

ORDINANCE NO. 2022-2-7

An Ordinance of the City of Plano, Texas, providing certain Heritage Resources within the City ad valorem tax relief as allowed by the Heritage Tax Exemption Ordinance, providing a severability clause, and an effective date.

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

WHEREAS, City of Plano Ordinance No. 2019-8-6, authorizes the City Council of the City of Plano, upon certification and recommendation by the Heritage Preservation Officer, to exempt from the current year taxation part or all of the assessed value of a structure if the structure is designated as a historically significant site and in need of tax relief to encourage its preservation; and

WHEREAS, in March 2021, property owners were sent the results of their 2021 annual inspection with a deadline of January 1, 2022 for completing any necessary repairs and additional information on the process, including appeals and extensions; and

WHEREAS, in September 2021, property owners were sent a reminder of the January 1, 2022 deadline for completing necessary repairs and information regarding the extension process eligible through the Heritage Commission; and

WHEREAS, on October 26, 2021, a one-year extension for the deadline to complete necessary repairs was considered and granted to 910 18th Street by the Heritage Commission in accordance with the Heritage Tax Exemption Ordinance; and

WHEREAS, no other extension requests were received by the October 31, 2021 deadline; and

WHEREAS, on November 29, 2021, reminder postcards were sent to participating property owners informing them of the deadline to complete required repairs and upcoming inspections; and

WHEREAS, on January 5, 2022, inspections were carried out in accordance with the Heritage Tax Exemption Ordinance allowing the Heritage Preservation Officer to certify and recommend 86 properties for approval of ad valorem tax relief for 2022 as more specifically described in Exhibit A; and

WHEREAS, on January 26, 2022, in accordance with the Heritage Tax Exemption Ordinance, notice was sent via certified mail to four properties deemed ineligible for program participation and informing them of their right to appeal to the City Council; and

WHEREAS, the property at 901 18th Street was added as the 87th property on the recommended list of approvals following information showing some necessary repairs were complete and agreement with the property owner to develop a detailed rehabilitation plan to promptly and properly address any other repairs necessary to prevent significant, near-term deterioration of the structure, such repairs being completed before January 1, 2023; and

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WHEREAS, on February 14, 2022, the City Council reviewed the properties recommended for 2022 Heritage Tax Exemption approval as listed in Exhibit A; and

WHEREAS, the City Council finds that the structures listed in Exhibit A to this ordinance have been certified and recommended by the Heritage Preservation Officer, or are to be approved based upon the agreement noted herein, and thus should be approved for ad valorem tax relief for 2022.

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

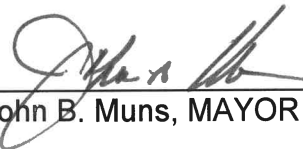
Section I. The historic structures identified in the attached Exhibit A are hereby approved by the City Council for tax exemptions for the current year (2022) consistent with the relief indicated in the attached exhibit and in accordance with the provisions of Ordinance No. 2019-8-6.

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

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

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

PASSED AND APPROVED THIS 14TH DAY OF FEBRUARY 2022.



John B. Muns, MAYOR

ATTEST:



Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:



