



City of Plano Strategic Vision

Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.

- *Welcoming and Engaged Community*
- *Safe, Vibrant Neighborhoods*
- *Residential and Commercial Economic Vitality*
- *Excellent, Innovative, and Accountable City Government*
- *Multi-Modal Transportation and Mobility Solutions*

Planning Department Strategic Vision

The Community Sets a Destination,
Planning Charts a Path

- *Engage. Think. Plan. Act.*
- *We treat others with respect, dignity, and empathy.*
- *We value integrity, transparency, and collaboration.*
- *We are timely, responsive, and forward-thinking.*



ABOUT THE COVER: On November 25, 2024, Plano City Councilmembers and Senator Florence Shapiro participated in a grand reopening ceremony for Plano's council chambers, which had been closed for renovation since April 2024.

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City Leadership

CITY COUNCIL

John B. Muns Mayor

Maria Tu Mayor Pro Tem

Julie Holmer Deputy Mayor Pro Tem

Rick Horne

Kayci Prince

Anthony Ricciardelli

Rick Smith

Shelby Williams

CITY MANAGEMENT

Mark Israelson City Manager

Jack Carr Deputy City Manager

Sam Greif Deputy City Manager

LaShon Ross Deputy City Manager

Shelli Siemer Deputy City Manager

About This Report

This report provides information current as of January 1, 2025, and a comprehensive summary of all Planning Department activities in 2024. Specifically, the 2025 Planning Department Annual Report includes:

Demographics

- About Plano, TX
- Plano Fast Facts

Planning Department Overview

- Boards & Commissions
- Accolades & Accomplishments
- In the Community

Development & Zoning

- Application Summary
- Major Development Projects
- Zoning Case Summary
- Undeveloped Land Map
- Zoning Analysis

Heritage Preservation

- Certificates of Appropriateness
- Heritage Preservation Plan Update
- Preservation Award
- Grants & Tax Exemptions

Comprehensive Planning

- Long Range & Mobility Planning Projects
- Comprehensive Plan Updates

Zoning Updates & Research

- Zoning Ordinance Updates
- Records & Research

School Districts Overview

- Child Population Data
- Plano ISD Enrollment & Projections
- Student Generation Data

Housing Overview

- Housing Unit Types
- Housing Units Permitted & Pending
- Existing & Projected Housing
- Active Residential Areas Summary

About Plano, TX

Plano is located in Collin and Denton Counties, approximately 20 miles northeast of Downtown Dallas. With a population of approximately 298,400, Plano is the ninth most populous city in Texas. The city is a hub for many corporate headquarters, including three Fortune 1000 companies, and serves as a major employment center in the Dallas-Fort Worth region with over 270,000 jobs, according to JOBSEQ. Quality medical care facilities, superior educational opportunities, and excellent recreational and cultural amenities contribute to the quality of life for Plano's residents and businesses.



POPULOUS
CITY IN TX



FORTUNE 1000
HEADQUARTERS



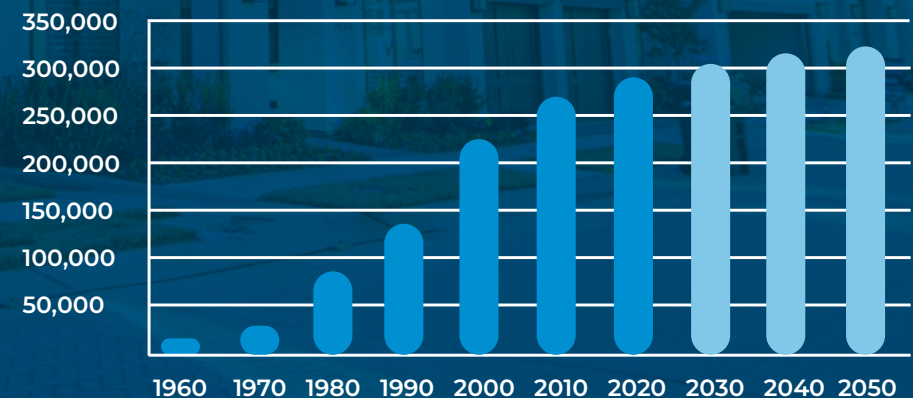
270,000+
JOBS



Plano's Population Growth

Plano experienced rapid population growth between 1970 and 2000. In the 1990s alone, Plano's population grew by 73%, adding over 93,000 residents. However, population growth has slowed over the last 20 years as the amount of land available for residential development has dwindled. This slowed growth trend is projected to continue. It is anticipated that, over the next two and a half decades, Plano's population will increase by only 10%, adding 30,000 residents, and reaching approximately 331,000 in 2050. With only 4% of Plano's land left undeveloped, future population growth will depend largely upon infill and redevelopment of existing commercial sites around the city.

Population
1960 through 2050



Data sources: U.S. Census Bureau and City of Plano

Plano Fast Facts

The most requested statistics for Plano as of January 1, 2025, are found on this page. For more information or additional demographic data, contact a planner at 972-941-7151 or visit planoplanning.org.

Sources: City of Plano (total population estimate & housing data), JOBSEQ (workforce estimate), Collin County Central Appraisal District (average single-family appraisal), Texas Workforce Commission (unemployment rate), and American Community Survey (ACS) 2023 estimates (all other demographic data)

Population

Total Population: 298,430

Males: 50%
Females: 50%

Growth Rate:

Annual (1/1/24 - 1/1/25): 1.7%
5-Yr Compound Annual: 0.7%

Median Age: 39.3

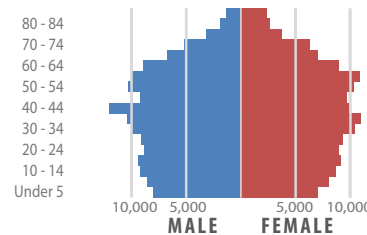
Children: 21%

Under 5: 5%
5 - 9: 6%
10 - 14: 6%
15 - 17: 4%

Adults: 79%

18 - 24: 9%
25 - 44: 29%
45 - 64: 27%
Seniors (65+): 14%

PLANO 2023 POPULATION, BY AGE



Population w/ Disability: 8%

Seniors w/ Disability: 24%

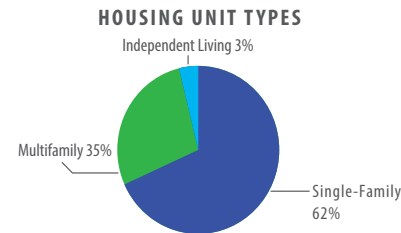
Minority Population: 52%

Non-Hispanic, One Race:
Asian: 23%
Black: 9%
Other: 4%
White: 48%
Hispanic (Any Race): 16%

Housing

Total Housing Units: 121,480

Single-Family: 62%
Multifamily: 35%
Independent Living: 3%



Tenure Type:

Owner Units: 57%
Rental Units: 43%

Vacancy Rate: 5%

Total Households (HH): 110,522

Married-Couple HHs: 56%
Cohabiting-Couple HHs: 5%
Householder Living Alone: 25%

HHs w/ Children: 33%
HHs w/o Children: 67%

HHs w/ Senior(s): 25%

Single Parent HHs: 4%

Average HH Size: 2.59
Average Family Size: 3.12

Economy

Median HH Income: \$108,649

Workforce Estimate: 270,000

Educational Attainment:

High School / GED: 94%
Bachelor's or greater: 59%

Unemployment Rate: 4.1%

Top Occupations:

Management, Science, Business: 59%
Sales & Office: 20%
Service: 12%

Avg Commute (minutes): 25.6

Method of Commute:

Drive Alone: 64%
Carpool: 7%
Public Transit: 1%
Work at Home: 25%
Other (Walk/Bike): 3%

Average SF Appraisal: \$572,499

Median Monthly Mortgage: \$2,654

Median Monthly Rent: \$1,792

Housing Burden (>30% Income)

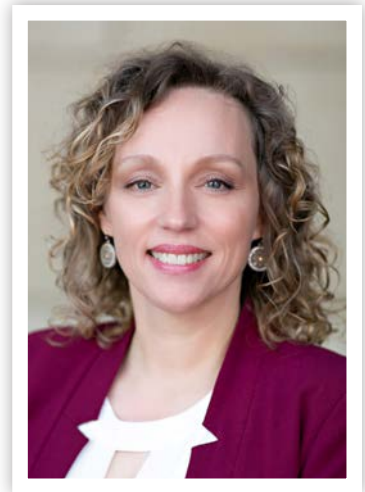
Homeowner w/ mortgage: 26%
Homeowner w/o mortgage: 11%
Renter: 43%

Poverty Rate: 7%

Families: 5%
Children: 9%
Seniors: 7%

Planning Department Overview

The Planning Department is committed to providing outstanding long-range planning, zoning and development, heritage preservation, and land records services through cooperative efforts that engage our citizens and contribute to both the long-term and immediate quality of life in our community. Comprised of 36 employees, the department is structured into four divisions: Development Review, Comprehensive Planning, Land Records Planning, and Business Services. A description of these divisions is provided on Page 8. The department has a variety of employee accreditations from the American Planning Association, Congress for the New Urbanism, and the GIS Certification Institute. At present, 67 percent of planners (12 out of 18) have received professional accreditation. Additionally, three planners have gained AICP Candidate designation, and will be eligible for full certification in mid-2025.



Christina Day, Director of Planning

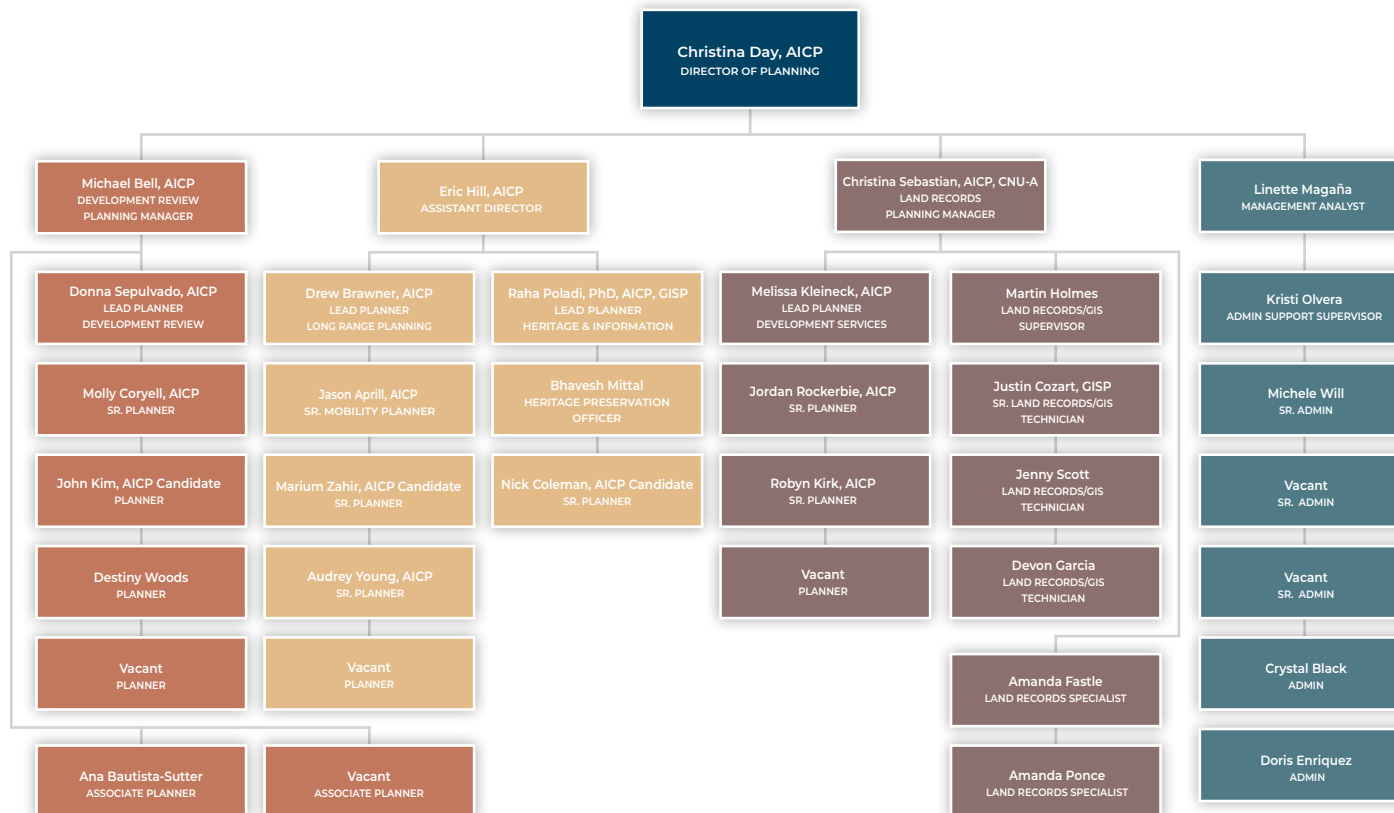
Planning Department Contact Information

1520 K Avenue, Suite 250

Plano, Texas 75074

972-941-7151

www.planoplanning.org



67% | **PLANNERS
ACCREDITED**

Employee Accreditations

AICP - American Institute of Certified Planners

CNU-A - Congress for the New Urbanism

GISP - Geographic Information Systems Professional

Planning Department Overview

BS

Business Services

- Coordinates customer service operations, such as departmental phone calls, visitors to the suite (including Engineering), payments, mail, and deliveries
- Manages Planning & Zoning Commission, Heritage Commission, and Board of Adjustment meeting agendas, minutes, notices, and procedures
- Coordinates budgeting and purchasing activities for the Planning Department

DR

Development Review

- Facilitates meetings between developers, design professionals, and relevant city departments
- Reviews development proposals for compliance with the Zoning Ordinance, Subdivision Ordinance, Comprehensive Plan, and other design guidelines
- Provides recommendations and support to the Planning & Zoning Commission regarding development proposals

LRP

Long Range Planning

- Facilitates implementation of the city's comprehensive plan to guide future growth and development
- Prepares long-range planning studies and reports for the city, including small area plans and other special planning efforts
- Collaborates with city departments, along with other regional planning and transportation agencies, on mobility initiatives

H&I

Heritage & Information

- Analyzes data and prepares reports on topics such as population, demographics, schools, employment, and housing
- Oversees Heritage Preservation Program, including Certificates of Appropriateness and the heritage grant and tax exemption programs
- Supports the Heritage Commission

LR

Land Records

- Maintains the city's official zoning map and other electronic land records
- Catalogs record drawings of existing city infrastructure and engineering as-built drawings, and coordinates customer access to these records
- Edits and maintains parcel data, address records, and commercial drainage impervious figures in the city's permit land licensing software

DS

Development Services

- Researches and updates the city's development regulations to maintain compliance with state law and zoning and development trends
- Analyzes current and historical regulations to assist with ongoing development and zoning enforcement projects
- Provides recommendations to the Planning & Zoning Commission and the Board of Adjustment

Boards and Commissions

The Planning Department supports the Planning & Zoning Commission, the Heritage Commission, and the Board of Adjustment.

