the proposed 2015-19 Consolidated Plan.

REMARKS:

Over the past several months, the Community Services Division has worked to gather public input and analyze U.S. Census Bureau data to prepare the City's five year planning document, the 2015-2019 Consolidated Plan. The plan assesses the city's affordable housing and community development needs and market conditions and serves as a guide for the usage of U.S. Department of Housing and Urban Development (HUD) funds over the next five years. The City is required to produce this document in order to receive more than \$1.5M in Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds, annually.

The Consolidated Plan process included extensive outreach throughout October 2014. Five focus group meetings and the numerous surveys assisted in identifying the community's needs. After obtaining public input, U.S. Census Bureau data, provided by HUD, was evaluated to determine priority needs and specific goals to be addressed in the Plan. Goals identified in the plan will be accomplished through an Annual Action Plan that details actions, activities and federal and non-federal resources to be used to address the priority needs and goals identified in the Consolidated Plan.

The goals and objectives for 2015-19 provide a variety of needed community programs, while still emphasizing core values of providing safe, affordable housing and funding social services, especially for special needs populations. Additionally, the City has placed the required numeric outcomes prominently in the text, to place more emphasis on these outcomes by which progress is reported semi-annually to HUD.

RECOMMENDATIONS:

Recommended that the Commission advise adoption of the 2015-19 Consolidated Plan to the City Council as presented.

A Resolution of the City of Plano, Texas, adopting the Consolidated Housing and Community Development Plan for 2015-2019 outlining the use of Community Development Block Grant funds and HOME Investment Partnership funds provided by the U.S. Department of Housing and Urban Development; authorizing its execution by the City Manager or his authorized designee; and providing an effective date.

WHEREAS, the City of Plano receives Community Development Block Grant funds and HOME Investment Partnership funds from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, as a condition of receiving said funds, HUD requires the City to develop and adopt a Consolidated Housing and Community Development Plan (Consolidated Plan) for the use of said funds; and

WHEREAS, the Community Relations Commission conducted one public hearing on November 18, 2014 and one public meeting on February 19, 2015, to obtain citizen comments during the preparation of the plan; and

WHEREAS, the Community Services Division also conducted five focus group meetings in October 2014 and two public forums on October 30, 2014, to obtain citizen comments during the preparation of the plan; and

WHEREAS, upon reviewing the input from Community Services Division, the Community Relations Commission recommends approval of the Consolidated Plan; and

WHEREAS, the City Council held a public hearing on March 23, 2015, to receive comments from the public relating to the Consolidated Plan; and

WHEREAS, the City Council is of the opinion that the goals of the Consolidated Plan should be adopted to guide the use of the Community Development Block Grant and HOME Investment Partnership funds.

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

Section I. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section II. The 2015-2019 Housing and Community Development Plan, attached as Exhibit A, is hereby adopted.

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

DULY PASSED AND APPROVED THIS THE 23RD DAY OF MARCH, 2015.

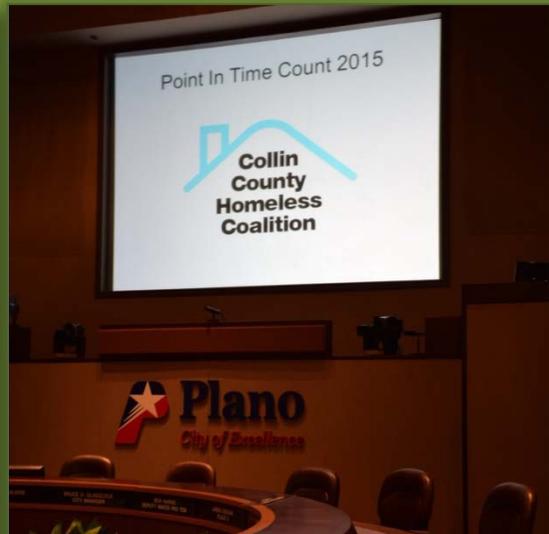
Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

Approved as to form:

Paige Mims, CITY ATTORNEY



2015-2019 City of Plano
Proposed Consolidated Plan

Prepared for
United States Department of
Housing and Urban Development



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Contents

Executive Summary.....	1
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
The Process	6
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	6
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	7
PR-15 Citizen Participation.....	10
Needs Assessment	14
NA-05 Overview	14
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	15
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	22
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	26
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	30
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	31
NA-35 Public Housing – 91.205(b)	32
NA-40 Homeless Needs Assessment – 91.205(c).....	36
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	38
NA-50 Non-Housing Community Development Needs – 91.215 (f)	40
Housing Market Analysis.....	42
MA-05 Overview	42
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	43
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	46
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	49
MA-25 Public and Assisted Housing – 91.210(b)	51
MA-30 Homeless Facilities and Services – 91.210(c).....	53
MA-35 Special Needs Facilities and Services – 91.210(d).....	55

MA-40 Barriers to Affordable Housing – 91.210(e)	56
MA-45 Non-Housing Community Development Assets – 91.215 (f)	57
MA-50 Needs and Market Analysis Discussion	62
Strategic Plan	63
SP-05 Overview	63
SP-10 Geographic Priorities – 91.215 (a)(1).....	64
SP-25 Priority Needs - 91.215(a)(2).....	65
SP-30 Influence of Market Conditions – 91.215 (b).....	70
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	82
SP-55 Barriers to affordable housing – 91.215(h).....	83
SP-60 Homelessness Strategy – 91.215(d).....	84
SP-65 Lead based paint Hazards – 91.215(i).....	86
SP-70 Anti-Poverty Strategy – 91.215(j)	87
SP-80 Monitoring – 91.230	88

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Plano is the fourth largest city in the Dallas-Fort Worth metroplex and ninth largest city in Texas. The City covers nearly 72 square miles in Collin and Denton counties. From 2000 (222,030 persons) to 2013 (266,740 persons), Plano experienced a 20% increase in its population.

The U.S. Department of Housing and Urban Development (HUD) requires that the City submit a Consolidated Plan (ConPlan) every five years in order to receive federal grants which provide services and activities that benefit primarily low to moderate income individuals and households. The City's 2015-2019 ConPlan outlines how federal funds received from HUD will be spent in order to meet federal and local goals.

This five year plan presents policies, strategies, programs, and projects that will enable the City to achieve its mission of focusing on the future, working together to build strong neighborhoods, developing a sound economy, and providing a safe community.

The ConPlan outlines (1) housing and community development needs, particularly of low-income households, and (2) the objectives, strategies, and goals to address these needs. The ConPlan also promotes HUD's three main statutory objectives:

- 1: Decent Housing;
- 2: Suitable Living Environment; and
- 3: Expand Economic Opportunities.

The Action Plan is submitted every year and lists the activities the City will pursue with federal funds to meet the ConPlan goals.

Please Note: This document focuses on analyzing housing data for the HUD entitlement grant programs. This plan has been prepared in accordance with regulatory requirements and with data provided and required by HUD. The majority of this data is from a HUD prepared tabulation of U.S. Census and American Community Survey data years 2007 to 2011 and 2009 to 2013. Therefore, some information may seem out of date given the rapid changes in Plano.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The ConPlan requires that the City assesses its' needs relating to housing, homelessness, and community services. These will be further discussed in the ConPlan, however the following is a summary of how the City will address those needs using federal funds.

HUD Objective - Decent Housing:

Proposed Outcomes for plan years 2015-2019

- 150 households benefiting from direct homeless prevention services
- 125 housing units to receive rehabilitation and repair
- Support new affordable rental housing units to be built by providing resolutions of support for low income housing tax credit developments in the City with an emphasis on special needs populations
- 30 new affordable housing units to be built or reconstructed
- 25 homebuyers to be assisted with homeownership closing cost and down payment assistance

HUD Objective – Suitable Living Environment:

Proposed Outcomes for plan years 2015-2019

- 1,500 low/moderate income persons provided with public services with an emphasis upon special needs populations such as elderly, mentally ill, persons with disabilities, youth, and children
- 250 persons provided homeless and supportive services
- 200 persons receiving new and expanded access to a homeless shelter in Collin County
- 100 persons receiving new or improved access to health or dental services
- 150 persons provided new or improved access to transportation services with an emphasis upon special needs populations such as elderly, mentally ill, persons with disabilities, youth, and children

HUD Objective – Expanded Economic Opportunities:

Proposed Outcomes for plan years 2015-2019

- 60 low to moderate-income persons to receive job and employment training

3. Evaluation of past performance

Progress towards Consolidated and Action Plan goals are reported every year through the Consolidated Annual Performance and Evaluation Reports (CAPER). The 2013 CAPER reported the results achieved in the fourth year of the five year 2010-2014 Consolidated Plan. Currently, the City has met or exceeded the majority of its housing and community development goals with housing rehabilitation and repair, housing accessibility modifications, homeless services, and homelessness prevention. The City has faced some challenges with meeting goals originally established for homeownership assistance. Challenges met related to a decreasing supply of affordable properties in the city, limited and declining HUD funding for affordable housing, and state laws disallowing mandatory inclusionary housing.

CDBG

In the last four years, the City has rehabilitated and repaired 144 housing units and made accessibility modifications to five housing units. 97 persons were assisted with homeless shelter and supportive services and 144 persons were provided homelessness prevention financial assistance. 2,288 persons were provided public and social services with CDBG funds. 11 households received homebuyer education services and direct financial assistance for the purchase of a home.

The City has consistently expended over 95% of its CDBG funds on activities that benefit low to moderate income persons exceeding the required 70% minimum. The City also expended CDBG funds in a timely manner in the last four years.

HOME

In the last four years, HOME funds were used to provide homebuyer education and direct financial assistance to 28 households. 20 new single family homes have been built and sold to low to moderate income homebuyers.

As a result of HUD's evaluation of the City's CDBG and HOME programs, it was determined that the City has carried out its programs substantially and has the continuing capacity to carry out its programs in a timely manner.

4. Summary of citizen participation process and consultation process

To broaden public and stakeholder participation, the City conducted three public meetings, five service provider focus groups, and participated in two community outreach events. Also, an online survey was posted, distributed by email, and made available to the public from October 8, 2014 to December 15, 2014. 281 surveys were completed, 49 representatives from public service agencies attended focus groups, and 3 public meeting attendees provided input and comment in the process.

Notices of the public meetings were published in the Plano Star Courier on October 9, 2014 and Farmersville Times on October 12, 2014. Two public meetings were held at the Harrington Library near downtown Plano on October 30, 2014.

CRC Meetings

A public meeting was held by the City's Community Relations Commission on November 18, 2014.

5. Summary of public comments

Below is a summary of public comments received during public meetings and service provider focus groups:

Housing

- Provide homebuyer education and financial counseling
- Assist with rent, mortgage, and utilities to prevent homelessness
- Support developer efforts to increase number of affordable units especially for families, seniors, and persons with disabilities
- Add new affordable housing developments with a unit type and mix for families and seniors with collocated resident services
- Support new developments that provide a mix of affordable and market rate units
- Increase affordable housing units for extremely low income persons
- Establish permanent supportive housing-type projects with a target stay of 18 months
- Expand opportunities and direct subsidy assistance for extremely low income populations
- Support housing rehabilitation projects for rent or purchase by low and extremely low income persons
- Maintain housing counseling and homeownership education program

Public Services

- Support life and/or job skills training programs
- Increase services for persons with disabilities
- Increase transportation services for special needs and target populations such as persons with disabilities, children and youth, and seniors
- Support agencies that provide mental health services
- Increase access to child care for low to moderate income families with an emphasis on single mothers

- Maintain services for developmental and preventative counseling programs for at-risk youth
- Support job match programs for persons with disabilities

Public Facilities & Infrastructure

- Support and fund efforts to create a homeless shelter with support services near public transportation in Plano
- Expand homeless shelter opportunities for families
- Support and fund a day center for homeless persons with access to personal care facilities and social services
- Increase access to facilities that provide basic health and dental services
- Create a social service resource center with numerous collocated agencies to provide a broad spectrum of social services in one location
- Increase access and expand public transportation availability for persons with disabilities
- Increase access to public transportation through more bus stop locations

Economic Development

- Support programs that prepare individuals for 'blue collar' or trade jobs
- Support programs that provide basic computer skills training
- For local economic development projects, increase company and/or developer commitments to housing and community development for low to moderate income Plano citizens
- Increase jobs or programs that train for jobs, targeting low and extremely low income individuals

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received were taken into consideration and incorporated into one of the adopted strategies.

7. Summary

The City of Plano 2015-2019 Consolidated Plan sets forth objectives, strategies and goals for improving the quality of life of low to moderate income residents of the City. It assesses the needs and provides an analysis of housing, homelessness, and other community development issues.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	PLANO	Neighborhood Services

Table 1 – Responsible Agencies

Narrative

The lead agency responsible for overseeing the development of the ConPlan is the Community Services Division of the City of Plano’s Neighborhood Services Department (Plano). Plano oversees the administration of the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Grant. In addition, other city departments and other outside agencies have various roles and responsibility for administering and implementing the activities covered by the ConPlan.

Consolidated Plan Public Contact Information

City of Plano

Neighborhood Services Department, Community Services Division

1520 K Avenue, Suite 250

Plano, Texas 75074

Phone: (972) 941-7151

www.planoplanning.org

Shanette Brown, Community Services Manager, shanetteb@plano.gov

Jesse Madsen, Community Services Analyst, jessema@plano.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Plano coordinates the consultation process for the ConPlan and Action Plans. The Citizen Participation Plan (CPP) sets forth the City's policies and procedures for citizen input and participation in the grant process. The ConPlan and the Action Plan are published on the City's website and made available for review at the City's Planning and Neighborhood Services Departments. The CPP lays out the process for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the Consolidated Plan and Action Plan. Additionally, the City conducts at least one public hearing during the development process before the Consolidated Plan and the Action Plan are published and at least one public hearing during the 30 day comment period to obtain citizen's views and to respond to comments and questions. Public hearings are held in conjunction with the Community Relations Commission and City Council meetings. The City also provides updates and information about the process at agency coalition and association meetings such as the Collin County Homeless Coalition and Collin County Social Services Association meetings. Furthermore, the City sent letters and emails to local groups and organizations as part of the consultation process.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

In preparing the ConPlan and the Action Plan, the City consulted with and collected information from other departments and outside agencies that have responsibility for administering programs covered by or affected by the Consolidated Plan. Some of the key providers and agencies include:

- Plano Housing Authority (PHA)
- Collin County Homeless Coalition (CCHC)

Additionally, the City conducted focus groups with private agencies on issues related to community development and housing issues. Local agencies were invited to participate in five focus group sessions from the following service categories:

- Homeless
- Health and Elderly
- Children and Youth
- Persons with Disabilities
- Affordable Housing

Informal consultation with the social service agencies, housing developers and other City Departments also happened throughout the development of the Consolidated Plan and contributed to the selection of the overall strategies presented. The city maintains regular contact and receives constant input from the business community through its economic development activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City coordinates with the local Continuum of Care (COC) through regular attendance, membership, and coordination with both the COC and Collin County Homeless Coalition (CCHC). The City plans and executes its own annual Point In Time Count and coordinates with the COC and CCHC in finalizing results and utilizing data for planning of homeless services. Services include case management to address individual needs; shelter services; and homeless prevention assistance. Homeless prevention activities in the City include a variety of agency partnerships to address housing, education, employment, health, and other human service needs. In addition, alternative sources of homeless prevention information can be obtained through the state sponsored 211 system and Collin County Cares, a 24-hour Community Information and Referral Service that provides an online list of Plano community social service providers.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Although the City does not receive an allocation of Emergency Solutions Grant funding, the City coordinates with the local COC through regular attendance, membership, and participation in various committees within the COC and Collin County Homeless Coalition (CCHC). The City plans and executes its own annual Point In Time Count and coordinates with the COC and CCHC in finalizing results and utilizing data for planning of homeless services.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Groups and organizations that participated and were consulted in the process included all public service agency City partners, past and present, from a full spectrum of service types and client populations. Members of the Collin County Homeless Coalition, Plano Housing Authority, and Community Relations Commission were also consulted.

Identify any Agency Types not consulted and provide rationale for not consulting

The City made every effort to consult all agency types and did not specifically exclude any particular agency or agency type.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Plano Comprehensive Plan	City of Plano Planning Department	The Strategic Plan contributes to the Comprehensive Plan’s themes for Plano as a livable, organized, and changing City
Continuum of Care	Metro Dallas Homeless Alliance	The Strategic Plan incorporates strategies and efforts implemented by the COC

Table 2 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

To ensure coordination, notices were published in two local newspapers regarding public meetings and periodic emails and updates were sent to social service agencies with an interest in Plano, Collin County, and the region. Five focus group sessions were conducted and attended by service agencies, as well as the Plano Housing Authority. Finally, the Plano Housing Authority was consulted directly.

Narrative (optional):

This section is optional and was left blank intentionally

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City Plano encourages its citizens to provide input in the ConPlan process. Through its adopted Citizen Participation Plan, the City sets forth policies and procedures for citizens and groups to provide the City with information on housing and community development needs as part of the preparation of the ConPlan. Accordingly, three public input meetings were advertised in local newspapers and held in the city. Input received were presented to the Community Relations Commission (CRC) in a public meeting setting and elaborated upon in subsequent public meetings. The CRC is a board of citizen volunteers who are appointed by City Council to make funding recommendations to the City Council. As required by the CPP, the City conducted at least one public hearing during the development process for the ConPlan. The City invited local groups, departments, and organizations to participate in focus groups as part of the consultation process. The City also created a general survey for determining priorities and goals. Survey responses were collected both online and at two community outreach events. Comments received during this period will be considered by the submission of the ConPlan to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community All citizens and organizations	No Response	No comments received	Not applicable	Notification of Public Input Meetings 10/9/14 and 10/12/14
2	Public Meeting	Non-targeted/broad community All citizens and organizations	2 Attendees	Citizens raised development and service needs generally of low/moderate income Plano citizens. The need for increased access to transportation and medical/dental care was noted.	All comments were considered	Consolidated Plan Public Input Meeting #1 Harrington Library 10/30/14, 2:00pm to 4:00pm Consolidated Plan Public Input Meeting #2 Harrington Library 10/30/14, 6:00pm to 8:00pm
3	Public Meeting	Non-targeted/broad community All citizens and organizations	1 Attendee	A representative from a nearby city had questions about the participation process.	All comments were considered	Consolidated Plan Public Input Meeting #3 Plano Municipal Center 11/18/14, 6:00pm to 8:00pm

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Community Outreach	Non-targeted/broad community All citizens and organizations Clearview / Thunderbird neighborhoods	22 surveys completed	Community Services staff manned a ConPlan and services information booth at City's Love Where You Live neighborhood event. 22 attendees filled out a ConPlan survey.	All comments were considered.	http://www.plano.gov/2540/Resources---Fall-2014
5	Community Outreach	Non-targeted/broad community All citizens and organizations Downtown Plano	32 surveys completed	Community Services staff manned a ConPlan and services information booth at Plano International Festival. 32 attendees filled out a ConPlan survey.	All comments were considered.	http://www.planointernationalfestival.org/

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Focus Groups	Service Providers	49 Attendees	Five service provider focus groups were conducted between 10/2/14 and 10/29/14 to consult with agencies regarding ConPlan priorities. Participants commented and suggested priorities. As a group, each participant then ranked all goals proposed during the focus group. Top suggested goals related to affordable housing developments, transportation, services for special needs persons, and homeless services.	All comments were considered.	Service Provider Focus Group Meetings: 10/2/14 Homeless, 10/9/14 Health and Elderly, 10/15/14 Children and Youth, 10/23/14 Persons with Disabilities, and 10/29/14 Affordable Housing Development
7	Internet Outreach	Non-targeted/broad community All citizens and organizations	281 responses	An online survey was distributed by various email lists and published on various City websites from 10/8/14 to 12/15/14. Respondents ranked activities from High to Low priority relating to housing, public facilities/infrastructure, public services, and economic development.	All surveys and comments were considered	https://www.research.net/r/Plano2015-19

Table 3 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment is a study of the housing needs, homeless needs, and non-housing needs. Housing and homeless needs are determined by: 1) affordability; 2) age and condition of units; and 3) occupancy or overcrowding. Non-housing needs are determined by need for social services.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

A total 23% of all households in Plano are low to moderate income: 5.9% of all households have incomes between 0 and 30% of the HUD Area Median Family Income (HAMFI); 6.3% of all households have incomes between 30% and 50% HAMFI; and 11.2% of all households have incomes between 50% and 80% HAMFI. Approximately 19.3% of all households in the city spend more than 30 percent of their gross income on rent/mortgage and utilities, which is considered a burden. Housing cost burden is particularly serious for the extremely low and low income segments of the households (households earning between 0% and 50% HAMFI) as 36.8% of these households spend more than 50% of their gross income on housing. Per 24 CFR 91.5 Definitions, a "large family" is a family composed of five or more persons, and a "small family" is composed of 4 or less persons.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	222,004	260,197	17%
Households	81,173	97,462	20%
Median Income	\$78,722.00	\$82,901.00	5%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	5,705	6,160	10,935	7,755	66,905
Small Family Households *	1,670	2,425	4,110	3,015	39,105
Large Family Households *	650	460	1,090	805	6,070
Household contains at least one person 62-74 years of age	905	845	1,905	1,250	9,685
Household contains at least one person age 75 or older	705	975	940	465	2,610
Households with one or more children 6 years old or younger *	955	1,410	1,810	1,105	11,095

* the highest income category for these family types is >80% HAMFI

Table 5 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	180	230	120	590	10	65	30	10	115
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	25	115	55	235	15	20	15	15	65
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	185	145	75	70	475	100	60	85	155	400
Housing cost burden greater than 50% of income (and none of the above problems)	2,425	2,085	610	25	5,145	1,290	1,145	1,300	405	4,140
Housing cost burden greater than 30% of income (and none of the above problems)	260	1,325	3,795	925	6,305	115	375	1,430	1,370	3,290

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	455	0	0	0	455	415	0	0	0	415

Table 6 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,705	2,440	1,025	275	6,445	1,410	1,295	1,425	585	4,715
Having none of four housing problems	545	1,585	5,625	4,035	11,790	175	845	2,860	2,855	6,735
Household has negative income, but none of the other housing problems	455	0	0	0	455	415	0	0	0	415

Table 7 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	865	1,515	1,560	3,940	520	720	1,135	2,375
Large Related	390	145	260	795	195	240	610	1,045
Elderly	665	735	760	2,160	510	480	755	1,745

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,029	1,310	2,105	4,444	265	175	310	750
Total need by income	2,949	3,705	4,685	11,339	1,490	1,615	2,810	5,915

Table 8 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	820	785	260	1,865	475	610	605	1,690
Large Related	270	55	0	325	145	190	240	575
Elderly	575	540	230	1,345	450	265	330	1,045
Other	994	890	225	2,109	255	140	130	525
Total need by income	2,659	2,270	715	5,644	1,325	1,205	1,305	3,835

Table 9 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	205	130	160	90	585	110	55	100	105	370
Multiple, unrelated family households	20	35	0	40	95	4	30	0	65	99
Other, non-family households	0	0	25	0	25	0	0	0	0	0
Total need by income	225	165	185	130	705	114	85	100	170	469

Table 10 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Table 11 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to 2009-2013 American Community Survey data, there is an estimated 100,136 total occupied housing units in Plano. Of that total, 23.7% or 23,732 are single person households. 15.3% of all owner-occupied housing units are single person households whereas 38.7% of all renter-occupied housing units are single person households. Single person households are the only household size that is more likely to rent than own their home. The median household income for single person households is \$45,656 which is not considered low-to-moderate income per 2014 HUD income limits for the area. Given common housing needs for the area, assistance for single person households would therefore primarily be related to the supply of quality and affordability of rental units and temporary financial assistance programs to prevent eviction.

What are the most common housing problems?

Of the three major housing problems for which HUD provides data, the most common in Plano is cost burden. Over 8,855 low and moderate income households pay more than 50% of their income for housing. Based on the age of Plano’s housing stock, physical condition problems must also be considered. According to 2009-2013 ACS data, about 83,000 housing units or 83% of the City's total housing stock was built before 2000. About 20,000 housing units or 20.1% were built between 1960 and 1979. Much of the concentration of older house stock overlaps with areas with low to moderate income families. Housing units built before 1978 are more likely to contain lead-based paint and are more likely in need of a major repair. Yet, these houses are occupied by families least likely to have the financial means to make repairs to their home.

Are any populations/household types more affected than others by these problems?

Housing cost burden is particularly serious for the extremely low and low income segments of the households. Over 36.8% of these households spend more than 50% of their gross income on housing, making them particularly vulnerable to financial or personal crises that could lead to homelessness.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Extremely low and low income households (those at or below 50% of the area median income) spending in excess of 50% of their income on housing are particularly vulnerable to financial or personal crises which could lead to homelessness. Among the most vulnerable include single-parent households with children and persons with disabilities. According to 2009-2013 ACS Data, 3,025 Plano families with children experience poverty over any one year period. Of those families, 73% were single-parent households with children. The 2014 poverty level for a family of three is income below \$19,790. Disabled persons experienced poverty at about twice the rate than the population at large, 13% versus 6%. Due to their limited or fixed incomes, their need for affordable housing and supportive services is much greater and are at higher risk of becoming homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Given the precarious and unstable situation of extremely low and low income individuals and families spending in excess of 50% of their income with housing, some portion of the approximately 6,900 households that are severely cost burdened renter households earning below 50% HAMFI may become homeless in Plano if they lose their support networks.

The age of Plano's housing stock that are occupied by low/moderate income persons are at greater risk of living in substandard housing in need of emergency repair and rehabilitation.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Given the severe cost burden of Plano's extremely low and low income families, they are prone to financial instability and increased risk of homelessness. Instability and increased risk of homelessness are associated with lack of resources; frequent moving; living in the home of another; imminent eviction; living in a hotel or motel; living in severely overcrowded housing; and exiting an institution (jail; mental health facility) or a system of care (as foster care). Other areas that could impact stability are prolonged unemployment; deteriorated housing; domestic violence; mental illness; death of a family member; abandonment by spouse; non-reception of child support; medical expenses and unanticipated emergency expenditures.

All of these may contribute to household instability and increased risk of homelessness and is only compounded by the problem of housing cost burden.

Discussion

As addressed above, Plano's housing needs assessment indicates that goals and priorities of the ConPlan should focus on the problems related to cost burden and programs to address the physical condition of single family owner-occupied homes.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The incidence of poverty is higher among minority families in Plano than it is among White families. While 4.9% of White families have incomes below the poverty level, the same is true for 12.4% of Black or African American families; 17.1% of Hispanic families; and 14.8% of families identifying Other as race. (See 2009-2013 American Community Survey table S1702, “Poverty Status in the Past 12 Months of Families”)

When the incidence of housing problems by each income category is analyzed, it appears that income level rather than race or ethnicity is the primary factor affecting the incidence of housing problems.

HUD’s definition of “Disproportionately greater need” exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Housing problems exist when there is the incidence of at least one of the following housing problems: lack of complete kitchen facilities; lack of complete plumbing; overcrowded households (more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms), and cost burden greater than 30% of a household’s income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,275	320	655
White	2,300	170	350
Black / African American	395	50	35
Asian	575	70	215
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	900	10	40

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,340	620	0
White	2,850	290	0
Black / African American	515	30	0
Asian	430	115	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	1,480	170	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,139	3,770	0
White	4,209	2,310	0
Black / African American	985	235	0
Asian	645	315	0
American Indian, Alaska Native	30	49	0
Pacific Islander	0	0	0
Hispanic	1,200	815	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,855	5,250	0
White	1,985	3,510	0
Black / African American	245	540	0
Asian	265	355	0
American Indian, Alaska Native	30	65	0
Pacific Islander	0	0	0
Hispanic	305	730	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

There are 19,609 households (or 20.1% of all households) in Plano with one or more of the four housing problems. Of that total, 4,275 have an extremely low income (0%-30% HAMFI); 5,340 are low income households (earning between 30%-50% HAMFI per year); and 7,139 are moderate income households (earning between 50%-80% HAMFI). 2,855 households having one of the four housing problems earn above 80% HAMFI. Whites have the highest number of households with housing problems followed by Hispanics and Black/African Americans.

