

CITY OF PLANO

2002



DEVELOPMENT REPORT



| Table of Contents |



- 1 INTRODUCTION**
- 2 DEMOGRAPHICS**
- 4 PLANNING**
- 5 BUILDING PERMITS**
- 6 RESIDENTIAL DEVELOPMENT**
- 7 COMMERCIAL DEVELOPMENT**
- 8 CAPITAL IMPROVEMENTS**
- 9 TRAFFIC COUNTS**
- 10 TRANSPORTATION PROJECTS**
- 11 MASS TRANSIT**
- 12 NEIGHBORHOOD SERVICES**
- 13 HERITAGE PRESERVATION**
- 14 INFORMATION RESOURCES**

Introduction

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, 2002.

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 homebuyers 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 2003 estimate of City's population is a combination of census data along with the number of residential building permits issued from the fourth quarter of 2001 and the first three quarters of 2002. Finally, all maps and figures for this document were produced in conjunction with the City's Geographic Information Systems (GIS) Division.



[Table of Contents](#)

Page 2



Demographics

The second round of information from the 2000 Census was released this past year. This information was derived from responses to the long form questionnaire distributed on April 1, 2000. Results from the long form questionnaire revealed some interesting changes to Plano's population between 1990 and the 2000 Census. The educational levels of Plano residents increased between 1990 and 2000. As the education level increases, so does household income. This trend held true for Plano as average income also increased.

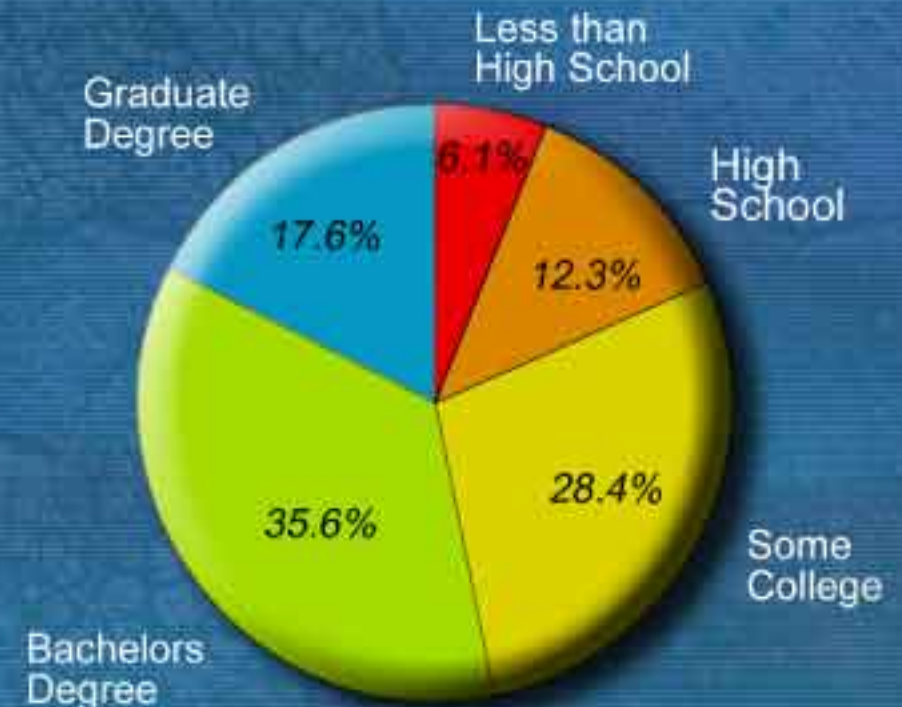


2003 City of Plano Population Estimate

The City of Plano has an estimated population of 236,929 people as of January 1, 2003. This information is based on permits issued for multi-family and single-family housing from the last quarter of 2001 and the first three quarters of 2002.

Educational Attainment

Educational attainment measures the level of education completed by people age 25 years and older. The level of education of Plano residents increased between the 1990 and 2000 Census. The percentage of people who had completed a Bachelors degree or more increased from 46.6% in 1990 to 53.3% in 2000. The actual number of people in Plano with Bachelors degrees almost doubled from 26,619 to 51,305 while the number of people with graduate and professional degrees grew by 2.5 times from 10,303 to 25,401 between the 1990 and 2000 Census. The percentage of people who did not complete high school decreased from 6.8% to 6.1% in 2000.



Demographics

Occupation

There have been some changes in the percentage of people in Plano that work within various occupations. The percentage of people in Plano employed in Sales and Office occupations as well as those in Manufacturing and Labor occupations decreased from 38.6% and 10.7% in 1990 to 27.3% and 9.1% respectively in 2000. The percentage of people employed in Service occupations remained unchanged.

