



*City of Plano*

**2001**

*Development Report*

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# Introduction



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*The Development Report is an annual review of demographic information, comprehensive planning, historic preservation, neighborhood services, zoning, construction, and land development activity in Plano. This report covers the period from January 1 through December 31, 2001.*

*The information contained in this report is based on several resources. Information regarding comprehensive planning and historic preservation came from the Planning and Information Division. The Neighborhood Services Division provided the update of neighborhood planning. Community Development Block Grant (CDBG) and first time home buyers programs.*

*Development data has a variety of sources. The Development Review Division, the Engineering Department and Building Inspections Department provided information regarding capital improvement projects as well as commercial and residential construction. The Transportation Division is the source for the update of traffic count data and transportation issues impacting Plano.*

*Demographic data is from the 2000 Census. The 2002 Estimate of the City's population is a combination of census data along with the number of residential building permits issued from the fourth quarter of 2000 and the first three quarters of 2001. Finally, all maps and figures for this document were produced in conjunction with the City's Geographic Information Systems (GIS) Division.*

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# Demographics

## 2000 Census Population

The first round of information from the 2000 Census was released this past year. This information was derived from the answers from the short form questionnaire distributed on April 1, 2000. Results from the short form questionnaire revealed some interesting changes to Plano's population between the 1990 and the 2000 Censuses. Plano added more residents than ever recorded in the City for a 10 year Census period. The 2000 Census stated that the City's population was 222,030 people, up by 93,317 residents (72.5%) from the 1990 Census.



Male: 110,619 (49.8%)

Female: 111,411 (50.2%)

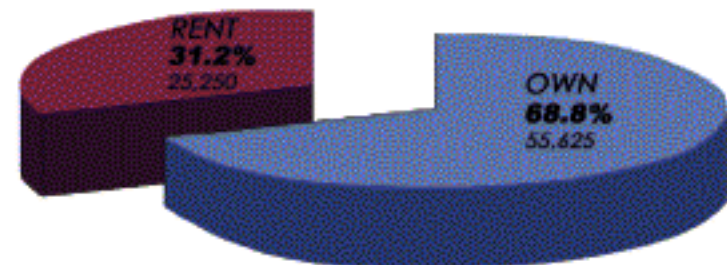
## Plano's Historic Population

1960	3,695
1970	17,872
1980	72,331
1990	128,713
2000	222,030

## 2002 City of Plano Population Estimate

City staff estimates that there were 232,758 people in Plano as of January 1, 2002. This information is based on permits for single family housing and the completion of multi-family development projects from the calendar year 2000 and from the first three quarters of 2001.

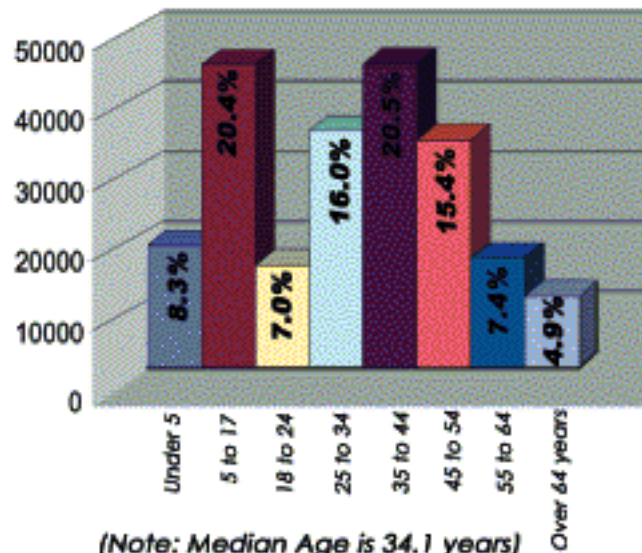
## **Household Tenure**



(Note: Persons per household is 2.73)

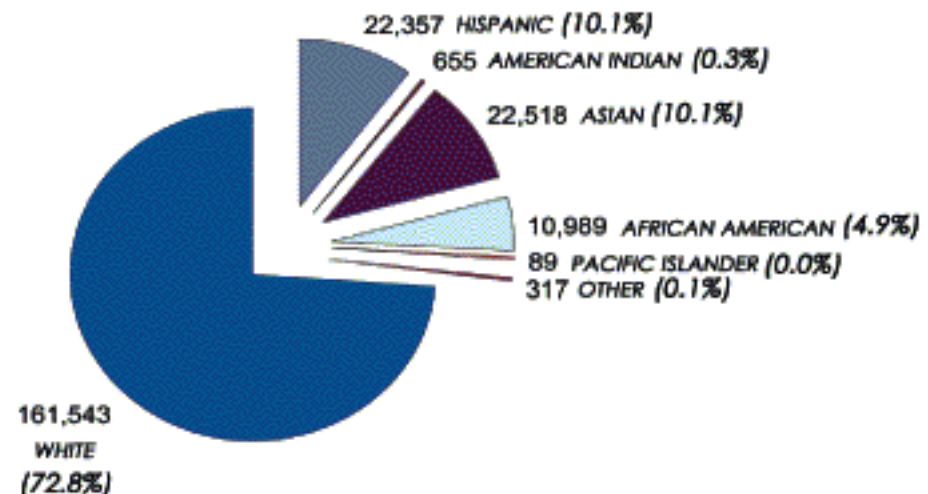
# Demographics

**Age Distribution**



The percentage of people who identified themselves as belonging to a minority race or ethnic group increased from 14.6% in 1990 to 27.2% in 2000. The largest growth occurred among the Asian and Hispanic communities. Their percentage of the City's population increased from 3.9% and 6.2% respectively in 1990 to 10.1% each in 2000.