In the 0%-30% HAMFI income category, overall 81.4% of the households are impacted compared to Whites at 81.6%; Black/African Americans at 82.3%; Asians at 66.9%; American Indians/Alaska Natives at 100%; Pacific Islanders at 0%; and Hispanics at 94.7%. American Indians/Alaska Natives and Hispanics are disproportionately affected in this income segment.

In the 30%-50% HAMFI income category, overall 89.6% of the households are impacted compared to 90.8% of Whites; 94.5% of Black/African Americans; 78.9% of Asians; 100% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 89.7% of Hispanics. In this income segment, Asians and Pacific Islanders are disproportionately affected though in absolute numbers, they make up only a very small fraction of the population.

In the 50%-80% HAMFI income category, overall 65.4% of the households are impacted compared to 64.6% of Whites; 80.7% of Black/African Americans; 67.2% of Asians; 38% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 59.6% of Hispanics. In this income segment, Black/African Americans are disproportionately affected.

Of the households earning above 80% HAMFI, overall 35.2% are impacted compared to 36.1% of Whites; 31.2% of Black/African Americans; 42.7% of Asians; 31.6% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 29.5% of Hispanics. In this income segment, no race is disproportionately affected.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of persons in the category as a whole. Severe housing problems exist when there is the incidence of at least one of the following housing problems: lack of complete kitchen facilities; lack of complete plumbing; overcrowded households (more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms), and cost burden greater than 50% of a household's income.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,015	580	655
White	2,190	285	350
Black / African American	375	70	35
Asian	560	80	215
American Indian, Alaska Native	45	0	0
Pacific Islander	0	0	0
Hispanic	780	125	40

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,525	2,434	0
White	2,035	1,109	0
Black / African American	290	250	0
Asian	315	230	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	855	800	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,999	8,905	0
White	1,284	5,235	0
Black / African American	110	1,115	0
Asian	240	715	0
American Indian, Alaska Native	15	70	0
Pacific Islander	0	0	0
Hispanic	335	1,685	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	835	7,265	0
White	480	5,015	0
Black / African American	115	660	0
Asian	60	560	0
American Indian, Alaska Native	15	80	0
Pacific Islander	0	0	0
Hispanic	155	875	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

There are 10,374 households (or 10.6% of all households) in Plano with one or more of the four severe housing problems. Of that total, 4,105 have an extremely low income (0%-30% HAMFI); 3,525 are low income households (earning between 30%-50% HAMFI per year); and 1,999 are moderate income households (earning between 50%-80% HAMFI). 835 households having one of the four housing problems earn above 80% HAMFI. Whites have the highest number of households with housing problems followed by Hispanics, Asians, and Black/African Americans.

In the 0%-30% HAMFI income category, overall 76.5% of the households are impacted compared to Whites at 77.5%; Black/African Americans at 78.1%; Asians at 65.5%; American Indians/Alaska Natives at 100%; Pacific Islanders at 0%; and Hispanics at 82.5%. American Indians/Alaska Natives are disproportionately affected in this income segment though in absolute numbers, they make up only a very small fraction of the population.

In the 30%-50% HAMFI income category, overall 59.2% of the households are impacted compared to 64.7% of Whites; 53.7% of Black/African Americans; 57.8% of Asians; 0% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 51.7% of Hispanics. In this income segment, no race is disproportionately affected.

In the 50%-80% HAMFI income category, overall 18.3% of the households are impacted compared to 19.7% of Whites; 9% of Black/African Americans; 25.1% of Asians; 17.6% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 16.6% of Hispanics. In this income segment, no race disproportionately affected.

Of the households earning above 80% HAMFI, overall 10.3% are impacted compared to 8.7% of Whites; 14.8% of Black/African Americans; 9.7% of Asians; 15.8% of American Indians/Alaska Natives; 0% of Pacific Islanders; and 15% of Hispanics. In this income segment, no race is disproportionately affected.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. The tables below display disproportionately greater needs related to housing cost burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	68,075	15,019	10,015	700
White	48,485	9,445	6,285	375
Black / African American	3,630	1,615	850	35
Asian	9,265	1,455	1,165	230
American Indian, Alaska Native	330	75	75	0
Pacific Islander	105	0	0	0
Hispanic	5,505	2,300	1,520	40

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

In Plano, approximately three fourths of all households (72.6%) spend less than 30% of their income on housing costs. Among this group, Black/African Americans (59.2%) and Hispanics (58.8%) are disproportionately under-represented. Pacific Islanders are disproportionately affected because 100% of them fall in this category.

16% of all households spend between 30% and 50% of their income on housing. Among this group, Black/African Americans (26.3%) are disproportionately affected in this category.

Finally, 10.7% of all households in the City spend more than 50% of their income with housing. No race is disproportionately affected in this category.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

For housing problems, American Indians/Alaska Natives and Hispanics are disproportionately affected in the 0%-30 income segment. Asians and Pacific Islanders are disproportionately affected in the 30%-50% income segment though in absolute numbers, they make up only a very small fraction of the population. In the 50%-80% income segment, Black/African Americans are disproportionately affected. In the above 80% income segment, no race is disproportionately affected. (This is related to Section NA-15.)

Under severe housing problems, in the 0%-30% HAMFI income category, American Indians/Alaska Natives are disproportionately impacted though in absolute numbers, they make up only a very small fraction of the population. In the 30%-50%, 50%-80%, and above 80% income segments; no race is disproportionately affected. (This is related to Section NA-20.)

Under the housing cost burdens category, in the less than 30% of income on housing costs category Black/African Americans and Hispanics are underrepresented. Pacific Islanders are disproportionately impacted though in absolute numbers, they make up only a very small fraction of the population. In the 30%-50% of income spent on housing costs segment, Black/African Americans are disproportionately affected. Finally, for households spending more than 50% of their income on housing, no race is disproportionately affected. (This is related to Section NA-25.)

If they have needs not identified above, what are those needs?

Besides the need for higher income, increased availability of affordable housing, and repairs to alleviate housing problems, no other racial or ethnic group needs are easily discernible from the data. Housing, social services, and other financial assistance programs, along with credit/budgeting/financial planning on limited income may address at least in part some of the needs of the disproportionately affected groups.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Black/African American and Hispanic populations are predominantly located in the southeast portion of the City. Southeast Plano is closest to downtown, near mass transit, and most social service agencies.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of the City of Plano (PHA) is the local public housing agency. The PHA manages 24 public housing units and it provided housing assistance to 2,472 low to moderate income individuals during 2014. Currently, PHA administers 1,092 Housing Choice Vouchers (HCV). The opening of the HCV program for applications in the past year resulted in a waiting list of over 10,000 households. PHA administers the Family Self-Sufficiency program designed to aid HCV program participants and Low Rent/Public Housing Program participants with supportive services to enable families to achieve economic independence.

PHA owns and operates 24 single family housing units scattered throughout the City. They were built between 1962 and 1981.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	24	1,092	0	1,051	0	1	0

Table 21 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	18,556	13,944	0	13,570	0	6,169	
Average length of stay	0	0	2	6	0	6	0	4	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	4	2	0	2	0	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	2	313	0	312	0	0
# of Disabled Families	0	0	1	238	0	225	0	0
# of Families requesting accessibility features	0	0	24	1,092	0	1,051	0	1
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	3	415	0	391	0	1	0
Black/African American	0	0	20	641	0	628	0	0	0
Asian	0	0	0	31	0	27	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	3	0	3	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	1	37	0	34	0	0	0
Not Hispanic	0	0	23	1,055	0	1,017	0	1	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The waiting list for families wanting Housing Choice Vouchers was 625 in December 2014; the waiting list for PHA units was 72 families. There were 126 families with disabilities on the waiting list for the PHA which equates to approximately 20% of the waiting list. The needs of persons on the waiting list for accessible units coincide with the needs of the community at large namely increased access and availability to affordable housing.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The waiting list for public housing shows a trend for an increased need for housing. Currently, the waiting list is closed (after being open briefly in 2012 and increasing to over 10,000 households). The primary need of these families is for stable housing, additional needs include employment, job training, child care, and transportation assistance.

How do these needs compare to the housing needs of the population at large

It is estimated that the needs of individuals and families on the PHA waiting lists are similar to needs of the extremely low and low income population throughout the City: increased access to quality affordable housing, increased access to transportation, affordable child care, stable employment, job training and education. The lower the income bracket to which an individual or family belongs, the greater the need for assistance.

Discussion

This section is optional and was left blank intentionally.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Comparing recent point-in-time (PIT) counts for the Collin County area reveals that the homeless population fluctuates widely—178 in 2010 to 531 in 2012 to 423 in 2013. On the whole, approximately 40% of homeless in Collin County are children and 65% of adults have a job. The report for 2015 is not yet final however 27 persons were counted outside in Plano without shelter. While any economic downturn may increase demand for homeless services and shelter space, an improving economy puts pressure on the affordability of housing available to low/moderate income Plano residents due to increasing housing costs and decreasing supply of affordable units. A continued commitment by the City to fund homeless services and shelter operations over the next five years will be critical to meeting the needs of Plano homeless.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Per the most recent Collin County Homeless Coalition PIT count report from 2013:

- Seven persons identified as chronically homeless
- 66 families with children
- 20 families with veterans
- 1,812 homeless children were enrolled in the five Collin County ISD's on the day of the count but not represented on surveys

Nature and Extent of Homelessness: (Optional)

This section is optional and was left blank intentionally.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Approximately 25,000 families, or 26%, in Plano are cost burdened and currently spend more than 30% of their income on housing. The number and type cut across all family types with extremely low and low income families in greatest need of housing assistance and at-risk of homelessness due to inability to pay housing costs and lack of support networks.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

This section is optional and was left blank intentionally.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

This section is optional and was left blank intentionally.

Discussion:

There is a direct link between housing problems and the income level of households. The lower the income of a household then the greater the incidence of housing problems and greater the risk of homelessness. Extremely low income individuals and families experiencing housing cost burden struggle to pay for housing, food, childcare, health care, and other basic necessities, and are more susceptible to financial or personal crises that could lead to homelessness. Local agencies providing emergency assistance report a high demand for their services.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs population is comprised of the elderly (including the frail elderly), persons with disabilities (physical, mental, and developmental disabilities as well as persons who chronically abuse drugs or alcohol) and persons with HIV/AIDS. "Frail Elderly" is defined as a person who is unable to perform at least three "activities of daily living" comprising of eating, bathing, grooming, dressing, or home management activities.

Describe the characteristics of special needs populations in your community:

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly persons typically need assistance with personal care and help providing for themselves. The frail elderly are most likely to require increasing levels of medical care, daily living assistance, and other services. Most senior citizens prefer to live in their own homes or with their relatives, in independent living settings. Different housing settings may address the different household needs of the elderly, along a continuum ranging from living in one own home, with relatives, or in independent living facilities, to residence in assisted living or personal care homes.

Based on individual situations, persons with mental illness need a broad range of services such as case management, treatment, housing, financial assistance, and employment in order to improve their participation in society. Some individuals may be able to live independently, with or without supportive services, while others cannot. Each person's abilities must be carefully evaluated in order for the individual to be provided with the most appropriate services. Special attention is necessary to these housing needs in order to improve quality of life and prevent homelessness.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In the Texas Department of State Health Services (TDSHS) most recent quarterly report June 2014 for the North Texas region, 1000 cases were diagnosed for HIV or AIDS. Of the 1000, 22 cases were diagnosed for HIV or AIDS in the City of Plano. In TDSHS's 2013 annual report, Collin County had the 8th highest HIV and AIDS infection case numbers and 8th highest cases of people living with HIV in Texas.

Discussion:

With the aging of its population, Plano is faced with an increased number of seniors requiring affordable housing, transportation, access to health care, and supportive services providers.

There are a limited number of affordable housing units available in Plano that accommodate the physically impaired and which have convenient access to transportation and necessary supportive services. An increased number of well distributed affordable housing units, transportation access, and supportive services are needed in the City to allow them to live in dignity and with independence. Addressing the housing and supportive service needs of low income mentally ill persons is critical to preventing these individuals from possibly becoming homeless.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

A suitable living environment supports the quality of life of individuals and communities and may be improved by increasing the safety and livability of neighborhoods and increasing access to quality facilities and services. The vast majority of public facilities and services that support suitable living environments in Plano are funded through local sources. CDBG also contributes to sustaining these efforts through investment in projects that assist neighborhoods and residents.

In consultation with the public and interested parties, and based on past results, the City plans to address the jurisdiction’s public facilities needs by seeking to improve or increase availability and access by Plano residents to homeless shelter services and public services with an emphasis on special needs populations such as disabled, seniors, abused/neglected children, and children/youth.

How were these needs determined?

In preparing the ConPlan, the City consulted with the public through multiple community outreach events, service provider focus groups, and an online survey. From input received, it was determined that increased availability and access for Plano residents to homeless shelter services and public services for special needs populations were needed.

Describe the jurisdiction’s need for Public Improvements:

In preparing the Con Plan, the City consulted with the public through multiple community outreach events, service provider focus groups, and an online survey. Comments and input received did not support the need for using HUD funds to make additional Public Improvements at this time. While needs for street lighting, sidewalk improvements, and street/alley repair were cited as medium priority in individual surveys, none of the service provider focus groups identified any Public Improvements needs.

How were these needs determined?

The need was determined as stated above.

Describe the jurisdiction’s need for Public Services:

Plano’s special needs populations, as well as low and moderate income households in general, have a variety of public service needs. In consultation with the public and other interested parties, the following are the public service target needs and types identified through the ConPlan process:

- Disabled and mental health services
- Transportation
- Senior Services
- Abused/Neglected Children
- Victims of domestic violence
- Homeless services
- Job training
- Housing counseling and financial education

How were these needs determined?

In preparing the Con Plan, the City consulted with the public through multiple community outreach events, service provider focus groups, and an online survey. Comments and input received emphasized the need for public services for special needs populations and service types listed above.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Several factors or indicators are used to identify, describe, and analyze the City of Plano's housing market. This section of the ConPlan includes information on the following:

- Household Size and Composition
- Housing Development
- Housing Tenure, Vacancy Rates, Affordability, and Value
- Rental Housing
- Owner Housing
- Physical Condition of Housing Stock
- Public/Assisted Housing
- Homeless Housing Inventory

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

There are 103,353 housing units within the City of Plano, made up of approximately 63,287 owner units and 33,635 rental units. Household size and composition affects the demand for each type of housing in a community. Also, the age of housing in a community can have a significant impact in terms of affordability, housing condition, and neighborhood stabilization, while also serving as an indicator of a City's growth trends. Significantly, 16.8% of the owner units in the City were built since 2000 and 83.2% were built prior to 2000. While housing stock that is over 30 years old is generally beginning to need repairs or updates, over the next five years, approximately 52,654 owner units will be at least two-thirds into their useful life without any repair or updates.

For low/moderate income households, there appears to be a need for additional new rental units, repair of affordable owner-occupied units, and homelessness prevention. According to the data, there are 5,077 rental units built prior to 1980 which are likely to need repair to just to remain quality and prevent loss of units. There are also 15,069 owner units built before 1980 that need major repair or upgrade.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	67,444	65%
1-unit, attached structure	3,575	3%
2-4 units	3,198	3%
5-19 units	18,635	18%
20 or more units	9,719	9%
Mobile Home, boat, RV, van, etc	782	1%
Total	103,353	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	65	0%	550	2%
1 bedroom	262	0%	13,639	41%
2 bedrooms	2,685	4%	12,242	36%
3 or more bedrooms	60,815	95%	7,204	21%
Total	63,827	99%	33,635	100%

Table 26 – Unit Size by Tenure

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City continues to utilize federal, state, and local programs to assist extremely low, low and moderate income families. Unlike affordable units in the private market, which are naturally attractive to households with higher incomes as they may be seeking a bargain in their housing costs, assisted housing must be rented to households based on income restrictions from the public funding source. This helps to preserve workforce housing availability for young families and individuals. At present, there are an estimated total of 2,600 affordable rental housing units in Plano including all PHA properties and 820 units which were developed through the federal Low Income Housing Tax Credit Program. Tax Credit units must be rented to households at or below 60% of the area median income, which is currently \$40,725 for a family of four. Of these Tax Credit units, only approximately 41 are accessible for persons with disabilities.

City strives to 1) promote dispersion of publicly assisted housing units; 2) increase variety of housing choice for all income levels, and 3) promote project location consistent with future land use policies.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City does not expect to lose units from its affordable housing inventory for any reason according to the PHA plan.

Does the availability of housing units meet the needs of the population?

According to 2009-2013 ACS data, from 2000 to 2013, Plano's total population increased by 44,710 persons. This represents an average annual increase of approximately 3,400 persons, and a growth rate of 1.5% a year. From 2000 to 2010, the City added approximately 16,000 housing units for an average number added per year of 1,600. This has left the City with a housing unit deficit of approximately 53% per year. This places pressure on the local for-sale and rental markets and reduces affordability for low and moderate income families in both the renter and homebuyer markets.

According to 2009-2013 ACS data, of the City's total housing units, 70.2% were single-unit structures, 2.8% were duplex/tri-plex/four-plex units, 26.3% were multi-family structures with 5 or more units, and 0.7% were mobile homes.

Describe the need for specific types of housing:

Analysis of cost burden data indicates that more affordable rental housing is needed, particularly for families and individuals with incomes at or below 50% of median, many of which are disabled or elderly. Persons with disabilities often have difficulty locating a wide choice of accessible units. Results of local homeless point-in-time counts continue to indicate that transitional homeless shelter space with support services are needed by Plano residents. In the homebuyer market, affordability for lower income first-time homebuyers is a continuing challenge, particularly as supply of affordable properties continues to be limited, transportation options remain limited, and HUD funding declines. Though some housing may be more affordable and have reduced transportation costs, there is a need for repair on many of these homes.

Discussion

See above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section will describe the general characteristics of the cost of housing based on available information with comparison from the 2000 Census and 2007-2011 ACS and CHAS data. The cost of housing in Plano has increased significantly since 2000 with home values increasing by 33 percent.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	161,200	214,700	33%
Median Contract Rent	765	844	10%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,580	4.7%
\$500-999	22,408	66.6%
\$1,000-1,499	7,432	22.1%
\$1,500-1,999	1,469	4.4%
\$2,000 or more	746	2.2%
Total	33,635	100.0%

Table 28 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	485	No Data
50% HAMFI	1,495	1,155
80% HAMFI	13,079	5,285
100% HAMFI	No Data	10,045
Total	15,059	16,485

Table 29 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	585	701	887	1,183	1,429
High HOME Rent	613	722	913	1,150	1,264
Low HOME Rent	613	657	788	911	1,017

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Provision of adequate and appropriate housing for all residents is essential to building and maintaining strong neighborhoods. The City of Plano's key housing goals are increasing the supply of quality affordable housing with a particular emphasis upon senior and special needs housing.

There are sufficient housing units for the majority of households at or above 80% of median income. However, Plano households experience cost burdens at every level below 80% of median income. In particular, renters below 50% of median income and owners below 80% of median income. About 32%, or 4,510, of renter households with income below 50% of median income are severely cost burdened. Of all owner households that are severely cost burdened, 90%, or 4,140, earn below 80% of median income.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing costs, occupancy rates, and mobility are a reflection of supply and demand of housing. The demand for decent and affordable rental housing in the City continues to be high. To date, it appears that new construction of affordable rental units has not kept pace with the demand. Census data indicates that about 32% of all renters and 11.6% of all owners in Plano spent 30% or more of household income on housing. With 33% growth from 2000 to 2011 in median home prices and a 10% increase in rents over the same time period, affordability of housing is not likely to change with respect to rents and home values.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to 2009-2013 ACS data, the median gross rent in Plano is \$1,087 including utilities. HUD's FY 2014 Fair Market Rent is \$701 for a one bedroom unit, and \$887 for a two bedroom unit (both not including utilities). In comparison, the "high" HOME program rent is \$722 for a

one bedroom, and \$933 for a two bedroom, while the "low" HOME rents are \$649 and \$778, respectively (not including utilities). Current Tax Credit rents are at \$765 for one bedroom and \$918 for a two bedroom (not including utilities). When one considers that a person earning \$10.00 per hour fulltime, earns \$20,800 per year, and takes home \$1733 per month, these housing costs would represent approximately 37% to 62% of that individual's gross income, demonstrating the challenging rental market for lower income households.

Discussion

This section is optional and was left blank intentionally.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section will describe the condition of housing for the Plano housing market. There are 10,374 households (or 10.6% of all households) in Plano that experience severe housing problems. The four conditions of housing problems include (1) lack of complete kitchen facilities, (2) lack of complete plumbing facilities, (3) more than one person per room, and (4) cost burden (paying more than 30% of household income on housing expenses).

Definitions

For the purposes of this ConPlan, the City defines "standard condition" housing units as those that meet applicable federal standards and local building codes. The City defines a housing unit in "substandard condition but suitable for rehabilitation" as any building that does not meet applicable federal standards and/or local building codes, but does not endanger the life, health and safety of the public, and can still be repaired for a reasonable amount. "Reasonable amount" is a cost that does not exceed 75% of the estimated post rehabilitation value of the housing unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	14,243	22%	12,887	38%
With two selected Conditions	256	0%	1,144	3%
With three selected Conditions	98	0%	60	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	49,230	77%	19,544	58%
Total	63,827	99%	33,635	99%

Table 31 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	8,970	14%	6,271	19%
1980-1999	39,214	61%	22,617	67%
1950-1979	15,306	24%	4,463	13%
Before 1950	337	1%	284	1%
Total	63,827	100%	33,635	100%

Table 32 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	15,643	25%	4,747	14%
Housing Units build before 1980 with children present	9,665	15%	4,680	14%

Table 33 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Data not available		
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 34 - Vacant Units

Need for Owner and Rental Rehabilitation

It appears from the HUD data above that 22% of owner units have reportable conditions and may need repairs, while 41% of renter units had reported conditions. Owner demographics also show that households who are low-income and extremely low-income may live in housing units that have housing problems which the owner is unable to repair due to a financial hardship. These can affect the health and safety of elderly and children. Many such residents of Plano have relied on the City for repair and rehabilitation assistance, lead based paint removal, and energy efficiency improvements.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The table above presents the risk of Lead Based Paint Hazards by showing the number of housing units built before 1980. The table also illustrates the number and percentage of housing units that are rental and owner occupied. Of the approximately 14,345 pre-1980 units with children present, as many as one-half may be low or moderate income, based on income distribution for the city as a whole.

Discussion

This section is optional and was left blank intentionally.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the City of Plano (PHA) is the local public housing agency. The PHA manages 24 public housing units and it provided housing assistance to 2,472 low to moderate income individuals during 2014. Currently, PHA administers 1,092 Housing Choice Vouchers (HCV). PHA owns and operates 24 single family housing units scattered throughout the City. They were built between 1962 and 1981.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			50	907			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The public housing units are reported to be in good condition, with minor repairs and maintenance occurring regularly and in recent years. There are no units that are expected to be lost from the assisted housing inventory. The characteristics of Plano's housing market as described in this ConPlan indicates the continued need for subsidized rental units, in addition to the need for additional standard units that are affordable. The subsidized rental units remain occupied, with no vacancies available, thereby indicating the need for continued renovation of older units as needed.

Public Housing Condition

Public Housing Development	Average Inspection Score
Not applicable	

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The public housing units were built between 1962 and 1981 and have benefitted from capital funded repairs and maintenance.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

PHA has a strong Family Self-Sufficiency program to support public housing residents and Voucher recipients in their efforts to increase their education and employment prospects. PHA also sponsors a homeownership program. PHA also strongly encourages education and employment initiatives through the provision of supportive services.

Discussion:

This section is optional and was left blank intentionally.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section will provide a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the City of Plano, particularly families with children, youth, and victims of domestic violence.

On January 22, 2015, volunteers with the Collin County Homeless Coalition counted 176 people in Plano who were homeless including 27 unsheltered.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	N/A	N/A	N/A	N/A	N/A
Households with Only Adults	N/A	N/A	N/A	N/A	N/A
Chronically Homeless Households	N/A	N/A	N/A	N/A	N/A
Veterans	N/A	N/A	N/A	N/A	N/A
Unaccompanied Youth	N/A	N/A	N/A	N/A	N/A

Table 37 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Samaritan Inn: A comprehensive transitional shelter program located in McKinney that teaches self-sufficiency and life skills to meet the needs of individuals and families experiencing homelessness. They help willing people gain dignity and independence. On a typical night, approximately 160 people sleep at the Inn, of which 60 are children.

Assistance Center of Collin County: Located near downtown Plano, the agency operates the 211 Collin Cares 24-hr hotline for social services. The programs they provide include homeless prevention, emergency assistance, food, basic healthcare and pharmacy, school supplies, and providing information and referral.

City House: City House's Transitional Living Program (TLP) is designed for homeless young adults, ages 18 to 21, focusing on helping them grow and learn to live independently. They offer residency in two homes in Plano - one for boys and one for girls - as well as a home in Frisco for girls (plans are in the works for a boy's home in Frisco soon). Residents can stay up to 18 months. They are also required to attend life skills classes.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The section of the plan will describe the facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. This will include information regarding priority housing and supportive service needs of persons who are not homeless but who may or may not require supportive housing including elderly, frail elderly, children/youth, and persons with disabilities (mental, physical, developmental).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City proposes to provide, encourage, and facilitate the development of housing tax credit units with an emphasis upon families and disabled and elderly households and will continue to provide supportive services to special needs populations.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will fund other types of public services to special needs populations, such as mental health services, senior services, job training and educational services for special needs populations, case management and emergency services for homeless persons, emergency rental assistance for persons at risk of homelessness, special needs transportation services, and after school programs for children and youth.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Analysis of Impediments to Fair Housing study is currently in progress. This section will be updated upon the study's completion.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The non-housing community development plan section provides a brief summary of Plano's priority non-housing community development needs that are eligible for assistance under HUD's community development program categories. This community development component of the plan provides Plano's specific long-term and short-term community development objectives, developed in accordance with the primary objective of the CDBG program to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low-income and moderate-income persons.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,093	1,515	1	1	0
Arts, Entertainment, Accommodations	12,091	14,912	10	10	-1
Construction	3,674	4,577	3	3	0
Education and Health Care Services	14,734	19,181	13	12	0
Finance, Insurance, and Real Estate	13,832	21,243	12	14	2
Information	6,039	12,392	5	8	3
Manufacturing	10,310	13,122	9	8	0
Other Services	3,481	3,640	3	2	-1
Professional, Scientific, Management Services	16,918	25,829	15	17	2
Public Administration	0	0	0	0	0
Retail Trade	13,579	21,023	12	13	2
Transportation and Warehousing	2,892	930	2	1	-2
Wholesale Trade	7,683	6,924	7	4	-2
Total	106,326	145,288	--	--	--

Table 38 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	145,432
Civilian Employed Population 16 years and over	137,243

Unemployment Rate	5.63
Unemployment Rate for Ages 16-24	10.51
Unemployment Rate for Ages 25-65	4.24

Table 39 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	53,978
Farming, fisheries and forestry occupations	5,207
Service	8,174
Sales and office	36,315
Construction, extraction, maintenance and repair	6,287
Production, transportation and material moving	3,647

Table 40 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	74,984	60%
30-59 Minutes	42,375	34%
60 or More Minutes	8,191	7%
Total	125,550	100%

Table 41 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	7,194	195	1,913
High school graduate (includes equivalency)	13,789	1,311	3,818
Some college or Associate's degree	29,015	1,948	6,744
Bachelor's degree or higher	68,702	2,946	13,141

Table 42 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	344	1,916	1,020	1,721	1,228
9th to 12th grade, no diploma	2,235	1,715	1,270	1,660	1,200
High school graduate, GED, or alternative	5,742	5,617	4,523	8,789	5,068
Some college, no degree	7,241	7,541	7,072	13,184	4,760
Associate's degree	952	2,430	3,016	4,507	1,156
Bachelor's degree	2,498	12,526	15,581	26,081	5,506
Graduate or professional degree	159	5,062	9,367	16,224	2,808

Table 43 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,121
High school graduate (includes equivalency)	31,182
Some college or Associate's degree	40,001
Bachelor's degree	61,503
Graduate or professional degree	86,284

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on local information available, the major job sectors within the City of Plano are:

- Professional, Scientific, Management Services: %17
- Finance, Insurance, and Real Estate: %14
- Retail Trade: %13
- Arts, Entertainment, Accommodations: %10

Describe the workforce and infrastructure needs of the business community:

A key workforce and infrastructure need in Plano and Collin County is ensuring that employees are able to get to their employers. Transportation availability, public in particular, is limited which may hinder potential employees from working in any area. 41% of Plano workers have a

commute longer than 30 minutes which puts a strain on low income family resources in finding additional after school care and increased commute costs. Additionally, 7% of Plano residents 18 and over did not finish high school and 43% have less than an Associate's degree.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Plano's Economic Development initiatives attract interest nationally and is a leader in the DFW metroplex. Their projects have added 2,269 jobs from company retention, relocation, and expansion across an array of industries. In 2015, Toyota broke ground on its corporate headquarters which will bring about 4,000 jobs to Plano over the next three years.