Planning & Zoning Commission

The Planning & Zoning Commission is an eight-member board appointed by the City Council. The Commission meets on the first and third Monday of each month at 6:00 p.m. in the Plano Municipal Center. The Commission hears and takes action on new development and redevelopment projects and zoning amendments to property and development regulations. The Commission is also the body responsible for making recommendations to City Council on updates to the Comprehensive Plan and the Community Investment Program (CIP).

Planning & Zoning Commission Members

Bennett Ratliff, Chair - Appointed 2021
Michael Bronsky, 1st Vice Chair - Appointed 2021
Tosan Olley, 2nd Vice Chair - Appointed 2021
Ban Alali - Appointed 2024
Doug Bender - Appointed 2024
J. Michael Brounoff - Appointed 2022
Sean Lingenfelter - Appointed 2024
Tianle Tong - Appointed 2021



REGULAR
MEETINGS

2024
STATS



PROJECTS/PLANS
CONSIDERED

Special thanks to Gary Cary, David Downs, and Bill Lisle III for their service on the Planning & Zoning Commission through October 2024.

Heritage Commission

The Heritage Commission is a seven-member board appointed by the City Council. The Commission meets on the fourth Wednesday of each month at 4:00 p.m. in the Plano Municipal Center. The Commission identifies and designates historic buildings, as well as areas of historical, architectural, or cultural importance, and makes recommendations to City Council regarding preservation grants and tax exemptions. The Commission also reviews Certificate of Appropriateness applications for exterior modifications to historic properties.

Heritage Commission Members

Nancy Baldwin, Chair - Appointed 2019
Nayyer Ale-Rasool, Vice Chair - Appointed 2021
Debbie Barrios - Appointed 2023
Tim Bob - Appointed 2024
Carole Greisdorf - Appointed 2024
Michael Holland - Appointed 2023
David Kratochvil - Appointed 2023



REGULAR
MEETINGS

2024
STATS



PROJECTS/ITEMS
CONSIDERED

Special thanks to Karen Bowen and Jane Watson for their service on the Heritage Commission through October 2024.

Board of Adjustment

The Board of Adjustment is an eight-member board appointed by the City Council. The Board meets on the second and fourth Tuesday of each month at 3:00 p.m. in the Plano Municipal Center. The Board reviews building and site plans whereby variances may be granted to city regulations for height, yard, area, exterior structure, coverage, and parking. The Board may also grant variances to the regulations concerning sign appeals.

Board of Adjustment Members

Connor Barron, Chair - Appointed 2019
Karen Bellessa - Appointed 2023
Jose Figueroa - Appointed 2021
Sam Johnson - Appointed 2022
Mansoor Karimi - Appointed 2022
Janet Plotkin - Appointed 2023
Doug Shockey - Appointed 2022
Jan True - Appointed 2023



REGULAR
MEETINGS

2024
STATS



ZONING
VARIANCES
PROCESSED

The Board of Adjustment includes three alternates to serve in the absence of regular members. These are Michael Pirek, Harish Nehate, and Staci Weaver.

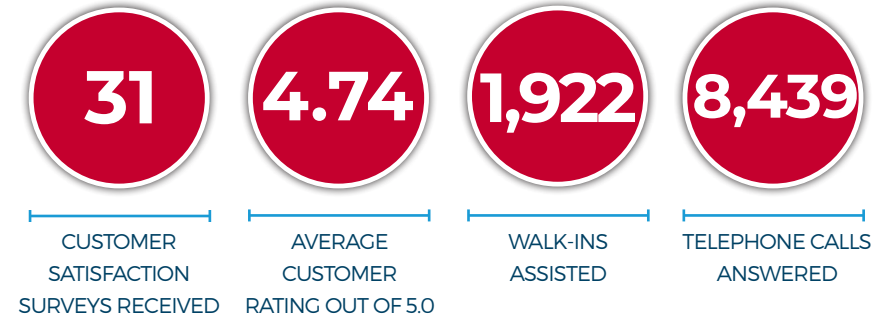
Recent Awards and Accolades

- 2024 First Place Documentary | Texas Association of Telecommunications Officers and Advisors
 - *Sticking to the Plan*
- 2024 Planning Excellence Award | American Planning Association - Texas Chapter
- 2023 Excellence Award (City Spirit) | Texas Municipal League:
 - *Online Zoning Case Response Map and Zoning Case Alert Tool*
- 2022 Government Experience Award | Center for Digital Government:
 - *Online Zoning Case Response Map and Zoning Case Alert Tool*
- 2022 Planning Achievement Award | American Planning Association - Texas Chapter:
 - *Haggard Park Heritage District Design Standards (GOLD Level)*
- 2022 Planning Excellence Award | American Planning Association - Texas Chapter
- 2021 Honor Award | Preservation Texas:
 - *Preservation Plano 150*
- 2021 Planning Excellence Award | American Planning Association - Texas Chapter

2024 Key Accomplishments

- **Short-Term Rentals** | In April 2024, City Council adopted short-term rental (STR) regulations after a year of public outreach to gauge resident perception of STRs. Planning was involved throughout this process, providing maps, analysis, and research.
- **Heritage Preservation Plan Update** | In June 2024, City Council adopted an update of the city Heritage Preservation Plan, which is the guiding document for Plano's preservation program that coordinates preservation of historic sites, buildings, and neighborhoods.
- **Willow Bend Mall & JC Penney Headquarters Redevelopments** | In February 2024 and November 2024, respectively, City Council approved redevelopment plans for Willow Bend Mall and the JC Penney Headquarters.
- **Recommended Tree List Update** | In collaboration, the Planning, Parks & Recreation, and Environmental Health departments have updated the city's recommended plant list to include hardy species that withstand extreme weather changes and offer long-term cost efficiency.
- **Planning & Zoning Commission Meeting Times** | In December 2024, Planning & Zoning Commission meeting times were changed to 6:00 pm from 7:00 pm, to allow meetings to be completed earlier in the evening, while still offering a time that is accessible to many residents.

Customer Service Figures



"Sticking to the Plan," a documentary produced by the Planning and Communications and Community Outreach departments, details Plano's experience growing from a small farming community to a thriving city.



JC Penney Headquarters was rezoned in anticipation of redevelopment as the Park at Legacy

Planning Department In the Community

Each year, the Planning Department participates with local partners and programs to strengthen community building efforts and help provide a high standard of living for our citizens.

Texas Planning Conference

The City of Plano served as a sponsor for the Texas Chapter of the American Planning Association's annual conference, which was held on October 16-18 in Allen, Texas. Additionally, Planning Department leadership volunteered to lead a mobile workshop during the conference, which showcased current and future large-scale development projects along the US 75 corridor in Plano to planners throughout the state. The sold-out workshop focused on the challenges of growth in largely built-out communities, while also highlighting Plano's successes at navigating the redevelopment of aging commercial space, demonstrating the potential economic benefits of adaptive reuse. Planning staff also gave presentations detailing their experience coordinating with residents, stakeholders, and public officials to adopt zoning regulations for short-term rentals and drone delivery services.



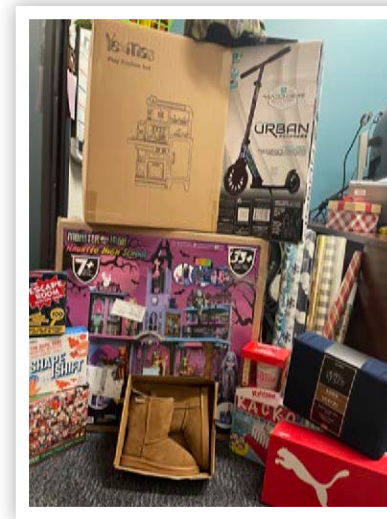
Planning Director Christina Day leading a mobile workshop discussion at Assembly Park, which was redeveloped from the Plano Market Square Mall

Peanut Butter Drive

The Planning and Engineering Departments once again worked together to donate to the city's annual Peanut Butter Drive for the North Texas Food Bank. In 2024, the departments collected 23 jars of peanut butter, as well as \$615 in financial contributions.

Adopt an Angel

In December 2024, the Planning Department was matched with a local family in need for the Adopt an Angel program. Planning staff donated scooters, toys, games, clothing, housewares, and gift cards to the family.



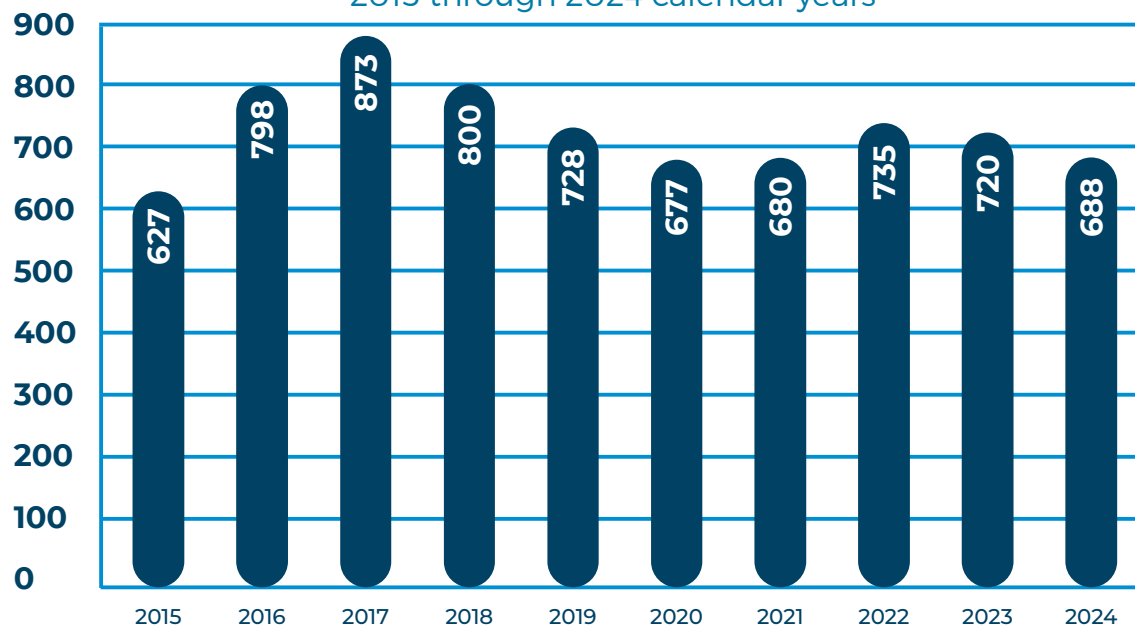
Adopt an Angel Donations

Development & Zoning

Between January 1, 2024, and December 31, 2024, the Planning Department received 688 project submittals. The department has seen a relatively consistent number of projects over the past six years, with numbers fluctuating, but generally staying around 700. This is reflective of a stable, robust development environment in Plano, with a steady rate of projects entering the planning stage.