There was tremendous growth of Plano residents employed in Management and Professional occupations. The percentage of people employed in these occupations increased from 42.2% in 1990 to 55.5% in 2000.



Household Income

Household income data reflects income from the previous year as was filed on federal income tax forms. Household income figures from the 1990 Census were adjusted for inflation for comparison purposes with data from the 2000 Census. A dollar in 1989 was equivalent to \$1.34 in 1999.

The correction for inflation allows for the opportunity for comparison between the data from the 1990 and the 2000 Census. The percentage of household incomes over \$100,000 increased from 27.8% in 1990 to 36.8% in 2000. The median household income for Plano also increased. This figure was at \$72,233 in 1990 and increased to \$78,722 in 2000.



Planning

Development Review

The Planning and Zoning Commission reviewed 191 items for consideration during 2002. These items included zoning cases, land studies, concept plans, preliminary plats, site plans, final plats, revised site plans and replats. The Planning and Zoning Commission acts as the final authority for all items, except zoning cases. The City Council has final authority on those items.

Long Range Planning

The Comprehensive Plan is the document that guides the long range planning process for the City of Plano. The Comprehensive Plan is a policy guide used to address land use, growth, development and redevelopment for the City. The Comprehensive Plan is divided into 10 elements: Land Use, Transportation, Urban Design, Housing, Economic Development, Public Services and Facilities, Education, Parks and Recreation, Utilities and Technology.

The Comprehensive Plan is a critical component of future development and redevelopment within Plano. The policies and recommendations of the Comprehensive Plan serve as a guideline to development regulations as found in the subdivision regulations and the zoning ordinance. The policies and recommendations of the plan are used to determine capital improvement projects that are required to provide municipal services for the community.

During 2002, the City of Plano completed the update to the Education element of the Comprehensive Plan. The City also added the new Technology element this past year. Work will be underway to update the Land Use and the Transportation Elements in 2003.





There were 1,051 building permits issued for new residential construction in 2002. This is a 45% decrease from 2001. The number of non-residential permits issued in 2002 declined by 37%. The decline in permits issued may be attributable to Plano reaching development maturity and from the economic downturn experienced this past year.

Single-Family Housing Permits Issued

Quarter	1998	1999	2000	2001	2002
1	720	618	504	527	279
2	824	709	533	521	288
3	822	586	466	444	329
4	557	407	402	201	155
Totals	2,923	2,320	1,905	1,693	1,051

Non-Residential Permits Issued

Quarter	1998	1999	2000	2001	2002
1	55	139	116	69	36
2	95	101	60	61	49
3	145	110	164	53	31
4	130	102	60	55	34
Totals	425	452	440	238	150
Value	\$510,364,099	\$307,485,866	\$476,804,943	\$211,592,728	\$203,186,950

Multi-Family Housing Permits Issued

Quarter	1998	1999	2000	2001	2002
1	1	2	0	0	0
2	5	1	0	0	0
3	3	4	1	0	0
4	5	1	0	1	0
Totals	14	8	1	1	0
Units	3,338	2,105	242	229	0
Value	\$78,383,538	\$137,050,474	\$9,694,800	\$9,500,977	\$0

Residential Development



Table of Contents

Page 7



A total of 1,051 building permits were issued for single-family home construction. These single-family permits were valued at \$203,186,950. The average home was 3,653 square feet and valued at \$193,257, excluding the price of the lot. Out of the single-family homes constructed, 64% were greater than 3,000 square feet. No permits were issued in 2002 for multi-family development projects.



General location of new housing development



Commercial Development

Office

A total of 29 permits were issued for general office, medical office and office technology construction in 2002. Office properties constituted 952,001 square feet of new construction. This figure represents a 40% decrease from the 2001 figure of 1,586,394 square feet.

Manufacturing

One permit was issued in 2002 for industrial construction. The permit was issued for an 115,000 square foot building. No permits were issued in 2001 for industrial construction.

Retail

A total of 20 permits were issued in 2002 for retail construction. The construction of 270,496 square feet of retail space represents a decline of 69% over the 2001 figure of 863,737 square feet.