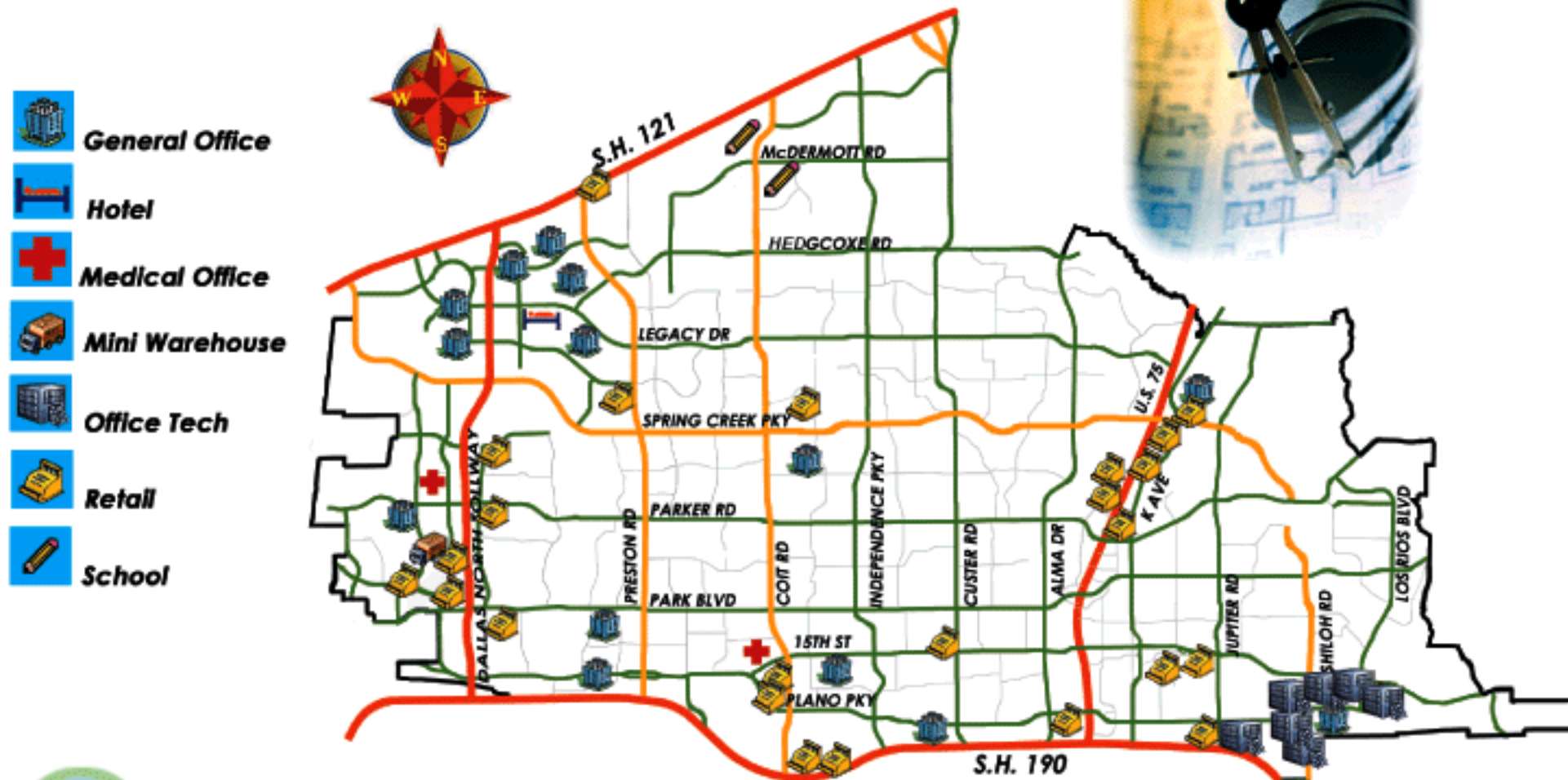
The 2000 Census reported that Plano's population is getting older and more ethnically diverse. The median age of Plano residents increased from 31 to 34.1 years. The percentage of people aged 45 years and older increased from 20.3% in 1990 to 27.7% in 2000.



**Ethnic & Racial Distribution**

# Development Zoning and Plan Review

The Planning and Zoning Commission reviewed 465 items for consideration during 2001. These items included zoning, land studies, concept plans, preliminary site plans, preliminary plats, site plans, final plats, revised site plans and replats. The map below shows the general location of approved development during the year.



# Development Permits

In 2001, there was a decline in residential permitting with a total of 1,693 permits issued for single-family projects and 1 permit for 229 multi-family units. The 10.9% decline in residential permitting illustrates that the City of Plano is approaching residential maturity. The number of non-residential permits declined by 45.9% while the value of the permits decreased 55.6% during 2001.



## Single-Family Housing Permits Issued

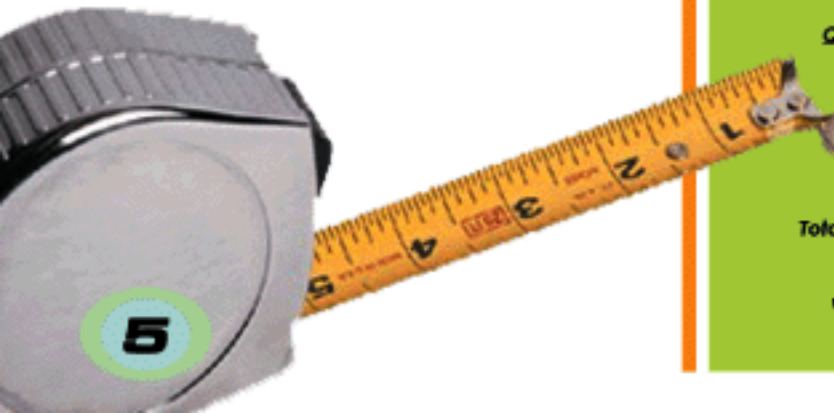
Quarter	1997	1998	1999	2000	2001
1	746	720	618	504	527
2	862	824	709	533	521
3	822	822	586	466	444
4	715	557	407	402	201
Totals	3,145	2,923	2,320	1,905	1,693