Project Submittals Received by the Planning Department
2015 through 2024 calendar years



PLATS	SUBMITTALS
Amended Plats	6
Conveyance Plats	6
Final Plats	18
Minor Plats	1
Preliminary Plats	24
Preliminary Replats	43
Replats	50
Revised Conveyance Plats	4
Revised Preliminary Plats	7
Revised Preliminary Replats	3
Plats Subtotal	162

PLANS	SUBMITTALS
Concept Plans	8
Development Plans	1
Preliminary Site Plans	49
Revised Concept Plans	7
Revised Preliminary Site Plans	5
Revised Site Plans	64
Site Plans	47
Substantially Conforming Site Plans	148
Plans Subtotal	329

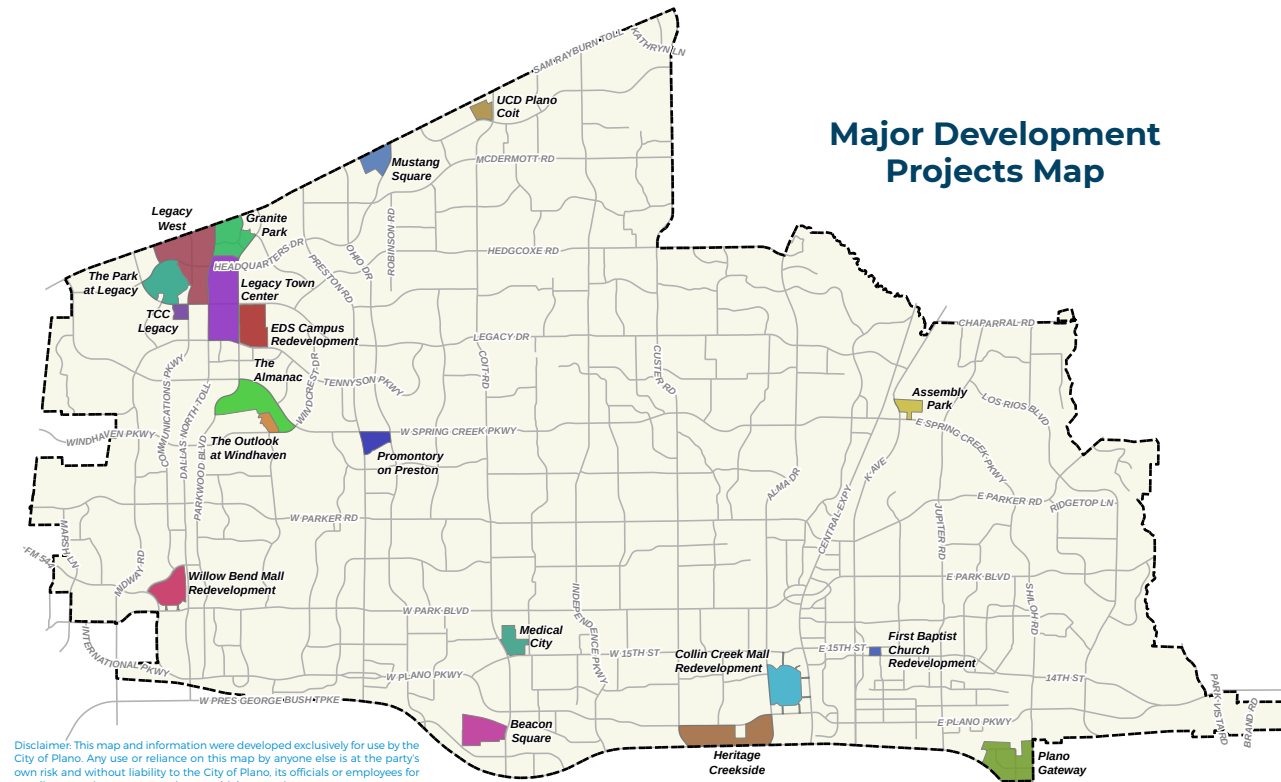
LANDSCAPE PLANS	SUBMITTALS
General Tree Surveys	21
Landscape Plans	41
Revised General Tree Surveys	4
Revised Landscape Plans	46
Substantially Conforming Landscape Plans	20
Landscape Plans Subtotal	132

OTHER PLANS	SUBMITTALS
Zoning Cases	27
Facade Plans	8
Revised Facade Plans	6
Open Space Plans	3
Traffic Impact Analyses	5
Subdivision Ordinance Amendments	0
Tree Mitigation Plan	13
Noise Study	3
Other Plans Subtotal	65

GRAND TOTAL	688
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Major Development Projects

A number of major developments received initial approval, continued site planning, began construction, or were completed across the city in 2024. A map and description of these projects are provided here, with details about the amount and type of residential and non-residential elements of each project.



THE ALMANAC

Located on farmland owned by the Haggard family, this multi-phase development was rezoned in November 2021. Concept plan elements include almost 750,000 sq. ft. of office, 31,000 sq. ft. of retail/restaurant, a 98-room hotel, 28.5 acres of park space, 700 multifamily units, and 427 assisted living units. Site planning and preliminary construction continued throughout 2024, with the central roadway (Pinehaven Drive) largely complete.

ASSEMBLY PARK

Rezoned in 2020, this project is the redevelopment of the former Plano Market Square Mall site. Construction wrapped up in September 2024 for all project components, including approximately 180,000 sq. ft. of office space, 16,000 sq. ft. of new retail and restaurant space, and 304 multifamily units.

BEACON SQUARE

This mixed-use development was originally zoned in 2014. Phase one construction of 539 multifamily units, open space, and 18,650 sq. ft. of retail began in 2022 and is now complete. In 2024, the zoning was amended to allow more retail development, given the success of the first phase. Remaining components include over 800,000 sq. ft. of office, 50,000 sq. ft. of retail, and 605 multifamily units.

COLLIN CREEK MALL REDEVELOPMENT

This site was rezoned in 2019 to allow a major, mixed-use development. Planned project components include up to 1.3 million sq. ft. of office, 300,000 sq. ft. of retail, two hotels, 6.5 acres of park space, 2,300 multifamily units, 500 single-family units, and 300 independent living units. Site planning continues for multifamily and commercial developments, while single-family construction is well under way, with 66 homes built.

EDS REDEVELOPMENT

Rezoned in late 2023, this project will convert North Texas' largest commercial vacancy into a sprawling life sciences and biotechnology campus, with over 1.3 million sq. ft. of lab, research, manufacturing, and office space. Additional elements include 775 multifamily units, an 8-story hotel, and 9.5 acres of open space.

FIRST BAPTIST CHURCH REDEVELOPMENT

Rezoned for mixed-use development in 2019, this project will include preservation and re-use of the historic chapel, over 10,000 sq. ft. of office, approximately 20,000 sq. ft. of retail, 270 multifamily units, and 50 townhomes. The Ludlow apartment community was completed in 2024, while townhome construction continues.

GRANITE PARK

The Granite Park development is nearing completion. Only a single undeveloped parcel at the corner of Parkshore Drive and Granite Parkway remains.

HERITAGE CREEKSIDE

Rezoned in 2014, the eastern phase of this development is largely complete, while construction in the central phase continues. Completed components include 30,000 sq. ft. of retail, 956 multifamily units, and 291 single-family units. Components yet to be completed include over 1.5 million sq. ft. of office, over 305,000 sq. ft. of commercial space, including a hotel, retail/ restaurants, and a private recreation center for residents, as well as 338 multifamily units.

LEGACY TOWN CENTER

The few remaining undeveloped parcels in the Legacy Town Center North development continue to fill in. Forthcoming developments include an 11-story, 358,000 sq. ft. office building, and a hotel south of Baltic Boulevard and a 13-story, 339,000 sq. ft. office building north of Legacy Circle.

LEGACY WEST

Originally rezoned in 2014, this landmark mixed-use development is nearing completion. Built-out components include over 3.5 million sq. ft. of office, 615,000 sq. ft. of retail, 6 acres of open space, a hotel, 823 mid-rise units, 621 multifamily units, and 127 single-family units. The 22-story Ryan Tower, which will contain 412,000 sq. ft. of office space, is largely complete. Approximately 500,000 sq. ft. of office and 174 mid-rise multifamily units remain to be built.

MEDICAL CITY

Approved in 2023, this project includes vertical expansion of one of the hospital buildings to 8 stories, which will be topped with three rooftop helistops. Plans also include a new 6-story hospital building, a 9,000 sq. ft. hospital addition, almost 100,000 sq. ft. of new medical office, two parking garages, and reconfiguration of surface parking. Construction began in 2024.

MUSTANG SQUARE

Rezoned for mixed-use development in 2018, this project will include approximately 140,000 sq. ft. of office, 180,000 sq. ft. of retail, a hotel, and 85 single-family units. Preparatory site work, including street, sidewalk, and trail construction, took place in 2023. In 2024, construction commenced for single-family, office, and retail components.

THE OUTLOOK AT WINDHAVEN

Located south of the Almanac, this project include a 64-unit assisted living facility, a 155-unit independent living apartment complex, 30 independent living cottages, and a community center. All project elements are complete, and residents began moving in towards the end of 2024.

THE PARK AT LEGACY

Approved in late 2024, this redevelopment of the J.C. Penney corporate headquarters will include renovation of the existing 2,200,000 sq. ft. office space, as well as over 250,000 sq. ft. of new office, 30,000 sq. ft. of retail/restaurant space, two hotels, and 750 multifamily units.

PLANO GATEWAY

Rezoned for mixed-use in 2011, completed project components include over 45,000 sq. ft. of office, 120,000 sq. ft. of retail, 1,178 multifamily units, 292 independent living units, and 134 single-family units. Construction is underway on 21 single-family units, over 40,000 sq. ft. of retail/restaurant, and a hotel. Future components include at least 100,000 sq. ft. of office, 80,000 sq. ft. of retail, and 114 single-family units.

PROMONTORY ON PRESTON

Rezoned in 2020, approved project components for this mixed-use development include over 69,000 sq. ft. of new retail, 264 multifamily units, and relocation of a 55,000 sq. ft. Kohl's anchor retail store. Kohl's opened in 2022; multifamily construction was completed in 2024.

TCC LEGACY

The first phase of this office park includes a 22-story, 320,000 sq. ft. office tower, which was completed in 2022. Future phases will include almost 1 million sq. ft. of office space and associated parking structures.

UCD PLANO COIT

Originally approved in 2016, this 26.3-acre, 12-lot development will bring approximately 195,000 sq. ft. of commercial space to north Plano. Planned project elements include ten retail pad sites along Sam Rayburn Tollway and Coit Road, as well as a superstore and medical office/personal service building along Ridgeview Drive. Superstore construction began in 2023. In 2024, construction commenced on three retail lots.

WILLOW BEND MALL REDEVELOPMENT

Approved in early 2024, this redevelopment will see the retention of over 400,000 sq. ft. of existing anchor retail and restaurant space, while new elements will include over 75,000 sq. ft. of new retail and restaurant, 170,000 sq. ft. of office, a 240-room hotel, and 965 multifamily units.

2024 Zoning Action Summary

Items listed as "Pending Consideration" had not received formal action as of 01/01/25 and will be carried to the 2026 Annual Report with an updated status.

	MAP NUMBER (PAGE 15)	CASE NUMBER	STATUS AS OF 01/01/25	RECEIVED DATE	ACRES	DESCRIPTION
Residential	1	ZC2023-021	Approved - 2/26/2024	8/21/2023	4.9	Rezone from Corridor Commercial (CC) to Planned Development-72-Single-Family Residence Attached (PD-72-SF-A)
	2	ZC2023-028	Pending Consideration	10/23/2023	215.4	Rezone from Agricultural (A) to Residential Community Design (RCD)
	3	ZC2024-002	Approved - 9/23/2024	1/8/2024	8.6	Rezone from Corridor Commercial (CC) and Planned Development-123-Downtown Business/Government (PD-123-BG) to Planned Development-123-Downtown Business/Government (PD-123-BG)
	4	ZC2024-007	Approved - 5/13/2024	2/19/2024	36.5	Amend Planned Development-489-Multifamily-1 (PD-489-MF-1) to modify development standards
	5	ZC2024-012	Approved - 9/9/2024	6/17/2024	7.6	Rezone from Neighborhood Office (O-1) to Single-Family Residence-6 (SF-6)
	6	ZC2024-023	Pending Consideration	9/23/2024	6.6	Rezone from Corridor Commercial (CC) to Single-Family Residence Attached (SF-A)
	7	ZC2024-027	Pending Consideration	12/23/2024	8.6	Rezone from Commercial Employment (CE) to Planned Development-Commercial Employment (PD-CE)
Non-Residential	8	ZC2023-007	Withdrawn	4/17/2023	13.5	Rezone from Planned Development-225-Single-Family Residence Attached (PD-225-SFA) to Planned Development-225-Retail (PD-225-R)
	9	ZC2023-026	Approved - 1/8/2024	10/9/2023	5.4	Specific Use Permit No. 7 (S-7) for New Vehicle Dealer
	10	ZC2023-029	Approved - 2/26/2024	11/6/2023	3.2	Specific Use Permit No. 63 (S-63) for Electrical Substation
	11	ZC2024-001	Approved - 5/13/2024	1/8/2024	0.1	Specific Use Permit No. 56 (S-56) for 120-Foot Antenna Support Structure
	12	ZC2024-004	Approved - 3/25/2024	1/22/2024	0.6	Expand Specific Use Permit No. 660 (S-660) for Household Care Institution
	13	ZC2024-005	Approved - 6/10/2024	2/5/2024	0.9	Rezone from Regional Employment (RE) to Regional Commercial (RC)
	14	ZC2024-006	Approved - 5/13/2024	3/4/2024	10.2	Rezone from Planned Development-381-Retail/General Office (PD-381-R/O-2) and Agricultural (A) to Light Industrial-1 (LI-1)
	15	ZC2024-010	Approved - 7/22/2024	5/6/2024	7.5	Amend Specific Use Permits No. 550 (S-550) for day care center and Specific Use Permit No. 551 (S-551) for private school
	16	ZC2024-013	Approved - 10/14/2024	7/8/2024	12.5	Rezone from Light Industrial-1 (LI-1) to Planned Development-25-Light Industrial-1 (PD-25-LI-1)
	17	ZC2024-014	Approved - 9/9/2024	7/8/2024	0.1	Specific Use Permit No. 68 (S-68) for Used Vehicle Dealer
	18	ZC2024-015	Approved - 10/14/2024	7/22/2024	4.7	Rezone from Corridor Commercial (CC) to Light Industrial-1 (LI-1)
	19	ZC2024-016	Approved - 9/23/2024	7/22/2024	0.7	Specific Use Permit No. 75 (S-75) for Electrical Substation
	20	ZC2024-017	Approved - 9/23/2024	7/22/2024	0.1	Specific Use Permit No. 79 (S-79) for Trade School
	21	ZC2024-018	Withdrawn	8/5/2024	6.4	Rezone from Research/Technology Center (RT) to Planned Development-Research/Technology Center (PD-RT)
	22	ZC2024-021	Approved - 11/25/2024	9/9/2024	19.8	Rezone from Planned Development-60-General Office (PD-60-O-2) and Planned Development-109-Retail/General Office (PD-109-R/O-2) to Planned Development-109-Retail/General Office (PD-109-R/O-2)
	23	ZC2024-022	Denied - 11/26/2024	9/23/2024	0.1	Specific Use Permit (SUP) for Trade School
	24	ZC2024-024	Approved - 12/9/2024	10/7/2024	0.2	Specific Use Permit (SUP) for Electrical Substation
Mixed-Use	25	ZC2023-005	Approved - 2/12/2024	4/3/2023	89.1	Rezone from Regional Commercial to Planned Development-71-Regional Commercial (PD-71-RC) and rescind Specific Use Permits No. 56, 434, 444, and 448 (S-56, S-434, S-444, and S-448) for Private Club
	26	ZC2024-003	Approved - 11/11/2024	1/22/2024	107.0	Rezone from Central Business-1 (CB-1) to Planned Development-Central Business-1 (PD-CB-1)
Modification of Development Standards ¹	27	ZC2023-020	Approved - 1/8/2024	8/7/2023	7.0	Amend Planned Development-124-Neighborhood Office (PD-124-O-1) to increase maximum lot coverage to 40% to match existing conditions
	28	ZC2024-009	Approved - 5/28/2024	3/18/2024	137.3	Amend Planned Development-64-Central Business-1 (PD-64-CB-1) to modify the location and development standards for mid-rise residential
	29	ZC2024-011	Denied - 7/15/2024	5/6/2024	7.7	Amend Planned Development-124-Neighborhood Office (PD-124-O-1) to modify the allowed uses and development standards
	30	ZC2024-019	Approved - 10/28/2024	8/19/2024	86.4	Amend Urban Mixed-Use-2 (UMU-2) to modify phasing and development standards
	31	ZC2024-020	Pending Consideration	9/9/2024	89.1	Amend Planned Development-71-Regional Commercial (PD-71-RC) to modify development standards
	32	ZC2024-026	Pending Consideration	12/9/2024	275.1	Amend Planned Development-65-Central Business-1 (PD-65-CB-1) to modify development standards
Zoning Ordinance Amendments	NA	ZC2023-014	Approved - 2/26/2024	6/19/2023	NA	Amend various sections of the Zoning Ordinance to allow commercial drone delivery hubs and to include provisions for advanced air mobility aircraft
	NA	ZC2023-019	Approved - 2/26/2024	8/7/2023	NA	Amend various sections of the Zoning Ordinance pertaining to recent state legislative actions to ensure compliance with state law, including amendments related to SB 929
	NA	ZC2023-027	Approved - 1/8/2024	10/23/2023	NA	Amend various sections of the Zoning Ordinance to modify off-street parking requirements
	NA	ZC2024-008	Approved - 4/22/2024	3/4/2024	NA	Amend various sections of the Zoning Ordinance to extend or repeal the interim ban on, and establish permanent regulations for, short-term rentals and related land uses
	NA	ZC2024-025	Pending Consideration	11/4/2024	NA	Amend various sections of the Zoning Ordinance to add a new Expressway Corridor Overlay District, which will incorporate the regulations of the Expressway Corridor Environmental Health Map in the comprehensive plan into the zoning map