Paige Mims, CITY ATTORNEY

Exhibit A - Properties Recommended for 2022 Heritage Tax Exemption Approval											
Property Location	Heritage Landmark/Heritage District (HD)	Address '1'			Staff Recommendation	Tax Exemption Percentage	2021 Improvement Value	Plano City (CPL) 0.4482%	Collin College (JCN) 0.081222%	Plano ISD (SPL) 1.32375%	Estimated Exemption for 2022
		Owner's Mailing Address per CCAD	Address '1'	Address '1'							
1	1001 E. 15th Street Plano National Bank/IOOF Lodge Downtown HD	The Schell Family Trust B Shirley Carter Schell Trustee 1525 Janwood Drive Plano, TX 75075	Approval	50%	\$800,889	\$1,795	\$325	\$5,301	\$7,421		
2	1015 E. 15th Street Bagwell-Sherill Building Downtown HD	1015 Metropolitan Plano Ltd. 3838 Oak Lawn Avenue, Suite 1416 Dallas, TX 75219	Approval	50%	\$211,709	\$474	\$86	\$1,401	\$1,962		
3	1023 E. 15th Street Merritt Building Downtown HD	M. F. Robert and Mirna Lynch 4604 Lawson Court Plano, TX 75093	Approval	50%	\$308,010	\$690	\$125	\$2,039	\$2,854		
4	1407 E. 15th Street Carlisle House	Michael and Harriet Linz 1407 E. 15th Street Plano, TX 75074	Approval	100%	\$314,334	\$1,409	\$255	\$4,161	\$5,825		
5	1410 E. 15th Street Arch Weatherford House	Josephine Howser 1410 E. 15th Street Plano, TX 75074	Approval	100%	\$227,122	\$1,018	\$184	\$3,007	\$4,209		
6	1413 E. 15th Street Roller House	James Baker and Deborah Sue 1413 E. 15th Street Plano, TX 75074	Approval	100%	\$486,088	\$2,179	\$395	\$6,435	\$9,008		
7	1414 E. 15th Street Salmon House	Kenny and Toni Wilson 1414 E. 15th Street Plano, TX 75074	Approval	100%	\$251,207	\$1,126	\$204	\$3,325	\$4,655		
8	807 E. 16th Street Wyatt House Haggard Park HD	William and Rebecca Ratliff 807 E. 16th Street Plano, TX 75074-5833	Approval	100%	\$156,996	\$704	\$128	\$2,078	\$2,909		
9	1210 E. 16th Street Schell House	Michael Hamilton 1210 E. 16th Street Plano, TX 75074	Approval	100%	\$122,981	\$551	\$100	\$1,628	\$2,279		
10	1211 E. 16th Street Carpenter House	Richard, Barbara & Elizabeth Pool 49 Crown Place Richardson, TX 75080-1603	Approval	100%	\$409,973	\$1,837	\$333	\$5,427	\$7,598		
11	900 17th Street Will Schimeipfening House Haggard Park HD	Jack and Cindy Boggs 1802 Weanne Drive Richardson, TX 75082	Approval	100%	\$211,789	\$949	\$172	\$2,804	\$3,925		
12	901 17th Street Mathews House Haggard Park HD	Michael Bratsch 3601 Potomac Ave Dallas Tx 75205	Approval	100%	\$322,829	\$1,447	\$262	\$4,273	\$5,983		
13	906 17th Street Schimeipfening-Dudley House Haggard Park HD	Michael Leach 906 17th Street Plano, TX 75074	Approval	100%	\$427,349	\$1,915	\$347	\$5,657	\$7,920		
14	906 18th Street R.A. Davis House Haggard Park HD	Whitehead & Sheldon LLC 1213 Gardengrove Ct. Plano, TX 75075-7317	Approval	50%	\$332,572	\$745	\$135	\$2,201	\$3,082		
15	909 18th Street Hughston House Haggard Park HD	R3TE Ventures, LLC 1912 Glenwick Drive Plano, TX 75075	Approval	50%	\$393,480	\$882	\$160	\$2,604	\$3,646		

Exhibit A (continued)