## Non-Residential Permits Issued

Quarter	1997	1998	1999	2000	2001
1	55	55	139	116	69
2	53	95	101	80	61
3	49	145	110	164	53
4	60	130	102	80	55
Total Permits	217	425	452	440	238
Value	\$397,956,668	\$518,364,099	\$307,485,866	\$476,804,943	\$211,592,728

## Multi-Family Housing Permits Issued

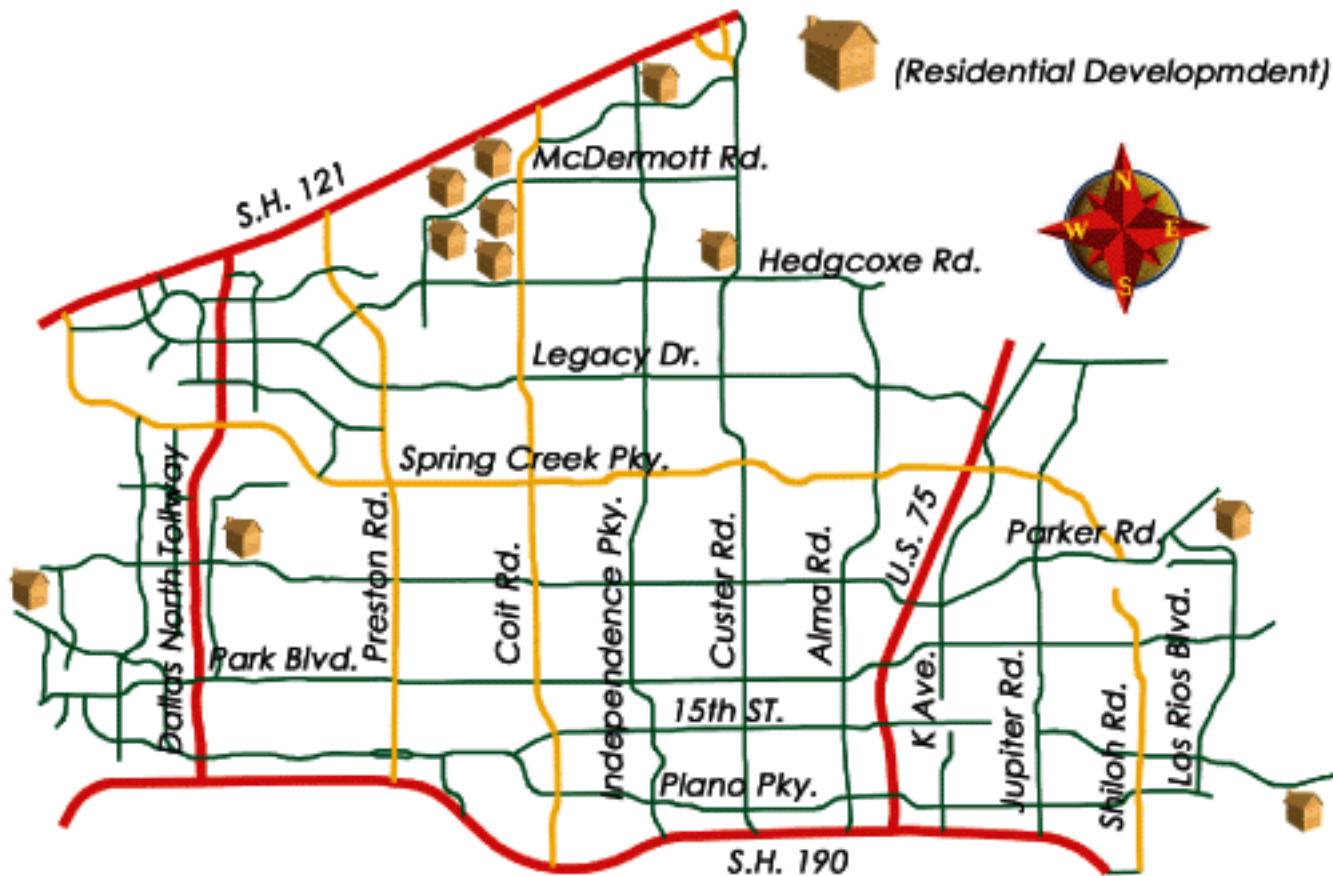
Quarter	1997	1998	1999	2000	2001
1	3	1	2	0	0
2	0	5	1	0	0
3	2	3	4	1	0
4	2	5	1	0	1
Total Permits	7	14	8	1	1
Units	1,898	3,338	2,105	242	229
Value	\$78,383,538	\$137,050,474	\$93,217,266	\$9,694,800	\$9,500,977



# Development Single-Family



A total of 1,693 building permits were issued in 2001 for single-family home construction. These single-family permits were valued at \$303,815,100. The average home was 3,587 square feet and valued at \$179,454. This figure excludes the price of the lot. Out of the single-family homes constructed, 65% were greater than 3,000 square feet.



# Development Multi-Family

Multi-family development was limited in 2001. Again, only one permit was issued for 229 units as compared with one permit for 242 units in 2000. The 229-unit complex will be located at the northwest corner of Municipal Avenue and 14th Street. This project is Phase II of the Plano Transit Village and is valued at \$9,500,977.



- 1998 Activity
- 1999 Activity
- 2000 Activity
- 2001 Activity
- City Boundaries
- City Roads

# Development Commercial



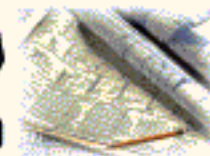
## Office

A total of 36 permits were issued for general office, medical office and office technology construction in 2001. Office properties constituted 1,586,394 square feet of new construction. This figure represents a 120% increase from the 2000 figure of 721,542 square feet.