113
DAYS

AVERAGE TIME
TO DECISION

37

TOTAL ZONING
CASES PROCESSED

550

ACRES
REZONED

2

ZONING
ORDINANCE
AMENDMENTS
INITIATED IN 2024

Zoning Petition Location Map

All Submitted Zoning Petitions

Numbers correspond with summary chart on page 14

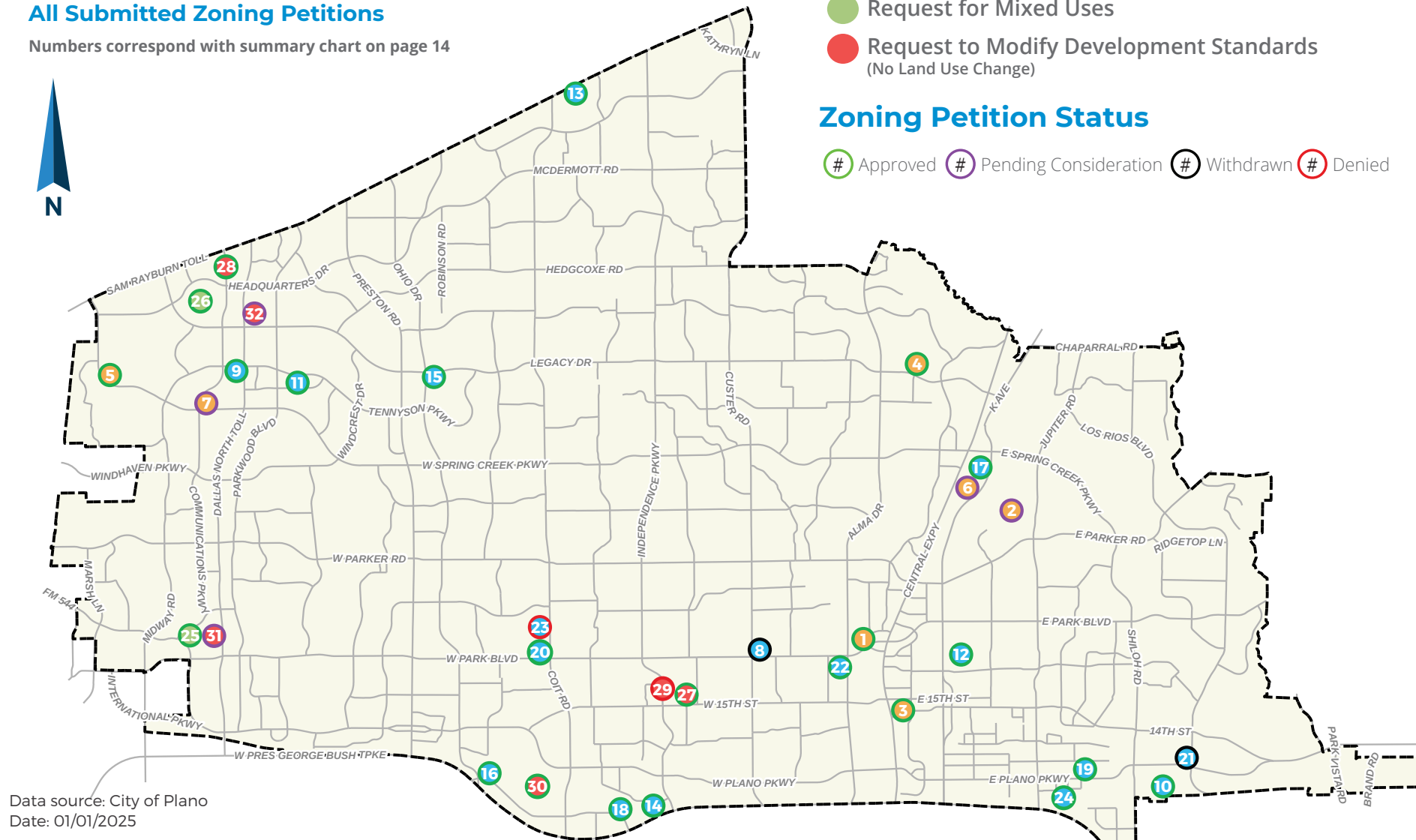


Types of Zoning Petitions

- Request for Residential Uses
- Request for Non-Residential Uses
- Request for Mixed Uses
- Request to Modify Development Standards (No Land Use Change)

Zoning Petition Status

- # Approved
- # Pending Consideration
- # Withdrawn
- # Denied



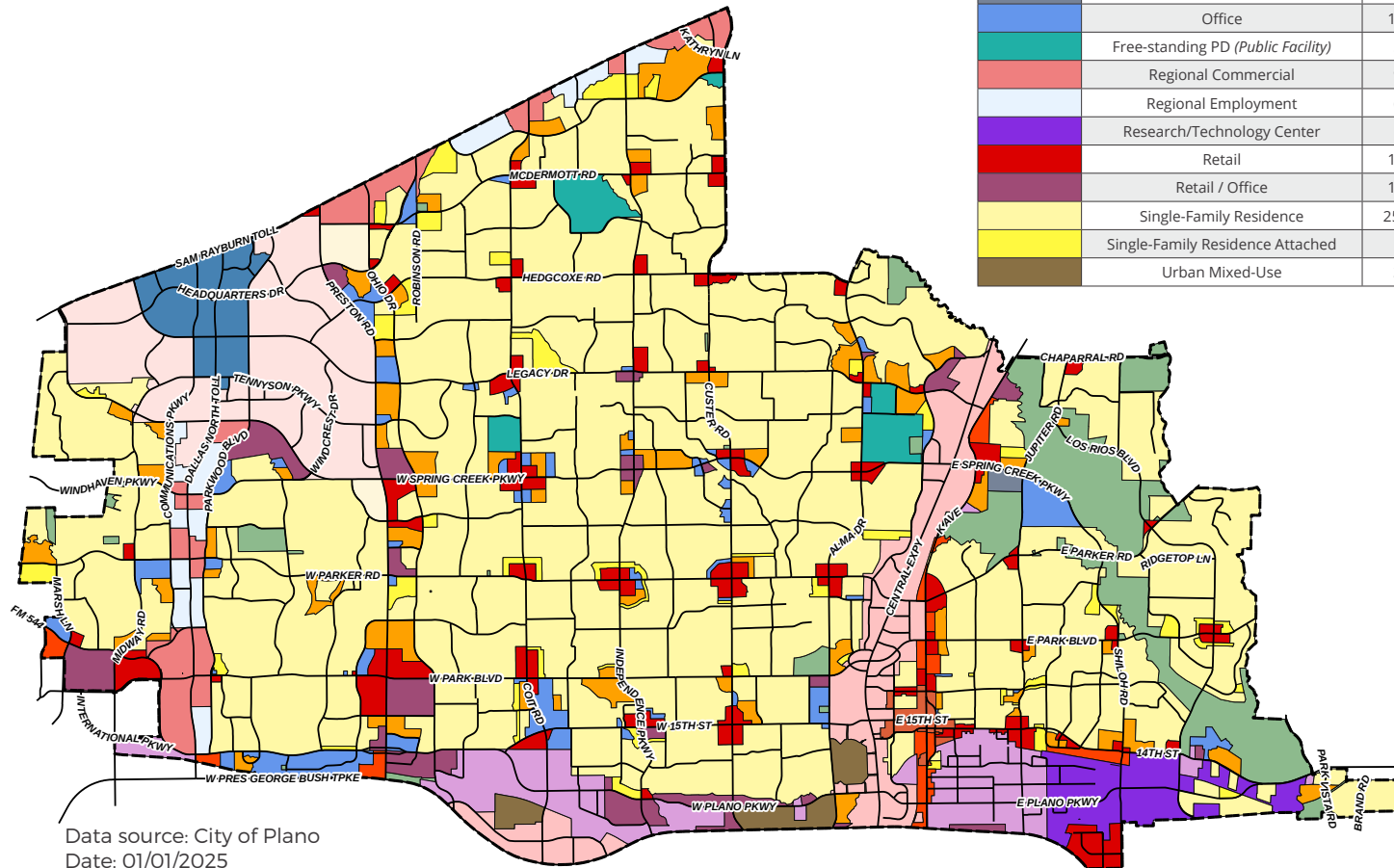
Data source: City of Plano
Date: 01/01/2025

Disclaimer: This map and information were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.

Zoning Analysis

The map below and the table to the right show the principal zoning types within the city of Plano. The table breaks down several development data points for each zoning type, including the total acreage, the number of acres of undeveloped land, the number of acres developed in 2024, the number of acres rezoned in 2024, and the number of development projects (plats and plans) approved in 2024.

LEGEND	BASE ZONING	TOTAL ACRES	UNDEVELOPED LAND ACRES	ACRES DEVELOPED 2024	ACRES REZONED 2024	PLANS/PLATS APPROVED 2024
	Agricultural	2,329.7	222.9	0	0	14
	Central Business-1	752.8	22.3	0	244.2	17
	Commercial Employment	2,691.4	466.8	3	5.5	41
	Corridor Commercial	1,959	152.9	6.1	0.1	41
	Downtown Business/Government	141.5	3.2	0	8.6	14
	Light Commercial	343	13.3	4.5	0	10
	Light Industrial	1,638.7	77.6	0	27.4	36
	Free-standing PD (Mixed-Use)	213.8	4.4	3	0	7
	Multifamily Residence	1,988.3	10	0	36.5	5
	Neighborhood Business Design	50.5	0	0	0	3
	Office	1,157.2	70.9	0	12.7	19
	Free-standing PD (Public Facility)	548.8	0	0	0	3
	Regional Commercial	981.7	124.5	12.8	90	37
	Regional Employment	612.3	198.4	0	0	6
	Research/Technology Center	804	31.2	50.9	4.2	19
	Retail	1,729.7	50.1	16.2	0.1	42
	Retail / Office	1,118.5	195.1	0	14.8	26
	Single-Family Residence	25,837.2	75.6	0	15	62
	Single-Family Residence Attached	891	42	4.3	4.9	7
	Urban Mixed-Use	346.5	101.9	6	86.4	18



Data source: City of Plano
Date: 01/01/2025

Undeveloped Land

The Planning Department maintains a database of Plano's undeveloped land, which is updated on a quarterly basis. Large agricultural tracts make up a significant amount of this acreage, but smaller platted parcels that have never been built upon are also included. All property within the floodplain is excluded. As of January 1, 2025, Plano has approximately **1,863 acres** of undeveloped land (**4%**) remaining within the city. As can be seen in the chart to the right, over three quarters of the undeveloped land is zoned for non-residential uses.