Despite economic development successes, the need for additional job training, particularly for low income and special needs populations, is vital to maintain and attract businesses to the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Two of the top four job sectors in Plano generally require a high degree of specialization or a Bachelor's degree. Further, about 65% of all jobs in Plano (eight of the 13 cited in Table 38) generally require a degree or some specialization.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The North Central Texas Workforce Development Board serves 14 counties in the DFW metroplex including Collin County. Their 2013 annual report indicates about 18,500 people in Collin County served with 200 people receiving job training. For those who qualify, they provide child care to families to help heads of households improve their skills and find jobs as well as education and certificate programs. Finally, the Board partners with the Collin County Community College District to provide a supply chain logistics certification program.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Plano does not participate in a CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Plano's Comprehensive Plan is the City's guide for making decisions about growth and development. The Comprehensive Plan is currently in the process of an update. Major topics, or "pillars," of the plan under consideration include policies and action statements related to jobs and workforce, social services, and affordable housing with a particular emphasis upon special needs populations such as families, seniors, and disabled.

Discussion

This section is optional and was left blank intentionally.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Areas of housing problem concentration are defined as Census Block Groups within a jurisdiction that have a percentage of housing problems exceeding the percentage of total housing units within the jurisdiction by a statistically significant margin.

Geographic analysis shows that the concentration of older house stock overlaps with both a concentration of low to moderate income families and concentrations of racial and ethnic minorities. Areas which have greater than 51% concentration of minority populations, and areas that have greater than 51% concentration of low and moderate income persons are located primarily in south and east Plano. Housing units built before 1978, also concentrated in east and south Plano, are more likely to contain lead-based paint and are more likely in need of major repair. Yet, these houses are occupied by families least likely to have the financial means to correct either potential lead hazards or make all other needed repairs.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The definition of minority concentration is that 51% or more of the population is from a race or ethnicity that is a minority of the city's population overall. Low to moderate income and minority concentrations occur primarily in south and east Plano.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market in the areas where there is a concentration of minority populations or housing problems are: older housing stock, lower income levels, and higher incidence of repair needs.

Are there any community assets in these areas/neighborhoods?

The primary asset of these areas are proximity to downtown and public transportation including DART's light rail stations. Moreover, these areas generally have adequate community facilities.

Are there other strategic opportunities in any of these areas?

Over the past 10 years, downtown Plano redevelopment has been encouraged and is on the rise due to public transit opportunities and central location. Creating mixed income developments by leveraging demand for market rate housing in the area with the demand for affordable housing represents a strategic opportunity for Plano.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

In order to continue to receive federal funds, the City of Plano must submit a Consolidated Plan (ConPlan) to the U.S. Department of Housing and Urban Development (HUD) every five years and the ConPlan must address the following objectives, primarily benefitting low and moderate-income residents:

- Decent Housing;
- A Suitable Living Environment; and
- Expanded Economic Opportunities

According to HUD, “the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level.”

The Strategic Plan section of the ConPlan establishes general guidelines based on the needs identified in the “Needs Analysis” section, for housing and community development activities for the next five years, beginning October 1, 2015 through September 30, 2020. The strategies and goals set forth in the Strategic Plan are tailored to address the housing, community development, and public services needs of the City, while satisfying HUD’s required national objectives. They provide the framework for implementing the City's 2015-2019 Consolidated Plan and subsequent annual Action Plans, by detailing the projects and activities to be undertaken.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City has not designated any general target areas because low to moderate income individuals and families reside in most areas of the city. However, CDBG activity types may be located in specific geographic areas based on low/moderate income criteria established by HUD for area wide benefit activities, which must have at least 33% concentration of low/moderate income population. Allowable locations for projects are determined based on the percentage of low to moderate income persons residing there. The majority of Plano's HUD funds are used for direct benefit purposes that are available to low/moderate income residents who may live anywhere throughout the city so geographic priorities do not apply. Some project types, based on their nature and the location that will make them most effective, may be given priority near schools, transit, and bus stops.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low, Low, Moderate
	Geographic Areas Affected	Not applicable
	Associated Goals	Housing Rehabilitation
	Description	Housing rehabilitation and repair housing units for low/moderate income Plano residents
	Basis for relative priority	Aging housing stock, maintain existing affordable housing units
2	Priority Need Name	Housing Supply
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Families with Children, Elderly, Persons with Disabilities, Persons with Mental Disabilities
	Geographic Areas Affected	Not applicable
	Associated Goals	Supply of Units
	Description	Increase supply of affordable housing units through new construction and rehabilitation/reconstruction of existing housing for low/moderate income Plano residents
	Basis for relative priority	Increase supply of affordable units, reduce cost burden
3	Priority Need Name	Homebuyer Assistance
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Families with Children
	Geographic Areas Affected	Not applicable
	Associated Goals	Homeownership
	Description	Assist low/moderate income Plano homebuyers with housing

		counseling and closing cost and downpayment assistance
	Basis for relative priority	Reduce cost burden, increase homeownership by low/moderate income persons
4	Priority Need Name	Homeless Prevention
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Families with Children
	Geographic Areas Affected	Not applicable
	Associated Goals	Homeless Prevention
	Description	Funds are used to pay for rent and utilities to allow persons at-risk of homelessness to maintain housing while addressing immediate crises and retain self-sufficiency.
	Basis for relative priority	Reduce risk of homelessness for Plano residents
5	Priority Need Name	Homeless Shelter
	Priority Level	High
	Population	Extremely Low, Families with Children, Elderly, Persons with Disabilities, Persons with Mental Disabilities, Chronic Homelessness
	Geographic Areas Affected	Not applicable
	Associated Goals	Homeless Services
	Description	New and expanded access by Plano residents to homeless shelter facilities. Funds to be used to assist with new shelter facility construction and/or expansion within Collin County with services set aside for Plano residents.
	Basis for relative priority	Enhance accessibility and mobility, enhance quality of life, coordinate services
6	Priority Need Name	Public Services – Special Needs
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Families with Children, Elderly, Persons with Disabilities, Persons with Mental Disabilities

	Geographic Areas Affected	Not applicable
	Associated Goals	Public Services
	Description	Social and public services for special needs populations including victims of domestic violence, elderly, mentally ill, persons with disabilities, youth, and children
	Basis for relative priority	Reduce poverty amongst special needs and low/moderate income, maintain and increase availability of services
7	Priority Need Name	Public Services – Homeless Services
	Priority Level	High
	Population	Extremely Low, Families with Children, Chronic Homelessness, Victims of Domestic Violence, Mentally Ill
	Geographic Areas Affected	Not applicable
	Associated Goals	Homeless Services
	Description	Homeless services includes case management, counseling, shelter operations, and general homeless support services for Plano residents
	Basis for relative priority	Demand for homeless public services is expected to, at a minimum, remain steady over the next five years
8	Priority Need Name	Public Services – Health/Dental Care
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Families with Children, Elderly, Persons with Disabilities, Persons with Mental Disabilities, Chronic Homelessness
	Geographic Areas Affected	Not applicable
	Associated Goals	Public Services
	Description	New or improved access to health and/or dental care services for low/moderate income Plano residents
	Basis for relative priority	Reduce poverty and enhance quality of life
9	Priority Need Name	Public Services – Transportation

	Priority Level	Low
	Population	Extremely Low, Low, Moderate, Families with Children, Elderly, Persons with Disabilities, Persons with Mental Disabilities, Chronic Homelessness
	Geographic Areas Affected	Not applicable
	Associated Goals	Public Services
	Description	New or improved access to transportation services for low/moderate income Plano residents including special needs populations
	Basis for relative priority	Current services are available, due to high capital costs agency/community partner for service may not be available
10	Priority Need Name	Job Training
	Priority Level	Low
	Population	Extremely Low, Low, Moderate, Families with Children, Elderly, Persons with Disabilities, Persons with Mental Disabilities, Chronic Homelessness
	Geographic Areas Affected	Not applicable
	Associated Goals	Public Services
	Description	Job training and employment skills programs for low/moderate income Plano resident with an emphasis on special needs populations
	Basis for relative priority	Based on needs assessment, services related to special needs and reducing housing cost burden rank higher

Narrative (Optional)

The City's housing priorities are: maintaining current housing stock; increasing the supply of quality affordable rental housing particularly for special needs populations; and expanding homeownership opportunities.

The City's public service priorities are: special needs populations, homelessness prevention, homeless services, transportation, and health/dental care services.

Finally, the City's public facility priorities are new access or expansion of homeless shelter within Collin County with a set aside for Plano residents and families.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	City does not anticipate funding TBRA in the near future.
TBRA for Non-Homeless Special Needs	City does not anticipate funding TBRA for non-homeless special needs in the near future.
New Unit Production	As discussed in section MA-15 Housing Market Analysis: Cost of Housing, the cost of housing in Plano has increased significantly since 2000 with home values increasing by 33% and rents have increased 10%. By strategically leveraging funds and providing non-monetary support for new unit production (ie. providing resolutions of support for housing tax credit developments), the City can be successful in achieving the goals set out in this ConPlan.
Rehabilitation	<p>As discussed in section MA-20 Housing Market Analysis: Condition of Housing, Plano faces significant challenges over the next five years related to the age of housing stock. To address those challenges, Plano has multiple programs to help improve existing housing stock:</p> <ul style="list-style-type: none"> • Housing Rehabilitation uses HUD funds to provide rehabilitation and repairs for low/moderate income homeowners. • The Great Update Rebate program uses city funds to encourage rehabilitation and repairs for eligible units 35 years or older. • Plano’s Love Where You Live is a city-funded program empowers communities by organizing neighborhood work events using community partners and volunteers. The program promotes and completes general neighborhood projects including tree and landscaping, energy and water efficiency upgrades, and property standards awareness.
Acquisition, including preservation	<p>The City has adopted the following programs to increase the supply and accessibility of quality affordable housing to low/moderate income households:</p> <ul style="list-style-type: none"> • First Time Homebuyers program provides homebuyer education and downpayment assistance using CDBG and/or HOME funds. Depending on applicant eligibility and fund availability, a homebuyer may receive up to the greater of \$10,000 or 6% of the sales price for the purchase of a home. • Acquisition of properties may include support for non-profit development partners, including Community Development Organizations, to acquire properties on which to construct new affordable single family homes. • Providing grants or loans to developers acquisition, construction and/or rehabilitation of housing units for sale or rent to low/moderate income households to maintain and increase affordable housing supply.

Table 45 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Plano is a Metropolitan Entitlement City and currently receives two grants from the U.S. Department of Housing and Urban Development (HUD):

Community Development Block Grant (CDBG), and
Home Investment Partnerships Program (HOME).

Through the use of federal, state, and local funds the City plans to carry out the objectives set forth in this ConPlan. The City works in partnership with public institutions, private and nonprofit partners to implement activities and projects that require multiple funding sources. The Neighborhood Services and Planning Departments of the City of Plano work with other City departments to develop coordinated plans, and to leverage resources for parks, infrastructure, code enforcement, housing development, and other projects in targeted neighborhoods. Coordination with and support from adjacent HUD entitlement grantees and the North Central Texas Council of Governments is also sought when appropriate.

The City also benefits from additional local, state and federal funding including, but not limited to, the following:

- Buffington Community Services Grant;
- Continuum of Care McKinney Vento Homeless Assistance;
- Housing Choice Voucher Program;
- Low-Income Housing Tax Credits; and
- Leveraging of federal funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Housing Public Improvements Public Services	1,163,577	100,000	0	1,263,577	6,192,785	Expected amount assumes 1% reductions each year.
HOME	Public-federal	Acquisition Homebuyer assistance New construction for Ownership Admin and Planning	347,967	3,000	0	350,967	1,686,031	Expected amount assumes a 10% reduction in first year and 2% reductions in years two through five.
Buffington Community Services Grant	Public-local	Public Services	269,330	0	0	269,330	1,373,583	Expected amount assumes \$1 per Plano resident and 2% population growth

Table 46 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In recent years, the City has made greater efforts to leverage private investment development and public service activities. City has also provided resolutions of support for Low Income Housing Tax Credit developers to produce more affordable housing units. In face of extensive needs and limited resources, the City's funding strategy is to focus its efforts in activities that offer the greatest potential for maximizing benefits from investments. Consequently, the City attempts to allocate public funds in areas that can leverage additional public or private funding, or complement investments already committed. City criteria for its annual funding application process includes a preference for agencies and projects that effectively leverage other resources.

Matching requirements will be satisfied as follows:

- The City is required to make match contributions under the HOME Program. The contributions must be at least 25 percent of the HOME expenditure, unless the jurisdiction has received a reduction in the match requirement. HOME match requirements will be met with non-federal cash contributions to projects by the developer issuance of below market interest rate mortgages and other mechanisms to assist in the development of affordable housing units.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not retain public land for development.

Discussion

This section is optional and was left blank intentionally.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Plano	Government	Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
Plano Housing Authority	PHA	Public Housing	Jurisdiction
Texas Department of Housing and Community Affairs	Government	Rental	State
Community Relations Commission	Other	Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
Collin County Homeless Coalition	Other	Homelessness	Other
Metro Dallas Homeless Alliance	Continuum of Care	Homelessness	Other
Affordable Housing Developers	Non-profit organizations	Ownership Rental	Other
Non-profit Public Service Agencies	Non-profit organizations	Homelessness Non-homeless special needs	Other
Real Estate and Housing Developers	Private industry	Ownership Rental	Other
Mortgage Lenders and Realtors	Private industry	Ownership	Other

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Plano institutional structure for delivery of community development and affordable housing programs has the following strengths:

- Numerous non-profit social service agencies that provide a wide variety of essential public services to low income and special needs populations, including programs for

youth, seniors, physically disabled, women and victims of domestic violence, and health-related services for all low income populations

- A local housing authority that effectively provides a wide variety of housing programs to its customers and regularly discusses with City the expansion of the local supply of affordable housing
- Effective policy-making bodies, including the City Council and Council-appointed advisory boards such as the Community Relations Commission
- A strong local real estate and private developer/homebuilder industry which has participated in development of affordable housing for homebuyers and renters
- A successful local Collin County Homeless Coalition which in the past five years have advocated and brought significant exposure and expansion of the level and quality of local services to the homeless population
- Police department has taken an active and critical role in helping homeless persons in the City

However, the following gaps in institutional structure also exist:

- Limited number of non-profit housing developers, with limited sources of funding for affordable housing, especially housing for extremely low income populations with special needs
- Limited availability and supply of land and housing for increasing supply of affordable housing units
- Limited sources of funding for housing activities for both new construction and rehabilitation/preservation of older housing stock
- Challenges in consistently implementing effective “homeless discharge policies” from institutions such as jails, hospitals, mental health facilities, etc.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X		
Healthcare	X		X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 48 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The service delivery system aims to meet the needs of homeless and special needs populations through membership, participation, and coordination with the Collin County Homeless Coalition (CCHC). CCHC conducts general monthly meetings and is attended by representatives from area cities, service providers, and faith-based groups. The meetings provide a forum for problem solving, information sharing, and referral services. Agencies that serve a wide variety of special needs in locations throughout Plano and Collin County regularly attend and participate. Finally, CCHC along with the City of Plano coordinate an annual point-in-time homeless count in Collin County. Results are reported and shared in the area as well as with Metro Dallas Homeless Alliance, the area’s Continuum of Care.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The ability of Plano to rely on a variety of agencies to serve the City's special needs and homeless populations is a strength. This network of organizations leverages the services each is able to provide within its limited resources, assuring that distinct needs are addressed.

A gap in the delivery system is the number of homeless shelter beds in the area available to or set aside for homeless persons and families from Plano especially since approximately 40% of the homeless population at any time in Plano and Collin County are children.

As for the gaps in services for families and special needs population, the following issues require attention and will have to be addressed in time. With the aging of its population, Plano is faced with an increased number of seniors requiring affordable housing. There are though a limited number of affordable housing units available in Plano that accommodate the physically impaired and which have convenient access to transportation and the necessary supportive services. An increased number of well distributed affordable housing units throughout the City are needed to allow families and special needs population to live in dignity and with independence. Addressing the housing needs these populations is vital to preventing these individuals from possibly becoming homeless.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

It has always been and remains a priority for the City to develop and enhance an effective and efficient program delivery system for the use of federal funds. The City monitors, assesses, and seeks ways to further improve its performance. Solid relationships have been built with public institutions, private and nonprofit partners to implement activities and projects that require assistance whether through funding or non-monetary/administrative support.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2015	2019	Affordable Housing		Housing Rehabilitation	CDBG: \$2,908,930	Homeowner Housing Rehabilitated/Repaired: 125 housing units
2	Supply of Units	2015	2019	Affordable Housing		Affordable Housing	HOME: \$1,325,000	Housing Units Added: 30 housing units
3	Homeownership	2015	2019	Affordable Housing		Homebuyer Assistance	CDBG: \$120,000 HOME: \$270,000	Direct financial assistance to homebuyers: 25
4	Homeless Prevention	2015	2019	Homeless		Homeless Prevention	CDBG: \$325,000	Homeless prevention: 150 households assisted
5	Homeless Services	2015	2019	Homeless		Homeless Shelter	CDBG: \$300,000	Homeless person overnight shelter: 200 persons assisted
6	Public Services –Special Needs	2015	2019	Non-Homeless Special Needs		Public Services – Special Needs	CDBG: \$225,000	Public service activities: 1500 persons assisted
7	Public Services - Homeless	2015	2019	Homeless		Public Services – Homeless	CDBG: \$300,000	Public service activities: 250 persons assisted
8	Public Services – Medical/Dental	2015	2019	Non-Housing Community Development		Public Service – Special Needs and General	CDBG: \$100,000	Public service activities: 100 persons assisted
9	Public Services – Transportation	2015	2019	Non-Housing Community Development		Public Service – Special Needs and General	CDBG: \$80,000	Public service activities: 150 persons assisted
10	Job Training	2015	2019	Non-Housing Community Development		Public Service – Special Needs and General	CDBG: \$80,000	Public service activities: 60 persons assisted

Table 49 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Housing Strategy 1 Goal 1 Housing Rehabilitation
	Goal Description	Strategy 1: Rehabilitate, retain, preserve, and improve the affordable housing stock for low/moderate income non-homeless population Goal 1: Sustain the quality of homeowner units through rehabilitation and repair.
2	Goal Name	Decent Housing Strategy 2 Goal 1 Supply of Housing Units
	Goal Description	Strategy 2: Increase the availability of affordable permanent housing in standard condition to low/moderate income families Goal 1: Increase supply of affordable housing units through rehabilitation, reconstruction, and/or new construction
3	Goal Name	Decent Housing Strategy 2 Goal 2 Homeownership
	Goal Description	Strategy 2: Increase the availability of affordable permanent housing in standard condition to low/moderate income families Goal 2: Increase affordability of homeownership by providing homebuyer financial counseling and education and direct financial assistance for closing costs and down payment
4	Goal Name	Decent Housing Strategy 3 Goal 1 Homeless Prevention
	Goal Description	Strategy 1: Meet the needs of homeless persons (including help obtaining affordable housing) and assist persons at risk of becoming homeless Goal 1: Provide direct assistance for rent and utilities for persons at-risk of homelessness to maintain housing

		and address immediate crises and retain self-sufficiency
5	Goal Name	Suitable Living Environment Strategy 1 Goal 1 Public Facility
	Goal Description	Strategy 1: Increase access to quality homeless shelter and supportive services Goal 1: Provide for homeless shelter projects in Collin County with supportive services and shelter space set aside for homeless persons from Plano
6	Goal Name	Suitable Living Environment Strategy 2 Goal 1 Public Services – Special Needs
	Goal Description	Strategy 2: Meet the public service needs of low/moderate income residents Goal 1: Provide public services to non-homeless special needs populations including elderly, disable, mentally ill, children, and youth
7	Goal Name	Suitable Living Environment Strategy 2 Goal 2 Public Services – Homeless Services
	Goal Description	Strategy 2: Meet the public service needs of low/moderate income residents Goal 2: Provide public services to homeless persons and victims of domestic violence in or from Plano through supportive services and shelter operations
8	Goal Name	Suitable Living Environment Strategy 2 Goal 3 Public Services – Health/Dental Care
	Goal Description	Strategy 2: Meet the public service needs of low/moderate income residents Goal 3: Improve access to basic medical and/or dental care for low/moderate income residents with a preference for services targeting special needs populations
9	Goal Name	Suitable Living Environment Strategy 2 Goal 4 Public Services – Transportation
	Goal Description	Strategy 2: Meet the public service needs of low/moderate income residents Goal 4: Improve access to transportation services by low/moderate income Plano residents with a preference

		for services for children, youth, and special needs populations
10	Goal Name	Expand Economic Opportunities Strategy 1 Goal 1 Job Training
	Goal Description	Strategy 1: Meet the job and employment skills training needs of low/moderate income residents Goal 1: Provide job training and employment skills programs for low/moderate income residents with a preference for services for special needs populations

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City will provide affordable housing to approximately 330 extremely low-income, low-income, and moderate-income families, and homeless persons including rental housing and homeownership over the five year period.

HOME funds will be used primarily to address affordability needs of low/moderate income homebuyers through homeownership assistance and counseling and single family housing development. Investment of HOME funds will also be leveraged to foster partnerships that increase investment of non-federal funds in the production of affordable housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

It is the policy of the Plano Housing Authority (PHA) to comply fully with all Federal, State, and local nondiscrimination laws; the Americans with Disabilities Act; and the U.S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity. The PHA's Housing Choice Voucher Administrative Plan includes policies related to the provision and implementation of reasonable accommodation. The need for additional accessible units coincides with the needs of the community at large namely increased access and availability to affordable housing.

Activities to Increase Resident Involvements

PHA administers the Family Self-Sufficiency and Homeownership programs that are designed to aid Housing Choice Voucher program participants with services to enable families to achieve economic independence.

As part of a five-year plan participants set long and short term goals, attend quarterly meetings, have the opportunity to attend several programs to help educate them on becoming self-sufficient, have one-on-one meetings with a counselor and may build an escrow account.

Participants who take advantage of an escrow account can see the tangible rewards for their hard work and dedication in becoming self-sufficient.

A participation agreement and service plan are executed and signed by both the participant and the program coordinators. Upon successful completion of the contract the participants will receive any money in their escrow account to use toward their goal of continuing to be self-sufficient. Many participants use these funds to complete the goal of homeownership.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

The PHA is not currently designated as a "troubled" agency. If the PHA becomes designated as troubled in years to come, the City of Plano will offer assistance and guidance. The PHA and the City will continue to work together and make improvements when appropriate to maintain performance and program integrity.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Draft Analysis of Impediments and identification of barriers to affordable housing is in progress.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City in collaboration with the Collin County Homeless Coalition (CCHC) and Metro Dallas Homeless Alliance Continuum of Care (CoC) will continue striving to end chronic homelessness by partnering with service providers to address the underlying financial, medical and behavioral health barriers of individuals and families which led them to homelessness. While CoC funding and agency capacity for services in Collin County remains limited, the CoC has awarded funds for transitional shelter and supportive services in Plano to Hope's Door.

The City regularly hosts general meetings and is active with the CCHC. The City and CCHC also maintain regular attendance and involvement with the CoC. Finally, the City coordinates its annual point-in-time homeless count and coordinates with CCHC and CoC in reporting and compiling results.

Addressing the emergency and transitional housing needs of homeless persons

The City's strategy for addressing the emergency shelter and transitional housing needs of people who are homeless includes: 1) regular involvement and coordination with the CCHC and CoC; 2) completing environmental reviews as required for agencies in Plano receiving CoC funds; and 3) providing City and HUD funds for homeless and transitional housing and related support services to local entities which leverage further resources for those purposes. This includes funds for agencies providing emergency and transitional services, as well as information referral services for the homeless.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As discussed in this ConPlan, the City regularly hosts general meetings and is active with the CCHC. The City and CCHC also maintain regular attendance and involvement with the CoC. Plano coordinates its annual point-in-time homeless count and coordinates with CCHC and CoC in reporting and compiling results. Finally, helping homeless persons makes up a significant portion of the five year goals and strategies under this ConPlan.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City has made it a goal and priority under this ConPlan to provide for financial assistance to eligible families to avoid eviction and retain their housing. The assistance is targeted for families earning below 50% of median income. Supportive services are provided in conjunction with all City funded homeless services while homeless prevention service providers are required to conduct a needs assessment at eligibility intake and follow-up with clients served regarding the status of their housing.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

City of Plano Community Services Division staff attends trainings, receive lead-based paint certifications and is currently in compliance with these regulations. Lead-based paint hazards are addressed through the CDBG rehabilitation and repair program and the HOME program. As homes enter these programs, they are evaluated for lead paint and, when necessary, such hazards are reduced as required.

Actions taken to reduce lead-based paint will be conducted in accordance with HUD's lead-based paint regulations. In addition, homes to be purchased through the First-Time Homebuyer Program that fail the required visual paint inspection will be tested for lead paint. If lead paint is present, the owner will be informed of the appropriate requirements to respond to the lead paint, and the purchase will not proceed with federal funds unless and until interim controls are completed.

How are the actions listed above related to the extent of lead poisoning and hazards?

In carrying out all activities under this ConPlan over the next five years, the City will:

- Ensure that all regulatory requirements regarding lead-based paint are met throughout any housing rehabilitation and repair activity performed by the City on homes constructed prior to 1978, and
- Seek out and take advantage of opportunities to educate City staff (including obtaining LBP certifications), public, customers, and contractors regarding the hazards of lead-based paint.

How are the actions listed above integrated into housing policies and procedures?