Capital Improvements

The City of Plano maintains an active Capital Improvements Program (CIP) in an effort to stay ahead of growth and development. The CIP program spent \$50,001,703 on many projects throughout the City during the 2001-2002 fiscal year. The following is a list of ongoing projects:

Water Projects

- Briar Creek Sanitary Sewer Capacity
- Chase Oaks and US 75 waterlines
- Jupiter Road waterline
- McDermott/Rosor waterline

Drainage Projects

- Bronze Leaf Drainage Improvement
- Buffalo Bend Drainage Improvements
- South Cedar Elm Channel

Road Projects

- Los Rios Blvd from Parker Rd to Jupiter Rd
- Parker Rd from Midway Rd to Dozier Rd
- 14th St from Ave G to Ave K
- Hedgcoxe Rd from Custer Rd to Preston Rd
- Jupiter Rd from Spring Creek Pkwy to Chaparral Rd
- Marsh Ln from Park Blvd to Plano Pkwy
- Ave P from Park Blvd to Parker Rd
- Spring Creek Pkwy from Midway Rd to Tollway
- Spring Creek Pkwy from Tollway to White Rock Creek
- Los Rios Blvd from Kite Landing to Plano East St HS
- Legacy Dr and S.H. 121 intersection improvements
- Legacy Dr and Tollway Intersection Improvements
- 15th St and Coll Rd intersection improvements
- Tollway Service Roads from Parker Rd to Spring Creek Pkwy
- Tollway Service Roads from Spring Creek Pkwy to Headquarters Dr
- McDermott Rd from Ohio Dr to Robinson Rd
- 15th St from Ave G to Ave I
- Legacy Dr and Alma Rd intersection improvements
- Legacy Dr and Chase Oaks Blvd intersection improvements
- Spring Creek Pkwy and US 75 Service Road intersection improvements
- Plano Pkwy from Los Rios Blvd to 14th St
- Plano Pkwy from Tollway to Park Blvd
- Premier Dr from Ruisseou Dr to Heritage Dr
- Preston Rd and Plano Pkwy intersection improvements
- Jupiter Rd and Plano Pkwy intersection improvements

Facilities Projects

- Criminal Justice Center renovation
- Joint Use Facility
- Pecan Hollow Golf Course and Clubhouse
- Public Safety Communications and expansion



Traffic Counts



The Transportation Division conducts 24-hour traffic counts on major arterial roads each year. The only exception is when construction activity alters flow on a given roadway link. Data recorded from past years is kept and each year traffic growth rates are computed. In 2002, major thoroughfare roads averaged just more than 1.7% growth over traffic volumes from the previous year. The current Average Week-day Traffic Volumes are shown on the traffic volume map.



Transportation Projects



Long Range Planning

The Spring Creek Mobility Study, which analyzed year 2025 traffic mobility needs along Spring Creek Parkway, was completed in 2003. The results of the study recommend removal of overpass designations from the Thoroughfare Plan (as part of the update of Transportation Element of the Comprehensive Plan) and the construction of at-grade road modifications to address future traffic growth and congestion.

The Plano City Council approved Phase I of the U.S. 75 Ramp Study. The study examines ways to reduce traffic congestion near the many on/off ramps along the corridor. The next step in the process involves working with the Texas Department of Transportation (TxDOT) to refine the designs and seek project funding.

The City of Plano continues to work with the North Texas Tollway Authority (NTTA) to improve traffic flow and reduce congestion near on/off ramps. A Plano study recommended several alternatives. Although no funding for the proposed alternatives has been obtained at this time, the NTTA has started a similar study on a larger portion of the Tollway. The findings from the Plano study will be considered as part of its study.

Traffic Signals

The City of Plano began using light emitting diode (LED) traffic signals in 2002. This new technology saves 75% in the use of electricity as compared to the City's current use of incandescent bulbs. The energy savings from using LED traffic signals will pay for the installation program in three years.

The City of Plano installed two new Traffic Surveillance Cameras along K Avenue at the intersections of Parker Road and 15th Street. The cameras assist in maintaining traffic flow, particularly during weekday morning and evening peak traffic times by providing quick response to emergency conditions or changing traffic patterns.

The School Area Traffic Safety Guidelines were revised in 2002. The Safe Walking/Biking Route to School Guide was developed for use by the school district safety representatives and interested parents. The information was reviewed by a peer group of bicycle and pedestrian activists and then used in preparation of a \$79,000 grant request to a new school walking safety program sponsored by TxDOT.

Safe Streets Program

The City of Plano is using a new type of traffic management device called "Speed Cushions." The speed cushions are not as obtrusive as speed humps, yet still encourage motorists to slow down on residential streets. This is the first time this traffic management device has been used in the North Dallas area.

The City of Plano distributed educational booklets on traffic and pedestrian safety to the public. These documents explain procedures for the Safe Streets Program, the operation of traffic and pedestrian crossing signals and use of transportation services.



Mass Transit

On December 9, 2002, the Dallas Area Rapid Transit (DART) began providing light rail service to Plano, thus connecting the City with the entire system. The project cost \$50 million dollars and took 36 months to complete. The light rail line opened six months earlier than initially anticipated and arrived into the City eight years earlier than originally planned. In less than two months of operation, ridership has exceeded opening day expectations.