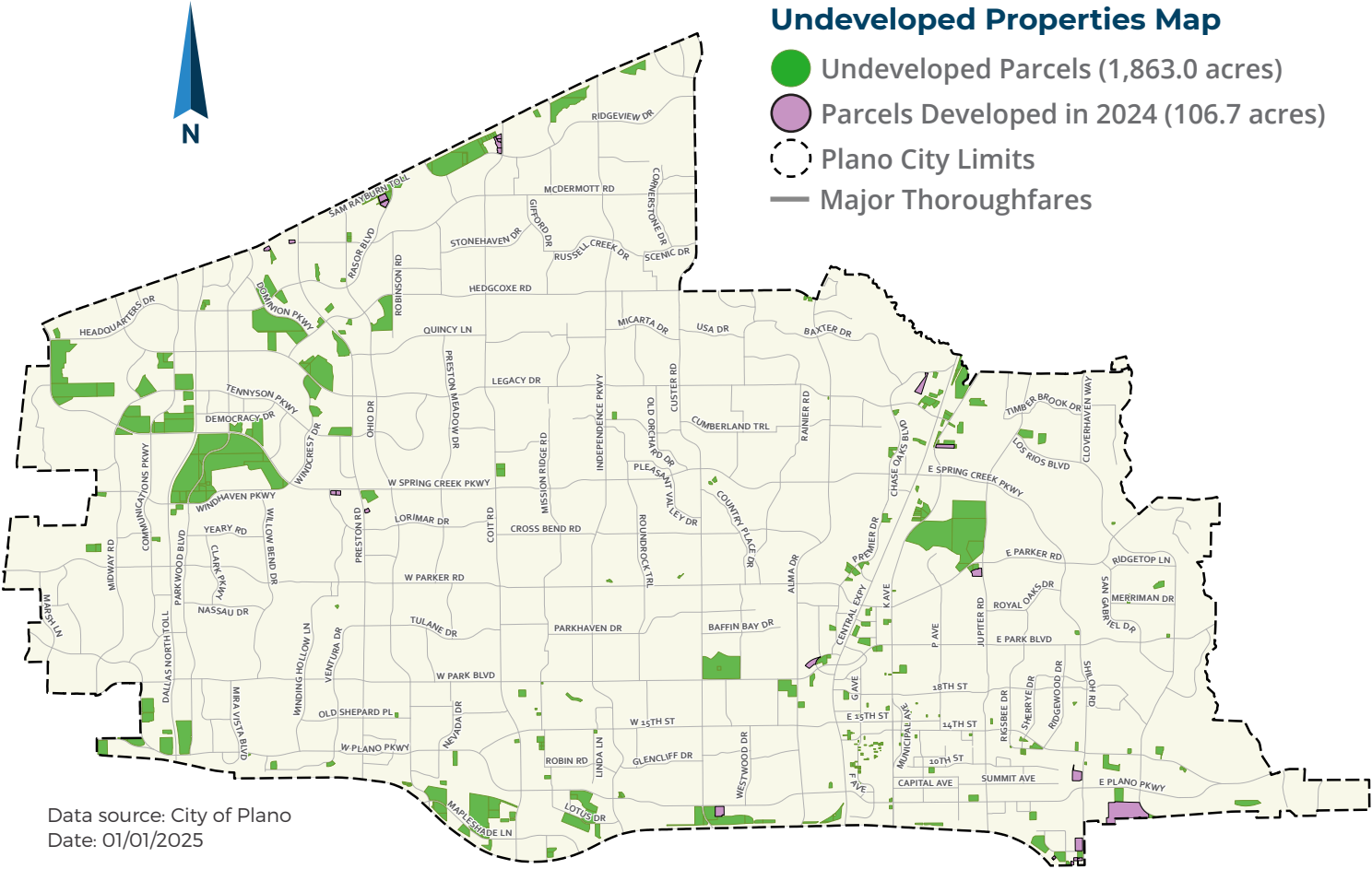
Undeveloped Land Zoning

Zoning	Acres	Percent
Residential	202.2	10.9%
Non-Residential	1,437.9	77.2%
Agricultural	223.0	12.0%



Undeveloped Properties Map

- Undeveloped Parcels (1,863.0 acres)
- Parcels Developed in 2024 (106.7 acres)
- Plano City Limits
- Major Thoroughfares



Data source: City of Plano
Date: 01/01/2025

Undeveloped Land Policy:

“Plano will reserve its remaining undeveloped land for high-quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.”

Heritage Preservation

With two heritage districts and 35 heritage landmarks, Plano's rich cultural heritage and historic character provide distinctive environments that benefit residents, business owners, and visitors to the city.

Certificate of Appropriateness (CA) Applications

Certificates of Appropriateness (CAs) are issued to project applicants after review of development proposals involving historic buildings. This review ensures that all proposed improvements are consistent with heritage guidelines and preserve the historic integrity of each structure.

Heritage Preservation Plan Update

In June 2024, Plano City Council approved the five-year update to Plano's heritage preservation plan. This plan serves as the city's guiding document for the heritage preservation program, listing all existing heritage resources, all potential heritage resources, all potential neighborhood conservation districts, and all future goals and policies for the program. Of special note in this update are the results of a heritage resource survey that examined all properties and neighborhoods built between 1970 and 1975.

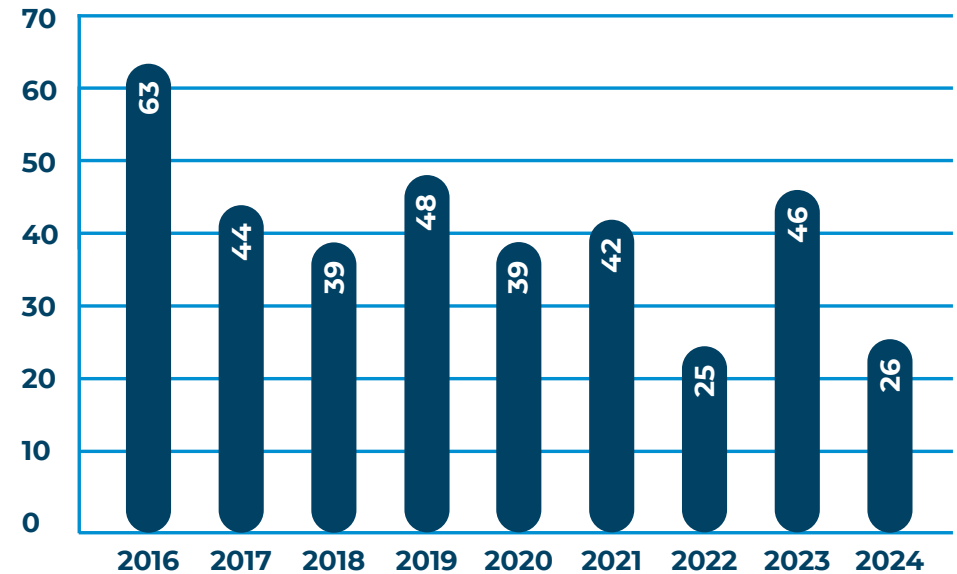


NAPC Forum Conference

Heritage Preservation staff, along with Heritage Commission Vice-Chair Nayyer Ale-Rasool, attended the National Alliance of Preservation Commissions (NAPC) Forum 2024 Conference in West Palm Beach, FL. The trip was partially funded through a Certified Local Government (CLG) grant from the Texas Historical Commission, supporting preservation-related training and initiatives.



Certificate of Appropriateness (CA) Applications Received
2016-2024 calendar years



Data source: City of Plano

Certificate of Appropriateness Figures



CAs ISSUED
IN 2024



CAs APPROVED
AT STAFF LEVEL



STAFF LEVEL
APPROVALS IN
A DAY OR LESS

Heritage Preservation Grants

The Heritage Commission provides recommendations to City Council as part of the Heritage Preservation Grant Program, which is funded by hotel/motel taxes. The grant program is offered to local nonprofit organizations that support heritage preservation and heritage tourism in Plano. The photos to the right show properties operated by recipients of grant funding awarded for the FY2024-25 grant cycle. Since 2004, over \$14.8 million has been awarded to organizations promoting heritage programming and tourism in the City of Plano.

70.4k

SITE VISITORS TO
HERITAGE GRANT
RECIPIENTS
FY2023-2024

\$14.8M

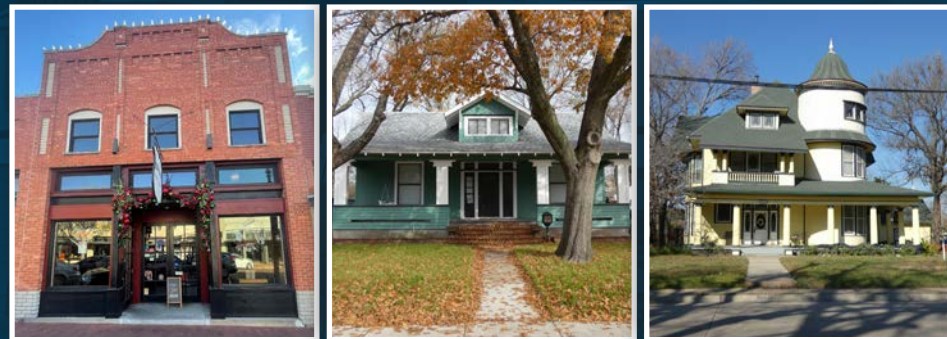
GRANT FUNDS
AWARDED SINCE
2004

86

PROPERTIES AIDED
BY HERITAGE
TAX EXEMPTION IN 2024



For FY2024-25, a total of \$992,276 in heritage preservation grant funding was allocated for five local nonprofit organizations, including (clockwise from top left) Heritage Farmstead Museum (\$624,000), the Plano Conservancy for Historic Preservation (\$248,038), the Texas Pool Foundation (\$74,400), the Plano African American Museum (\$37,438), and the North Texas Masonic Historical Museum & Library (\$8,400).

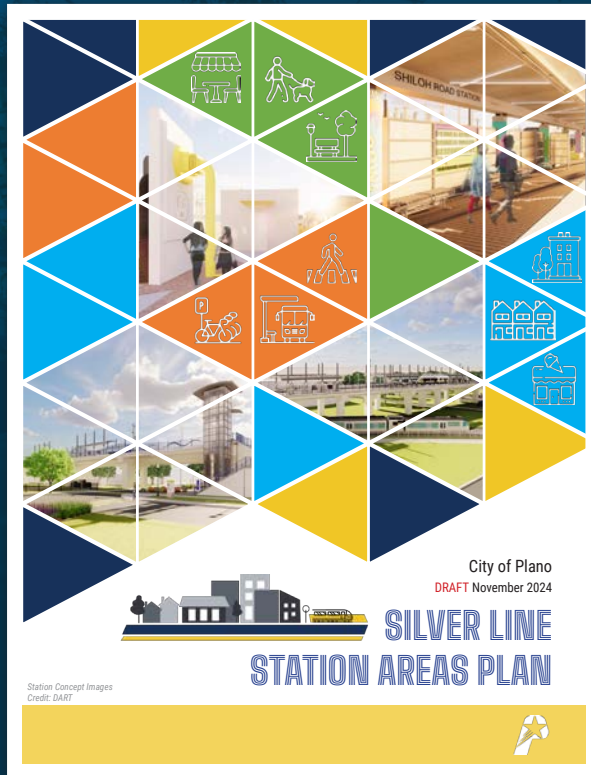


Examples of historic structures aided in preservation by tax exemptions in 2024.

Heritage Preservation Tax Exemptions

The Heritage Commission provides recommendations to City Council as part of the Heritage Preservation Tax Exemption Program, which provides tax relief to encourage preservation and maintenance of historic structures. Plano ISD and Collin College also participate in the Heritage Preservation Tax Exemption Program. Last year, 67 of 86 (70%) Heritage properties approved for the program were in fairly good condition, as observed during the annual Heritage Tax Exemption survey.

Long Range & Mobility Planning Projects



Silver Line Station Areas Plan

In 2024, significant progress was made on the Silver Line Station Areas Plan, a comprehensive effort to guide development and maximize opportunities around the future 12th Street and Shiloh Road Silver Line stations. Public outreach efforts, including a well-attended open house in February 2024, gathered community input on draft plan maps and recommendations for future land use, transportation, and open space. A draft plan document was developed, incorporating the community's vision alongside actionable strategies and recommendations to guide implementation. The plan process is nearing completion, with adoption public hearings anticipated by early 2025. Learn more at: <https://PlanoCompPlan.org/362>.

Community Design Plan

The Community Design Plan advances the City of Plano's efforts to establish clear criteria for the functional and aesthetic qualities of new development and redevelopment. Building on public engagement conducted in 2023, Planning staff began drafting updated design standards for Mixed-Use and Retail areas. The plan will expand upon the Comprehensive Plan's Character Defining Elements, addressing elements such as site layout, building design, open space, parking, and more. This multi-phase initiative will ultimately address all Future Land Use categories, with additional community outreach expected for future phases. Learn more at: <https://PlanoCompPlan.org/361>.

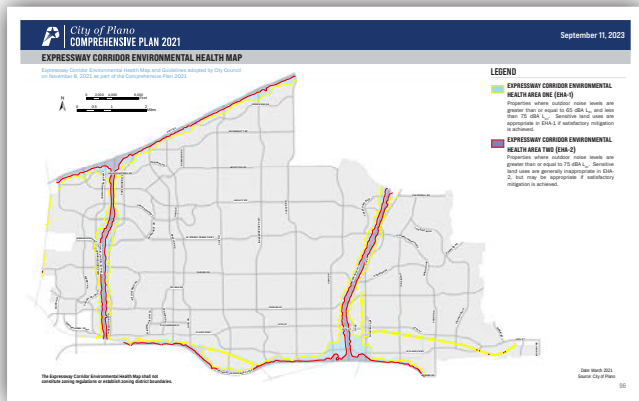


Comprehensive Plan Updates

A comprehensive plan is a living document that requires frequent, regular updates to stay current and fulfill the goals and policies listed in the plan. Since Plano's comprehensive plan was approved in 2021, the Planning Department has made a number of amendments to the plan that help it adapt to changing conditions and stay in conformance with policy updates throughout the city.