The City of Plano has fully integrated into all of its HUD funded housing rehabilitation, repair, and construction program policies and procedures the requirements of HUD's Lead Safe Housing Rule under 24 CFR Part 35.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Plano's anti-poverty strategy will assist with reducing the number of poverty level families by increasing access to the following services and programs:

- Programs supporting and encouraging community and neighborhood maintenance and improvements.
- Self-sufficiency programs which combine housing assistance and supportive services.
- Case management and information and referral services to special needs, low/moderate income, and below poverty level families through various non-profit organizations.
- Employment and training programs to improve the academic, basic, and technical skills of low/moderate income persons so that they can find jobs or improve their earning capacity
- Supplementary and emergency assistance, rental assistance, child care, health, transportation, utility assistance, financial assistance and educational assistance to low/moderate income families, particularly those with special needs. Non-profit organizations in the community provide these various forms of assistance.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Plano's anti-poverty strategy with regards to this affordable housing plan will assist with reducing the number of poverty level families by utilizing the following strategies and goals:

- Rehabilitate and repair homes for low/moderate income households. These services are provided by the City, private contractors, and other non-profit housing organizations.
- Providing grants and loans to non-profit developers and Community Housing Development Organizations for the construction of single family homes.
- Encourage homeownership through homebuyer counseling and downpayment assistance.
- Encourage additional housing tax credit developments in the City by providing resolutions of support for new affordable rental housing units particularly for families and special needs populations

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's monitoring process has three components: a) On-site monitoring of entities implementing HUD Grant-funded programs; b) Desk reviews of performance and financial reports during these entities' contract periods; and c) Wellness reviews of files after activity close-out. On-site monitoring of all CDBG and HOME subrecipients is done annually. All regulatory requirements are reviewed during, including but not limited to income eligibility, administrative and financial requirements, rents, and Fair Housing compliance. Non-compliant organizations are given findings, and additional monitoring visits may be scheduled to verify that corrective action has been taken. The City's internal auditor conducts on-site financial audits and reviews OMB-required Single Audits for subrecipients, as needed. Construction inspections are made during each phase of a project, and Housing Property Standards inspections are made at all homebuyer assistance and HOME housing locations. If applicable, on-site interviews of construction workers are conducted to verify Davis-Bacon wage rate requirements.

Desk reviews of cost documentation and performance reports occur at least quarterly for all public service subrecipients. This information is also routinely reviewed for any major projects funded with CDBG and HOME (public facilities construction or single/multi-family construction), as expenditures are approved. Desk reviews verify client income eligibility, evidence of mitigation of environmental concerns, Fair Housing compliance, adherence to the Lead Safe Housing Rule, and implementation of Uniform Relocation Assistance requirements, as well as other HUD requirements.

The City maintains a system of "checks and balances" by conducting internal reviews of its own procedures and documentation. Outcomes of these reviews are reported to the Director of the Department so that appropriate corrective action and process improvements can be undertaken. Housing programs implemented by the Department undergo this internal review each program year. The City uses HUD monitoring checklists to review a sample of client files, and all deficiencies are noted and corrected. At close-out of any subrecipient or CHDO contract, the files are reviewed to ensure that compliance with HUD requirements is adequately documented. Cost documentation for major projects is verified by City staff.

DATE: March 3, 2015
TO: Honorable Mayor & City Council
FROM: Doug Bender, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of March 2, 2015

**AGENDA ITEM NO. 8A - PUBLIC HEARING
ZONING CASE 2014-44
APPLICANT: J.C. PENNEY CO., INC.**

Request to amend Planned Development-65-Central Business-1 on 275.1± acres located at the northeast corner of the Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1 with Specific Use Permit #265 for Day Care Center and Specific Use Permit #394 for Cemetery/Mausoleum.

APPROVED: 8-0 **DENIED:** _____ **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 8 **OPPOSE:** 6

LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA: **SUPPORT:** 0 **OPPOSE:** 0

PETITION(S) RECEIVED: N/A **# OF SIGNATURES:** N/A

STIPULATIONS:

Recommended for approval as follows:

(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

Restrictions:

General Conditions of the Planned Development District

1. The zoning exhibits shall be adopted as part of this ordinance.
2. The Planned Development shall be divided into four tracts:
 - a. Tract A, south of Legacy Dr., must be developed using the standards required by the planned development district.
 - b. Tract B, north of Legacy Dr., may be developed using either these requirements or the CB-1 regulations contained within the Zoning Ordinance. The initial development for Tract B will determine the standards to be used for the remainder of the property.

- c. Tract C, west of the Dallas North Tollway, north of Legacy Dr., east of Communications Pkwy. and south of Headquarters Dr. must be developed using the standards required by the planned development district.
 - d. Tract D, at the southwest corner of Headquarters Dr. and Communications Pkwy. must be developed using the standards required by the planned development district. Tract D may be developed in accordance with the uses permitted within the CB-1 zoning district, or as single-family residence attached.
3. Telecommunications Plan - A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be submitted within one year of the approval of this ordinance.
 4. Street trees shall be provided at a rate of 1 4-inch caliper tree per 35 feet of street frontage per side. Exact spacing and location of street trees shall be determined at the time of site plan approval.
 5. Lots must have frontage on a street. There is no required frontage distance for a lot although each lot must meet the design standards of the district.

Specific Provisions of the Planned Development

1. Building Design

- a. On the south side of Legacy Dr., buildings fronting on Bishop Rd. must be designed to accommodate ground floor retail uses from Legacy Dr. south to Martin Rd. On the north side of Legacy Dr., retail, office, and live/work space is allowed on the ground floor of all multifamily buildings but is not required. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
- b. Nonresidential buildings, except for parking garages, shall have a minimum of 40% of the ground floor facade comprised of window area. Facades facing the Dallas North Tollway frontage road and Legacy Dr. within 400 feet from the Dallas North Tollway frontage road are exempt from this requirement and shall have a minimum of 30% of the ground floor facade comprised of window area. No glass having an exterior visible reflectance of more than 30% shall be permitted as an exterior building material.
- c. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way.
- d. Buildings shall be constructed with 75% of each facade within six feet of the right-of-way for streets and mews, unless restricted by easements. Where easements are present, 75% of each facade must be built to the easement line. Exceptions to these setback requirements are:

- i. Within Tracts A and B, buildings with facades along the Dallas North Tollway frontage road shall have a 300-foot maximum setback.
 - ii. Within Tracts A and B, buildings with facades along Legacy Dr., within 400 feet from the Dallas North Tollway frontage road, shall have a 300-foot maximum setback
 - iii. Within Tracts A and B, all developments having building facades along Legacy Dr., except for item ii. above, shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Legacy Dr. A public or private mews street may also be installed between Legacy Dr. and the buildings. In this case, 75% of the building facade shall be within 6 feet of the mews street right-of-way. The initial development along the south side of Legacy Dr., except within the area defined in item ii. above, shall determine which development standard is to be used.
 - iv. Within Tract C, buildings shall be constructed with 75% of each façade within 30 feet of the back of curb of the quasi-public street or within 100 feet of the back of curb of Headquarters Dr., Communications Pkwy., Legacy Dr. or the Dallas North Tollway.
 - v. Within Tract C, off-street surface parking is prohibited between the quasi-public street and the building facade.
 - vi. Within Tract C, if a public open space, patio dining, plaza, or other public amenity is provided between the building face and the street, then the amenity may be used to meet the maximum building setback. Surface parking lots cannot be used to meet the maximum building setback.
- e. Within Tracts A and B, building facades fronting Headquarters Dr. or Tennyson Pkwy. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Headquarters Dr. or Tennyson Pkwy. If a mews street is used, the building facade shall have 75% of its face with 6 feet of the mews street right-of-way line.
 - f. Within Tracts A and B, building facades fronting Parkwood Blvd. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Blvd. A public or private mews street may also be installed between the buildings and the right-of-way of Parkwood Blvd. If a mews street is used, the building facade shall have

75% of its face within six feet of the mews street right-of-way line. The minimum setback shall be six feet from the right-of-way of Parkwood Blvd.

- g. No building facade shall exceed a length of 400 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
- h. Tract C shall contain a quasi-public street connecting Legacy Dr. to Headquarters Blvd.
 - i. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.
 - ii. On-street parking is permitted along the quasi-public street provided it is parallel or angled. Ninety-degree, head-in parking, is prohibited along the quasi-public street.
 - iii. Buildings fronting the quasi-public street shall be designed to accommodate ground floor retail and office uses. Live/work space is permitted on the ground floor of all multifamily buildings. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
 - iv. Public or private mews streets may be installed between the buildings, perpendicular to the quasi-public street and all other public streets. If a mews street is used, the building façade shall have 75% of its face within 7 feet of the mews street right-of-way line.
- i. Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

2. Residential Development Standards

- a. Standards relating to all residential development
 - i. Within Tracts A and B, no minimum open space shall be required per residential dwelling unit. However, 2 park or courtyard areas must be provided within the planned development district, one on each side of Legacy Dr. The park areas shall total 5 acres in size. These areas may be publicly or privately owned. Parks, courtyards, and streetscape areas shall be shown at the time of concept plan or site plan approval on the concept plan or site plan.

- ii. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened in accordance with the following:
 - Solid metal gates
 - Masonry screening walls (in accordance with Section 3.1000)
 - Overhead doors
 - Any combination of the above
- b. Standards relating to multifamily residence development
- i. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104.
 - ii. The minimum residential density for multifamily development shall be 40 dwelling units per acre. Mid-rise residential is excluded from this requirement.
 - iii. Within Tract C, the maximum number of multifamily dwelling units shall be 800.
 - iv. Within Tract C, the first floor of residential buildings shall not solely consist of structured parking.
- c. Standards relating to single-family residence attached development
- i. Each dwelling unit shall be on an individually-platted lot. Lots shall front on a public street, private mews street, or slip road. Mews streets used for private lot frontage shall be named streets and shall not be gated.
 - ii. Within Tract D, Garages for single-family residence attached uses shall not front on Headquarters Dr. or Communications Pkwy.
 - iii. Minimum Lot Area: 700 square feet.
 - iv. Maximum Density: 40 dwelling units per acre
 - v. Minimum Lot Width: 20 feet
 - vi. Minimum Lot Depth: 35 feet
 - vii. Front yard setbacks shall apply as follows:
 - Minimum Setback from Mews Street or Slip Road: 12 feet from back of street curb to building
 - Maximum Setback from Mews Street or Slip Road: 18 feet from back of street curb to building
 - Minimum Setback from Public Street or Slip Road: 15 feet from back of street curb to building

- Maximum Setback from Public Street or Slip Road: 21 feet from back of street curb to building
 - Minimum of 75% of the front facade of the building shall fall within the minimum and maximum setback
- viii. Minimum Side Yard
- Interior Side Yard: None
 - Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
- ix. Minimum Rear Yard: None
- x. Maximum Height: 3 story (50 feet)
- xi. Minimum Floor Area per Dwelling Unit: 800 square feet
- xii. Maximum Lot Coverage: 100%
- xiii. Street trees shall be placed in planting beds or tree grates within 6 feet of the back of the street curb.
- xiv. Sidewalks with a minimum unobstructed width of 6 feet shall be placed along street frontage within Tracts A and B. Sidewalks with a minimum unobstructed width of 7 feet shall be placed along street frontage within Tracts C and D. Sidewalks are in addition to and placed adjacent to street tree areas.
- xv. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the area between the front facade of the building and the back of the street curb.
- xvi. Maximum Building Length: 200 feet
- xvii. Buildings must be separated by a minimum distance of 10 feet.
- xviii. Maximum Number of Units per Building: 10
- xix. Rear entry drives are required. The distance from the garage to the travel lane of the alley shall be 10 or less feet in length or shall be 20 feet or greater in length. The distance from the garage to the mews street shall be in accordance with the attached mews street section.
- d. Standards relating to single-family residence detached development shall be in accordance with the following:
- i. Minimum Lot Area: 875 square feet
 - ii. Minimum Lot Width: 25 feet
 - iii. Front Yard Setbacks:
 - Minimum Setback from a Public Street, Mews Street, Slip Road, or Access and Utility Easement: None, except the distance from any

garage to the right-of-way or easement line shall be 3 feet or less, or 20 feet or greater in length.

- Maximum Setbacks:

1. From Communications Pkwy. and Headquarters Dr.: 20 feet. A maximum of 30% of the units may exceed this setback if those units average a setback of 30 feet.
2. From all other Public Streets, Mews Streets, Slip Roads, or Access and Utility Easements: 20 feet from back of street curb or easement line to building.

- iv. Minimum Side Yard Setback: None.
- v. Maximum Height: 3 story; 50 feet. Outdoor living areas, patios, and/or decks are allowed on second and third stories of buildings as long as they are within the 50-foot maximum building height.
- vi. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot wide maintenance easement shall be placed between lots to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3-foot distance is provided.
- vii. An easement for the benefit of each lot is hereby reserved over, across, and upon each lot adjoining to such lot for roof overhangs not exceeding 2 feet in width and brick ledges which support exterior veneer walls and associated brick and veneers not exceeding six inches in width.
- viii. Lots may take access from a Public Street, Mews Street, Slip Road, or Access and Utility Easement. Units may front on an access and utility easement. The minimum frontage required along a public street for each lot deriving frontage from an access and utility easement is 2 feet. The access and utility easement shall be a minimum of 24 foot wide, paved and maintained by the homeowners' association.
- ix. Garages for single-family residence detached uses shall not front on Headquarters Dr. or Communications Pkwy.
- x. Parking Requirements: 2.25 spaces per dwelling unit. Two off-street parking spaces shall be provided within attached garages, adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit. The visitor parking requirement may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors.
- xi. Any single-family residence detached subdivision developed under these standards shall provide usable open space which equals or exceeds 10% of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger or easements for drainage or floodways.

- xii. A minimum 6-foot masonry screening wall, ornamental metal fence, irrigated living screen, or combination of the three will be provided along the site's western property boundary adjacent to Legacy West, Block E, Lot 2. If a living screen is installed, it shall be at least a 6-foot tall solid screen within two years of installation.
- xiii. The minimum spacing between adjacent streets on a roadway shall be 110 feet between the near curb of any adjacent street when either of the streets is a Type E or larger street.

3. Street, Sidewalk, and Streetscape Regulations

- a. Streets, private streets and drives, streetscape and visibility triangles shall be in accordance with the attached street and drive sections and intersection diagrams.
- b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted. These areas shall not be included in parking calculations.
- c. Within Tracts C and D, trees, landscaping, outdoor dining areas, bicycle racks and street furniture may be placed within a sidewalk but may not reduce the 7 feet unobstructed width.

4. Parking Regulations

- a. On-street parking within 300 feet of a proposed use may be counted toward satisfying the parking requirement for such use. Assignment of on-street parking shall be at the time of approval of the site plan.

The required parking within the district shall be as follows:

- Multifamily - One space per bedroom (including efficiencies). Spaces for multifamily uses may be provided in a joint use parking structure and need not be within 100 feet of the units served.
- Single-Family Attached - Each dwelling unit shall have a rear entry drive within a minimum of 2 parking spaces per garage. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
- Live/Work Space - 1 space per 800 square feet of area on the ground floor
- Retail - 1 space per 500 square feet of floor area
- Office - 1 space per 300 square feet of floor area
- Hotel - 1 space per guest room and 1 space per 160 square feet of meeting area
- All Other Nonresidential Uses - 1 space per 250 square feet of floor area

- b. Within Tract C, a maximum of 100 off-street parking spaces are permitted within a surface parking area within each lot. These areas shall contain a five-foot landscaped edge between the parking area and the street. Within this landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet.
- c. The initial developments in the district will provide parking as required above. Required parking may be shared among the following uses: multifamily, residential, office, retail, restaurant, health club, hotel, and theater, based on time-of-day parking demands for such uses. A parking study detailing parking needs and shared parking arrangements must be submitted at the time of site plan review and approval.
- d. When a building is under single ownership, a maximum of 50% of the spaces provided in a parking structure may utilize small car parking requirements.
- e. Structured parking shall be designed to minimize the ground level view of automobiles below their hood lines. Parking structure facades shall have strong horizontal architectural elements. Pedestrian entrances to parking garages shall be directly accessed by a sidewalk or mews or through an internal building vestibule.

5. Prohibited/Additional Allowed Uses

- a. The following uses shall be prohibited:
 - electrical substation
 - railroad team track
 - freight terminal or dock
 - service yard for governmental agency
 - shops, office, or storage area for public/private utility
 - water treatment plant
 - automobile parts sales (inside)
 - automobile repair garage
 - automobile storage
 - car wash
 - motorcycle sales/service
 - tire dealer (no open storage)
 - contract construction
 - general commercial plant
 - transfer storage and baggage terminal

- b. The following additional uses shall be permitted:
 - artisan's workshop
 - bed & breakfast
 - single-family residence attached
- c. Within Tract C, the following additional uses shall be permitted:
 - Multifamily and mid-rise residential
- d. Within Tract D, the following additional uses shall be permitted:
 - Single-family residence attached
 - Single-family residence detached

6. Signage Regulations

In addition to signs permitted by Section 3.1600 of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

Freestanding Identification Signs - Freestanding identification signs may be installed at the following locations and shall comply with the Dallas North Tollway Overlay District signage requirements:

- The intersections of Type D and larger thoroughfares.
- The intersection of Bishop Rd. and Type D and larger thoroughfares.

Freestanding identification signs are exempt from the requirement that they be located at least 30 feet from a private property line.

Directional Signs

- a. General
 - A directional sign is any noncommercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, hotel, or parking areas.
 - A directional sign may be a freestanding sign, a wall sign, a projecting sign, or mounted to a vertical support.
 - These signs shall not contain advertising and shall be specifically directional in nature.
- b. Sign Size - A directional sign mounted to a vertical support shall not exceed 15 square feet and the maximum sign width is 3 feet wide. The bottom of the sign shall not fall below 7 feet from the ground surface.

Banners - General

- Banners may be mounted to a vertical support or attached to a building or parking deck and may cross the street.
- Banners, which are mounted to a vertical support, may be integrated onto street and pedestrian light poles.
- Banners may display artwork or a message that pertains to the district or a special event.

Portals - General

- A portal is an entry feature, which may be freestanding, span across an area, or attached to a building or structure.
- Portals may be located at the following locations:
 1. The intersections of Bishop Rd. and Type D and larger thoroughfares.
 2. The intersection of Henry Cook Blvd. and Parkwood Blvd.
- Portals which span across the public right-of-way may be erected subject to city approval.

Directory Map

a. General

- A directory map is a noncommercial map listing the occupants within a shopping center, retail district, office district, or commercial site.
- A directory map may be freestanding, mounted to a wall, mounted to a vertical support, incorporated into a kiosk, or anchored within the public right-of-way.
- A directory map is used to provide way finding information for pedestrians.

b. Sign Size

- A directory map, mounted to a vertical support, shall not exceed 40 square feet.

Architectural Roof Signs

a. General

- An architectural roof sign is a sign on top of a roof structure which may extend above the highest point of a roofline.
- Architectural roof signs are prohibited on building facades facing the Dallas North Tollway, Headquarters Dr., Parkwood Blvd., Tennyson Pkwy., and Legacy Dr.

b. Sign Size

- Architectural roof signs shall not exceed an overall height of 9 feet and shall not exceed a maximum square footage of 150 square feet.

Sloping Roof Signs

a. General

- A sloping roof sign sits at the base of a sloping roof structure/awning element and does not extend above the roofline of the structure or element.
- Sloping roof signs are limited to the retail portions of Legacy Town Center and Tract C.

b. Sign Size

- Sloping roof sign height shall not exceed 1/3 of the height of the sloping roof seen in true elevation. (See attached zoning exhibit for sloping roof sign detail.)

A-frame Signs

a. General

- An a-frame sign is a self-supporting A-shaped sign with 2 visible sides that is located on or adjacent to a sidewalk.
- The sign shall be sufficiently weighted or anchored.
- A-frame signs may be located within the public right-of-way.

b. Sign Size

- The maximum square footage is 8 square feet per sign face and the maximum sign height is 4 feet high.

Projecting Signs

a. General

- Projecting signs must keep a minimum clearance of 8 feet above the sidewalk.
- Projecting signs may be located within the public right-of-way.

b. Sign Size

- The horizontal portion of any projecting sign shall not be more than 6 feet 6 inches in length measured from the building face.
- The projecting sign shall not exceed 60 square feet.

Murals - General

- Murals are noncommercial pictures, not advertising a product or service, which is sold on the premises, painted on, or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.
- Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural and for appropriate size and placement.

Kiosks

a. General

- Freestanding kiosk structures may be anchored within the public right-of-way or erected on individual lots. If anchored in the public right-of-way, kiosks are limited to 15 feet in height, and all accessibility and visibility requirements must be met for public sidewalks and streets. A maximum of 4 freestanding kiosks may be installed in the public right-of-way, 2 in the portion of the planned development district south of Legacy Dr., and 2 in the portion north of Legacy Dr.
- Kiosks in the public right-of-way may display directory maps, artwork, or messages that pertain to the district or special events, but shall not be used for commercial advertising signs. Kiosks located on private property may display commercial advertising signs.

b. Sign Size

- Signage on all kiosks shall not exceed 40 square feet in the public right-of-way. Signage on kiosks located on private property may not exceed 60 square feet. For multiple-sided kiosks, the gross surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.

Multipurpose Wall Signs

a. General

- A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.
- Multipurpose wall signs are exempt from Subsections 3.1603 (1)(b) and (2)(f) of Section 3.1600.

- An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every 8 seconds.

b. Size and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.
- Multipurpose wall signs within Tract C shall be limited to 450 square feet in size.
- A maximum of 2 multipurpose signs shall be mounted to parking garages located adjacent to the Dallas North Tollway within Tract C.
- A maximum of 2 multipurpose wall signs shall be mounted to the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Dr. only. The signs shall be mounted on the north, west, or south facades, and only 1 sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise tenants, owners and uses and any of their products or services within PD-65-CB-1.

Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

FOR CITY COUNCIL MEETING OF: March 23, 2015 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

EM/ks

xc: JCPenney Co., Inc.
Trey Braswell, Kimley-Horn

<http://goo.gl/maps/ES8ZF>

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 2, 2015

Agenda Item No. 8A

Public Hearing: Zoning Case 2014-44

Applicant: J.C. Penney Co., Inc.

DESCRIPTION:

Request to amend Planned Development-65-Central Business-1 on 275.1± acres located at the northeast corner of the Dallas North Tollway and Tennyson Parkway. Zoned Planned Development-65-Central Business-1 with Specific Use Permit #265 for Day Care Center and Specific Use Permit #394 for Cemetery/Mausoleum.

REMARKS:

The purpose of this request is to modify Planned Development-65-Central Business-1 (PD-65-CB-1) in order to add single-family residence detached as a permitted use with modified 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. Single-family residence detached is defined as “a dwelling designed and constructed for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other separate lot or tract.”

The request proposes to allow single-family residence detached as an additional permitted use within Tract D, which is located at the southwest corner of Communications Parkway and Headquarters Drive. A concept plan for Legacy West, Block E, Lot 1 accompanies this request as Agenda Item 8B.

Surrounding Land Use and Zoning

The property to the north of Tract D, across Headquarters Drive, is zoned PD-64-CB-1 and is currently undeveloped. To the east, across Communications Parkway, the property is zoned PD-65-CB-1 and is currently undeveloped. To the south and west is a general office development zoned Commercial Employment (CE) with Specific Use Permit #265 for Day Care Center.

Proposed Planned Development Stipulations

The request is to amend PD-65-CB-1 to allow single-family residence detached as a permitted use within Tract D. The property within Tracts C and D was added to PD-65-CB-1 in 2014 with approval of Zoning Case 2014-27. At that time, single-family residence attached was added as an additional use to Tract D; however, the applicant is now requesting to develop single-family residence detached with urban standards consistent with the remainder of PD-65-CB-1 and the city's small lot development standards including minimum parking and open space as follows:

Specific Provisions of the Planned Development

2. d. Standards relating to single-family residence detached development shall be in accordance with the following:

- i. Minimum Lot Area: 875 square feet
- ii. Minimum Lot Width: 25 feet
- iii. Front Yard Setbacks:
 - Minimum Setback from a Public Street, Mews Street, Slip Road, or Access and Utility Easement: None, except the distance from any garage to the right-of-way or easement line shall be 3 feet or less, or 20 feet or greater in length.
 - Maximum Setbacks:
 1. From Communications Pkwy. and Headquarters Dr.: 20 feet. A maximum of 30% of the units may exceed this setback if those units average a setback of 30 feet.
 2. From all other Public Streets, Mews Streets, Slip Roads or Access and Utility Easements: 20 feet from back of street curb or easement line to building.
- iv. Minimum Side Yard Setback: None.
- v. Maximum Height: 3 story; 50 feet. Outdoor living areas, patios, and/or decks are allowed on second and third stories of buildings as long as they are within the 50-foot maximum building height.
- vi. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot wide maintenance easement shall be placed between lots to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3-foot distance is provided.
- vii. An easement for the benefit of each lot is hereby reserved over, across, and upon each lot adjoining to such lot for roof overhangs not exceeding 2 feet in width, and brick ledges which support exterior veneer walls and associated brick and veneers not exceeding 6 inches in width.

- viii. Lots may take access from a public street, mews street, slip road, or access and utility easement. Units may front on an access and utility easement. The minimum frontage required along a public street for each lot deriving frontage from an access and utility easement is 2 feet. The access and utility easement shall be a minimum of 24 foot wide, paved and maintained by the homeowners' association.
- ix. Garages for single-family residence detached uses shall not front on Headquarters Dr. or Communications Pkwy.
- x. Parking Requirements: 2.25 spaces per dwelling unit. Two off-street parking spaces shall be provided within attached garages, adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit. The visitor parking requirement may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors.
- xi. Any single-family residence detached subdivision developed under these standards shall provide usable open space which equals or exceeds 10% of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger or easements for drainage or floodways.
- xii. A minimum 6-foot masonry screening wall, ornamental metal fence, irrigated living screen, or combination of the 3 will be provided along the site's western property boundary adjacent to Legacy West, Block E, Lot 2. If a living screen is installed, it shall be at least a 6-foot tall solid screen within 2 years of installation.
- xiii. The minimum spacing between adjacent streets on a roadway shall be 110 feet between the near curb of any adjacent street when either of the streets is a Type E or larger street.

There are two primary parts to this request: land use and building design standards.

Land Use - The applicant is proposing to amend PD-65-CB-1 as the base zoning district with the additional use of single-family residence detached.

Design Standards - The requested design standards would allow for an urban form of single-family residential development.

Conformance to the Comprehensive Plan

Future Land Use Plan: The Future Land Use Plan designates Tract D as Low-Intensity Office (LIO). The city's current land use policies recommend that land along expressway corridors be reserved for economic development and employment opportunities. However, mixed-use development may be appropriate along expressway corridors in accordance with the interim amendment policy recommendations of the



Comprehensive Plan that were adopted in April 2012. The current zoning allows mixed-use development on the subject property.

Adequacy of Public Facilities: Water and sanitary sewer services are available to serve the subject property. The available sanitary sewer capacity is sufficient to handle additional commercial development in the area.

Traffic Impact Analysis (TIA): A TIA is not required for this rezoning request.

School Capacity: This is provided for informational purposes only. The majority of the subject property is within the Plano Independent School District (PISD) and the remainder is located within the Frisco Independent School District (FISD).

The portion of the subject property within the PISD is served by the following schools:

Elementary School	Barksdale
Middle School	Renner
High School	Shepton
Senior High School	Plano West Senior High

Per the districts representative, there may be capacity issues at the schools if all the proposed residential units within PD-65-CB-1 were built today.

The portion of the subject property within the FISD is served by the following schools:

Elementary School	Spears
Middle School	Hunt
High School	Frisco

Per the district's representative, there will be little potential impact on FISD school capacities.

Public Safety Response Time: Based upon existing personnel, equipment, and facilities, fire emergency response times will be sufficient to serve the site. Additional residential units in this area will increase EMS and fire calls for service and may impact future staffing levels and the type of equipment assigned to area fire stations.