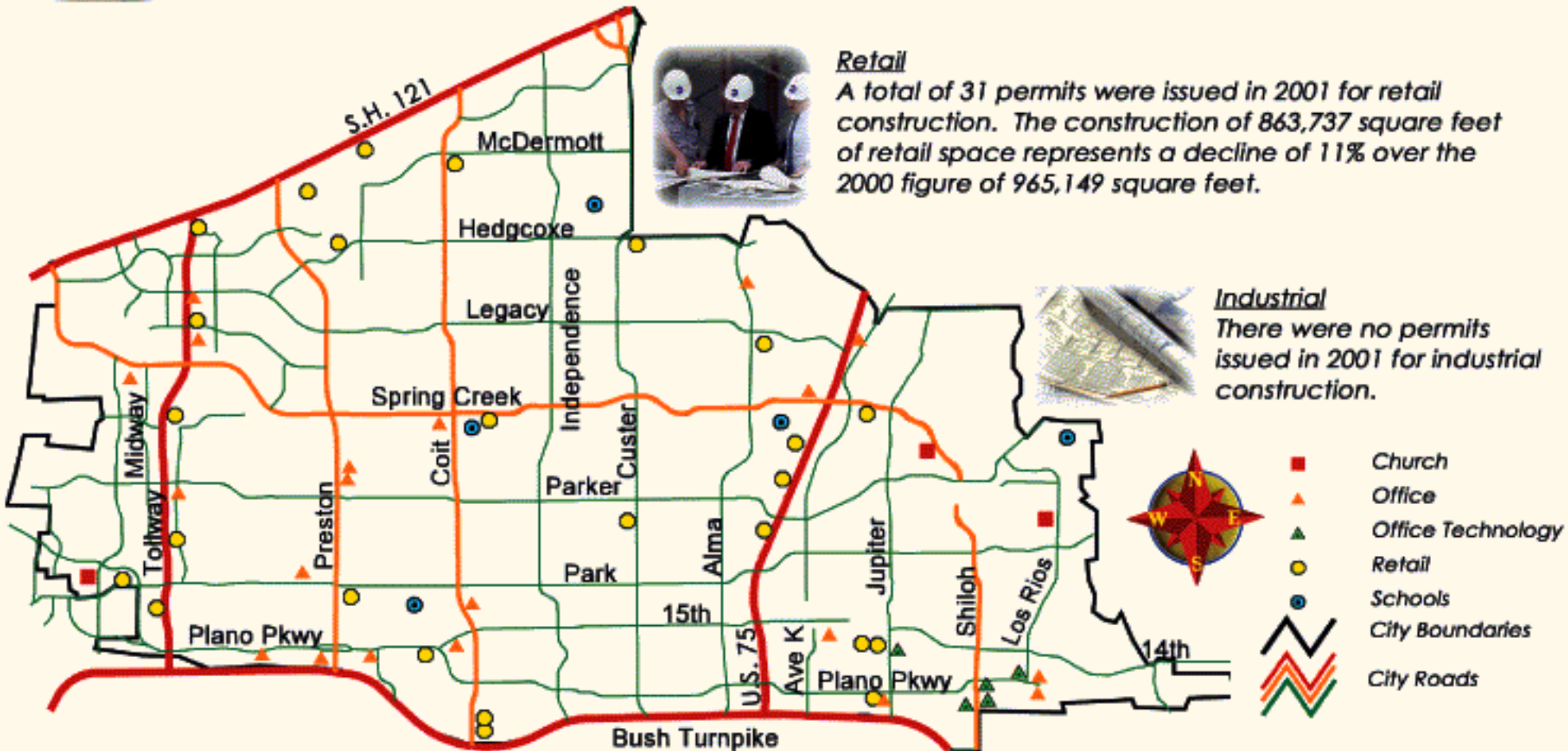
## Retail

A total of 31 permits were issued in 2001 for retail construction. The construction of 863,737 square feet of retail space represents a decline of 11% over the 2000 figure of 965,149 square feet.



## Industrial

There were no permits issued in 2001 for industrial construction.



# DEVELOPMENT CAPITAL IMPROVEMENTS

The City of Plano maintains an active Capital Improvements Program (CIP) in an effort to stay ahead of the growth and development. The CIP program spent \$52,721,245 on many projects throughout the City during the 2000-2001 Fiscal Year. These improvements included the construction of 3.22 miles of new paved streets, 8.85 miles of street widening, 5.22 miles of waterlines, 0.49 miles of storm sewer and 0.35 miles of creek drainage improvements. Also included were the design and construction of seven City facilities. The map below highlights the location of the major improvements addressed during 2001.

## ROAD PROJECTS

1. Spring Creek Pkwy. from Midway Rd. to S.H. 121
2. Parker Rd. from Parkwood Blvd. to Midway Rd.
3. Parker Rd. from Midway Rd. to Dozier Rd.
4. Midway Rd. from KCS Railroad to International Pkwy.
5. Midway Rd. from Plano Pkwy. to Parker Rd.
6. Plano Pkwy. from Park Blvd. to Midway Rd. and Midway Rd. from Plano Pkwy. to Park Blvd.
7. Park Blvd. from Plano Pkwy. to Marsh Ln.
8. Dallas North Toll Road Service Roads from Plano Pkwy. to Parker Rd.
9. Dallas North Toll Road Service Roads from Spring Creek Pkwy. to Headquarters Dr.
10. Independence Pkwy. from Parker Rd. to Legacy Dr.
11. Independence Pkwy. from Legacy Dr. to McDermott Rd.
12. Hedgcoxe Rd. from Custer Rd. to Preston Rd.
13. Jupiter Rd. from Spring Creek Pkwy. to Chaparral Rd.
14. Los Rios Blvd. from Parker Rd. to Jupiter Rd.
15. Los Rios Blvd. from 14th St. to Country Club Dr.