2024 Comprehensive Plan Maintenance Review

The Comprehensive Plan Maintenance Review is a process intended to provide routine review of the Comprehensive Plan, ensuring its alignment with current departmental goals, policies, and procedures. This year's focus included a review of the Economic Environment and Regionalism Pillars, along with a review of the Expressway Corridor Environmental Health Map and Guidelines. Recommended minor updates are intended to clarify plan implementation without altering policy direction, maintaining the plan's accuracy and relevance. Recommended action updates reflect feedback from city departments and the incorporation of key actions from the retired 2003 Plano at Maturity Report. Adoption of these amendments is expected in early 2025 following public hearings. Learn more at: <https://PlanoCompPlan.org/374>.



In November 2024, the Planning & Zoning Commission called a public meeting to remove the Expressway Corridor Environmental Health map and regulations from the Comprehensive Plan and relocate all regulations, with modifications and improvements, to the Zoning Ordinance.



Zoning Ordinance Updates

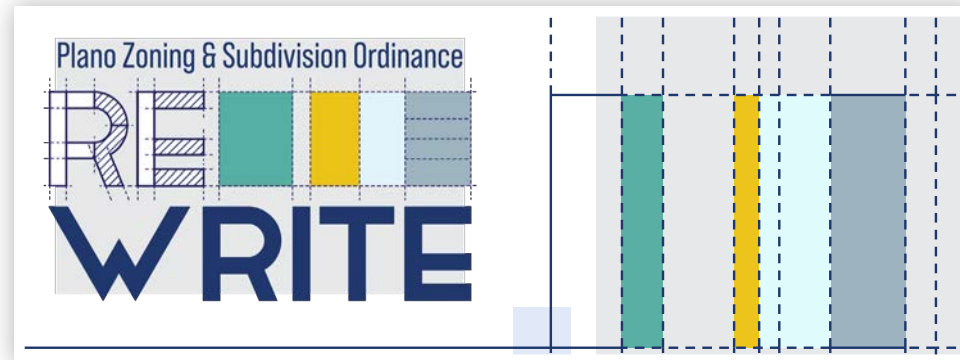
Zoning and Subdivision Ordinance Rewrite

In spring of 2024, City Council awarded a contract to begin the rewrite of Plano's Zoning and Subdivision ordinances and appointed an 11-member technical citizen committee to advise the Commission and Council throughout the project. A diagnostic report was completed in 2024, ordinance drafting and review will begin in 2025, with public hearings and adoption expected in 2026. Find out more at www.Plano.gov/UDC.



Short-Term Rentals

In April 2024, City Council adopted short-term rental (STR) regulations, marking the end of a year-long process which included a resident task force, public survey, and open houses. Planning staff worked closely with the City Attorney's Office to draft the new regulations and provided mapping, analysis, and peer community research throughout the project. Implementation is ongoing as Planning staff helps Neighborhood Services by reviewing STR registration applications for compliance with the new regulations.



Parking Regulations

In January 2024, City Council adopted two options for parking relief, one which applies to change of uses at existing developments, and another which applies to infill, redevelopment, and expansions of existing sites. These options will provide additional flexibility until the full parking requirements can be updated as part of the Zoning Ordinance Rewrite.



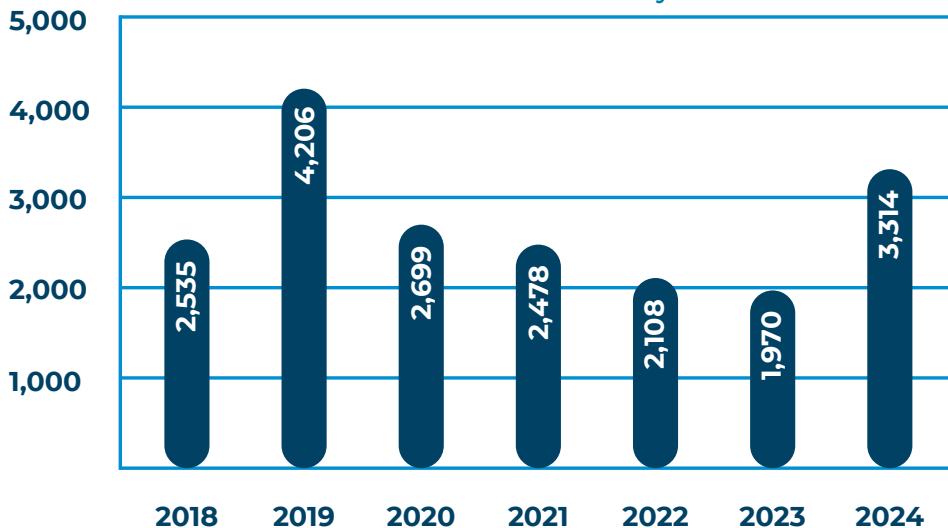
Drone Delivery

In February 2024, City Council adopted drone delivery regulations, the first of its kind in North Texas. Planning staff reviewed federal and state drone regulations, researched how the new use was addressed in other communities, and worked with drone operators to develop regulations to allow the use while protecting Plano residents from nuisances. Planning staff has participated in presentations throughout North Texas to speak on the regulations.

Records & Research

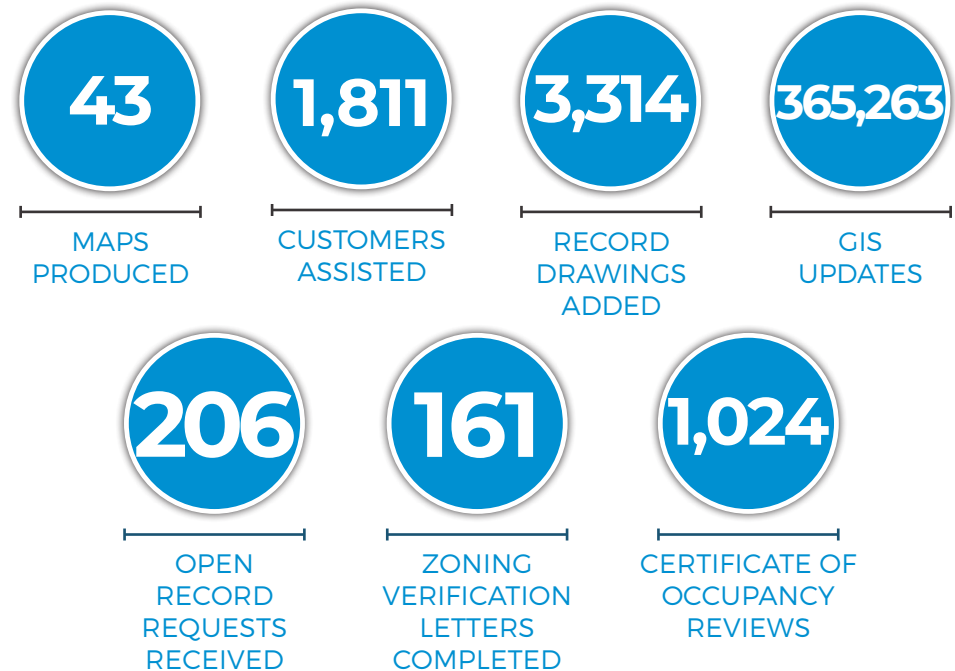
The Land Records Planning Division is responsible for maintenance of land use and subdivision regulations, the city's official Zoning Map, property addressing, and various record drawings of city infrastructure (site plans, landscape plans, paving, water, sanitary sewer, and storm drainage), as well as distributing record drawings on request to residents, developers, or anyone doing work in Plano. It also assists with zoning research and enforcement by preparing zoning verification letters, reviewing Certificates of Occupancy, and helping residents and businesses to resolve zoning code violations. In 2024, Land Records made updates to the Zoning & Recent Development Activity Map ([share.Plano.gov/ZoningMap](https://share.plano.gov/ZoningMap)) to more accurately and efficiently display development data. Additionally, they began the transition to the latest GIS software, ArcGIS Pro, to stay in line with industry standards and access increased functionality.

Record Drawings Added to City Databases
2018-2024 calendar years

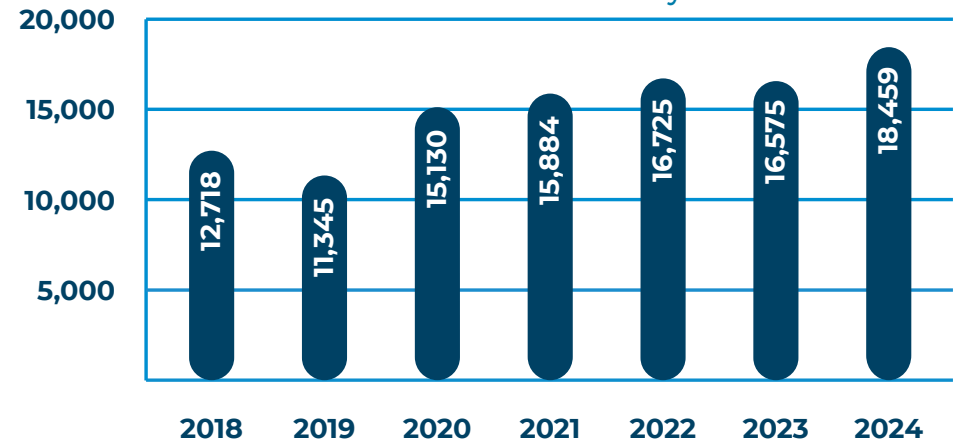


Data source: City of Plano

Customer Service Figures



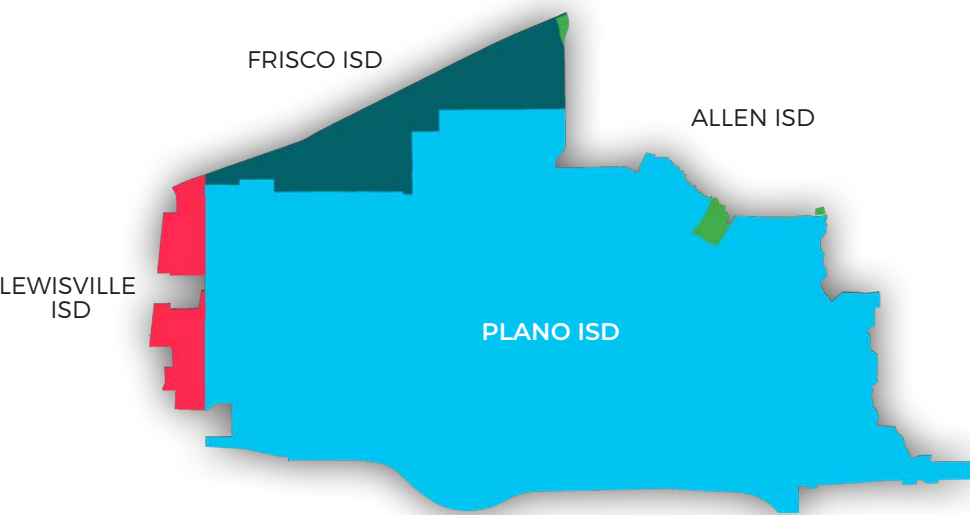
Record Drawings Distributed to Customers
2018-2024 calendar years



School Districts Overview

School Districts

The City of Plano is served by four independent school districts (ISDs), including Plano, Frisco, Lewisville, and Allen ISDs. Most school-age children attend schools within the Frisco and Plano ISDs, while students who live in Denton County are served by Lewisville ISD. There are very small areas in the northeastern quadrant of the city within the Allen ISD. Enrollment information about Plano ISD, which is the city's largest, is presented on page 25. The number of new residential permits issued within all of Plano's ISDs, and the estimated number of school-age children that might live in these housing units, are illustrated on page 26.



Data source (Table and Graph): 1990-2010 U.S. Decennial Census, 2022 American Community Survey (ACS)

Under 18 Population

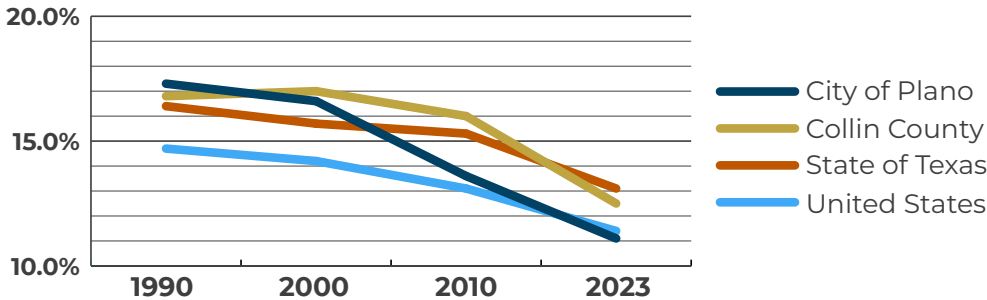
As of 2023, 61,319 people in Plano are under the age of 18, equating to about one in five residents. Over the past three decades, the share of children in Plano's population has declined by nine percent.

Plano's Under 18 Age Distribution, Percent

AGE CATEGORY	1990 CENSUS	2000 CENSUS	2010 CENSUS	2023 ACS
Under 5 years	8.6%	8.3%	6.3%	5.3%
5 to 9 years	8.7%	8.3%	7.3%	5.8%
10 to 14 years	8.3%	7.8%	7.7%	6.2%
15 to 17 years	4.5%	4.3%	4.6%	4.0%
TOTAL	30.1%	28.7%	25.9%	21.3%

This decline is largely due to a dwindling share of children under the age of 10. While similar trends are occurring at the national and regional level, it is much more pronounced in Plano, with the share of young children falling more rapidly.