Access to and Availability of Amenities and Services:

Parks: The subject property is not within a Park Fee service area. There are no existing neighborhood parks or linear parks to serve this area and the Park Master Plan does not identify any proposed parks to be located within this area of the city. Private open space will serve the residents of this area as required in PD-65-CB-1.

Libraries: The subject property is located within Parr Library's service area, and service to the residents would be possible with the current library resources.

Single-Family Residence Detached

The applicant is proposing to allow an urban form of the single-family residence detached use within Tract D. Single-family residence attached (townhomes) are currently permitted in Tracts A, B, and D. The modified area, yard, and bulk requirements, lot area, building setbacks, and heights will create an urban form of residential product consistent with the existing PD standards. Allowing residential uses within the context of an urban center development provides many benefits to future residents and can contribute to the overall success of the development. Staff believes that in this area, and in the context of the recently approved expansion of the planned development district, the proposed residential use is appropriate.

SUMMARY:

The applicant is requesting to modify PD-65-CB-1 in order to add single-family residence detached as a permitted use with modified development standards within Tract D, located at the southwest corner of Headquarters Drive and Communications Parkway. The proposed amendment to the PD-65-CB-1 zoning district is consistent with existing zoning, and the Future Land Use Plan recommendations for mixed-use development. The requested residential use is appropriate in the context of an urban center. Staff is in support of the proposed rezoning.

RECOMMENDATION:

Recommended for approval as follows:

(Proposed additions are indicated by underlined text; deletions are indicated by strikethrough text.)

Restrictions:

General Conditions of the Planned Development District

1. The zoning exhibits shall be adopted as part of this ordinance.
2. The Planned Development shall be divided into four tracts:
 - a. Tract A, south of Legacy Dr., must be developed using the standards required by the planned development district.
 - b. Tract B, north of Legacy Dr., may be developed using either these requirements or the CB-1 regulations contained within the Zoning Ordinance. The initial development for Tract B will determine the standards to be used for the remainder of the property.

- c. Tract C, west of the Dallas North Tollway, north of Legacy Dr., east of Communications Pkwy. and south of Headquarters Dr. must be developed using the standards required by the planned development district.
 - d. Tract D, at the southwest corner of Headquarters Dr. and Communications Pkwy. must be developed using the standards required by the planned development district. Tract D may be developed in accordance with the uses permitted within the CB-1 zoning district, or as single-family residence attached.
3. Telecommunications Plan - A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be submitted within one year of the approval of this ordinance.
 4. Street trees shall be provided at a rate of 1 4-inch caliper tree per 35 feet of street frontage per side. Exact spacing and location of street trees shall be determined at the time of site plan approval.
 5. Lots must have frontage on a street. There is no required frontage distance for a lot although each lot must meet the design standards of the district.

Specific Provisions of the Planned Development

1. Building Design

- a. On the south side of Legacy Dr., buildings fronting on Bishop Rd. must be designed to accommodate ground floor retail uses from Legacy Dr. south to Martin Rd. On the north side of Legacy Dr., retail, office, and live/work space is allowed on the ground floor of all multifamily buildings but is not required. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
- b. Nonresidential buildings, except for parking garages, shall have a minimum of 40% of the ground floor facade comprised of window area. Facades facing the Dallas North Tollway frontage road and Legacy Dr. within 400 feet from the Dallas North Tollway frontage road are exempt from this requirement and shall have a minimum of 30% of the ground floor facade comprised of window area. No glass having an exterior visible reflectance of more than 30% shall be permitted as an exterior building material.
- c. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way.
- d. Buildings shall be constructed with 75% of each facade within six feet of the right-of-way for streets and mews, unless restricted by easements. Where easements are present, 75% of each facade must be built to the easement line. Exceptions to these setback requirements are:

- i. Within Tracts A and B, buildings with facades along the Dallas North Tollway frontage road shall have a 300-foot maximum setback.
 - ii. Within Tracts A and B, buildings with facades along Legacy Dr., within 400 feet from the Dallas North Tollway frontage road, shall have a 300-foot maximum setback
 - iii. Within Tracts A and B, all developments having building facades along Legacy Dr., except for item ii. above, shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Legacy Dr. A public or private mews street may also be installed between Legacy Dr. and the buildings. In this case, 75% of the building facade shall be within 6 feet of the mews street right-of-way. The initial development along the south side of Legacy Dr., except within the area defined in item ii. above, shall determine which development standard is to be used.
 - iv. Within Tract C, buildings shall be constructed with 75% of each façade within 30 feet of the back of curb of the quasi-public street or within 100 feet of the back of curb of Headquarters Dr., Communications Pkwy., Legacy Dr. or the Dallas North Tollway.
 - v. Within Tract C, off-street surface parking is prohibited between the quasi-public street and the building facade.
 - vi. Within Tract C, if a public open space, patio dining, plaza, or other public amenity is provided between the building face and the street, then the amenity may be used to meet the maximum building setback. Surface parking lots cannot be used to meet the maximum building setback.
- e. Within Tracts A and B, building facades fronting Headquarters Dr. or Tennyson Pkwy. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Headquarters Dr. or Tennyson Pkwy. If a mews street is used, the building facade shall have 75% of its face with 6 feet of the mews street right-of-way line.
 - f. Within Tracts A and B, building facades fronting Parkwood Blvd. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Blvd. A public or private mews street may also be installed between the buildings and the right-of-way of Parkwood Blvd. If a mews street is used, the building facade shall have 75% of its face within six feet of the mews street right-of-way line. The minimum setback shall be six feet from the right-of-way of Parkwood Blvd.

- g. No building facade shall exceed a length of 400 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
- h. Tract C shall contain a quasi-public street connecting Legacy Dr. to Headquarters Blvd.
 - i. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.
 - ii. On-street parking is permitted along the quasi-public street provided it is parallel or angled. Ninety-degree, head-in parking, is prohibited along the quasi-public street.
 - iii. Buildings fronting the quasi-public street shall be designed to accommodate ground floor retail and office uses. Live/work space is permitted on the ground floor of all multifamily buildings. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
 - iv. Public or private mews streets may be installed between the buildings, perpendicular to the quasi-public street and all other public streets. If a mews street is used, the building façade shall have 75% of its face within 7 feet of the mews street right-of-way line.
- i. Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

2. Residential Development Standards

- a. Standards relating to all residential development
 - i. Within Tracts A and B, no minimum open space shall be required per residential dwelling unit. However, 2 park or courtyard areas must be provided within the planned development district, one on each side of Legacy Dr. The park areas shall total 5 acres in size. These areas may be publicly or privately owned. Parks, courtyards, and streetscape areas shall be shown at the time of concept plan or site plan approval on the concept plan or site plan.
 - ii. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street or alley from buildings

containing residential uses unless the loading dock is screened in accordance with the following:

- Solid metal gates
- Masonry screening walls (in accordance with Section 3.1000)
- Overhead doors
- Any combination of the above

b. Standards relating to multifamily residence development

- i. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104.
- ii. The minimum residential density for multifamily development shall be 40 dwelling units per acre. Mid-rise residential is excluded from this requirement.
- iii. Within Tract C, the maximum number of multifamily dwelling units shall be 800.
- iv. Within Tract C, the first floor of residential buildings shall not solely consist of structured parking.

c. Standards relating to single-family residence attached development

- i. Each dwelling unit shall be on an individually-platted lot. Lots shall front on a public street, private mews street, or slip road. Mews streets used for private lot frontage shall be named streets and shall not be gated.
- ii. Within Tract D, Garages for single-family residence attached uses shall not front on Headquarters Dr. or Communications Pkwy.
- iii. Minimum Lot Area: 700 square feet.
- iv. Maximum Density: 40 dwelling units per acre
- v. Minimum Lot Width: 20 feet
- vi. Minimum Lot Depth: 35 feet
- vii. Front yard setbacks shall apply as follows:
 - Minimum Setback from Mews Street or Slip Road: 12 feet from back of street curb to building
 - Maximum Setback from Mews Street or Slip Road: 18 feet from back of street curb to building
 - Minimum Setback from Public Street or Slip Road: 15 feet from back of street curb to building
 - Maximum Setback from Public Street or Slip Road: 21 feet from back of street curb to building

- Minimum of 75% of the front facade of the building shall fall within the minimum and maximum setback
- viii. Minimum Side Yard
 - Interior Side Yard: None
 - Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
 - ix. Minimum Rear Yard: None
 - x. Maximum Height: 3 story (50 feet)
 - xi. Minimum Floor Area per Dwelling Unit: 800 square feet
 - xii. Maximum Lot Coverage: 100%
 - xiii. Street trees shall be placed in planting beds or tree grates within 6 feet of the back of the street curb.
 - xiv. Sidewalks with a minimum unobstructed width of 6 feet shall be placed along street frontage within Tracts A and B. Sidewalks with a minimum unobstructed width of 7 feet shall be placed along street frontage within Tracts C and D. Sidewalks are in addition to and placed adjacent to street tree areas.
 - xv. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the area between the front facade of the building and the back of the street curb.
 - xvi. Maximum Building Length: 200 feet
 - xvii. Buildings must be separated by a minimum distance of 10 feet.
 - xviii. Maximum Number of Units per Building: 10
 - xix. Rear entry drives are required. The distance from the garage to the travel lane of the alley shall be 10 or less feet in length or shall be 20 feet or greater in length. The distance from the garage to the mews street shall be in accordance with the attached mews street section.
- d. Standards relating to single-family residence detached development shall be in accordance with the following:
- i. Minimum Lot Area: 875 square feet
 - ii. Minimum Lot Width: 25 feet
 - iii. Front Yard Setbacks:
 - Minimum Setback from a Public Street, Mews Street, Slip Road, or Access and Utility Easement: None, except the distance from any garage to the right-of-way or easement line shall be 3 feet or less, or 20 feet or greater in length.

- Maximum Setbacks:
 1. From Communications Pkwy. and Headquarters Dr.: 20 feet. A maximum of 30% of the units may exceed this setback if those units average a setback of 30 feet.
 2. From all other Public Streets, Mews Streets, Slip Roads, or Access and Utility Easements: 20 feet from back of street curb or easement line to building.
- iv. Minimum Side Yard Setback: None.
- v. Maximum Height: 3 story; 50 feet. Outdoor living areas, patios, and/or decks are allowed on second and third stories of buildings as long as they are within the 50-foot maximum building height.
- vi. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot wide maintenance easement shall be placed between lots to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3-foot distance is provided.
- vii. An easement for the benefit of each lot is hereby reserved over, across, and upon each lot adjoining to such lot for roof overhangs not exceeding 2 feet in width and brick ledges which support exterior veneer walls and associated brick and veneers not exceeding six inches in width.
- viii. Lots may take access from a Public Street, Mews Street, Slip Road, or Access and Utility Easement. Units may front on an access and utility easement. The minimum frontage required along a public street for each lot deriving frontage from an access and utility easement is 2 feet. The access and utility easement shall be a minimum of 24 foot wide, paved and maintained by the homeowners' association.
- ix. Garages for single-family residence detached uses shall not front on Headquarters Dr. or Communications Pkwy.
- x. Parking Requirements: 2.25 spaces per dwelling unit. Two off-street parking spaces shall be provided within attached garages, adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit. The visitor parking requirement may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors.
- xi. Any single-family residence detached subdivision developed under these standards shall provide usable open space which equals or exceeds 10% of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger or easements for drainage or floodways.
- xii. A minimum 6-foot masonry screening wall, ornamental metal fence, irrigated living screen, or combination of the three will be provided along the site's western property boundary adjacent to Legacy West, Block E,

Lot 2. If a living screen is installed, it shall be at least a 6-foot tall solid screen within two years of installation.

- xiii. The minimum spacing between adjacent streets on a roadway shall be 110 feet between the near curb of any adjacent street when either of the streets is a Type E or larger street.

3. Street, Sidewalk, and Streetscape Regulations

- a. Streets, private streets and drives, streetscape and visibility triangles shall be in accordance with the attached street and drive sections and intersection diagrams.
- b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted. These areas shall not be included in parking calculations.
- c. Within Tracts C and D, trees, landscaping, outdoor dining areas, bicycle racks and street furniture may be placed within a sidewalk but may not reduce the 7 feet unobstructed width.

4. Parking Regulations

- a. On-street parking within 300 feet of a proposed use may be counted toward satisfying the parking requirement for such use. Assignment of on-street parking shall be at the time of approval of the site plan.

The required parking within the district shall be as follows:

- Multifamily - One space per bedroom (including efficiencies). Spaces for multifamily uses may be provided in a joint use parking structure and need not be within 100 feet of the units served.
 - Single-Family Attached - Each dwelling unit shall have a rear entry drive within a minimum of 2 parking spaces per garage. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
 - Live/Work Space - 1 space per 800 square feet of area on the ground floor
 - Retail - 1 space per 500 square feet of floor area
 - Office - 1 space per 300 square feet of floor area
 - Hotel - 1 space per guest room and 1 space per 160 square feet of meeting area
 - All Other Nonresidential Uses - 1 space per 250 square feet of floor area
- b. Within Tract C, a maximum of 100 off-street parking spaces are permitted within a surface parking area within each lot. These areas shall contain a five-foot landscaped edge between the parking area and the street. Within this landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet.

- c. The initial developments in the district will provide parking as required above. Required parking may be shared among the following uses: multifamily, residential, office, retail, restaurant, health club, hotel, and theater, based on time-of-day parking demands for such uses. A parking study detailing parking needs and shared parking arrangements must be submitted at the time of site plan review and approval.
- d. When a building is under single ownership, a maximum of 50% of the spaces provided in a parking structure may utilize small car parking requirements.
- e. Structured parking shall be designed to minimize the ground level view of automobiles below their hood lines. Parking structure facades shall have strong horizontal architectural elements. Pedestrian entrances to parking garages shall be directly accessed by a sidewalk or mews or through an internal building vestibule.

5. Prohibited/Additional Allowed Uses

a. The following uses shall be prohibited:

- electrical substation
- railroad team track
- freight terminal or dock
- service yard for governmental agency
- shops, office, or storage area for public/private utility
- water treatment plant
- automobile parts sales (inside)
- automobile repair garage
- automobile storage
- car wash
- motorcycle sales/service
- tire dealer (no open storage)
- contract construction
- general commercial plant
- transfer storage and baggage terminal

b. The following additional uses shall be permitted:

- artisan's workshop
- bed & breakfast
- single-family residence attached

c. Within Tract C, the following additional uses shall be permitted:

- Multifamily and mid-rise residential

d. Within Tract D, the following additional uses shall be permitted:

- Single-family residence attached
- Single-family residence detached

6. Signage Regulations

In addition to signs permitted by Section 3.1600 of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

Freestanding Identification Signs - Freestanding identification signs may be installed at the following locations and shall comply with the Dallas North Tollway Overlay District signage requirements:

- The intersections of Type D and larger thoroughfares.
- The intersection of Bishop Rd. and Type D and larger thoroughfares.

Freestanding identification signs are exempt from the requirement that they be located at least 30 feet from a private property line.

Directional Signs

a. General

- A directional sign is any noncommercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, hotel, or parking areas.
- A directional sign may be a freestanding sign, a wall sign, a projecting sign, or mounted to a vertical support.
- These signs shall not contain advertising and shall be specifically directional in nature.

b. Sign Size - A directional sign mounted to a vertical support shall not exceed 15 square feet and the maximum sign width is 3 feet wide. The bottom of the sign shall not fall below 7 feet from the ground surface.

Banners - General

- Banners may be mounted to a vertical support or attached to a building or parking deck and may cross the street.
- Banners, which are mounted to a vertical support, may be integrated onto street and pedestrian light poles.

- Banners may display artwork or a message that pertains to the district or a special event.

Portals - General

- A portal is an entry feature, which may be freestanding, span across an area, or attached to a building or structure.
- Portals may be located at the following locations:
 1. The intersections of Bishop Rd. and Type D and larger thoroughfares.
 2. The intersection of Henry Cook Blvd. and Parkwood Blvd.
- Portals which span across the public right-of-way may be erected subject to city approval.

Directory Map

a. General

- A directory map is a noncommercial map listing the occupants within a shopping center, retail district, office district, or commercial site.
- A directory map may be freestanding, mounted to a wall, mounted to a vertical support, incorporated into a kiosk, or anchored within the public right-of-way.
- A directory map is used to provide way finding information for pedestrians.

b. Sign Size

- A directory map, mounted to a vertical support, shall not exceed 40 square feet.

Architectural Roof Signs

a. General

- An architectural roof sign is a sign on top of a roof structure which may extend above the highest point of a roofline.
- Architectural roof signs are prohibited on building facades facing the Dallas North Tollway, Headquarters Dr., Parkwood Blvd., Tennyson Pkwy., and Legacy Dr.

b. Sign Size

- Architectural roof signs shall not exceed an overall height of 9 feet and shall not exceed a maximum square footage of 150 square feet.

Sloping Roof Signs

a. General

- A sloping roof sign sits at the base of a sloping roof structure/awning element and does not extend above the roofline of the structure or element.
- Sloping roof signs are limited to the retail portions of Legacy Town Center and Tract C.

b. Sign Size

- Sloping roof sign height shall not exceed 1/3 of the height of the sloping roof seen in true elevation. (See attached zoning exhibit for sloping roof sign detail.)

A-frame Signs

a. General

- An a-frame sign is a self-supporting A-shaped sign with 2 visible sides that is located on or adjacent to a sidewalk.
- The sign shall be sufficiently weighted or anchored.
- A-frame signs may be located within the public right-of-way.

b. Sign Size

- The maximum square footage is 8 square feet per sign face and the maximum sign height is 4 feet high.

Projecting Signs

a. General

- Projecting signs must keep a minimum clearance of 8 feet above the sidewalk.
- Projecting signs may be located within the public right-of-way.

b. Sign Size

- The horizontal portion of any projecting sign shall not be more than 6 feet 6 inches in length measured from the building face.
- The projecting sign shall not exceed 60 square feet.

Murals - General

- Murals are noncommercial pictures, not advertising a product or service, which is sold on the premises, painted on, or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.

- Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural and for appropriate size and placement.

Kiosks

a. General

- Freestanding kiosk structures may be anchored within the public right-of-way or erected on individual lots. If anchored in the public right-of-way, kiosks are limited to 15 feet in height, and all accessibility and visibility requirements must be met for public sidewalks and streets. A maximum of 4 freestanding kiosks may be installed in the public right-of-way, 2 in the portion of the planned development district south of Legacy Dr., and 2 in the portion north of Legacy Dr.
- Kiosks in the public right-of-way may display directory maps, artwork, or messages that pertain to the district or special events, but shall not be used for commercial advertising signs. Kiosks located on private property may display commercial advertising signs.

b. Sign Size

- Signage on all kiosks shall not exceed 40 square feet in the public right-of-way. Signage on kiosks located on private property may not exceed 60 square feet. For multiple-sided kiosks, the gross surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.

Multipurpose Wall Signs

a. General

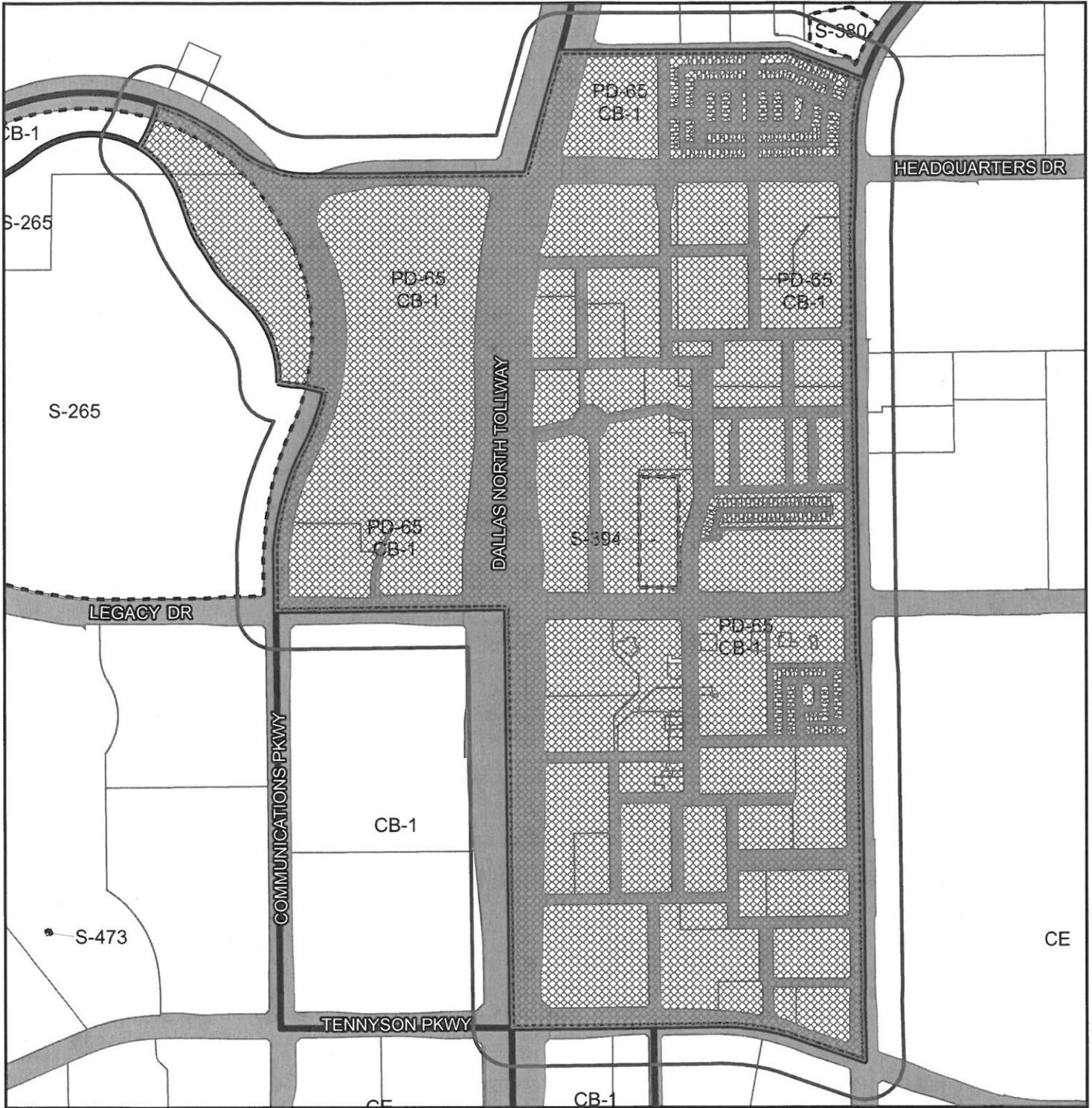
- A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.
- Multipurpose wall signs are exempt from Subsections 3.1603 (1)(b) and (2)(f) of Section 3.1600.
- An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every 8 seconds.

b. Size and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.

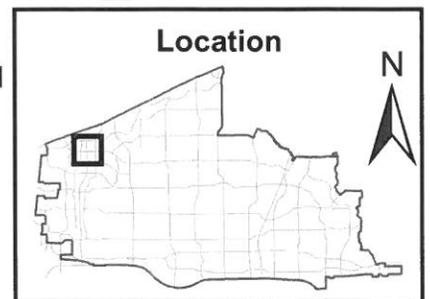
- Multipurpose wall signs within Tract C shall be limited to 450 square feet in size.
- A maximum of 2 multipurpose signs shall be mounted to parking garages located adjacent to the Dallas North Tollway within Tract C.
- A maximum of 2 multipurpose wall signs shall be mounted to the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Dr. only. The signs shall be mounted on the north, west, or south facades, and only 1 sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise tenants, owners and uses and any of their products or services within PD-65-CB-1.

Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.