## WATER PROJECTS

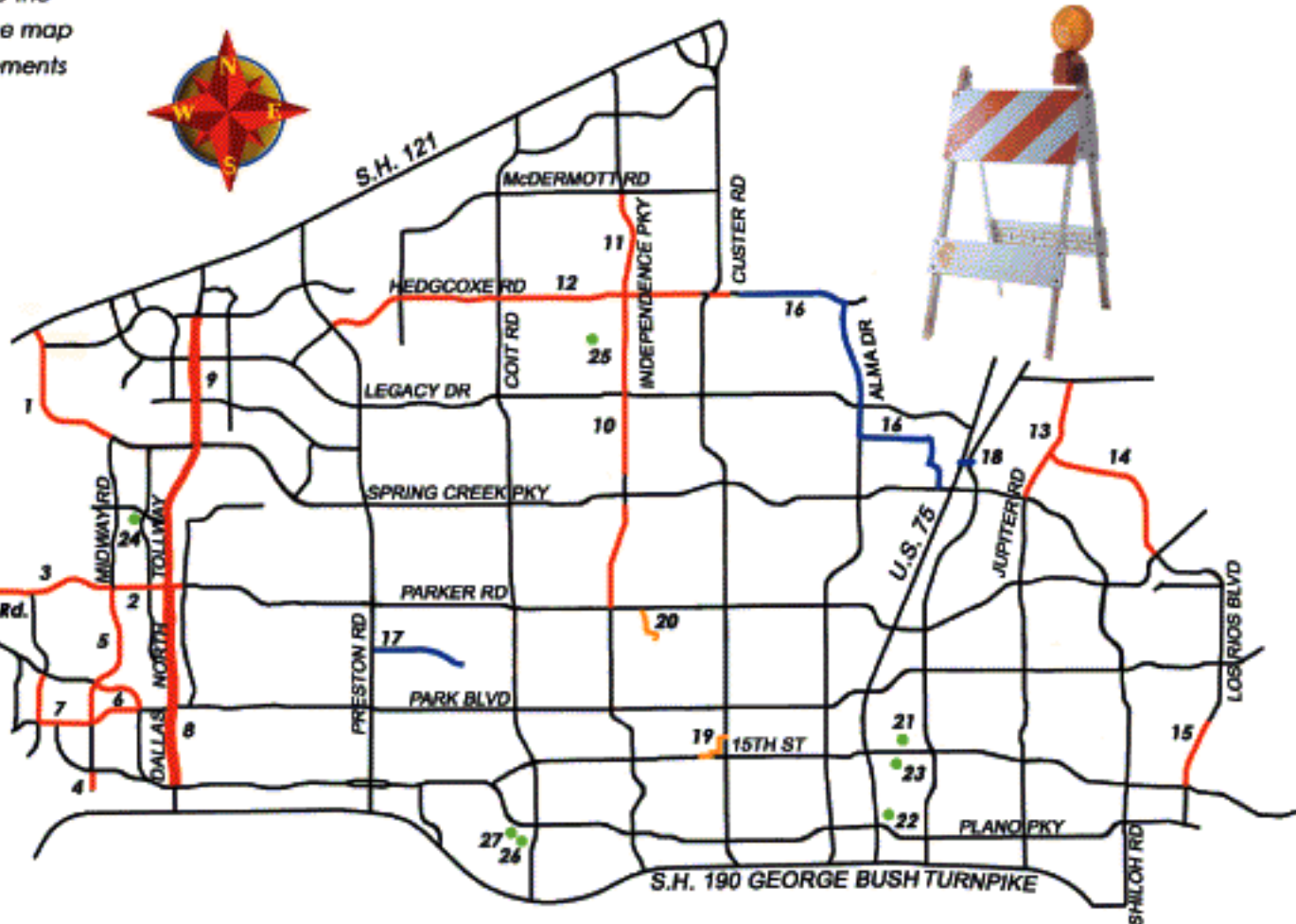
16. Ridgeview Transmission Line
17. Wentworth Tank Lines
18. Chase Oaks and U.S. 75 Waterlines

## DRAINAGE PROJECTS

19. Claridge Drainage
20. North Pittman Creek Drainage

## FACILITIES PROJECTS

21. Courtyard Theater
22. Ben Thomas Gymnasium
23. Criminal Justice Expansion
24. Christopher Parr Library
25. Joint Use Facility near the Maribelle Davis Library
26. Animal Shelter
27. Park Maintenance Facility at Parkway Service Center



# Long Range Planning

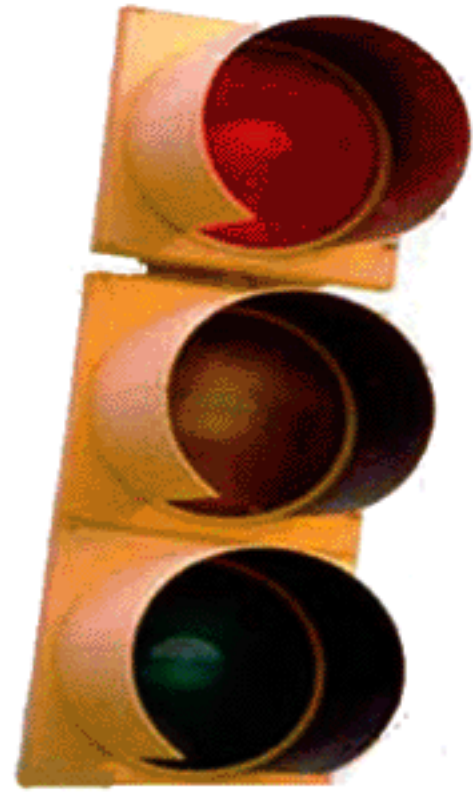
*The Planning and Information Division is responsible for long range planning activities for the City of Plano. Long range plans are expressed as recommendations in the Comprehensive Plan. The Comprehensive Plan is divided into nine elements: Land Use, Transportation, Urban Design, Housing, Economic Development, Public Services and Facilities, Education, Parks and Recreation and Utilities.*

*The Comprehensive Plan is a critical component of future development within Plano. The subdivision regulations and zoning ordinance implement the recommendations of the Land Use plan. Capital Improvement Projects are developed in accordance to the recommendations from the Transportation, Utilities, Public Services and Facilities and the Parks and Recreation elements of the Plan.*