Children Under 10 Years of Age
National, State, & Local Trends (1990-2023)



School Enrollment Overview for Plano ISD

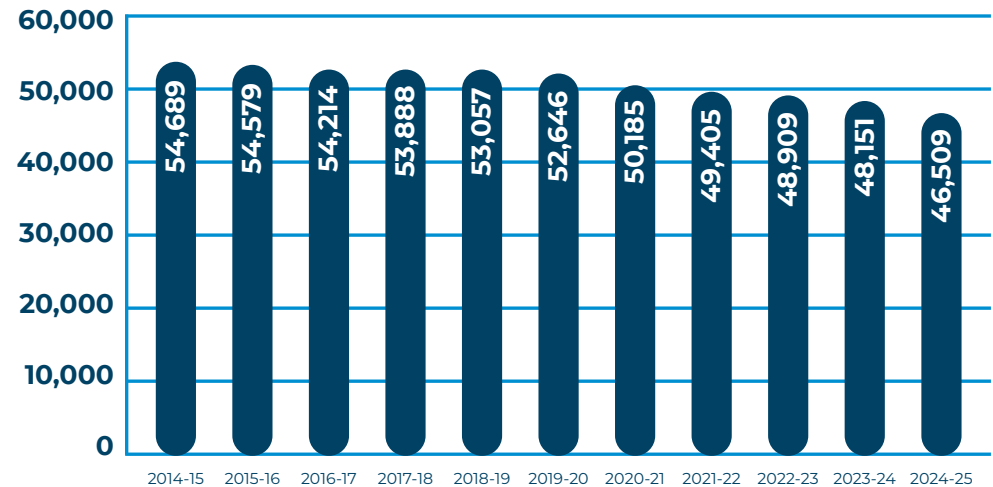
Plano ISD had an enrollment of 46,509 students for the 2024-25 school year, a decrease of approximately 3.4% from 2023-24. This is part of a larger trend, as enrollment at PISD has been steadily decreasing since the 2014-15 school year, with a total reduction of 8,180 students, or 15%, despite continued residential development in the City of Plano. In response to this longterm decline, the PISD school board voted to close four schools (Davis and Forman Elementary, as well as Armstrong and Carpenter Middle) starting in the 2025-26 school year.

A significant factor contributing to enrollment trends over the past 10 years is the increasing gap between the number of graduating seniors and entering kindergarten students. Beginning in the 2012-2013 school year, enrollment of kindergarten students fell below the number of graduating seniors, and has continued to decline as the number of graduating seniors increased. These trends are consistent with demographic data for Plano reported by the U.S. Census Bureau regarding age distribution. Since the 2000 Census, the number of children under five years of age has steadily decreased.

Plano ISD Housing/Student Projections

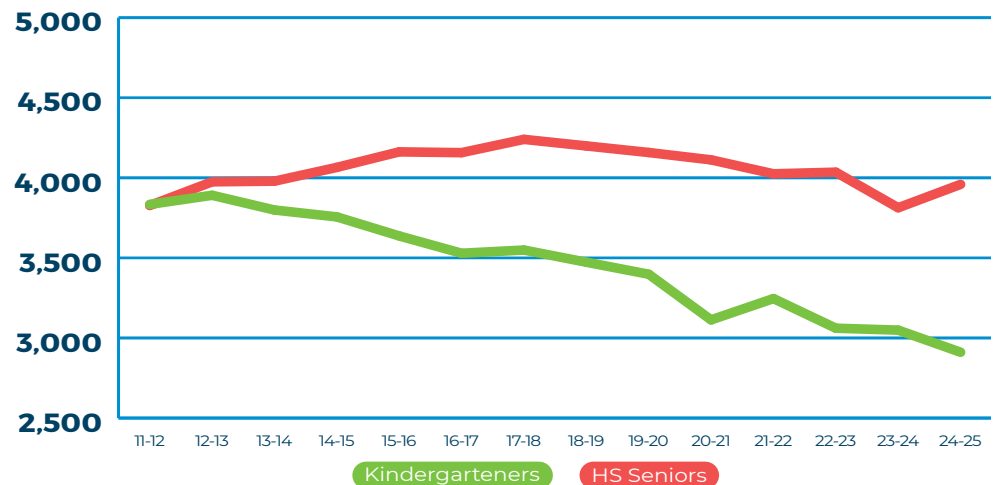
Approximately 72% (33,464) of Plano ISD students are residents of the City of Plano. Over 10,000 housing units, both single-family and multifamily, are projected to be built within the Plano portion of the Plano ISD, per current zoning and future land use recommendations. This housing unit projection is estimated to result in an additional 747 students over the next 10 years. The Planning Department will continue to study future demographic changes among school-age children in partnership with Plano ISD. Refer to page 26 for more information on housing/student projections.

PISD Enrollment at Start of School Year



Data source: Plano ISD and Zonda Education

Plano ISD Class Size Comparison
Kindergarten Students and High School Seniors



Data source: Plano ISD

School Districts Overview

Residential Building Permits Per School District

SINGLE-FAMILY

DISTRICT	2020	2021	2022	2023	2024
Plano	207	177	137	167	218
Frisco	80	135	20	1	24
Lewisville	3	8	0	2	0
TOTAL	290	320	157	170	242

Data source: City of Plano

MULTIFAMILY

DISTRICT	2020	2021	2022	2023	2024
Plano	471	347	2,028	326	663
Frisco	212	0	0	0	0
Lewisville	0	0	0	0	0
TOTAL	683	347	2,028	326	663

Data source: City of Plano

Students Per Unit/Acre



Estimated School-Age Children from New Development

SINGLE-FAMILY

DISTRICT	2020	2021	2022	2023	2024
Plano	55	38	31	35	27
Frisco	31	75	13	0	5
Lewisville	1	3	0	1	0
TOTAL	87	116	44	36	32

Data source: Frisco ISD, Plano ISD, Zonda Education

MULTIFAMILY

DISTRICT	2020	2021	2022	2023	2024
Plano	46	24	262	115	43
Frisco	8	0	0	0	0
Lewisville	0	0	0	0	0
TOTAL	54	24	262	115	43

Data source: Frisco ISD, Plano ISD, Zonda Education

MULTIFAMILY <i>Garden-Style or Small-Scale</i>	MULTIFAMILY <i>Main Street, Mid-Rise, or High-Rise</i>	SINGLE-FAMILY DETACHED <i>Traditional</i>	SINGLE-FAMILY ATTACHED <i>Traditional</i>	MIXED-USE SINGLE-FAMILY <i>All Types</i>
Residential Only	First floor may include commercial and/or flex space	Residential Only	Residential Only	Residential Only
0.40 students per unit	0.11 students per unit	0.38 students per unit	0.28 students per unit	0.09 students per unit
6.53 students per acre	5.15 students per acre	1.74 students per acre	3.56 students per acre	2.08 students per acre

Data source: City of Plano, Frisco ISD, Zonda Education (Plano ISD)

Housing Overview

The Housing Overview is an integration of development review activities and residential building permits which provides a detailed analysis of housing construction in Plano. The overview will:

- Describe current and future distribution of housing by type.
- Estimate the amount of potential housing to be built in Plano.
- Identify the locations of new housing and where potential housing could be developed.

Existing Housing Units

The table to the right displays the existing number of housing units as of January 1, 2025. The categories have been updated in this year's report to reflect the Housing Types and neighborhood settings defined in the Comprehensive Plan 2021. Refer to page 28 for a brief description of the major housing types.



Plano's **traditional (typical) neighborhood setting** is based on an approximately 1-mile block bounded by major roadways. Townhomes or apartments buffer single-family homes from commercial shopping centers at major intersections. Parks or schools are typically centrally located within the neighborhood block.



With few large tracts left for residential development, most newer housing projects have not fit Plano's traditional neighborhood setting. Instead, they are built in a **mixed-use neighborhood setting**, with houses, townhomes, and apartments within walking distance to shopping and services, allowing a more efficient use of land.

Existing Housing Units - January 1, 2025

HOUSING TYPE	EXISTING UNITS	PERCENT OF TOTAL
Single-Family Detached Types	70,010	58%
Traditional SF-D	69,107	57%
Mixed-Use SF-D	377	<1%
RV/Mobile Home	526	<1%
Single-Family Attached Types	4,739	4%
Traditional SF-A	2,854	2%
Mixed-Use SF-A	785	<1%
Duplex	1,100	1%
Multifamily Types	46,731	38%
Small-Scale MF	66	<1%
Garden-Style MF	27,195	22%
Main Street-Style MF	12,530	10%
Mid-Rise MF	2,256	2%
High-Rise MF	729	<1%
Independent Living Facilities	3,955	3%
GRAND TOTAL	121,480	100%

The table above represents housing types that are counted by number of units. Institutional housing that is counted by number of beds, such as assisted living facilities, is not included in the Housing Overview.

Housing Unit Types

Examples of General Characteristics



Single-Family Detached Types

Stand-alone homes located in Plano's traditional neighborhood setting.

- Individual garages
- 1 to 2 stories in height
- 1 to 10 units per acre
- 2.85 persons per household



Single-Family Attached Types

Townhomes or duplexes located in Plano's traditional neighborhood setting.

- Individual garages
- 1 to 2 stories (duplex)
2 to 3 stories (townhome)
- 1 to 10 units per acre
- 2.06 persons per household



Mixed-Use Single-Family

Single-family attached or detached units in a mixed-use neighborhood setting.

- Individual garages
- 2 to 3 stories in height
- 10 to 40 units per acre
- 3.05 persons per household



Small-Scale Multifamily

Apartment complexes with less than 10 units per lot.

- Surface parking lots
- 1 to 2 stories in height
- 12 to 30 units per acre
- 1.76 persons per household



Garden-Style Multifamily

Apartments located in Plano's traditional neighborhood setting.

- Surface parking lots
- 1 to 3 stories in height
- 12 to 22 units per acre
- 1.76 persons per household



Main Street-Style Multifamily

Apartments located in a mixed-use neighborhood setting; may also include non-residential.

- Structured or garage parking
- Less than 5 stories in height
- 30 to 100 units per acre
- 1.73 persons per household



Mid-Rise & High-Rise Multifamily

5+ story apartments with self-contained amenities in a mixed-use neighborhood setting.

- Structured parking
- 5 to 9 stories (Mid-Rise)
10+ stories (High-Rise)
- 40 to 150 units per acre
- 1.73 persons per household



Independent Living Facilities

Housing complexes for seniors (55+) without medical services or assistance.

- Surface parking lots
- 1 to 4 stories in height
- 21.5 to 100 units per acre
- 1.14 persons per household

Housing Units Permitting Trends

Since peaking in the late 1990s, permits for residential construction in Plano have generally been on a downward trend as the raw land available for development continues to decrease. As a result, new development has been primarily located in mixed-use activity centers in connection with large employment centers and along the city's expressway corridors.

Permits Issued in 2024

242

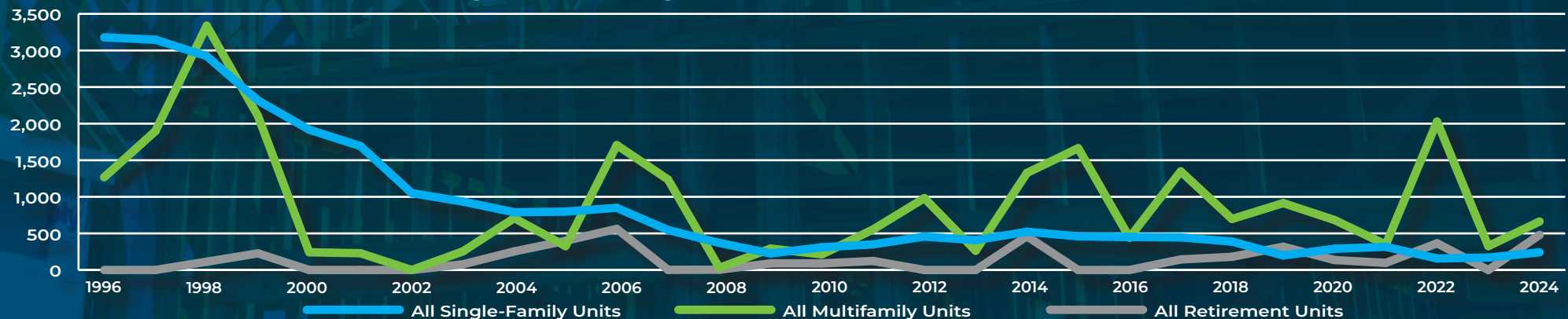
SINGLE-FAMILY
UNITS

663

MULTIFAMILY
UNITS

480

INDEPENDENT
LIVING UNITS



Housing Units - Permitted & Pending

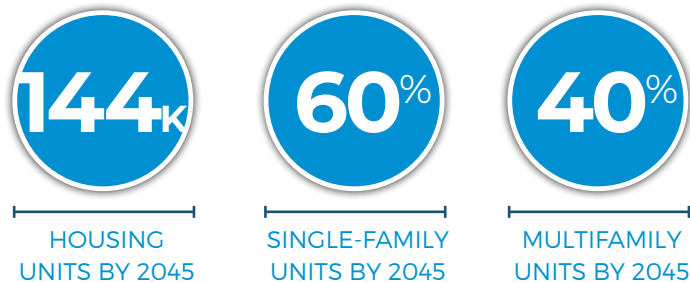
HOUSING TYPE	UNITS ISSUED IN 2024	PENDING UNITS*
Traditional SF-D	25	229
Traditional SF-A	25	224
Duplex	2	2
Mixed-Use SF-D	25	55
Mixed Use SF-A	165	722
Small-Scale MF	-	-
Garden-Style MF	-	150
Main-Street MF	338	1,861
Mid-Rise MF	325	5,328
High-Rise MF	-	924
Independent Living Facility	480	1,693
GRAND TOTAL	1,385	11,188

*Pending Units include single-family lots and multifamily units which either (1) have been issued a building permit but have not completed construction by 01/01/2025, or (2) have been approved by plat or zoning but have not been issued building permits.