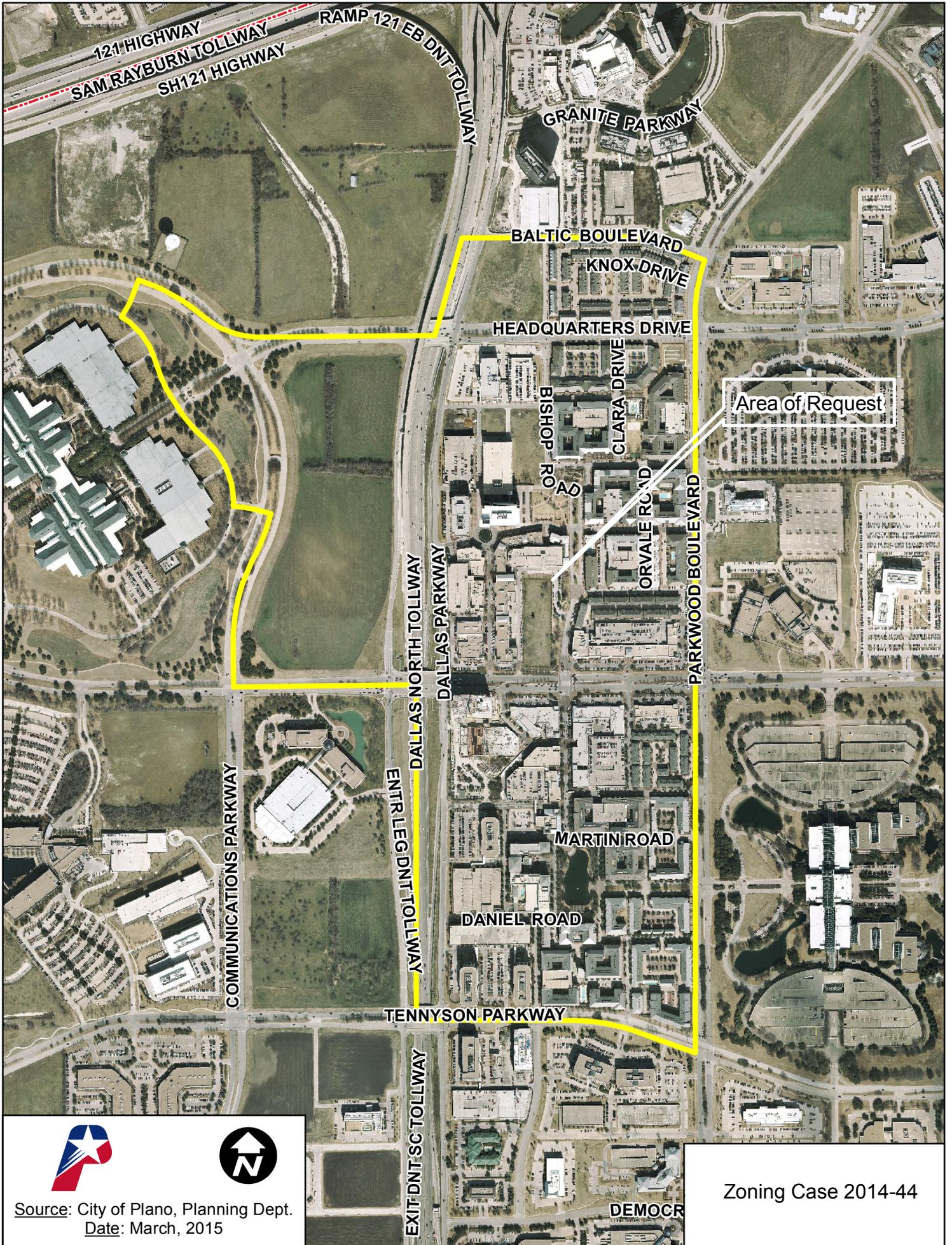
Zoning Case #: 2014-44

Existing Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1
w/SPECIFIC USE PERMITS #265 & #394



Source: City of Plano Planning Department

- | | | |
|--|---|---|
|  200' Notification Buffer |  Zoning Boundary |  Specific Use Permit |
|  Subject Property |  City Limits |  Right-of-Way |

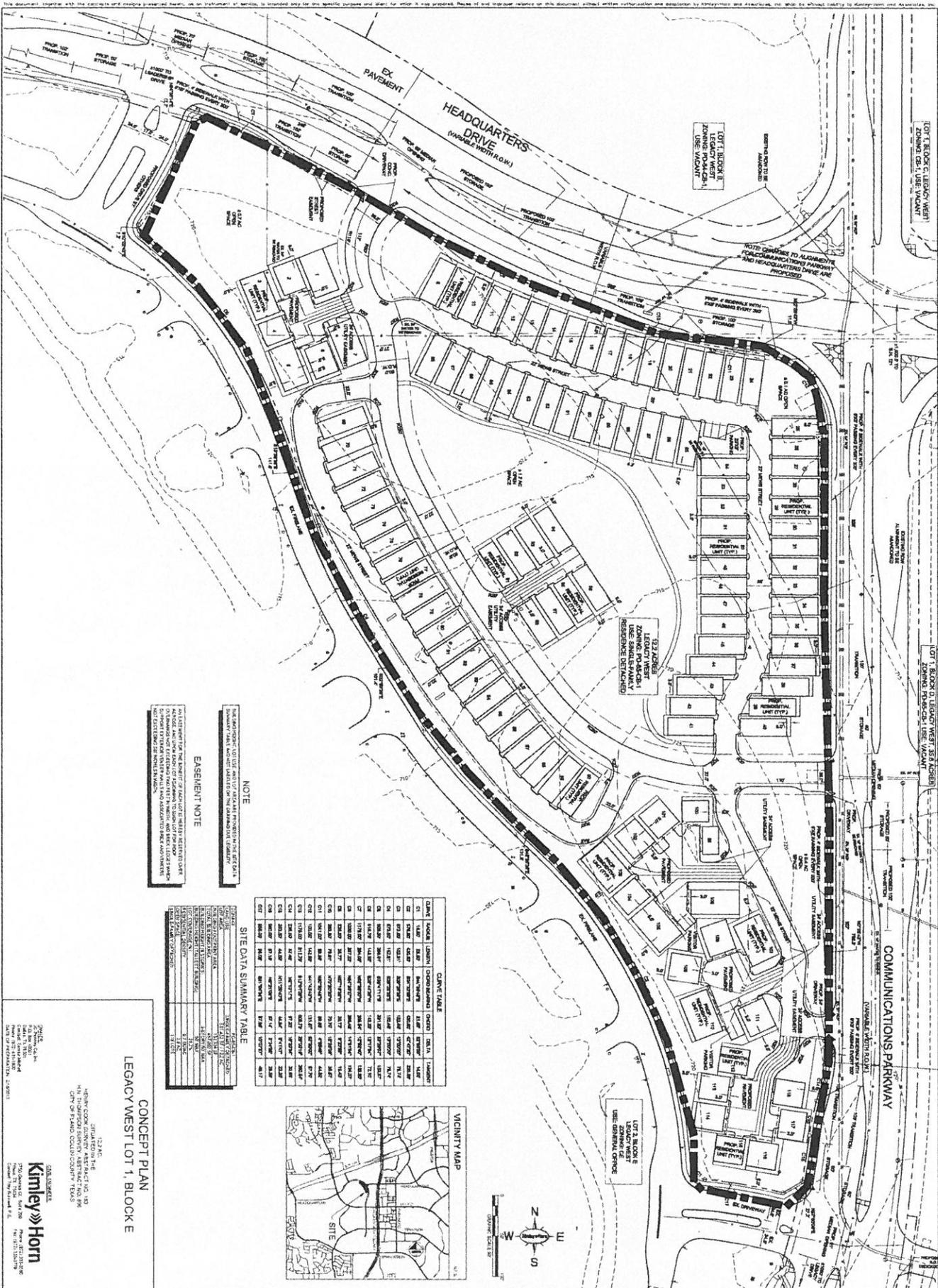


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Source: City of Plano, Planning Dept.
Date: March, 2015

Zoning Case 2014-44



NOTE
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

EASEMENT NOTE
 ALL EASEMENTS FOR THE SUBJECT PROPERTY ARE SHOWN ON THE ATTACHED EASEMENT MAP. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SITE DATA SUMMARY TABLE

CLAS	NO.	AREA (SQ FT)	PERCENT
1	1	100,000	100.00
2	1	100,000	100.00
3	1	100,000	100.00
4	1	100,000	100.00
5	1	100,000	100.00
6	1	100,000	100.00
7	1	100,000	100.00
8	1	100,000	100.00
9	1	100,000	100.00
10	1	100,000	100.00
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12	1	100,000	100.00
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14	1	100,000	100.00
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97	1	100,000	100.00
98	1	100,000	100.00
99	1	100,000	100.00
100	1	100,000	100.00



LEGACY WEST LOT 1, BLOCK E

CONCEPT PLAN

12/21/14
 1:24" = 1' = 1/4" = 1/8" = 1/16" = 1/32" = 1/64" = 1/128" = 1/256" = 1/512" = 1/1024" = 1/2048" = 1/4096" = 1/8192" = 1/16384" = 1/32768" = 1/65536" = 1/131072" = 1/262144" = 1/524288" = 1/1048576" = 1/2097152" = 1/4194304" = 1/8388608" = 1/16777216" = 1/33554432" = 1/67108864" = 1/134217728" = 1/268435456" = 1/536870912" = 1/1073741824" = 1/2147483648" = 1/4294967296" = 1/8589934592" = 1/17179869184" = 1/34359738368" = 1/68719476736" = 1/137438953472" = 1/274877906944" = 1/549755813888" = 1/1099511627776" = 1/2199023255552" = 1/4398046511104" = 1/8796093022208" = 1/17592186044416" = 1/35184372088832" = 1/70368744177664" = 1/140737488355328" = 1/281474976710656" = 1/562949953421312" = 1/1125899906842624" = 1/2251799813685248" = 1/4503599627370496" = 1/9007199254740992" = 1/18014398509481984" = 1/36028797018963968" = 1/72057594037927936" = 1/144115188075855872" = 1/288230376151711744" = 1/576460752303423488" = 1/1152921504606846976" = 1/2305843009213693952" = 1/4611686018427387904" = 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Zoning Case 2014-44

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, so as to amend Planned Development-65-Central Business-1 on 275.1± acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108 and the H.N. Thompson Survey, Abstract No. 896, located at the northeast corner of the Dallas North Tollway and Tennyson Parkway, in the City of Plano, Collin County, Texas, currently zoned Planned Development-65-Central Business-1 with Specific Use Permit No. 265 for Day Care Center and Specific Use Permit No. 394 for Cemetery/Mausoleum; 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 23rd day of March, 2015, for the purpose of considering amending Planned Development-65-Central Business-1 on 275.1± acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108 and the H.N. Thompson Survey, Abstract No. 896, located at the northeast corner of the Dallas North Tollway and Tennyson Parkway, in the City of Plano, Collin County, Texas, currently zoned Planned Development-65-Central Business-1 with Specific Use Permit No. 265 for Day Care Center and Specific Use Permit No. 394 for Cemetery/Mausoleum; 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 23rd day of March, 2015; 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. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to amend Planned Development-65-Central Business-1 on 275.1± acres of land out of the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108 and the H.N. Thompson Survey, Abstract No. 896, located at the northeast corner of the Dallas North Tollway and Tennyson Parkway in the City of Plano, Collin County, Texas, currently zoned Planned Development-65-Central Business-1 with Specific Use Permit No. 265 for Day Care Center and Specific Use Permit No. 394 for Cemetery/Mausoleum, 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:

Restrictions:

General Conditions of the Planned Development District

1. The zoning exhibits shall be adopted as part of this ordinance.
2. The Planned Development shall be divided into four tracts:
 - a. Tract A, south of Legacy Dr., must be developed using the standards required by the planned development district.
 - b. Tract B, north of Legacy Dr., may be developed using either these requirements or the CB-1 regulations contained within the Zoning Ordinance. The initial development for Tract B will determine the standards to be used for the remainder of the property.
 - c. Tract C, west of the Dallas North Tollway, north of Legacy Dr., east of Communications Pkwy. and south of Headquarters Dr. must be developed using the standards required by the planned development district.
 - d. Tract D, at the southwest corner of Headquarters Dr. and Communications Pkwy. must be developed using the standards required by the planned development district. Tract D may be developed in accordance with the uses permitted within the CB-1 zoning district, or as single-family residence attached.

3. Telecommunications Plan - A plan for providing telecommunications service within the district and wireless antenna sites serving the larger area shall be submitted within one year of the approval of this ordinance.
4. Street trees shall be provided at a rate of 1 4-inch caliper tree per 35 feet of street frontage per side. Exact spacing and location of street trees shall be determined at the time of site plan approval.
5. Lots must have frontage on a street. There is no required frontage distance for a lot although each lot must meet the design standards of the district.

Specific Provisions of the Planned Development

1. Building Design

- a. On the south side of Legacy Dr., buildings fronting on Bishop Rd. must be designed to accommodate ground floor retail uses from Legacy Dr. south to Martin Rd. On the north side of Legacy Dr., retail, office, and live/work space is allowed on the ground floor of all multifamily buildings but is not required. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of a building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
- b. Nonresidential buildings, except for parking garages, shall have a minimum of 40% of the ground floor facade comprised of window area. Facades facing the Dallas North Tollway frontage road and Legacy Dr. within 400 feet from the Dallas North Tollway frontage road are exempt from this requirement and shall have a minimum of 30% of the ground floor facade comprised of window area. No glass having an exterior visible reflectance of more than 30% shall be permitted as an exterior building material.
- c. Canopies, balconies, stoops, bay windows, awnings, and other building projections may encroach up to five feet into the public right-of-way.
- d. Buildings shall be constructed with 75% of each facade within six feet of the right-of-way for streets and mews, unless restricted by easements. Where easements are present, 75% of each facade must be built to the easement line. Exceptions to these setback requirements are:
 - i. Within Tracts A and B, buildings with facades along the Dallas North Tollway frontage road shall have a 300-foot maximum setback.

- ii. Within Tracts A and B, buildings with facades along Legacy Dr., within 400 feet from the Dallas North Tollway frontage road, shall have a 300-foot maximum setback.
- iii. Within Tracts A and B, all developments having building facades along Legacy Dr., except for item ii. above, shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Legacy Dr. A public or private mews street may also be installed between Legacy Dr. and the buildings. In this case, 75% of the building facade shall be within 6 feet of the mews street right-of-way. The initial development along the south side of Legacy Dr., except within the area defined in item ii. above, shall determine which development standard is to be used.
- iv. Within Tract C, buildings shall be constructed with 75% of each façade within 30 feet of the back of curb of the quasi-public street or within 100 feet of the back of curb of Headquarters Dr., Communications Pkwy., Legacy Dr. or the Dallas North Tollway.
- v. Within Tract C, off-street surface parking is prohibited between the quasi-public street and the building facade.
- vi. Within Tract C, if a public open space, patio dining, plaza, or other public amenity is provided between the building face and the street, then the amenity may be used to meet the maximum building setback. Surface parking lots cannot be used to meet the maximum building setback.
- e. Within Tracts A and B, building facades fronting Headquarters Dr. or Tennyson Pkwy. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Headquarters Dr. or Tennyson Pkwy. If a mews street is used, the building facade shall have 75% of its face with 6 feet of the mews street right-of-way line.
- f. Within Tracts A and B, building facades fronting Parkwood Blvd. shall have a maximum setback of 30 feet or to the easement line if greater than 30 feet. The setback may be increased to a maximum of 100 feet if a drive aisle with double-loaded parking is installed along Parkwood Blvd. A public or private mews street may also be installed between the buildings and the right-of-way of Parkwood Blvd. If a mews street is used, the building facade shall have 75% of its face within six feet of the mews street right-of-way line. The minimum setback shall be six feet from the right-of-way of Parkwood Blvd.

- g. No building facade shall exceed a length of 400 feet without a break in the facade of a minimum depth of 5 feet for a minimum length of 10 feet.
- h. Tract C shall contain a quasi-public street connecting Legacy Dr. to Headquarters Blvd.
 - i. Quasi-Public Street Definition: Quasi-public streets are privately owned and maintained drives open to public access. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. On-street parking and sidewalks provided along quasi-public streets shall be located within the quasi-public street easement. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets.
 - ii. On-street parking is permitted along the quasi-public street provided it is parallel or angled. Ninety-degree, head-in parking, is prohibited along the quasi-public street.
 - iii. Buildings fronting the quasi-public street shall be designed to accommodate ground floor retail and office uses. Live/work space is permitted on the ground floor of all multifamily buildings. Ground floor activities of nonresidential buildings shall be oriented to the street and shall have access directly from the street. Ground floor is defined as that portion of building from the street-level finish floor elevation and extending 12.5 feet above the street-level finish floor elevation.
 - iv. Public or private mews streets may be installed between the buildings, perpendicular to the quasi-public street and all other public streets. If a mews street is used, the building façade shall have 75% of its face within 7 feet of the mews street right-of-way line.
- i. Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

2. Residential Development Standards

- a. Standards relating to all residential development
 - i. Within Tracts A and B, no minimum open space shall be required per residential dwelling unit. However, 2 park or courtyard areas must be provided within the planned development district, one on each side of Legacy Dr. The park areas shall total 5 acres in size. These areas may be publicly or privately owned. Parks, courtyards, and streetscape areas shall be shown at the time of concept plan or site plan approval on the concept plan or site plan.

- ii. No off-street loading docks shall be required for buildings containing residential uses. Off-street loading docks for nonresidential uses may not be located adjacent to or across a street or alley from buildings containing residential uses unless the loading dock is screened in accordance with the following:
 - Solid metal gates
 - Masonry screening walls (in accordance with Section 3.1000)
 - Overhead doors
 - Any combination of the above
- b. Standards relating to multifamily residence development
- i. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104.
 - ii. The minimum residential density for multifamily development shall be 40 dwelling units per acre. Mid-rise residential is excluded from this requirement.
 - iii. Within Tract C, the maximum number of multifamily dwelling units shall be 800.
 - iv. Within Tract C, the first floor of residential buildings shall not solely consist of structured parking.
- c. Standards relating to single-family residence attached development
- i. Each dwelling unit shall be on an individually-platted lot. Lots shall front on a public street, private mews street, or slip road. Mews streets used for private lot frontage shall be named streets and shall not be gated.
 - ii. Within Tract D, garages for single-family residence attached uses shall not front on Headquarters Dr. or Communications Pkwy.
 - iii. Minimum Lot Area: 700 square feet.
 - iv. Maximum Density: 40 dwelling units per acre
 - v. Minimum Lot Width: 20 feet

- vi. Minimum Lot Depth: 35 feet
- vii. Front yard setbacks shall apply as follows:
 - Minimum Setback from Mews Street or Slip Road: 12 feet from back of street curb to building
 - Maximum Setback from Mews Street or Slip Road: 18 feet from back of street curb to building
 - Minimum Setback from Public Street or Slip Road: 15 feet from back of street curb to building
 - Maximum Setback from Public Street or Slip Road: 21 feet from back of street curb to building
 - Minimum of 75% of the front facade of the building shall fall within the minimum and maximum setback
- viii. Minimum Side Yard
 - Interior Side Yard: None
 - Exterior Side Yard (Corner Lot): Shall be treated the same as front yards
- ix. Minimum Rear Yard: None
- x. Maximum Height: 3 story (50 feet)
- xi. Minimum Floor Area per Dwelling Unit: 800 square feet
- xii. Maximum Lot Coverage: 100%
- xiii. Street trees shall be placed in planting beds or tree grates within 6 feet of the back of the street curb.
- xiv. Sidewalks with a minimum unobstructed width of 6 feet shall be placed along street frontage within Tracts A and B. Sidewalks with a minimum unobstructed width of 7 feet shall be placed along street frontage within Tracts C and D. Sidewalks are in addition to and placed adjacent to street tree areas.

- xv. Stoops and landscaped areas adjacent to the building may extend a maximum distance of six feet into the area between the front facade of the building and the back of the street curb.
 - xvi. Maximum Building Length: 200 feet
 - xvii. Buildings must be separated by a minimum distance of 10 feet.
 - xviii. Maximum Number of Units per Building: 10
 - xix. Rear entry drives are required. The distance from the garage to the travel lane of the alley shall be 10 or less feet in length or shall be 20 feet or greater in length. The distance from the garage to the mews street shall be in accordance with the attached mews street section.
- d. Standards relating to single-family residence detached development shall be in accordance with the following:
- i. Minimum Lot Area: 875 square feet
 - ii. Minimum Lot Width: 25 feet
 - iii. Front Yard Setbacks:
 - Minimum Setback from a Public Street, Mews Street, Slip Road, or Access and Utility Easement: None, except the distance from any garage to the right-of-way or easement line shall be 3 feet or less, or 20 feet or greater in length.
 - Maximum Setbacks:
 - 1. From Communications Pkwy. and Headquarters Dr.: 20 feet. A maximum of 30% of the units may exceed this setback if those units average a setback of 30 feet.
 - 2. From all other Public Streets, Mews Streets, Slip Roads, or Access and Utility Easements: 20 feet from back of street curb or easement line to building.
 - iv. Minimum Side Yard Setback: None.
 - v. Maximum Height: 3 story; 50 feet. Outdoor living areas, patios, and/or decks are allowed on second and third stories of buildings as long as they are within the 50-foot maximum building height.

- vi. Buildings must be separated by a minimum distance of 3 feet. A minimum 3-foot wide maintenance easement shall be placed between lots to allow for property owner maintenance. The easement may be split between lots as long as the minimum 3-foot distance is provided.
- vii. An easement for the benefit of each lot is hereby reserved over, across, and upon each lot adjoining to such lot for roof overhangs not exceeding 2 feet in width and brick ledges which support exterior veneer walls and associated brick and veneers not exceeding six inches in width.
- viii. Lots may take access from a Public Street, Mews Street, Slip Road, or Access and Utility Easement. Units may front on an access and utility easement. The minimum frontage required along a public street for each lot deriving frontage from an access and utility easement is 2 feet. The access and utility easement shall be a minimum of 24 foot wide, paved and maintained by the homeowners' association.
- ix. Garages for single-family residence detached uses shall not front on Headquarters Dr. or Communications Pkwy.
- x. Parking Requirements: 2.25 spaces per dwelling unit. Two off-street parking spaces shall be provided within attached garages, adjacent to each unit or within 100 feet of each unit if established with site plan approval. One-fourth visitor parking space shall be provided within 600 feet of each unit. The visitor parking requirement may be eliminated or reduced at the time of site plan or subdivision plat approval with a finding that there is adequate on-street parking for visitors.
- xi. Any single-family residence detached subdivision developed under these standards shall provide usable open space which equals or exceeds 10% of the gross platted area, excluding rights-of-way for major thoroughfares Type E or larger or easements for drainage or floodways.
- xii. A minimum 6-foot masonry screening wall, ornamental metal fence, irrigated living screen, or combination of the three will be provided along the site's western property boundary adjacent to Legacy West, Block E, Lot 2. If a living screen is installed, it shall be at least a 6-foot tall solid screen within two years of installation.
- xiii. The minimum spacing between adjacent streets on a roadway shall be 110 feet between the near curb of any adjacent street when either of the streets is a Type E or larger street.

3. Street, Sidewalk, and Streetscape Regulations

- a. Streets, private streets and drives, streetscape and visibility triangles shall be in accordance with the attached street and drive sections and intersection diagrams.
- b. Outdoor patio and sidewalk dining, as well as other public seating areas, are permitted. These areas shall not be included in parking calculations.
- c. Within Tracts C and D, trees, landscaping, outdoor dining areas, bicycle racks and street furniture may be placed within a sidewalk but may not reduce the 7 feet unobstructed width.

4. Parking Regulations

- a. On-street parking within 300 feet of a proposed use may be counted toward satisfying the parking requirement for such use. Assignment of on-street parking shall be at the time of approval of the site plan.

The required parking within the district shall be as follows:

- Multifamily - One space per bedroom (including efficiencies). Spaces for multifamily uses may be provided in a joint use parking structure and need not be within 100 feet of the units served.
- Single-Family Attached - Each dwelling unit shall have a rear entry drive within a minimum of 2 parking spaces per garage. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.
- Live/Work Space - 1 space per 800 square feet of area on the ground floor
- Retail - 1 space per 500 square feet of floor area
- Office - 1 space per 300 square feet of floor area
- Hotel - 1 space per guest room and 1 space per 160 square feet of meeting area
- All Other Nonresidential Uses - 1 space per 250 square feet of floor area

- b. Within Tract C, a maximum of 100 off-street parking spaces are permitted within a surface parking area within each lot. These areas shall contain a five-foot landscaped edge between the parking area and the street. Within this landscape edge, ten shrubs (five gallon minimum) shall be planted per 500 square feet.
- c. The initial developments in the district will provide parking as required above. Required parking may be shared among the following uses: multifamily, residential, office, retail, restaurant, health club, hotel, and theater, based on time-of-day parking demands for such uses. A parking study detailing parking needs and shared parking arrangements must be submitted at the time of site plan review and approval.
- d. When a building is under single ownership, a maximum of 50% of the spaces provided in a parking structure may utilize small car parking requirements.
- e. Structured parking shall be designed to minimize the ground level view of automobiles below their hood lines. Parking structure facades shall have strong horizontal architectural elements. Pedestrian entrances to parking garages shall be directly accessed by a sidewalk or mews or through an internal building vestibule.

5. Prohibited/Additional Allowed Uses

- a. The following uses shall be prohibited:
 - electrical substation
 - railroad team track
 - freight terminal or dock
 - service yard for governmental agency
 - shops, office, or storage area for public/private utility
 - water treatment plant
 - automobile parts sales (inside)
 - automobile repair garage
 - automobile storage
 - car wash

- motorcycle sales/service
- tire dealer (no open storage)
- contract construction
- general commercial plant
- transfer storage and baggage terminal

b. The following additional uses shall be permitted:

- artisan's workshop
- bed & breakfast
- single-family residence attached

c. Within Tract C, the following additional uses shall be permitted:

- Multifamily and mid-rise residential

d. Within Tract D, the following additional uses shall be permitted:

- Single-family residence attached
- Single-family residence detached

6. Signage Regulations

In addition to signs permitted by Section 3.1600 of the Zoning Ordinance, the following additional signs and/or revised sign definitions and standards are permissible:

Freestanding Identification Signs - Freestanding identification signs may be installed at the following locations and shall comply with the Dallas North Tollway Overlay District signage requirements:

- The intersections of Type D and larger thoroughfares.
- The intersection of Bishop Rd. and Type D and larger thoroughfares.

Freestanding identification signs are exempt from the requirement that they be located at least 30 feet from a private property line.

Directional Signs

a. General

- A directional sign is any noncommercial sign, which directs the public to various locations, for instance, but not limited to, the retail, apartments, hotel, or parking areas.
- A directional sign may be a freestanding sign, a wall sign, a projecting sign, or mounted to a vertical support.
- These signs shall not contain advertising and shall be specifically directional in nature.

b. Sign Size - A directional sign mounted to a vertical support shall not exceed 15 square feet and the maximum sign width is 3 feet wide. The bottom of the sign shall not fall below 7 feet from the ground surface.

Banners - General

- Banners may be mounted to a vertical support or attached to a building or parking deck and may cross the street.
- Banners, which are mounted to a vertical support, may be integrated onto street and pedestrian light poles.
- Banners may display artwork or a message that pertains to the district or a special event.

Portals - General

- A portal is an entry feature, which may be freestanding, span across an area, or attached to a building or structure.
- Portals may be located at the following locations:
 1. The intersections of Bishop Rd. and Type D and larger thoroughfares.
 2. The intersection of Henry Cook Blvd. and Parkwood Blvd.
- Portals which span across the public right-of-way may be erected subject to city approval.

Directory Map

a. General

- A directory map is a noncommercial map listing the occupants within a shopping center, retail district, office district, or commercial site.
- A directory map may be freestanding, mounted to a wall, mounted to a vertical support, incorporated into a kiosk, or anchored within the public right-of-way.
- A directory map is used to provide way finding information for pedestrians.

b. Sign Size

- A directory map, mounted to a vertical support, shall not exceed 40 square feet.

Architectural Roof Signs

a. General

- An architectural roof sign is a sign on top of a roof structure which may extend above the highest point of a roofline.
- Architectural roof signs are prohibited on building facades facing the Dallas North Tollway, Headquarters Dr., Parkwood Blvd., Tennyson Pkwy., and Legacy Dr.

b. Sign Size

- Architectural roof signs shall not exceed an overall height of 9 feet and shall not exceed a maximum square footage of 150 square feet.

Sloping Roof Signs

a. General

- A sloping roof sign sits at the base of a sloping roof structure/awning element and does not extend above the roofline of the structure or element.
- Sloping roof signs are limited to the retail portions of Legacy Town Center and Tract C.

b. Sign Size

- Sloping roof sign height shall not exceed 1/3 of the height of the sloping roof seen in true elevation.

A-frame Signs

a. General

- An a-frame sign is a self-supporting A-shaped sign with 2 visible sides that is located on or adjacent to a sidewalk.
- The sign shall be sufficiently weighted or anchored.
- A-frame signs may be located within the public right-of-way.

b. Sign Size

- The maximum square footage is 8 square feet per sign face and the maximum sign height is 4 feet high.

Projecting Signs

a. General

- Projecting signs must keep a minimum clearance of 8 feet above the sidewalk.
- Projecting signs may be located within the public right-of-way.

b. Sign Size

- The horizontal portion of any projecting sign shall not be more than 6 feet 6 inches in length measured from the building face.
- The projecting sign shall not exceed 60 square feet.

Murals - General

- Murals are noncommercial pictures, not advertising a product or service, which is sold on the premises, painted on, or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.
- Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural and for appropriate size and placement.

Kiosks

a. General

- Freestanding kiosk structures may be anchored within the public right-of-way or erected on individual lots. If anchored in the public right-of-way, kiosks are limited to 15 feet in height, and all accessibility and visibility requirements must be met for public sidewalks and streets. A maximum of 4 freestanding kiosks may be installed in the public right-of-way, 2 in the portion of the planned development district south of Legacy Dr., and 2 in the portion north of Legacy Dr.
- Kiosks in the public right-of-way may display directory maps, artwork, or messages that pertain to the district or special events, but shall not be used for commercial advertising signs. Kiosks located on private property may display commercial advertising signs.

b. Sign Size

- Signage on all kiosks shall not exceed 40 square feet in the public right-of-way. Signage on kiosks located on private property may not exceed 60 square feet. For multiple-sided kiosks, the gross

surface area of each side shall not exceed 2 times the allowable square footage divided by the number of sign faces.

Multipurpose Wall Signs

a. General

- A multipurpose wall sign is any sign mounted on the wall of a building which is used to identify shopping centers, retail districts, office districts, or commercial sites and may include a listing of occupants within the development being identified. The multipurpose wall sign may also be an electronic changeable wall sign as defined herein.
- Multipurpose wall signs are exempt from Subsections 3.1603 (1)(b) and (2)(f) of Section 3.1600.
- An electronic changeable wall sign is a type of multipurpose wall sign that displays static images that change message or copy by programmable electronic processes. Electronic changeable wall signs shall be allowed to change copy every 8 seconds.

b. Size and Location

- Multipurpose wall signs shall not be limited in height or width except that they shall be limited to 300 square feet in size.
- Multipurpose wall signs within Tract C shall be limited to 450 square feet in size.
- A maximum of 2 multipurpose signs shall be mounted to parking garages located adjacent to the Dallas North Tollway within Tract C.
- A maximum of 2 multipurpose wall signs shall be mounted to the parking garage located at the southeast corner of the Dallas North Tollway frontage road and Legacy Dr. only. The signs shall be mounted on the north, west, or south facades, and only 1 sign shall be permitted on each facade.
- Multipurpose wall signs may only be used to advertise tenants, owners and uses and any of their products or services within PD-65-CB-1.