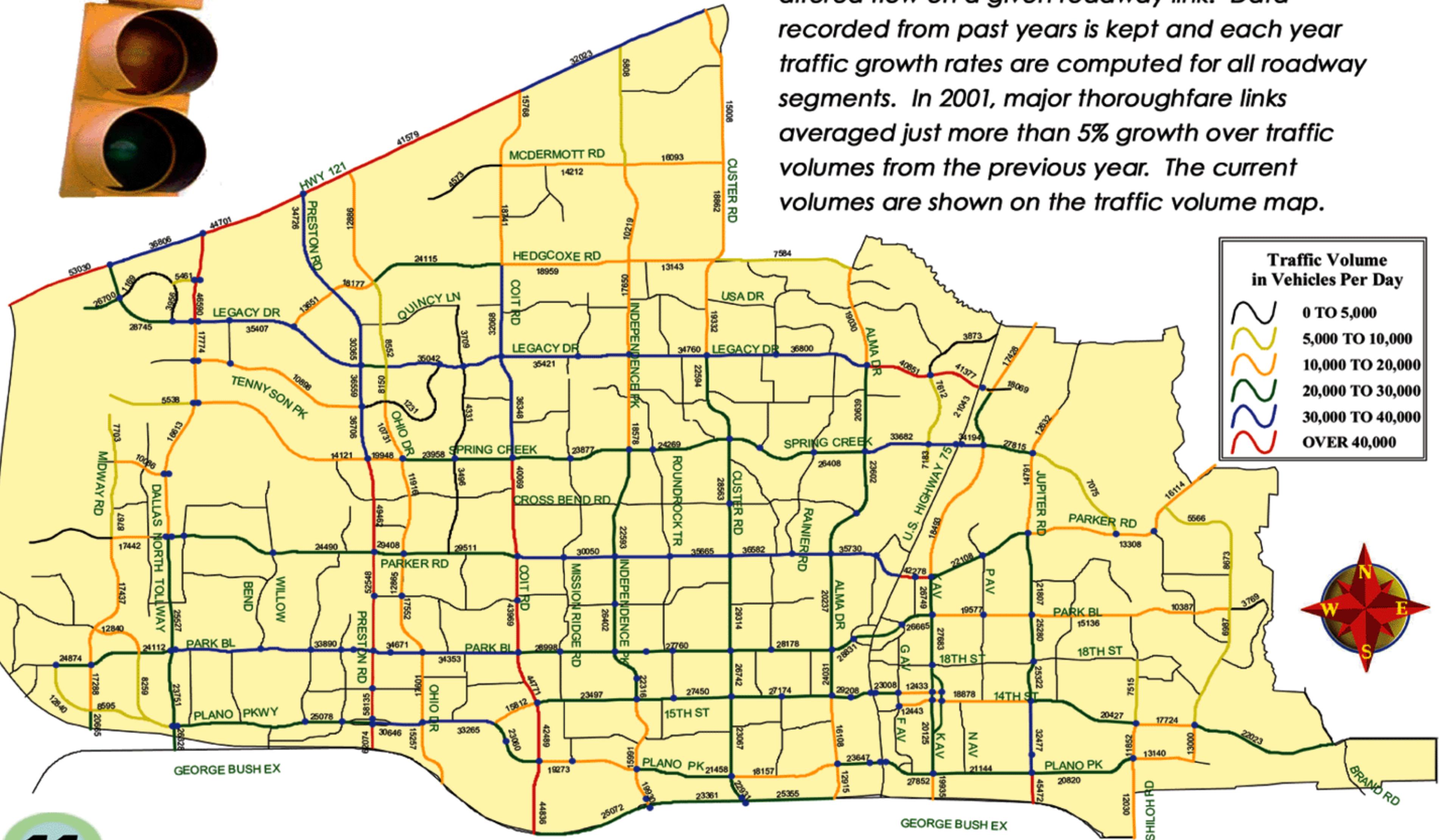
*During 2001, the Planning and Information Division completed updates to the Land Use and Transportation elements of the Comprehensive Plan. The publication of both elements will be completed during February 2002. Work is underway with the update of the Education Element and should be completed by May 2002.*



# Transportation Local Traffic



The Transportation Division conducts 24-hour traffic counts on each segment of all major thoroughfares each year. The only exception is when construction activity has significantly altered flow on a given roadway link. Data recorded from past years is kept and each year traffic growth rates are computed for all roadway segments. In 2001, major thoroughfare links averaged just more than 5% growth over traffic volumes from the previous year. The current volumes are shown on the traffic volume map.



# Transportation Projects

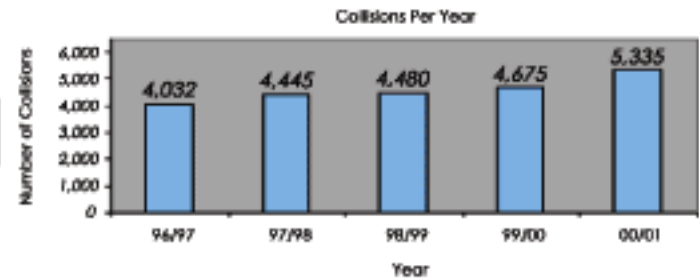
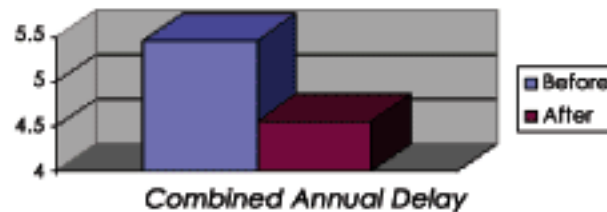


## Signal Timing Project



With the goal of improving regional air quality and reducing traffic congestion, the Transportation Division studied city wide traffic patterns and congested intersections. The study analyzed the peak AM and PM commute periods to develop traffic signal timing schemes that minimize stopped delay, fuel usage, and travel time to motorists and improves air quality. Upon completion of the traffic signal timing adjustments east of U.S. 75 this year, staff will study mid-day traffic patterns and areas of congestion, and revise signal timing to improve traffic flow.