Property Location	Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2021 Improvement Value	Plano City (CPL) 0.4482%	Collin College (JCN) 0.081222%	Plano ISD (SPL) 1.32375%	Estimated Exemption for 2022
16	Olney Davis House Haggard Park HD	Alison Lebeck Garcia 901 18th Street Plano, TX 75074	Approval	50%	\$358,881	\$804	\$146	\$2,375	\$3,325
17	Mary Schimelpfenig House Haggard Park HD	Anthony and Debbie Holman 914 18th Street Plano, TX 75074	Approval	50%	\$71,313	\$160	\$29	\$472	\$661
18	Aldridge House Haggard Park HD	Clinton M. Haggard 7352 Independence Parkway Frisco, TX 75035	Approval	100%	\$254,902	\$1,142	\$207	\$3,374	\$4,724
19	Lamm House Haggard Park HD	John and Helen Proch 1709 H Avenue Plano, TX 75074	Approval	100%	\$153,149	\$686	\$124	\$2,027	\$2,838
20	Little Carlisle House	Little Carlisle House LLC 1611 K Avenue Plano, TX 75074	Approval	50%	\$145,876	\$327	\$59	\$966	\$1,352
21	Forman House	Gwendolyn Workman 1617 K Avenue Plano, TX 75074	Approval	50%	\$235,945	\$529	\$96	\$1,562	\$2,186
22	McCall Skaggs House	William and Annette Armstrong 1704 N Place Plano, TX 75074	Approval	100%	\$206,625	\$926	\$168	\$2,735	\$3,829
23	3921 Coit Road	Wells Homeplace LLC c/o Richard Wells 5001 K Avenue Plano, TX 75074	Approval	50%	\$58,597	\$131	\$24	\$388	\$543
24	1600 Carpenter Drive	Wendi Carter 1600 Carpenter Drive Plano, TX 75074	Approval	75%	\$228,628	\$769	\$139	\$2,270	\$3,178
25	1601 Carpenter Drive	Wykoff Kelly and Christopher Mark Deherfogh 1601 Carpenter Drive Plano, TX 75074	Approval	75%	\$235,120	\$790	\$143	\$2,334	\$3,268
26	1604 Carpenter Drive	Greentree Properties, LLC 6239 Royal Lane Dallas, TX 75230	Approval	75%	\$249,059	\$837	\$152	\$2,473	\$3,462
27	1605 Carpenter Drive	David & Mireya Cowen 1605 Carpenter Drive Plano, TX 75074	Approval	75%	\$249,059	\$837	\$152	\$2,473	\$3,462
28	1608 Carpenter Drive	Shah Bindu S Revocable Trust 1608 Carpenter Drive Plano, TX 75074-8645	Approval	75%	\$249,059	\$837	\$152	\$2,473	\$3,462
29	1612 Carpenter Drive	Charles William III & Katherine Kraft 3412 Starlight Trail Plano, TX 75023	Approval	75%	\$249,059	\$837	\$152	\$2,473	\$3,462
30	1613 Carpenter Drive	Sallie Ann Plaxico 1613 Carpenter Drive Plano, TX 75074	Approval	75%	\$249,059	\$837	\$152	\$2,473	\$3,462
31	1616 Carpenter Drive	Greentree Properties, LLC 6239 Royal Lane, Dallas, TX 75230	Approval	75%	\$249,059	\$837	\$152	\$2,473	\$3,462

Exhibit A (continued)