[Table of Contents](#)

Page 12



Neighborhood Services



Table of Contents

Page 13



The Neighborhood Services Division of the Planning Department administers the Federally 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 \$12 million in CDBG grants.



In 2002, the City received \$1,106,648. The money provided funding to rehabilitate 29 homes, complete 32 emergency repairs, assist 36 first-time home buyers and assist 21 families through the homeless prevention fund. Local non-profit agencies such as CITY House, Plano Housing Corporation, Samaritan Inn and the National Alliance for the Mentally Ill were among the 14 agencies that received CDBG funds this past year.



The City of Plano also provided \$239,904 in Community Services grants to local non-profit agencies serving Plano citizens. Administered by Neighborhood Services, these grants are provided from the general fund. As many as 20 agencies received funding in 2002 such as Hope's Door, Collin County Commission on Aging, God's Food Pantry, Plano Children's Medical Clinic and AIDS Services of Collin County.

The division's Neighborhood Planners completed the Dauglass Community plan, which was approved by City Council in 2002. Work was completed for the Plano Park plan which will be approved by early 2003. Implementation of the Village Creek and Armstrong Park neighborhood plans was a major emphasis during the year. Work is underway for the Meadows neighborhood plan.



Heritage Preservation

Plano heritage resources are those buildings, sites, or districts that have been officially designated by the City Council as culturally and architecturally significant. A property may be individually designated or designated as part of a district. The City's preservation program is guided by Heritage Commission, a seven-member board appointed by the Mayor and City Council. The goal of the Commission is to protect the city's rich, unique, cultural and architectural heritage. It makes recommendations to the City Council regarding Heritage Resource designations. The Commission is responsible for reviewing any major proposed exterior alterations, demolition or new construction affecting designated resources or districts in accordance with criteria in the resource or district's Design Guidelines and the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

In 2002, the Heritage Commission recommended the designation of the Downtown Heritage District as Plano's second heritage district. In addition to the district, three individual properties were recommended for designation in 2002 and will be finalized in 2003: the Hughston House (909 E. 18th Street), the Will Schimelpfenig House (900 E. 17th Street) and the Merrill Building (1011 E. 15th Street). Under threat of demolition, the Thornton House, one of the oldest and most significant structures in the Douglass Community, was recommended for designation as well. A private non-profit organization plans to move the structure and create an African-American museum in 2003.



[Table of Contents](#)

Page 14



Twenty-three Certificates of Appropriateness were issued by the Heritage Commission in 2002. Among them were a major restoration / rehabilitation project in downtown at 1037 E. 15th Street, extensive façade repair at 1023 E. 15th Street and an addition on the rear of 1011 E. 15th Street. Additionally, the restoration of the Dudley House (906 E. 17th Street), begun in 2001, continued successfully and will be completed early in 2003.

The Heritage Commission and City Council adopted an update to the Heritage Preservation Plan in 2002. The preservation plan is a guiding document that provides an inventory of historically significant

buildings and sites, recommendations for heritage designation, and other tools for promoting historic preservation. The new preservation plan identifies the downtown and the Haggard Addition neighborhood as potential heritage districts and recommends protection of the Old Towne and Douglass neighborhoods as conservation districts.



PLANO BUILDING INSPECTIONS DEPARTMENT
1520 K AVENUE, SUITE 140
PLANO, TEXAS 75074
(972) 941-7140
FAX: (972) 941-7187
WWW.BUILDINGINSPECTIONS.ORG

NORTH CENTRAL TEXAS 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

U. S. CENSUS BUREAU
WASHINGTON, D.C. 20233
(301) 763-4636
WWW.CENSUS.GOV

PLANO CHAMBER OF COMMERCE
1200 EAST 15TH STREET
PLANO, TEXAS 75074
(972) 424-7547
WWW.PLANOCC.ORG

PLANO PLANNING AND ENGINEERING DEPARTMENTS
1520 K AVENUE, SUITE 250
PLANO, TEXAS 75074
(972) 941-7151
FAX: (972) 941-7396
WWW.PLANO.GOV
WWW.PLANOPLANNING.ORG
WWW.PLANOENGINEERING.ORG

PLANO ECONOMIC DEVELOPMENT BOARD
4800 PRESTON PARK BOULEVARD, SUITE A-100
PLANO, TEXAS 75093
(972) 985-3703
WWW.PLANOTEXAS.ORG

STATE DATA CENTER
DEPARTMENT OF RURAL SOCIOLOGY
TEXAS A&M UNIVERSITY
707 TEXAS AVENUE
COLLEGE STATION, TEXAS 77843
(979) 845-5115
[HTTP://TXSDC.TAMU.EDU](http://TXSDC.TAMU.EDU)