Hours  
per year  
(millions)



## Traffic Safety

The Transportation Division audited the information contained in its traffic collision database for 2001. The effort increased the accuracy and usefulness of the data in understanding the causes of collisions and how best to reduce them. The collision records show a 14.1% increase in total traffic collisions over last year. Although the percentage of all collisions increased in 2001, the percent of the total number of non-injury (84.8%), injury (15%), and fatal collisions (0.2%) remained fairly constant. Failure to yield the right-of-way, following too closely, speeding, and unsafe lane usage, continues to be the primary contributing factors for these collisions over the past 5 years. The Transportation Division will use this information to focus existing traffic safety programs on reducing these occurrences. In year 2002 the Transportation Division added a staff position that will analyze road locations experiencing significant numbers of traffic collisions. This task will result in improved traffic safety via road improvement projects, concerted traffic enforcement, and/or distribution of driver education materials to key problem areas/groups.

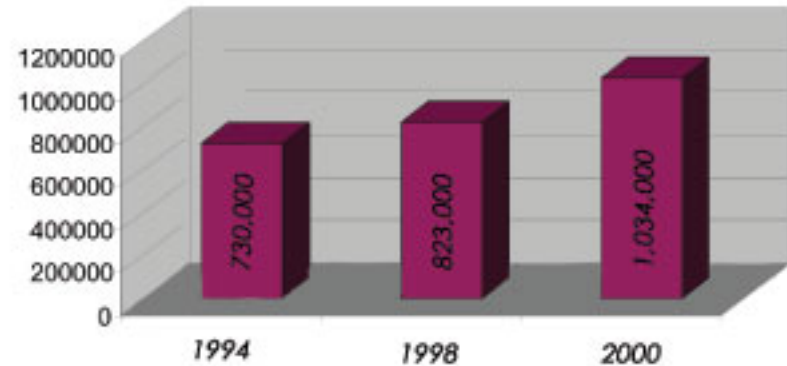
# Transportation

## Mass Transit



The City of Plano is served by nine fixed-route bus lines and two transit centers at the present time. A demand responsive bus service operates along the Alma Road corridor. The West Plano Transit Center is located at 15th Street and west of Coit Road and the East Plano Transit Center is situated along Archerwood Street north of Park Boulevard between U.S. 75 and Avenue K. The chart below shows the increase in bus ridership in Plano.

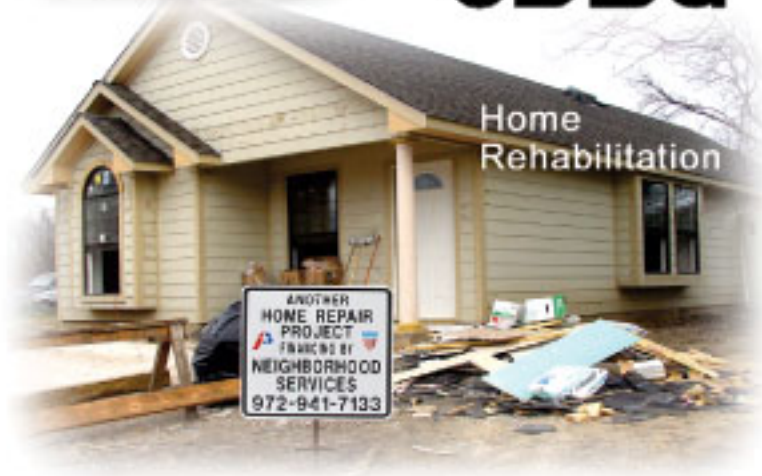
**Plano DART Ridership**



The Dallas Area Rapid Transit (DART) light rail service should start in Plano by late 2003. There are two light rail stations planned for the City of Plano. Construction is almost complete at the Downtown Plano Station and at the Parker Road Station at the East Plano Transit Center. A third transit center will be constructed as a park and ride facility for bus service in the northwest quadrant of the Spring Creek Parkway and the Dallas North Tollway intersection.

For more information on mass transit services in Plano, please call DART at 214-979-1111.

# Neighborhood Services



*The Neighborhood Services Division of the Planning Department administers the federally-funded Community Development Block Grant (CDBG) Program. These grants fund a variety of projects that provide assistance to low and moderate-income Plano residents. Since 1985, the City of Plano has received over \$11 million in CDBG grants.*

*In 2001, the City received \$1,181,251. Programs funded and administered by the City of Plano included Housing Rehabilitation, Homeownership Assistance, and Homeless Prevention. During the year, \$927,094 was spent on rehabilitation of 40 homes, and 19 families were helped in buying their first home with \$65,528. Neighborhood Services added two new programs in 2001 - testing for lead paint in homes built before 1978 and a free 6-hour training class for first-time homebuyers. Local non-profit agencies such as Plano Housing Authority, Plano Housing Corporation, Habitat for Humanity, and Plano International Preschool also received CDBG funds.*

*The City of Plano also provided \$243,467 in Community Services grants to local non-profit agencies serving Plano citizens. Administered by Neighborhood Services, these grants are provided from general fund. Among the 22 agencies receiving funding were Samaritan Inn, Hopes Door, Assistance Center of Collin County, Plano Children's Medical Clinic, and CITY House.*

# Heritage Preservation

Plano heritage resources are those buildings, sites, or districts that have been officially designated by the City Council or listed in the Preservation Plan as culturally, architecturally, and historically significant to Plano's evolution as a community. A property may be individually designated or designated as part of a district.

The Heritage Commission is a seven-member board appointed by the City Council. It is responsible for reviewing any proposed exterior alteration, demolition or new construction affecting designated resources or districts. Applications are reviewed for compliance with established design guidelines. If the proposed improvements are consistent with these guidelines, the Heritage Commission may grant a Certificate of Appropriateness. By preserving and maintaining visual character, the City ensures that future generations will enjoy the benefits of Plano's rich heritage.