Property Location	Heritage Landmark/Heritage District (HD)	Owner's Mailing Address per CCAD	Address '1'	Staff Recommendation	Tax Exemption Percentage	2021 Improvement Value	Plano City (CPL)	Collin College (JCN)	Plano ISD (SPL)	Estimated Exemption for 2022
32	1617 Carpenter Drive	Haggard Park HD	Jake Meyer & Stefani E Reed 1617 Carpenter Drive Plano, TX 75074	Approval	75%	\$249,059	\$837	\$152	\$2,473	\$3,462
33	1621 Carpenter Drive	Haggard Park HD	Brett and Mara Bim 1621 Carpenter Drive Plano, TX 75074	Approval	75%	\$249,059	\$837	\$152	\$2,473	\$3,462
34	1624 Carpenter Drive	Haggard Park HD	Matt's Flats, LLC-Series 1624 Carpenter Dr. P.O. Box 940354 Plano, TX 75094-0354	Approval	75%	\$201,000	\$676	\$122	\$1,996	\$2,794
35	1625 Carpenter Drive	Haggard Park HD	Walter and Susan Regsdale Revocable Trust 607 Parker Drive Pottsboro, TX 75076-5343	Approval	75%	\$207,081	\$696	\$126	\$2,056	\$2,878
36	617 E. 16th Street	Haggard Park HD	Peggy Ostrander 617 E. 16th Street Plano, TX 75074	Approval	38%	\$136,543	\$233	\$42	\$687	\$962
37	801 E. 16th Street	Haggard Park HD	Marcus and Megan Kotalik 801 E. 16th Street Plano, TX 75074	Approval	75%	\$612,426	\$2,059	\$373	\$6,080	\$8,512
38	811 E. 16th Street	Haggard Park HD	Gerald T. Schultz and Karen J. Bowen 811 E. 16th Street Plano, TX 75074	Approval	75%	\$244,918	\$823	\$149	\$2,432	\$3,404
39	815 E. 16th Street	Haggard Park HD	Travis Hamilton 802 E. 15th Street Plano, TX 75074	Approval	75%	\$58,925	\$198	\$36	\$585	\$819
40	819 E. 16th Street	Haggard Park HD	Michael Daggate 819 E. 16th Street Plano, TX 75074	Approval	75%	\$189,148	\$636	\$115	\$1,878	\$2,629
41	901 E. 16th Street	Haggard Park HD	Coolik Family Trust c/o Russell Coolik 901 E. 16th Street Plano, TX 75074	Approval	75%	\$221,271	\$744	\$135	\$2,197	\$3,075
42	907 E. 16th Street	Haggard Park HD	Richard McKee 907 E. 16th Street Plano, TX 75074	Approval	75%	\$184,720	\$621	\$113	\$1,834	\$2,567
43	805 17th Street	Haggard Park HD	Bertha Cardenas 805 17th Street Plano, TX 75074	Approval	75%	\$82,821	\$278	\$50	\$822	\$1,151
44	809 17th Street	Haggard Park HD	L.A. Whitley 809 17th Street Plano, TX 75074	Approval	75%	\$68,394	\$230	\$42	\$679	\$951
45	813 17th Street	Haggard Park HD	John and Kathleen Brooks 813 17th Street Plano, TX 75074	Approval	75%	\$152,155	\$511	\$93	\$1,511	\$2,115
46	816 17th Street	Haggard Park HD	Clint M. Haggard 7352 Independence Parkway Frisco, TX 75035	Approval	75%	\$58,240	\$196	\$35	\$578	\$809
47	907 17th Street	Haggard Park HD	Larry Westbrook 907 17th Street Plano, TX 75074	Approval	75%	\$63,848	\$215	\$39	\$634	\$887

Exhibit A (continued)