Refer to Design Guidelines after PD-65-CB-1 for additional stipulations.

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

Section 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 23RD DAY OF MARCH, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

ZONING CASE 2014-44

BEING a tract of land situated in the Henry Cook Survey, Abstract No. 183, the J.C. Barrow Survey, Abstract No. 91, the G.R. Martin Survey, Abstract No. 622, the Collin County School Land Survey No. 6, Abstract No. 149, the J. Digman Survey, Abstract No. 279, the Maria C. Vela Survey, Abstract No. 935, the Samuel H. Brown Survey, Abstract No. 108 and the H.N. Thompson Survey, Abstract No. 896, Collin County, Texas and being all of Lot 1 Block C and part of Lot 1, Block D, J.C. Penney Headquarters, an addition to the City of Plano, Texas according to the plat recorded in Cabinet G, Page 783, Map Records of Collin County, Texas all of Lot 2, Block A, Legacy Town Center North No. 2, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20070418010001360, Official Public Records of Collin County, Texas, all of Townhomes at Legacy Town Center Phase 4, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20070718010002410, Official Public Records of Collin County, Texas, all of Lot 7, Block C, Legacy Town Center North, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20130528010001510, Official Public Records of Collin County, Texas, all of Lot 8R, Block A, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20110804010001440, Official Public Records of Collin County, Texas, all of Lots 1 and 2, Block D, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Cabinet 2006, Page 516, Map Records of Collin County, Texas, all of Lot 1, Block B and Lot 2, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Cabinet 2006, Page 148, Map Records of Collin County, Texas, all of Lot 5, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20100806010001480, Official Public Records of Collin County, Texas, all of Lot 6R, Block A, Legacy Town Center (North), Lots 6R and 8R, Block A, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20100507010000900, Official Public Records of Collin County, Texas, all of Lot 4 and Lot 6, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060710010002900, Official Public Records of Collin County, Texas, all of Lot 2R and Lot 3, Block A, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20071009010003610, Official Public Records of Collin County, Texas, all of Lot 1R and Lot 5, Block C, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20071107010003940, Official Public Records of Collin County, Texas, all of Lot 3, Block C, Legacy Town Center North, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060317010000990, Official Public Records of Collin County, Texas, all of Lot 1, Block A, Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20080222010000710, Official Public Records of Collin County, Texas, all of The Town Homes at Legacy Town Center, Phase 2, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060518010002110, Official Public Records of Collin County, Texas, all of Lot 1R and Lot 5, Block C, Legacy Town Center (North), an addition to the City of

Plano, Texas according to the plat recorded in Instrument No. 20071107010003940, Official Public Records of Collin County, Texas, all of Lot 1, Block A, The Shops at Legacy Town Center (North), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20061108010004830, Official Public Records of Collin County, Texas, all of Baccus Cemetery, all of Lot 1, Robb and Stucky Addition, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2001-0095071, Official Public Records of Collin County, Texas, all of Lot 1, Block D, Lot 1, Block E, and Lot 1, Block F, The Shops at Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0038069, Official Public Records of Collin County, Texas, all of Lot 2, Block F, The Shops at Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0038062, Official Public Records of Collin County, Texas, all of the Shops at Legacy Town Center, Phase 2, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2005-0064263, Official Public Records of Collin County, Texas, all of Lot 1, Block 1, Lincoln at Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2002-0074310, Official Public Records of Collin County, Texas, all of Lot 1, Block G and Lot 3, Block G, Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2003-0036901, Official Public Records of Collin County, Texas, all of Lot 2, Block 1 and Lot 3, Block 1, Two Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0038063, Official Public Records of Collin County, Texas, all of Lot 1, Block A and Lot 1, Block B, Doubletree Legacy Addition, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2001-0020950, Official Public Records of Collin County, Texas, all of Lot 1R, Block H, Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Volume M, Page 47, Map Records of Collin County, Texas, all of Lot 1R and Lot 4, Block 1, Legacy Town Center (South) an addition to the City of Plano, Texas according to the plat recorded in Volume Q, Page 239, Map Records of Collin County, Texas, all of Lot 1R, Block A, Two Legacy Town Center, an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 20060509010001880, Official Public Records of Collin County, Texas, all of Lot 2, Block 1, Two Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Instrument No. 2004-0011445, Official Public Records of Collin County, Texas, being all of Lot 1R and Lot 5, Block 1, Two Legacy Town Center (South), an addition to the City of Plano, Texas according to the plat recorded in Volume P, Page 454, Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Legacy Drive (a variable width right-of-way) and the centerline of Communications Parkway (a variable width right-of-way);

THENCE with the centerline of Communications Parkway, the following courses and distances to wit:

North $00^{\circ}38'34''$ West, a distance of 284.84 feet to a point at the beginning of a tangent curve to the right having a central angle of $29^{\circ}58'12''$, a radius of 1,143.74 feet, a chord bearing and distance of North $14^{\circ}20'32''$ East, 591.46 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 598.26 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $12^{\circ}34'33''$, a radius of 1,261.08 feet, a chord bearing and distance of North $20^{\circ}03'31''$ East, 276.24 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 276.79 feet to a point for corner;

THENCE departing said centerline, the following courses and distances to wit:

North $76^{\circ}19'54''$ West, a distance of 122.14 feet to a point at the beginning of a tangent curve to the left having a central angle of $12^{\circ}34'21''$, a radius of 559.37 feet, a chord bearing and distance of North $82^{\circ}37'05''$ West, 122.50 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 122.74 feet to a point at the beginning of a non-tangent curve to the left having a central angle of $48^{\circ}26'58''$, a radius of 550.00 feet, a chord bearing and distance of North $21^{\circ}42'51''$ West, 451.35 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 465.08 feet to a point for corner;

North $45^{\circ}56'20''$ West, a distance of 101.54 feet to a point at the beginning of a tangent curve to the right having a central angle of $13^{\circ}00'00''$, a radius of 700.00 feet, a chord bearing and distance of North $39^{\circ}26'20''$ West, 158.48 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 158.82 feet to a point for corner;

North $32^{\circ}56'20''$ West, a distance of 101.40 feet to a point at the beginning of a tangent curve to the right having a central angle of $13^{\circ}00'00''$, a radius of 700.00 feet, a chord bearing and distance of North $26^{\circ}26'20''$ West, 158.48 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 158.82 feet to a point for corner;

North $19^{\circ}56'20''$ West, a distance of 141.58 feet to a point at the beginning of a tangent curve to the left having a central angle of $39^{\circ}20'01''$, a radius of 480.00 feet, a chord bearing and distance of North $39^{\circ}36'20''$ West, 323.09 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 329.52 feet to a point for corner;

North $31^{\circ}07'28''$ East, a distance of 60.01 feet to a point at the beginning of a tangent curve to the left having a central angle of $11^{\circ}28'12''$, a radius of 532.50 feet, a chord bearing and distance of North $25^{\circ}23'22''$ East, 106.42 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 106.60 feet to a point for corner;

North $19^{\circ}39'16''$ East, a distance of 95.37 feet to a point in the centerline of Headquarters Drive (a variable width right-of-way) at the beginning of a non-tangent curve to the right having a central angle of $23^{\circ}03'41''$, a radius of 1,191.79 feet, a chord bearing and distance of South $60^{\circ}53'48''$ East, 476.46 feet;

THENCE with the centerline of Headquarters Drive, in a southeasterly direction, with said curve to the right, an arc distance of 479.69 feet to a point at the beginning of a reverse curve to the left having a central angle of $41^{\circ}06'45''$, a radius of 561.00 feet, a chord bearing and distance of South $69^{\circ}55'20''$ East, 393.96 feet;

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 402.55 feet to a point for corner;

THENCE North $89^{\circ}31'17''$ East, a distance of 1,124.49 feet to a point at the intersection of said centerline of Headquarters Drive and the centerline of the Dallas North Tollway (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of $01^{\circ}02'17''$, a radius of 3,819.72 feet, a chord bearing and distance of North $14^{\circ}59'09''$ East, 69.20 feet;

THENCE with said centerline of the Dallas North Tollway, the following courses and distances to wit:

In a northeasterly direction, with said curve to the right, an arc distance of 69.20 feet to a point for corner;

North $15^{\circ}30'18''$ East, a distance of 584.33 feet to the intersection of said centerline and the centerline of Baltic Boulevard;

THENCE with the centerline of Baltic Boulevard, the following courses and distances to wit:

North $89^{\circ}47'07''$ East, a distance of 1,182.27 feet to a point for corner;

South $68^{\circ}36'03''$ East, a distance of 408.43 feet to a point at intersection of said centerline and the centerline of Parkwood Boulevard (a variable width right-of-way) and at the beginning of a non-tangent curve to the left having a central angle of $20^{\circ}08'49''$, a radius of 1,003.66 feet, a chord bearing and distance of South $10^{\circ}04'24''$ West, 351.10 feet;

THENCE with the centerline of Parkwood Boulevard, the following courses and distances to wit:

In a southwesterly direction, with said curve to the left, an arc distance of 352.92 feet to a point for corner;

South 00°00'00" West, a distance of 4,760.63 feet to the intersection of the centerline of Parkwood Boulevard and Tennyson Parkway (a variable width right-of-way);

THENCE with the centerline of said Tennyson Parkway, the following courses and distances to wit:

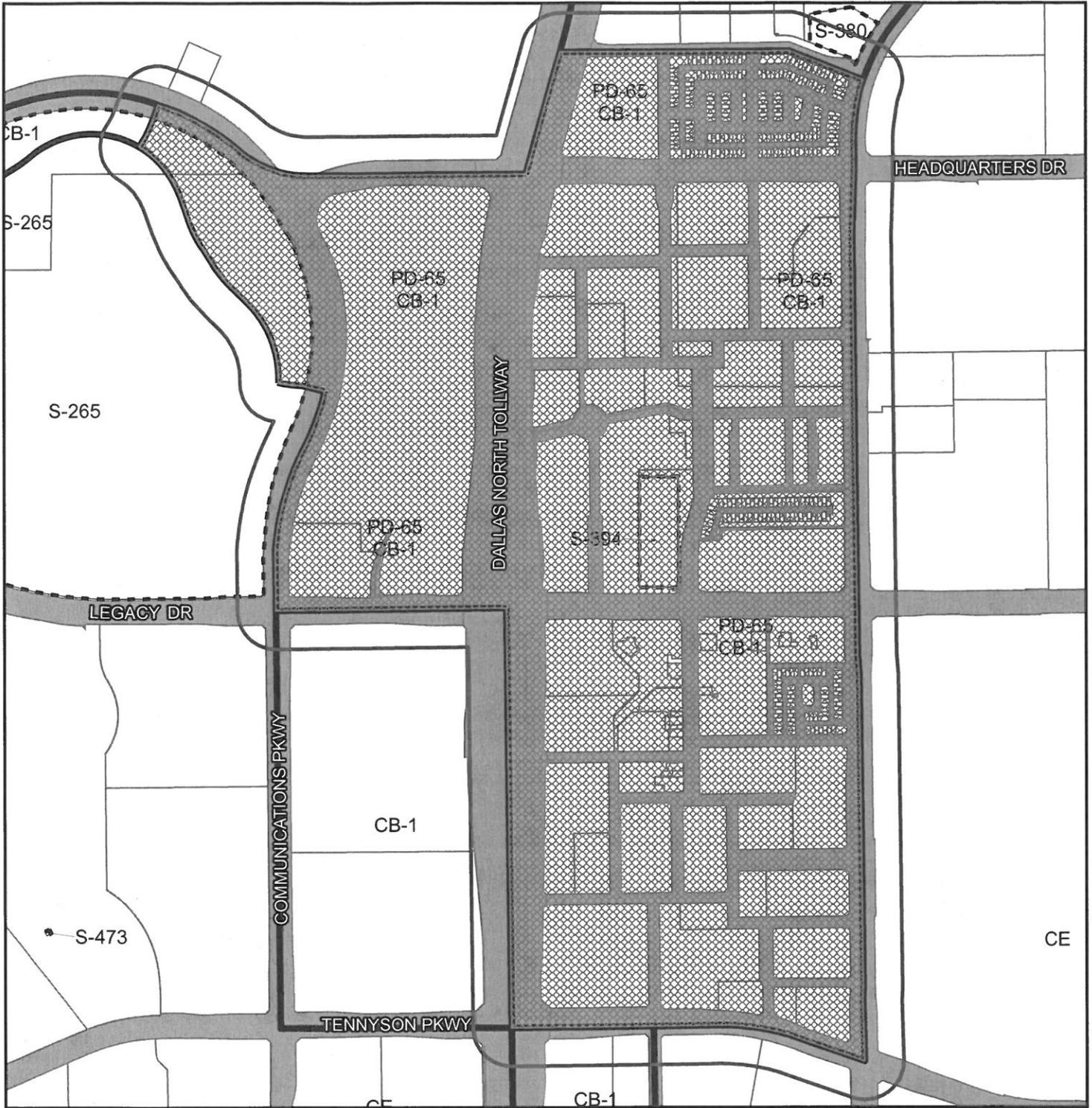
North 70°09'50" West, a distance of 414.03 feet to a point at the beginning of a tangent curve to the left having a central angle of 19°36'17", a radius of 1,151.50 feet, a chord bearing and distance of North 79°57'59" West, 392.09 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 394.01 feet to a point for corner;

North 89°46'07" West, a distance of 1,020.78 feet to the intersection of said centerline of Tennyson Parkway and the said centerline of the Dallas North Tollway;

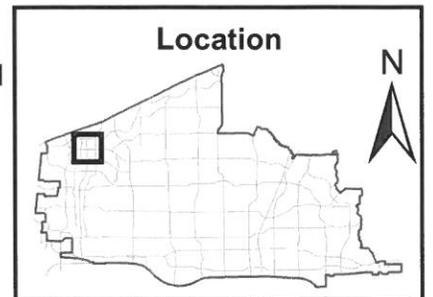
THENCE with said centerline of the Dallas North Tollway, North 0°00'00" East, a distance of 2,158.23 feet to the intersection of said centerline and said centerline of Legacy Drive;

THENCE with said centerline of Legacy Drive, South 89°21'26" West, a distance of 1,175.78 feet to the **POINT OF BEGINNING** and **CONTAINING** 275.07 acres of land.



Zoning Case #: 2014-44

Existing Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1
w/SPECIFIC USE PERMITS #265 & #394



Source: City of Plano Planning Department

- | | | |
|--|---|---|
|  200' Notification Buffer |  Zoning Boundary |  Specific Use Permit |
|  Subject Property |  City Limits |  Right-of-Way |

DATE: March 3, 2015
TO: Honorable Mayor & City Council
FROM: Doug Bender, Chairman, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of March 2, 2015

**AGENDA ITEM NO. 9A - PUBLIC HEARING
ZONING CASE 2015-02
APPLICANT: SONOMA HOUSING ADVISORS, LLC**

Request for a Specific Use Permit for Single-Family Residence Attached on 5.4± acres located on the east side of Coit Road, 350± feet north of McDermott Road. Zoned Planned Development-434-Retail.

APPROVED: 7-1 **DENIED:** _____ **TABLED:** _____

LETTERS RECEIVED WITHIN 200 FOOT NOTICE AREA: **SUPPORT:** 1 **OPPOSE:** 0

LETTERS RECEIVED OUTSIDE 200 FOOT NOTICE AREA: **SUPPORT:** 0 **OPPOSE:** 0

PETITION(S) RECEIVED: N/A **# OF SIGNATURES:** N/A

STIPULATIONS:

The Commissioner voting in opposition was not in favor of the proposed screening from the public school.

Recommended for approval with the following stipulations:

1. Residences must be at least 80 feet from the property line of Silver Fern Addition, Block 1, Lot 3.
2. A six-foot wrought-iron fence with irrigated living screen which will grow to form a six-foot tall solid screen within two years of installation is required adjacent to the property line of Silver Fern Addition, Block 1, Lot 3.
3. A six-foot masonry wall or wrought-iron fence with irrigated living screen which will grow to form a six-foot tall solid screen within two years of installation is required along the rear property line of all residential lots adjacent to Fowler Middle School, Block A, Lot 1.

FOR CITY COUNCIL MEETING OF: March 23, 2015 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

EM/ks

xc: Ronald Lee McCutchin, Ronald McCutchin Family Partnership
Bill Fisher, Sonoma Housing Advisors, LLC

[HTTP://GOO.GL/MAPS/HL7SK](http://goo.gl/maps/HL7SK)

CITY OF PLANO
PLANNING & ZONING COMMISSION

March 2, 2015

Agenda Item No. 9A

Public Hearing: Zoning Case 2015-02

Applicant: Sonoma Housing Advisors, LLC

DESCRIPTION:

Request for a Specific Use Permit for Single-Family Residence Attached on 5.4± acres located on the east side of Coit Road, 350± feet north of McDermott Road. Zoned Planned Development-434-Retail.

REMARKS:

The requested zoning is for a Specific Use Permit (SUP) for Single-Family Residence Attached (SF-A). The subject property is an undeveloped tract located on the east side of Coit Road, 350± feet north of McDermott Road and is zoned Planned Development-434-Retail (PD-434-R). The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling and warehousing. However, the R district was amended in 2004 to allow limited residential development due to the findings of the *Retail Study of Underperforming and Vacant Retail Areas*. 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 R district allows SF-A development with approval of an SUP. The purpose and intent of a SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established. SF-A developments are intended to provide for a variety of residential housing types and densities in the medium density range (five to ten units/acre) on individually-platted lots or multiple units on a single lot.

A concept plan, Silver Fern Addition, accompanies this SUP request as Agenda Item 9B.

Surrounding Land Use and Zoning

The area of request is currently undeveloped. To the north is a multifamily development zoned Planned Development-433-Multifamily Residence-2. To the west, across Coit Road are existing residences zoned Single-Family Residence-6 (SF-6). To the south is an existing convenience store with gas pumps and general office development zoned PD-434-R and across McDermott Road are retail and general office uses zoned Planned Development-261-Retail. To the east is a public primary school zoned Single-Family Residence-7 (SF-7).

Conformance to the Comprehensive Plan

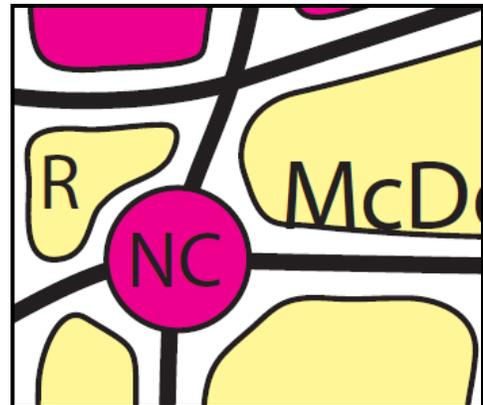
Future Land Use Plan - The Future Land Use Plan designates this property as Neighborhood Commercial (NC) at the intersection of Coit Road and McDermott Road. The request is in conformance with the Future Land Use Plan.

Additionally, the request is consistent with the Housing Element of the Comprehensive Plan which encourages providing a wide variety of housing types to serve a diverse population. The Housing Element also states that the city should place medium density housing on the periphery of neighborhoods that have low density housing in the interior.

Interim Amendments to the Comprehensive Plan

In April 2012, the City Council adopted interim amendments to the Land Use Element of the Comprehensive Plan which included recommendations pertaining to the use of the city's undeveloped land. Two of these recommendations are applicable to this request.

1. All residential rezoning requests should be evaluated to determine the impact on infrastructure, public safety response, school capacity, and access to and availability of amenities and services.



The subject property is served by Rasor Park and Legacy Trail and also within a half of a mile of Russell Creek Park. The subject property is located within the Davis Library's service area. Although Davis Library is at service capacity, Schimelpfenig Library has capacity to serve additional patrons. The Fire Department has determined that response times are sufficient for single-family development at this location. Frisco Independent School District (FISD) representatives have stated that elementary capacity in the area is sufficient. FISD expects future adjustments to the middle and high school attendance zones. This request is consistent with this interim amendment to the Comprehensive Plan.

2. Isolated residential development should not be permitted; residential rezoning requests need to establish a complete neighborhood, or expand an existing neighborhood or an urban mixed-use center. Mid-rise multifamily development (5 to

12 stories) and special needs housing (i.e. senior housing) could be an exception if the surrounding land uses are compatible.

The applicant is proposing 40 residential lots and private recreation facility on the subject property. The proposed units will be an additional housing option in an area that already has multifamily, single-family detached, and duplex residences within close proximity. This request is an expansion of residential development in the general area.

Infill Housing Policy Statement - The Infill Housing Policy recommends that infill housing be adjacent or in close proximity to existing residential development to take advantage of existing amenities. The policy statement also recommends adding a variety of housing options to existing residential neighborhoods. This request conforms to the policy statement.

Rezoning Property to Meet Demand - The subject property is physically appropriate for residential uses. However, the adjacent gas station may create adverse environmental conditions such as noise, light, fumes, or related nuisances. Stipulations have been recommended to abate concerns over adjacent uses.

Adequacy of Public Facilities - Water and storm water services are available to serve the subject property within Coit Road right-of-way. Sanitary sewer is available along the subject property's eastern property line adjacent to Fowler Middle School; all facilities should have sufficient capacity to accommodate the proposed change in use from commercial to single-family residential.

Traffic Impact Analysis (TIA) - A TIA is not required for this rezoning request. However in considering the traffic impact of the proposed residential development, using the average Institute of Transportation Engineers (ITE) trip generation rates, staff compared the proposed residential development with the potential build-out of the subject property as retail. The table below shows the estimated traffic generation during peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

	AM	PM
SF-A	19	22
Retail	47	176

From these calculations it is evident that retail development would generate greater traffic than the requested residential use.

School Capacity - This is provided for informational purposes only. The subject property is within the Frisco Independent School District (FISD) and is served by the following schools:

Elementary School	Brochardt Elementary
Middle School	Fowler Middle School
High School	Liberty High School

FISD has stated that elementary capacity in the area is sufficient. FISD expects future adjustments to the middle and high school attendance zones.

Residential Adjacency Standards

The city established residential adjacency standards in 1999 in order to preserve and protect the integrity, enjoyment, and property values of residential neighborhoods through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses. Due to the proposed SF-A development being located within a nonresidential zoning district, the residential adjacency standards would not apply to the existing commercial uses. However, staff believes the intent of the standards still applies.

The subject property is adjacent to an existing convenience store with gas pumps, which the standards prohibit within 150 feet of a residential zoning district. Although staff is concerned with the proximity of the gas station to the proposed residential request, the applicant is intending to mitigate the effects of the gas station. On the northern side of the gas station, the proposed concept plan shows a public street as well as a private recreation facility and wrought-iron fence with irrigated living screen as separation. On the west side of the gas station, there is a proposed public street with wrought-iron fence and irrigated living screen. Staff believes that the proposed layout of the subdivision in the companion concept plan will provide sufficient protection for residents from the effects of the gas station. Consistent with the companion concept plan the developer has agreed to the following two stipulations:

1. Residences must be at least 80 feet from the property line of Silver Fern Addition, Block 1, Lot 3.
2. A six-foot wrought-iron fence with irrigated living screen which will grow to form a six-foot tall solid screen within two years of installation is required adjacent to the property line of Silver Fern Addition, Block 1, Lot 3.

Retail Zoning

In 2003, City Council adopted the *Retail Study of Underperforming and Vacant Retail Areas* initiated by the cities of Carrollton, Richardson, and Plano. This study examined the retail market conditions in the three cities and offered alternatives to address underperforming and vacant retail properties. The study identified Plano as having an overabundance of R zoning resulting in commercial decline. Rezoning to residential is a recommended strategy to reduce R zoned land.

As a result of this study, City Council amended the R zoning district to allow Single-Family Residence Attached (SF-A), Two-Family Residence (2F), and Patio Home (PH) development with an SUP. The Zoning Ordinance allows these types of residential development in R zoning districts as long as the following criteria are met:

1. The proposed type of residential development (i.e. SF-A, 2F, PH) complies with the respective zoning district standards for that type of residential development;
2. The use is developed on individually platted lots;
3. The use abuts residential zoned land that is not separated by a Type C or larger thoroughfare; and
4. The use has a minimum land area of five acres.

The area of request is in conformance to the criteria listed above.

Summary

The applicant is requesting a Specific Use Permit for Single-Family Residence Attached. The request is compatible with existing single-family and multifamily residential neighborhoods in the area. The subject property is physically appropriate for residential uses. However, the adjacent gas station may create adverse environmental conditions such as noise, light, fumes, or related nuisances. Stipulations have been recommended to abate concerns over adjacent uses. The request also complies with the Future Land Use Plan and interim amendments to the Comprehensive Plan. The request is also in conformance with the requirements of the R zoning district for development of residential uses and the recommendations of the *Retail Study of Underperforming and Vacant Retail Areas*. The proposed townhomes would add a variety of housing to the area to serve a diverse population, and a residential development at this location would help reduce the amount of undeveloped R zoned property within the city. For these reasons, staff is in support of this zoning request.

RECOMMENDATION:

Recommended for approval with the following stipulations:

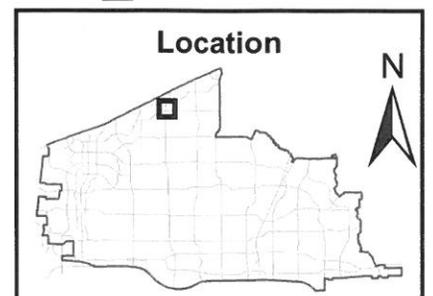
1. Residences must be at least 80 feet from the property line of Silver Fern Addition, Block 1, Lot 3.
2. A six-foot wrought-iron fence with irrigated living screen which will grow to form a six-foot tall solid screen within two years of installation is required adjacent to the property line of Silver Fern Addition, Block 1, Lot 3.