Courtyard Theater  
H Avenue



Craftsman Home  
16th Street & G Avenue

This year, the City designated the PISD "Cox" High School and Gymnasium a heritage resource. The last remnant of the early history of Plano schools, the Cox Building is a valuable resource for the community. Used as a school for over 50 years before becoming the Plano I.S.D. Administration Building, the Cox building has played an important role in the growth and development of the community. Additionally, the gymnasium is being renovated by the City to serve as a theater and will be completed in 2002.

The Heritage Commission issued twenty Certificates of Appropriateness in 2001. A large, two-story new Craftsman-style house is being constructed at the northeast corner of 16th Street and G Avenue, while the Dudley House, a Folk Victorian home on 17th Street, is being fully restored as a residence.

# Information Resources

Planning &  
Engineering Department  
1520 K Avenue, Suite 250  
Plano, Texas 75074  
(972) 941 - 7151  
Fax: (972) 941 - 7396  
[www.planotx.org](http://www.planotx.org)  
[www.planoplanning.org](http://www.planoplanning.org)

State Data Center  
Department of Rural Sociology  
Texas A&M University  
College Station, Texas 77843  
(979) 845 - 5115  
<http://txsdc.tamu.edu>

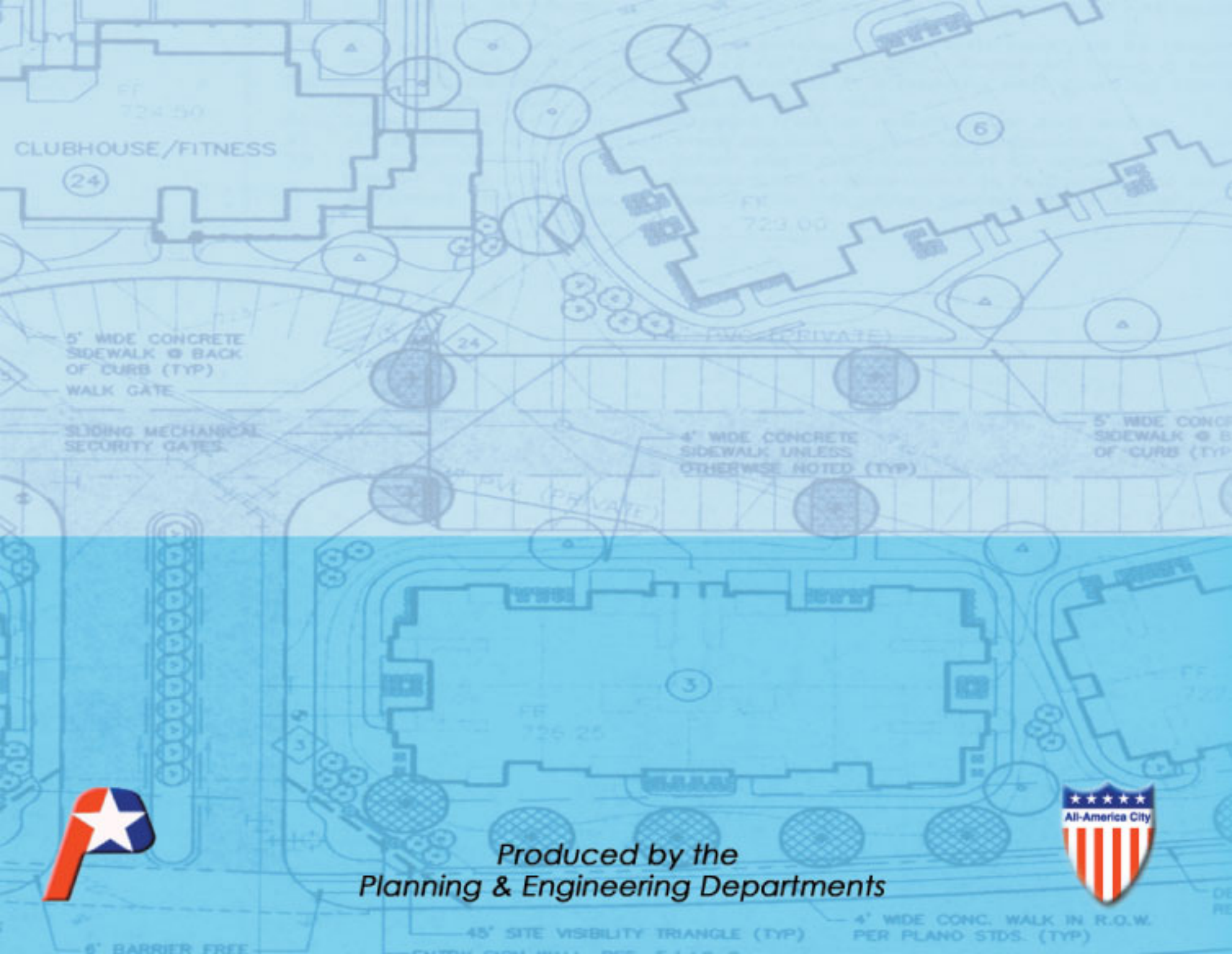
North Central Council of Governments  
616 Six Flags Drive, Centerpoint Two  
P.O. Box 5888  
Arlington, Texas 76005-5888  
(817) 640 - 3300  
Fax: (817) 640 - 7806  
[www.dfwinfo.com](http://www.dfwinfo.com)

Plano Economic Development Board  
4800 Preston Park Boulevard, Suite A-100  
(972) 985 - 3700  
Fax: (972) 985 - 3703  
[www.planotexas.org](http://www.planotexas.org)

Plano Building Inspections Department  
1520 K Avenue, Suite 140  
Plano, Texas 75074  
(972) 941 - 7140  
Fax: (972) 941 - 7187  
[www.buildinginspections.org](http://www.buildinginspections.org)

U.S. Census Bureau  
Washington, D.C. 20233  
(301) 763 - 4636  
[www.census.gov](http://www.census.gov)

Plano Chamber of Commerce  
1200 East 15th Street  
Plano, Texas 75074  
(972) 424 - 7547  
[www.planocc.org](http://www.planocc.org)



*Produced by the  
Planning & Engineering Departments*