Property Location	Heritage Landmark/Heritage District (HD)	Address '1' Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2021 Improvement Value	Plano City (CPL) 0.4482%	Collin College (JCN) 0.081222%	Plano ISD (SPL) 1.32375%	Estimated Exemption for 2022
48	911 17th Street	Haggard Park HD	PMM Enterprises LLC c/o Patricia M. Mason 2413 Neal Drive Garland, TX 75040	Approval	75%	\$7,555	\$5	\$75	\$105
49	913 17th Street	Haggard Park HD	Charlene and Nathanael Ritter 913 17th St. Plano, TX 75074	Approval	75%	\$87,851	\$54	\$872	\$1,221
50	810 18th Street	Haggard Park HD	Dora Palao 810 18th St. Plano, TX 75074-5829	Approval	38%	\$53,298	\$16	\$268	\$375
51	811 18th Street	Haggard Park HD	Muhammad R. & Tasleem R. Gaziani 811 18th St. Plano, TX 75074-5828	Approval	38%	\$1,000	\$0	\$5	\$7
52	812 18th Street	Haggard Park HD	Spence Charles E and Henry Etta 106 Salsbury Circle Murphy, TX 75094-4122	Approval	38%	\$67,796	\$21	\$341	\$477
53	903 18th Street	Haggard Park HD	Aierzlip LLC Attn: Nathan Hale 903 18th St., Ste 125 Plano, TX 75074	Approval	38%	\$609,848	\$188	\$3,068	\$4,295
54	910 18th Street	Haggard Park HD	1107 Investments LLC 910 18th Street Plano, TX 75074	Approval	38%	\$157,687	\$49	\$793	\$1,110
55	913 18th Street	Haggard Park HD	Lumar Ventures, Inc. 913 18th Street Plano, TX 75074	Approval	38%	\$289,271	\$89	\$1,455	\$2,037
56	920 18th Street	Haggard Park HD	Ergonis Family Living Trust c/o Joe Ergonis 3353 Remington Drive Plano, TX 75023	Approval	38%	\$292,290	\$90	\$1,470	\$2,058
57	1517 G Avenue	Haggard Park HD	ETR Investments, LLC 800 E. Campbell Rd. Ste. 337 Richardson, TX 75081-1873	Approval	38%	\$277,854	\$86	\$1,398	\$1,957
58	1521 G Avenue	Haggard Park HD	Ali Fremming 1521 G Avenue Plano, TX 75074	Approval	75%	\$62,502	\$38	\$621	\$869
59	1600 H Avenue	Haggard Park HD	Coolik Family Trust c/o Russell Coolik 901 E. 16th Street Plano, TX 75074	Approval	75%	\$154,382	\$94	\$1,533	\$2,146
60	1603 H Avenue	Haggard Park HD	Carol Armstrong 1603 H Avenue Plano, TX 75074	Approval	75%	\$105,864	\$64	\$1,051	\$1,471
61	1607 H Avenue	Haggard Park HD	Kyle & Marygrace Forbes 1607 H Avenue Plano, TX 75074	Approval	75%	\$138,283	\$84	\$1,373	\$1,922
62	1611 H Avenue	Haggard Park HD	Pamela Holland 1611 H Avenue Plano, TX 75074	Approval	75%	\$122,839	\$75	\$1,220	\$1,707
63	1701 H Avenue	Haggard Park HD	Jonathan Kuo-En Tang 1701 H Avenue Plano, TX 75074	Approval	75%	\$211,999	\$129	\$2,105	\$2,947

Exhibit A (continued)

Property Location	Heritage Landmark/Heritage District (HD)	Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2021 Improvement Value	Plano City (CPL) 0.4482%	Collin College (JCN) 0.081222%	Plano ISD (SPL) 1.32375%	Estimated Exemption for 2022
64 1706 H Avenue	Haggard Park HD	Dragon Road LLC Yan Lu 2701 W. 15th St. #289 Plano, TX 75075	Approval	75%	\$113,578	\$382	\$69	\$1,128	\$1,579
65 1715 H Avenue	Haggard Park HD	Young Dean Homestead Ltd. 625 W. Blondy June Road Lucas, TX 75002	Approval	38%	\$181,883	\$310	\$56	\$915	\$1,281
66 1003-07 E. 15th Street	Downtown HD	Eng & Wong Plano Downtown LLC 7005 Chase Oaks Blvd., Suite 200 Plano, TX 75025	Approval	38%	\$1,764,564	\$3,005	\$545	\$8,876	\$12,426
67 1004 E. 15th Street	Downtown HD	Metropolitan Mammoth Jack, Ltd. 3838 Oak Lawn Avenue, Suite 1416 Dallas, TX 75219	Approval	38%	\$427,840	\$729	\$132	\$2,152	\$3,013
68 1008 E. 15th Street	Downtown HD	Crider Living Trust 3013 Crooked Stick Dr Plano, TX 75093	Approval	38%	\$479,729	\$817	\$148	\$2,413	\$3,378
69 1010 E. 15th Street	Downtown HD	LPW Real Estate Investment LLC 719 Cougar Dive Allen, TX 75013	Approval	38%	\$352,951	\$601	\$109	\$1,775	\$2,485
70 1011 E. 15th Street	Downtown HD	N A T Properties LLC 1014 15th Place Plano, TX 75074	Approval	38%	\$718,100	\$1,223	\$222	\$3,612	\$5,057
71 1012 E. 15th Street	Downtown HD	JSMTX Properties LLC c/o Judith Moore 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$331,800	\$565	\$102	\$1,669	\$2,337
72 1013 E. 15th Street	Downtown HD	Pierce Family Living Trust Ronald & Deborah Pierce Trustees 39 Vanguard Way Dallas, TX 75243	Approval	38%	\$469,151	\$799	\$145	\$2,360	\$3,304
73 1016 E. 15th Street	Downtown HD	JSMTX Properties LLC c/o Judith Moore 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$142,157	\$242	\$44	\$715	\$1,001
74 1017 E. 15th Street	Downtown HD	Comert Estates LLC c/o Sellm Comert 1017 E. 15th Street Plano, TX 75074	Approval	38%	\$1,017,140	\$1,732	\$314	\$5,116	\$7,163
75 1018 E. 15th Street	Downtown HD	JSMTX Properties LLC c/o Judith Moore 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$110,171	\$188	\$34	\$554	\$776
76 1020 E. 15th Street	Downtown HD	CRH Rentals Ltd. 800 Central Parkway, Suite 100 Plano, TX 75074	Approval	38%	\$90,045	\$153	\$28	\$453	\$634
77 1021 E. 15th Street	Downtown HD	Tvg Holdings LLC 455 Bee Caves Road Lucas, TX 75002-7370	Approval	38%	\$185,857	\$317	\$57	\$935	\$1,309
78 1022 E. 15th Street	Downtown HD	15th Street Real Property Holdings, LLC 1022 E. 15th Street Plano, TX 75074	Approval	38%	\$615,253	\$1,048	\$190	\$3,095	\$4,333