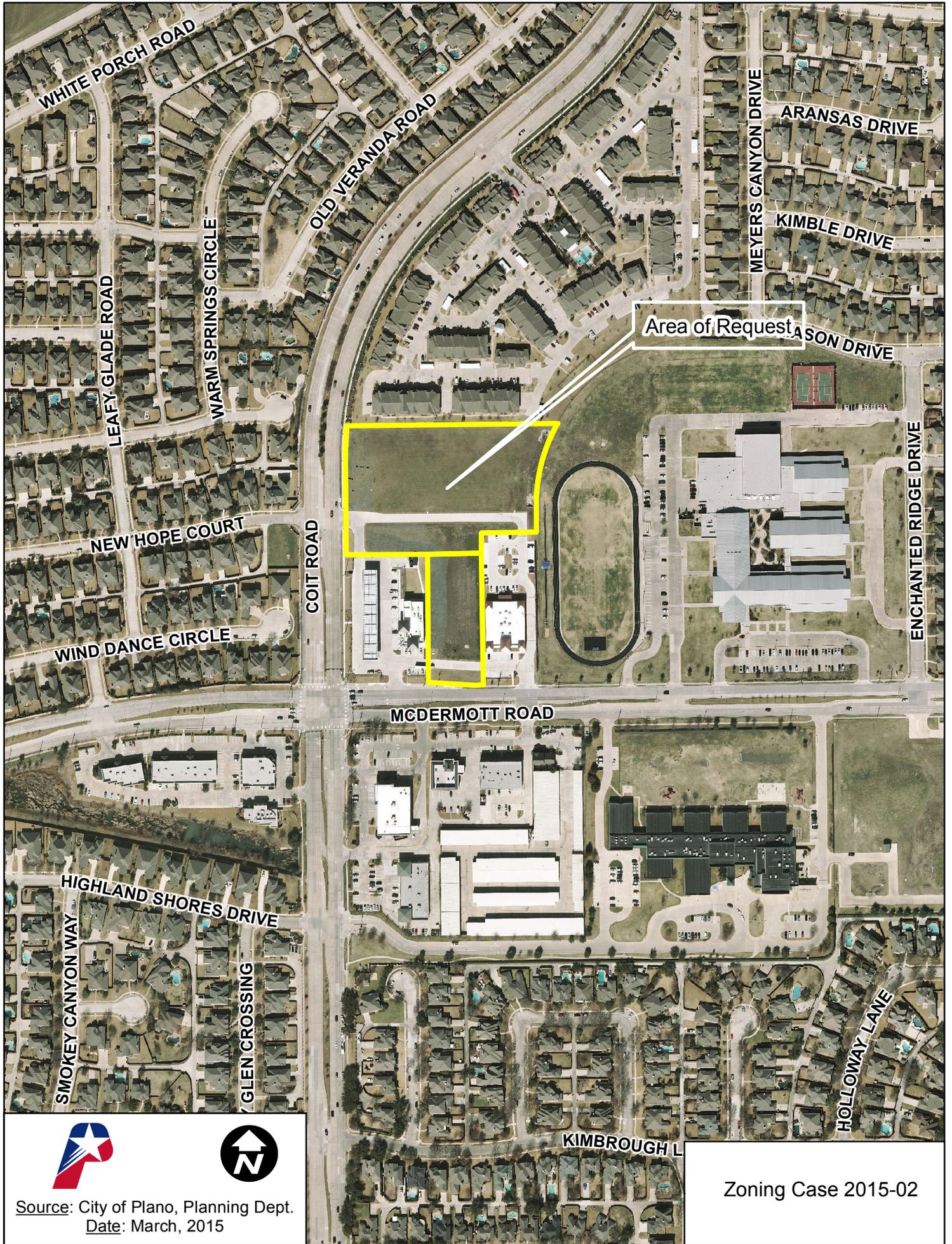
Zoning Case #: 2015-02

Existing Zoning: PLANNED DEVELOPMENT-434-RETAIL

- | | | |
|--|---|---|
|  200' Notification Buffer |  Zoning Boundary |  Specific Use Permit |
|  Subject Property |  City Limits |  Right-of-Way |



Source: City of Plano Planning Department



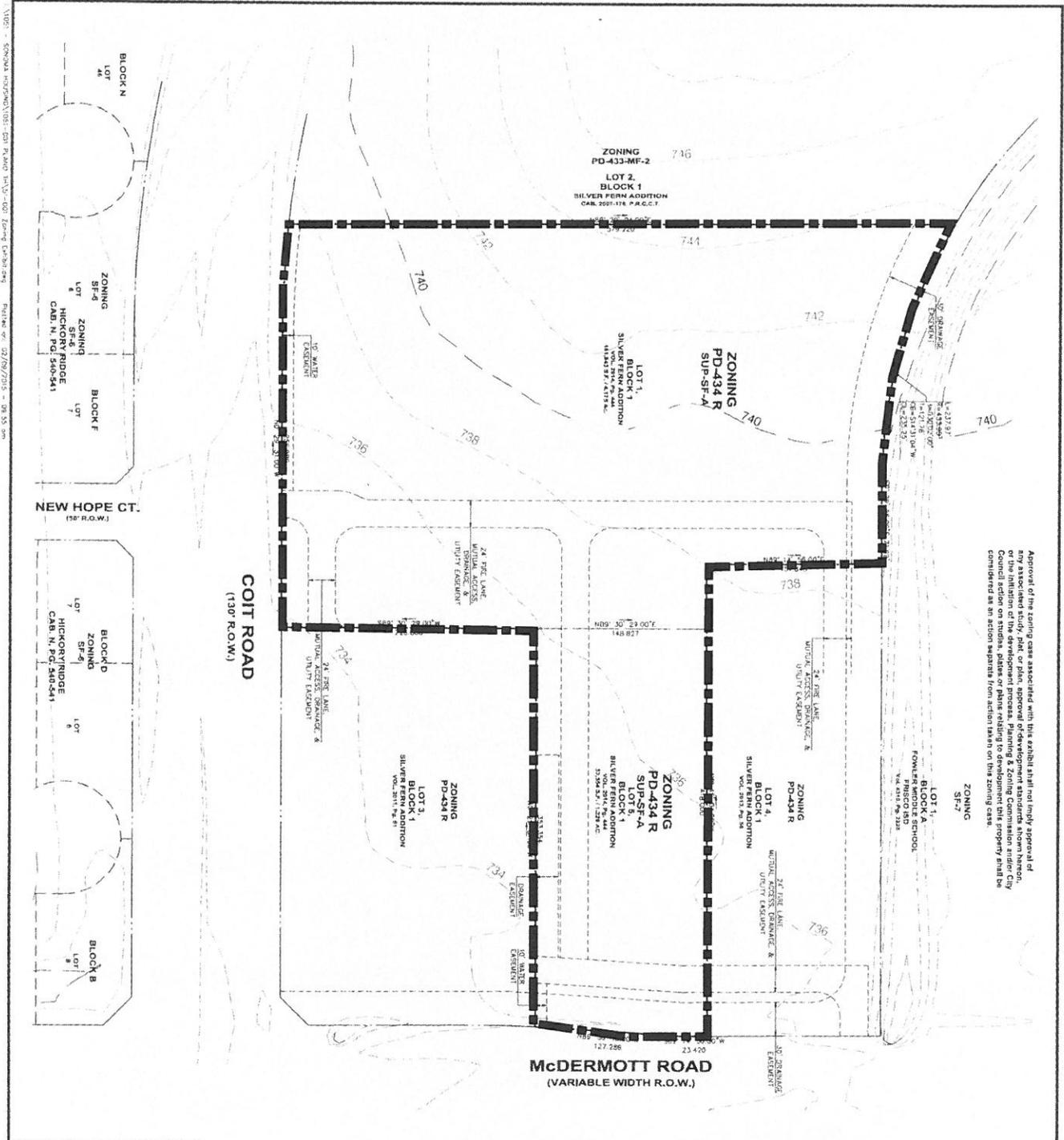
Area of Request

Dees 3/4/2015 X:\Dept\PR&Z Locators & Graphics\2015-02A.mxd



Source: City of Plano, Planning Dept.
Date: March, 2015

Zoning Case 2015-02



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. Planning & Zoning Commission and/or City Council action on studies, plats, or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.



ZONING EXHIBIT
ZONING: PD-434R, SUP-SF-A
SILVER FERN ADDITION
 LOTS 1 & 6, BLOCK 1 - 5.604 ACRES
 BEING ALL OF LOT 1, BLOCK 1
 SILVER FERN ADDITION
 CASE NO. 1058-005
 FEBRUARY 09, 2015

ZONING EXHIBIT
ZONING CASE 2015-02

JOHN WHEELER SURVEY, ABSTRACT NO. 1030
 CITY OF PLANO, COLLIN COUNTY, TEXAS

OWNER:
 Robert K. Manabe
 1700 Alma Drive, Suite 227
 Plano, Texas 75075
 Phone: (469) 361-1416
 Fax: (469) 361-2485
 www.rkmca.com

APPLICANT:
 The Veranda Town Homes
 1700 Alma Drive, Suite 227
 Plano, Texas 75075
 Phone: (469) 361-1416
 Fax: (469) 361-2485
 www.rkmca.com

CIVIL ENGINEER:
 RKM & Associates, Inc.
 1700 Alma Drive, Suite 227
 Plano, Texas 75075
 Phone: (469) 361-1416
 Fax: (469) 361-2485
 www.rkmca.com

February 09, 2015

REG.	DATE	REMARKS

ZONING EXHIBIT

THE VERANDA TOWN HOMES
 City of Plano, Texas

PRELIMINARY
 FOR REVIEW ONLY
 Not for Construction
 RKM & Associates, Inc.
 Feb. No. 1015

Drawn by: **ROBERT K. MANABE**
 P.E. No. 58366 State of Texas

RKM & Associates, Inc.
 Civil Engineers and Consultants

1700 Alma Drive, Suite 227
 Plano, Texas 75075
 Phone: (469) 361-1416
 Fax: (469) 361-2485
 www.rkmca.com

Copyright © 2014 RKM & Associates, Inc.

Scale: 1" = 40'

Designed by: RKM
 Drawn by: RKM
 Checked by: RKM
 Date: February 09, 2015
 Project No: 1058-005

SHEET 1

Zoning Case 2015-02

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2006-4-24, as heretofore amended, granting Specific Use Permit No. 658 so as to allow the additional use of Single-Family Residence Attached on 5.4± acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the east side of Coit Road, 350± feet north of McDermott Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-434-Retail; 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 23rd day of March, 2015, for the purpose of considering granting Specific Use Permit No. 658 for the additional use of Single-Family Residence Attached on 5.4± acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the east side of Coit Road, 350± feet north of McDermott Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-434-Retail; 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 23rd day of March, 2015; and

WHEREAS, the City Council is of the opinion and finds that the granting of Specific Use Permit No. 658 for the additional use of Single-Family Residence Attached on 5.4± acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the east side of Coit Road, 350± feet north of McDermott Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-434-Retail, 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. 2006-4-24, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 658 for the additional use of Single-Family Residence Attached on 5.4± acres of land out of the John Wheeler Survey, Abstract No. 1029, located on the east side of Coit Road, 350± feet north of McDermott Road, in the City of Plano, Collin County, Texas, presently zoned Planned Development-434-Retail, said property being more fully described on the legal description in Exhibit "A" attached hereto.

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

1. Residences must be at least 80 feet from the property line of Silver Fern Addition, Block 1, Lot 3.
2. A six-foot wrought-iron fence with irrigated living screen which will grow to form a six-foot tall solid screen within two years of installation is required adjacent to the property line of Silver Fern Addition, Block 1, Lot 3.
3. A six-foot masonry wall or wrought-iron fence with irrigated living screen which will grow to form a six-foot all solid screen within two years of installation is required along the rear property line of all residential lots adjacent to Fowler Middle School, Block A, Lot 1.

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

Section 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 23RD DAY OF MARCH, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2015-02

BEING a tract of land situated in the John Wheeler Survey, Abstract No. 1029, City of Plano, Collin County, Texas, and being all of Lot 1 & 5, Block 1 of Silver Fern Addition, an addition to the City of Plano as recorded in Volume 2014, Page 445, Plat Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" SET AT THE SOUTHWEST CORNER OF Lot 4, Block 1 of Silver Fern Addition, an addition to the City of Plano as recorded in Volume 2013, Page 56, Plat Records, Collin County, Texas and also being in the north line of McDermott Road (110' public right-of-way at this point):

THENCE along the north line of said McDermott Road and the south line of said Lot 1, the following courses and distances:

South 89°14'56" West, 23.42 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner;

North 86°56'13" West, 127.28 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set at the southeast corner of Lot 3, Block 1;

THENCE North 00°29'31" West departing from said north line for a distance of 353.35 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set at the northeast corner of Lot 3, Block 1 of Silver Fern Addition, an addition to the City of Plano as recorded in Volume 2013, Page 57, Plat Records, Collin County, Texas;

THENCE South 89°30'29" West, for a distance of 223.00 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner in the east line of Coit Road (130' public right-of-way) same being the northwest corner of said Lot 3, Block 1;

THENCE North 00°29'31" West along said east line of Coit Road for a distance of 256.98 feet to an aluminum monument (controlling monument) found for corner at the beginning of a curve to the right;

THENCE along said curve to the right whose chord bears North 00°29'29" East, 98.15 feet and through a central angle of 06°52'51", a radius of 942.88 feet and an arc length of 98.19 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner;

THENCE North 89°20'04" East departing said east line of Coit Road for a distance of 579.22 feet to a 5/8-inch capped iron rod found for corner and in the west line of Fowler Middle School tract as recorded in Volume 4310, Page 2325, Deed Records, Collin County, Texas, and also being the beginning of a non-tangent curve to the left;

THENCE along said curve to the left whose chord bears South $14^{\circ}31'04''$ West, 235.25 feet and through a central angle of $30^{\circ}02'01''$, a radius of 453.96 feet and an arc length of 237.96 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner in the west line of said Fowler Middle School tract;

THENCE South $00^{\circ}29'56''$ East continuing along west line of said Fowler Middle School tract, for a distance of 71.99 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner, same being the northeast corner of said Lot 4;

THENCE South $89^{\circ}14'56''$ West along the north line of said Lot 4, for a distance of 151.84 feet to a 1/2-inch iron rod with plastic cap stamped "SPIARSENG" set for corner;

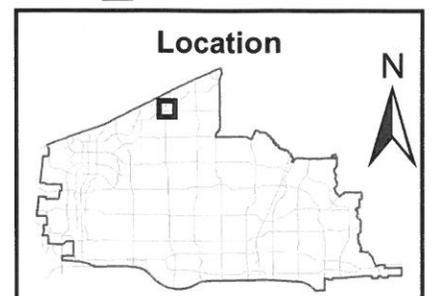
THENCE South $00^{\circ}45'04''$ East along the east line of said Lot 4, for a distance of 418.00 feet to the POINT OF BEGINNING and CONTAINING 235,397 square feet or 5.404 acres of land.



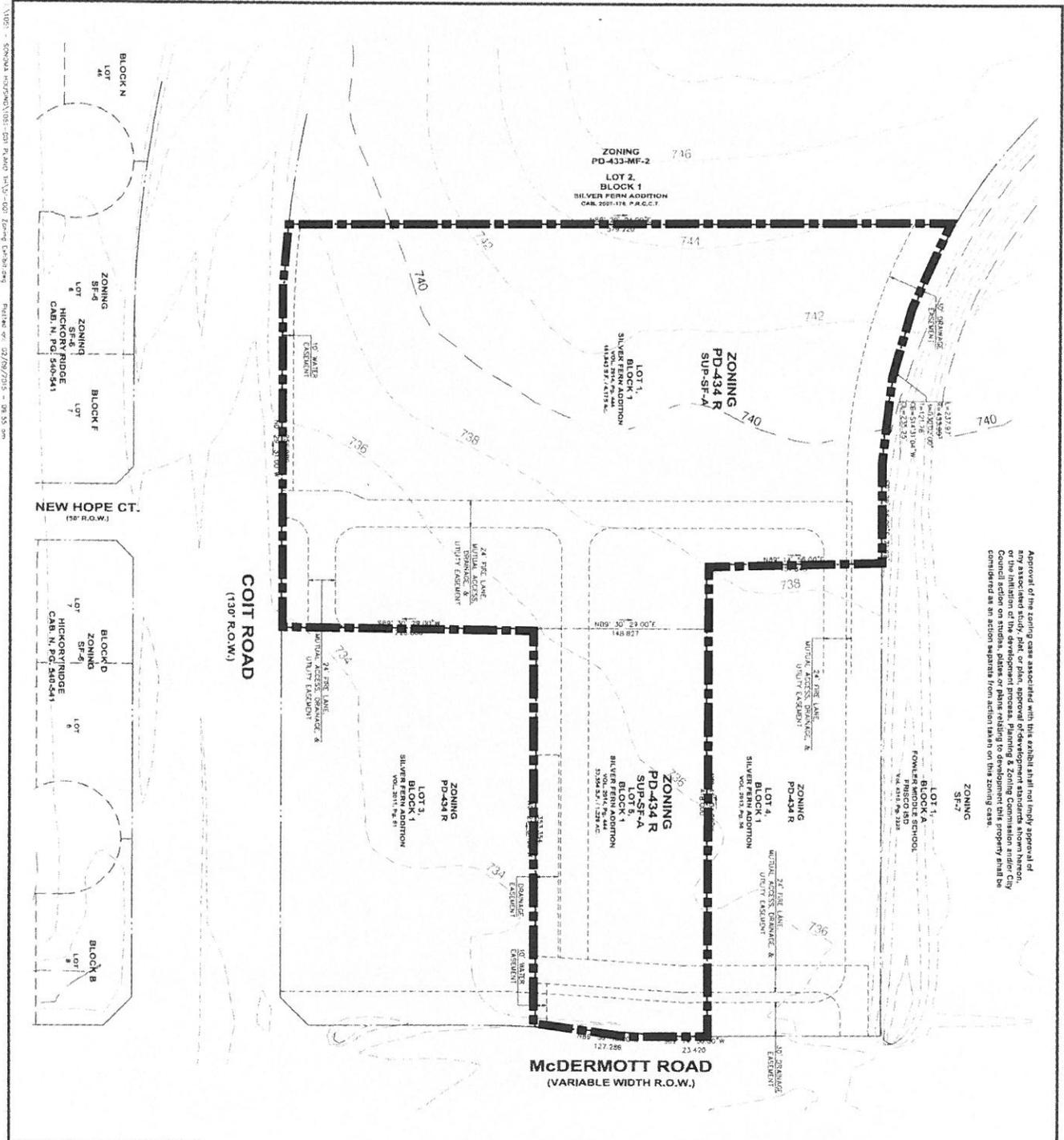
Zoning Case #: 2015-02

Existing Zoning: PLANNED DEVELOPMENT-434-RETAIL

- 200' Notification Buffer
- Subject Property
- Zoning Boundary
- City Limits
- - - Specific Use Permit
- Right-of-Way



Source: City of Plano Planning Department



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. Planning & Zoning Commission and/or City Council action on studies, plats, or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.



ZONING EXHIBIT
ZONING: PD-434R, SUP-SF-A
SILVER FERN ADDITION
 LOTS 1 & 6, BLOCK 1 - 5.604 ACRES
 BEING ALL OF LOT 1, BLOCK 1
 SILVER FERN ADDITION
 CASE NO. 1015-005
 FEBRUARY 09, 2015

ZONING EXHIBIT
ZONING: PD-434R, SUP-SF-A
SILVER FERN ADDITION
 LOTS 1 & 6, BLOCK 1 - 5.604 ACRES
 BEING ALL OF LOT 1, BLOCK 1
 SILVER FERN ADDITION
 CASE NO. 1015-005
 FEBRUARY 09, 2015

OWNER:
 JOHN WHEELER SIBBURY / ABSTRACT NO. 1030
CITY OF PLANO, COLLIN COUNTY, TEXAS

APPLICANT:
 CIVIL ENGINEER
 RKM & Associates, Inc.
 1700 Alma Drive, Suite 227
 Plano, Texas 75075
 Phone: (489) 361-1416
 Fax: (489) 361-2485
 www.rkmca.com

DESIGNED BY: RKM
DRAWN BY: RKM
CHECKED BY: RKM
DATE: February 09, 2015
PROJECT NO.: 1015-005

ZONING EXHIBIT

THE VERANDA TOWN HOMES
 City of Plano, Texas

PRELIMINARY
 FOR REVIEW ONLY
 Not for Construction
RKM & Associates, Inc.
 Civil Engineers and Consultants
 1700 Alma Drive, Suite 227
 Plano, Texas 75075
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 Fax: (489) 361-2485
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REV.	DATE	REMARKS

Scale: 1" = 40'
 Designed by: RKM
 Drawn by: RKM
 Checked by: RKM
 Date: February 09, 2015
 Project No: 1015-005

ZONING EXHIBIT

THE VERANDA TOWN HOMES
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CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		March 23, 2015		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): Karen Suiter x7566				
CAPTION				
<p>Public Hearing and consideration of a Resolution of the City of Plano, Texas, supporting an application for a nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project, located on the east side of Coit Road, 350± feet north of McDermott Road; and designating the City Manager, or his designee, to certify this resolution to TDHCA; and declaring an effective date.</p>				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	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				
<p>COMMENTS: This item has no fiscal impact. STRATEGIC PLAN GOAL: Supporting an application for nine percent housing tax credit financing (HTC) relates to the City's goal of Partnering for Community Benefit.</p>				
SUMMARY OF ITEM				
<p>This resolution formally establishes the City of Plano's support for a housing tax credit (HTC) application to Texas Department of Housing and Community Affairs (TDHCA) to assist in financing the development of The Veranda. A public hearing is noticed to solicit comments regarding the proposed development and application submittal. This item is recommended subject to approval of the associated zoning case.</p>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Memo, Resolution				



Memorandum

Date: March 17, 2015

To: Bruce D. Glasscock, City Manager
Frank F. Turner, Deputy City Manager

From: Shanette Brown, Community Services Manager

Subject: **City Support of a Housing Tax Credit Application**

The 2010-2014 Consolidated Plan of Housing and Community Development Needs (the Plan) highlights the unmet housing affordability that low income renters experience. The Plan includes a decent housing strategy of encouraging the provision of decent, safe, and affordable housing for low and moderate income and special needs residents. Article XI of the City of Plano Code of Ordinances establishes an Infill Housing Program that promotes the development of real property for low and moderate income housing to effectuate the public purpose of providing affordable housing for low and moderate income families.

Housing Tax Credits (HTC) is one way that the State, through the Texas Department of Housing and Community Affairs (TDHCA), promotes the development of affordable rental housing for low income households. These rental units are then leased to qualified households at below market rate rents. The HTC Program provides a source of equity financing for the development of affordable housing and assists creating and maintaining the affordable housing stock in communities.

The development is a joint venture between Plano Housing Corporation, a local Community Housing Development Organization (CHDO), and Sonoma Housing Advisors, LLC. The applicant is requesting support for their application to the TDHCA for their project in Plano, The Veranda. Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4) requires the City to hold a public hearing and state their support or no objection through a resolution in order for the applicant to gain needed points for Local Government Support criteria. Approval of support is dependent upon City Council approval of Zoning Case 2015-02.

A Resolution of the City of Plano, Texas, supporting an application for a nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project, located on the east side of Coit Road, 350± feet north of McDermott Road; and designating the City Manager, or his designee, to certify this resolution to TDHCA; and declaring an effective date.

WHEREAS, Sonoma Housing Advisor, LLC has proposed a development for affordable single family, rental housing which will be named “The Veranda” and will include approximately 41 lots that will be located on the east side of Coit Road, north of McDermott Road, in the City of Plano, Collin County; and

WHEREAS, Sonoma Housing Advisor, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Housing Tax Credit Program funds for The Veranda; and

WHEREAS, the application is sponsored by Plano Housing Corporation, a local Community Housing Development Organization (CHDO); and

WHEREAS, Plano Housing Corporation will benefit from the development, thereby allowing the organization to assist more Plano residents; and

WHEREAS, the City of Plano Housing Infill Program encourages the development of real property for low and moderate income housing; and

WHEREAS, the 2010-2014 Consolidated Plan of Housing and Community Development Needs notes that low income renters within the city of Plano have unmet housing needs, mostly related to affordability; and

WHEREAS, it is in the public interest of the citizens of the City of Plano that the application be made for such funding; and

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

SECTION I. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4):

1. Notice has been provided to the Governing Body, the City of Plano, in accordance with Texas Government Code, §2306.67071(a); and
2. The City of Plano has had sufficient opportunity to obtain a response from the applicant regarding any questions or concerns about the proposed development; and
3. The City of Plano has held a hearing at which public comment may be made on the proposed development site in accordance with Texas Government Code, §2306.67071(b); and

4. After due consideration of the information provided by the applicant and public comment, the City of Plano supports the proposed application for The Veranda.

SECTION II. The City Manager, or his designee, is hereby authorized, and directed to provide a certified copy of this resolution to the Texas Department of Housing and Community Affairs.

SECTION III. This resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 23RD DAY OF MARCH, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

Approved as to form:

Paige Mims, CITY ATTORNEY



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		March 23, 2015		
Department:		Planning		
Department Head		Christina Day		
Agenda Coordinator (include phone #): Karen Suiter x7566				
CAPTION				
<p>Public Hearing and consideration of a Resolution of the City of Plano, Texas, supporting an application for a nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project, located at Palomino Crossing, Block 1, Lot 4; and designating the City Manager, or his designee, to certify this resolution to TDHCA; and declaring an effective date. This item was tabled at the February 23, 2015 City Council meeting and removed for consideration by the City Council at the March 17, 2015 City Council meeting.</p>				
FINANCIAL SUMMARY				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	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				
<p>COMMENTS: This item has no fiscal impact.</p> <p>STRATEGIC PLAN GOAL: Supporting an application for nine percent housing tax credit financing (HTC) relates to the City's goal of Partnering for Community Benefit.</p>				
SUMMARY OF ITEM				
<p>This resolution formally establishes the City of Plano's support for a housing tax credit (HTC) application to Texas Department of Housing and Community Affairs (TDHCA) to assist in financing the development of The Astoria. A public hearing is noticed to solicit comments regarding the proposed development and application submittal. Tabled February 23, 2015 and removed for consideration by the City Council at the March 17, 2015 City Council meeting.</p>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Memo, Resolution				



Memorandum

Date: March 18, 2015

To: Bruce D. Glasscock, City Manager
Frank F. Turner, Deputy City Manager

From: Shanette Brown, Community Services Manager

Subject: **City Support of a Housing Tax Credit Application**

The 2010-2014 Consolidated Plan of Housing and Community Development Needs (the Plan) highlights the unmet housing affordability that low income renters experience. The Plan includes a decent housing strategy of encouraging the provision of decent, safe, and affordable housing for low and moderate income and special needs residents. Article XI of the City of Plano Code of Ordinances establishes an Infill Housing Program that promotes the development of real property for low and moderate income housing to effectuate the public purpose of providing affordable housing for low and moderate income families.

Housing Tax Credits (HTC) is one way that the State, through the Texas Department of Housing and Community Affairs (TDHCA), promotes the development of affordable rental housing for low income households. These rental units are then leased to qualified households at below market rate rents. The HTC Program provides a source of equity financing for the development of affordable housing and assists creating and maintaining the affordable housing stock in communities.

D Squared Development, LLC is requesting support for their application to the TDHCA for their project in Plano, The Astonia. Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4) requires the City to hold a public hearing and state their support or no objection through a resolution in order for the applicant to gain needed points for Local Government Support criteria.

A Resolution of the City of Plano, Texas, supporting an application for a nine percent (9%) housing tax credit (HTC) financing to the Texas Department of Housing and Community Affairs (TDHCA) for the proposed affordable residential development project, located at Palomino Crossing, Block 1, Lot 4; and designating the City Manager, or his designee, to certify this resolution to TDHCA; and declaring an effective date.

WHEREAS, D Squared Development, LLC has proposed a development for affordable rental housing which will be named "The Astonia" and will include up to 105 units that will be located in the northeast corner of W. Spring Creek Parkway and Headquarters Drive, in the City of Plano, Denton County; and

WHEREAS, D Squared Development, LLC intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Housing Tax Credit Program funds for The Astonia; and

WHEREAS, the City of Plano Housing Infill Program encourages the development of real property for low and moderate income housing; and

WHEREAS, the 2010-2014 Consolidated Plan of Housing and Community Development Needs notes that low income renters within the city of Plano have unmet housing needs, mostly related to affordability; and

WHEREAS, it is in the public interest of the citizens of the City of Plano that the application be made for such funding; and

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

SECTION I. In accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4):

1. Notice has been provided to the Governing Body, the City of Plano, in accordance with Texas Government Code, §2306.67071(a); and
2. The City of Plano has had sufficient opportunity to obtain a response from the applicant regarding any questions or concerns about the proposed development; and
3. The City of Plano has held a hearing at which public comment may be made on the proposed development site in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the applicant and public comment, the City of Plano supports the proposed application for The Astonia.

SECTION II. The City Manager, or his designee, is hereby authorized, and directed to provide a certified copy of this resolution to the Texas Department of Housing and Community Affairs.

SECTION III. This resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 23RD DAY OF MARCH, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

Approved as to form:

Paige Mims, CITY ATTORNEY