Data Source: City of Plano

Future Housing Composition

The data in the Future Distribution of Housing by Type table combines information from existing and projected housing units to provide a **future estimate** of the projected distribution of Plano's housing stock by housing type. These numbers are estimates and are subject to change dependent on market conditions, rezonings, and land use policies adopted in future years.



Potential for Redevelopment

With just over 200 acres of undeveloped land zoned for residential uses, the potential for new housing in the city will be driven largely by redevelopment. Major opportunities for new housing outlined in the comprehensive plan include the redevelopment of retail shopping centers, transit-oriented development around the DART rail stations, and in areas identified by the Envision Oak Point Small Area Plan. These and other areas may bring an additional 16,000 housing units, contributing to a potential population of up to approximately 331,000 people in Plano by 2050. Single-family residential is expected to remain the dominant type of housing for the 20-year estimate (60%).

Future Distribution of Housing by Type

HOUSING TYPE	EXISTING UNITS	PENDING UNITS	PROJECTED UNITS*	FINAL ESTIMATE	PERCENT OF TOTAL
Traditional SF-D	69,107	229	-	69,336	48%
Traditional SF-A	2,854	224	-	3,078	2%
Mixed-Use SF-D	377	55	-	432	<1%
Mixed-Use SF-A	785	722	-	1,507	1%
RV/Mobile Home	526	-	-	526	<1%
Duplex	1,100	2	-	1,102	<1%
Single-Family (Unattributed)	-	-	11,119	11,119	8%
SINGLE-FAMILY SUBTOTAL	74,749	1,232	11,119	87,100	60%
Garden-Style MF	27,195	150	-	27,345	19%
Main-Street MF	12,530	1,861	-	14,391	10%
Small-Scale MF	66	-	-	66	<1%
High-Rise MF	729	924	-	1,653	<1%
Mid-Rise MF	2,256	5,328	-	7,584	5%
Independent Living Facility	3,955	1,693	-	5,648	4%
Multifamily (Unattributed)	-	-	613	613	2%
MULTIFAMILY SUBTOTAL	46,731	9,956	613	57,300	40%
GRAND TOTAL	121,480	11,188	11,732	144,400	100%

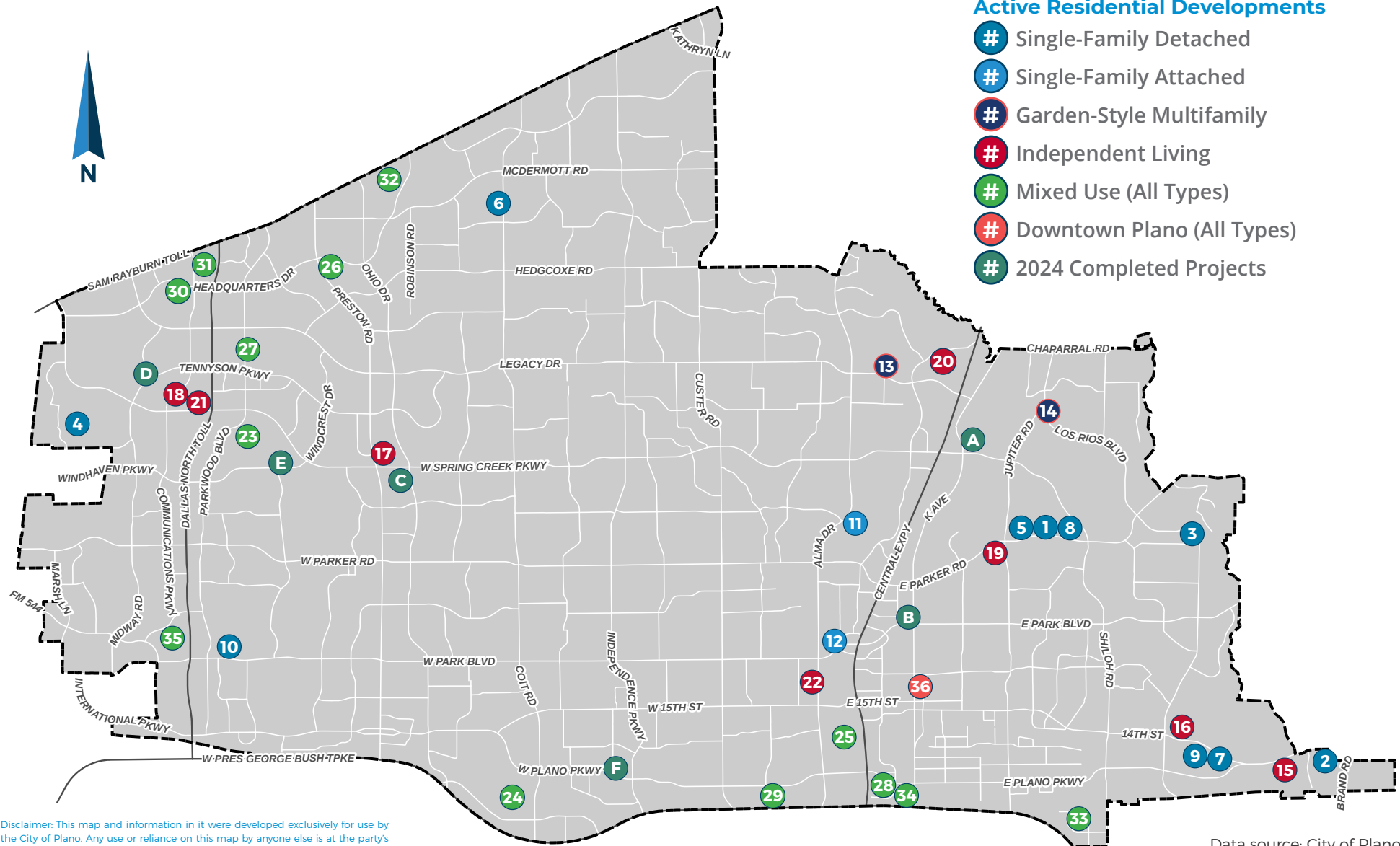
*Projected units include estimated units from non-active, residentially-zoned properties and projected units from the Comprehensive Plan 2021.

Active Residential Areas Map

Numbers correspond with summary charts on pages 32 and 33

Active Residential Developments

- # Single-Family Detached
- # Single-Family Attached
- # Garden-Style Multifamily
- # Independent Living
- # Mixed Use (All Types)
- # Downtown Plano (All Types)
- # 2024 Completed Projects



Disclaimer: This map and information in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at the party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.

Data source: City of Plano
Date: 01/01/2025

Active Residential Areas Summary

The results of the Housing Overview were calculated in part through review of active residential areas. These include residential development projects that are currently under construction or seeking additional approvals to begin construction. The numbers correspond to the Active Residential Areas Map on page 31.

Traditional Single-Family Detached (SF-D)

1	Early Church Addition SF-D Units Approved: 3 SF-D Units Remaining: 2	4	Kings Gate SF-D Units Approved: 50 SF-D Units Remaining: 2	7	Medina Villas SF-D Units Approved: 42 SF-D Units Remaining: 10	10	Willow Bend Polo Estates B SF-D Units Approved: 18 SF-D Units Remaining: 10
2	Heritage Ridge Estates SF-D Units Approved: 107 SF-D Units Remaining: 8	5	Llama Haven Addition SF-D Units Approved: 49 SF-D Units Remaining: 49	8	Paradise Heights SF-D Units Approved: 42 SF-D Units Remaining: 42	NA	Miscellaneous Infill SF-D Units Approved: 9 SF-D Units Remaining: 0
3	Hinckley Addition SF-D Units Approved: 6 SF-D Units Remaining: 6	6	Madison Trail Addition SF-D Units Approved: 9 SF-D Units Remaining: 9	9	Villas at Andalus SF-D Units Approved: 32 SF-D Units Remaining: 13		

SF-A Single-Family Attached
SF-D Single-Family Detached
MF-GS Multifamily - Garden-Style
MF-SS Multifamily - Small-scale
MF-MS Multifamily - Main-Street-Style
MF-MR Multifamily - Mid-Rise
MF-HR Multifamily - High Rise
ILF Independent Living Facility

Traditional Single-Family Attached (SF-A)

11	Premier Park Addition SF-A Units Approved: 155 SF-A Units Remaining: 155	12	Villas at Park Addition SF-A Units Approved: 25 SF-A Units Remaining: 25	NA	Miscellaneous Infill SF-D Units Approved: 2 SF-D Units Remaining: 0
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Garden-Style Multifamily (MF-GS)

13	Chase Oaks Apartments MF-GS Units Approved: 70 MF-GS Units Remaining: 70	14	Juniper Apartments MF-GS Units Approved: 80 MF-GS Units Remaining: 80
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Independent Living Facilities (ILF)

15	Bridgemoor Plano ILF Units Approved: 318 ILF Units Remaining: 0	19	Parker Road Marketplace ILF Units Approved: 100 ILF Units Remaining: 0
16	Ladera Heights ILF Units Approved: 105 ILF Units Remaining: 105	20	Plaza at Chase Oaks ILF Units Approved: 233 ILF Units Remaining: 0
17	Legacy at Willow Bend ILF Units Approved: 144 ILF Units Remaining: 39	21	Plaza at Spring Creek ILF Units Approved: 520 ILF Units Remaining: 520
18	Mariposa Homes ILF Units Approved: 180 ILF Units Remaining: 0	22	Twin Rivers at Collin Creek ILF Units Approved: 175 ILF Units Remaining: 39



The recently completed K Avenue Lofts apartment complex (Map #B)

Mixed Use Areas (All Types)

23	The Almanac MF-MS Units Approved: 700 MF-MS Units Remaining: 700	26	The Commodore SFD Units Approved: 99 SFD Units Remaining: 0 MF-MS Units Approved: 500 MF-MS Units Remaining: 0 ILF Units Approved: 147 ILF Units Remaining: 0	29	Heritage Creekside SF-D Units Approved: 59 SF-D Units Remaining: 0 SF-A Units Approved: 232 SF-A Units Remaining: 0 MF-MS Units Approved: 1,300 MF-MS Units Remaining: 0	32	Mustang Square SF-D Units Approved: 55 SF-D Units Remaining: 30 SF-A Units Approved: 30 SF-A Units Remaining: 30	34	TRG J Place MF-MS Units Approved: 325 MF-MS Units Remaining: 0
24	Beacon Square MF-MS Units Approved: 1,171 MF-MS Units Remaining: 632	27	EDS Redevelopment MF-MR Units Approved: 775 MF-MR Units Remaining: 775	30	JC Penney Headquarters Redevelopment MF-HR Units Approved: 750 MF-HR Units Remaining: 750	33	Plano Gateway SF-A Units Approved: 269 SF-A Units Remaining: 183 MF-MS Units Approved: 1,200 MF-MS Units Remaining: 0	35	Willow Bend Mall MF-MS Units Approved: 965 MF-MS Units Remaining: 0
25	Collin Creek Mall SF-A Units Approved: 500 SF-A Units Remaining: 358 MF-MR Units Approved: 2,300 MF-MR Units Remaining: 2,300 ILF Units Approved: 300 ILF Units Remaining: 300	28	Fry's Redevelopment SF-A Units Approved: 33 SF-A Units Remaining: 33 MF-MR Units Approved: 501 MF-MR Units Remaining: 501	31	Legacy West SF-D Units Approved: 127 SF-D Units Remaining: 0 MF-HR Units Approved: 1,800 MF-HR Units Remaining: 174				

Downtown Plano (All Types)

36a	15th Street Townhomes SF-A Units Approved: 49 SF-A Units Remaining: 49	36d	First Baptist Church of Plano SF-A Units Approved: 50 SF-A Units Remaining: 31 MF-MR Units Approved: 270 MF-MR Units Remaining: 0	36g	PSW Homes Addition SF-D Units Approved: 7 SF-D Units Remaining: 7
36b	17th Street Townhomes SF-A Units Approved: 21 SF-A Units Remaining: 3	36e	The Park on 14th Addition MF-MS Units Approved: 62 MF-MS Units Remaining: 0	36h	Railside Addition MF-MR Units Approved: 390 MF-MR Units Remaining: 390
36c	Elmwood Park SFD Units Approved: 30 SFD Units Remaining: 30	36f	Patriot Park MF-MS Units Approved: 268 MF-MS Units Remaining: 129	36i	Townhomes at 10th Street SF-A Units Approved: 8 SF-A Units Remaining: 8



The Emory apartments recently completed at the former Plano First Baptist Church site, which is being redeveloped (Map #36j)

Completed Projects (All Types)

A	Assembly Park MF-MS Units Constructed: 304	C	Promontory on Preston MF-GS Units Approved: 264	E	The Outlook at Windhaven ILF Units Constructed: 185	24a	The Beacon Apartments MF-MS Units Constructed: 539	33a	One90 Gateway Apartments MF-MS Units Constructed: 347
B	K Avenue Lofts MF-MR Units Constructed: 226	D	Sur le Lac Condominiums MF-GS Units Constructed: 40	F	Villas at Middleton 1 & 2 SF-A Units Constructed: 181	29a	Heritage Creekside West 1 & 2 SF-A Units Constructed: 32 MF-MS Units Constructed: 325	36j	The Emory (First Baptist) MF-MS Units Approved: 270

2025 PLANNING DEPARTMENT ANNUAL REPORT



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