Exhibit A (continued)

Property Location	Heritage Landmark/Heritage District (HD)	Owner's Mailing Address per CCAD	Staff Recommendation	Tax Exemption Percentage	2021 Improvement Value	Plano City (CPL) 0.4482%	Collin College (JCN) 0.081222%	Plano ISD (SPL) 1.32375%	Estimated Exemption for 2022
79 1024 E. 15th Street	Downtown HD	JSMTX Properties LLC c/o Judith Moore 6800 Del Norte Lane, Apt 245 Dallas, TX 75225	Approval	38%	\$271,000	\$462	\$84	\$1,363	\$1,908
80 1026 E. 15th Street & 1421 K Avenue	Downtown HD	Sutton-1012 LLC c/o Richard Sutton 5577 Linhurst Court Fairview, TX 75069	Approval	38%	\$495,644	\$844	\$153	\$2,493	\$3,490
81 1029 E. 15th Street	Downtown HD	Mima Lynch 4604 Lawson Court Plano, TX 75093	Approval	38%	\$529,498	\$902	\$163	\$2,664	\$3,729
82 1031-1033 E. 15th Street	Downtown HD	MKNS, LLC P.O. Box 262447 Plano, TX 75026-2447	Approval	38%	\$257,611	\$439	\$80	\$1,296	\$1,814
83 1032 E. 15th Street	Downtown HD	Connor Chaddick Chaddick Center Leasing Office 1201 E. 15th Street, Suite 201 Plano, TX 75074	Approval	38%	\$498,499	\$849	\$154	\$2,508	\$3,510
84 1035 E. 15th Street	Downtown HD	Audience Inc 4906 Shady Knolls Drive Parker, TX 75002-2728	Approval	38%	\$539,899	\$920	\$167	\$2,716	\$3,802
85 1037 E. 15th Street	Downtown HD	Joerg & Cathy Fercher 628 Water Oak Dr. Plano, TX 75025	Approval	38%	\$190,397	\$324	\$59	\$958	\$1,341
86 1410-12 J Avenue	Downtown HD	Brodhead Family Ltd. Partnership P O Box 865123 Plano, TX 75086	Approval	38%	\$481,128	\$819	\$148	\$2,420	\$3,388
87 1418 K Avenue	Downtown HD	PMM Enterprises LLC c/o Patricia M. Mason 2413 Neal Drive Garland, TX 75040	Approval	38%	\$159,600	\$272	\$49	\$803	\$1,124
					\$ 24,464,140	\$62,716	\$11,365	\$185,230	\$259,310