



PHOTOS BY GAVIN PUGH/COMMUNITY IMPACT NEWSPAPER

## DEVELOPERS EYE DOWNTOWN HOUSING

While some developers are doubling down on building in the downtown Plano core, others have seen opportunity for new growth in the area immediately to the south. The four properties listed here fall within a future transit corridor prioritized by the city.

### 1. MORADA PLANO

1009 14th St.  
**Number of units:**  
183  
**Status:** Preleasing  
spring 2018

### 2. JUNCTION 15 APARTMENTS

930 E. 15th St.  
**Number of units:**  
278  
**Status:** Leasing

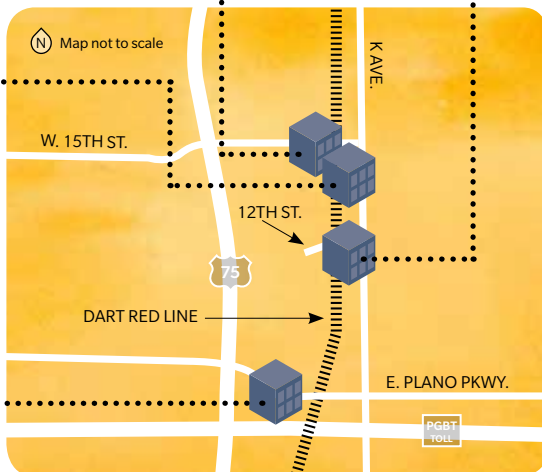
### 3. PLANO MARINE PROPERTY

1105 K Ave.  
**Number of units:**  
Between 300-400  
**Status:** Property sale  
pending

### 4. AURA ONE90 APARTMENTS

680 Executive Drive  
**Number of units:**  
386  
**Status:** Leasing

SOURCES:  
SOUTHERN LAND  
COMPANY, TRINISIC  
RESIDENTIAL, TOLL  
BROTHERS, ALLIANCE  
RESIDENTIAL/  
COMMUNITY IMPACT  
NEWSPAPER



## City officials hope rail station drives downtown growth farther south

BY GAVIN PUGH

While the downtown Plano core continues to attract new multistory housing developers, some city officials and developers alike are setting their sights on land to the south.

Developers, such as Trinsic Residential and Toll Brothers, have been some of the first to express interest in key plots of land near Richardson's CityLine development and where Dallas Area Rapid Transit's proposed 12th Street station will be constructed.

In Plano's efforts to push for the revitalization of the area, city officials see the downtown core and the area directly south as falling within a future transit corridor. Most of the properties are

CONTINUED ON 22



## 2018 Primary Election Guide

### Property taxes loom over campaign

Policy change efforts face uncertainty, political scrutiny

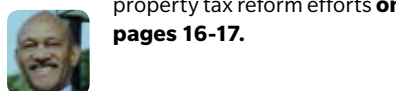
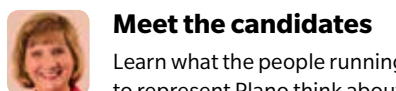
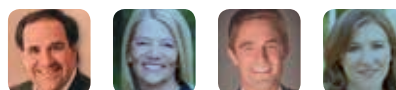
BY DANIEL HOUSTON

At public forums and in conversations with constituents, the 11 candidates vying to represent the Plano area in the Texas Legislature have been flooded with questions about proposals to limit local property tax growth—an issue that has, by multiple accounts, reached an

unpredictable juncture in Texas politics.

In Plano, all the aspiring Republican lawmakers—and even a few Democrats—support efforts to require cities and counties to seek approval from voters before raising taxes beyond a defined

CONTINUED ON 17

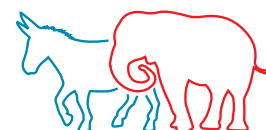


### Meet the candidates

Learn what the people running to represent Plano think about property tax reform efforts on pages 16-17.

## 2018 Primary Election Guide

**15** ELECTION GUIDE  
List of primary election candidates and voter information





Lisa & Rudy asked their clients for feedback on how **being informed** helped them to be confident in their real estate buying and selling experiences.



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### You do not have to compromise

Rak Kang - Owner, Uni Sushi (1410 Ave K.)

As a first-time buyer, navigating through the current market is a daunting task. Fortunately for us, we asked Mona Lisa to help us and she was up for the challenge. From initial planning to closing, she addressed all our concerns, was open and honest, and most importantly, always kept our family's best interest in mind. We wanted a house that was in a good condition at a fair price, and close to my restaurant; thanks to Mona Lisa and Rudy's help, we found a perfect place. We feel confident we bought our 'forever home' and would absolutely recommend any home buyer to Mona Lisa.



### Selling made easy!

Jay and Lindsey Martinson

We wanted several things in a real estate agent: expert advice, strong negotiation, and expertise in the process of selling a house. We got all three with Mona Lisa! From start to finish, we had a very smooth experience. Communication was at just the right level for us, we always knew where we were. Mona Lisa truly puts the personal touch on the whole process end to end. We would strongly recommend her without hesitation.



### Be Patient and Listen to Experts Advice

Nancy Williams

I've sold many homes and know how important it is to find someone you can trust. I was downsizing and very particular about buying my first townhome. While I did not know Mona Lisa initially, but after we first met, I realized she was informed, patient and was going to listen. Mona Lisa sold two of my homes and helped me buy another. Make sure your agent is prepared, knows the market and is patient and listens to YOU!



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**ABOUT US**

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team.

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## Early voting has begun—are you informed?

By the time this newspaper reaches your mailbox, early voting for the March 6 primary election will have already begun. Our team has been interviewing candidates, attending public forums and working hard to determine the key issues of importance to voters as they get ready to head to the polls.

To help our readers become well-informed voters, we have compiled a comprehensive list of candidates in contested primary races and election information on Page 15.

In this issue, we also explore the development trends taking shape for the future transit corridor south of downtown Plano. As city leaders anticipate a new

12th Street rail station to be built in the coming years, we will be keeping an eye on the big decisions the city and developers will make to shape the future of the area.

We hope our readers continue to remain engaged as decisions are being made at the ballot box, and among our city, county and state governing bodies. Our goal at *Community Impact Newspaper* is to provide our readers with useful information that empowers them to engage with their community.

I hope we've done just that with our local election guide this month. We welcome your feedback as we continue to focus on the stories that matter to you.



*Leanne Libby*

Leanne Libby  
**GENERAL MANAGER**  
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## ASK THE EDITOR



*Daniel Houston*

Daniel Houston  
**EDITOR**  
dhouston@communityimpact.com

Do you have a question about how local government works or something going on in town? Send it to plnnews@communityimpact.com.

## What is the Trusting News project?

How can you know what stories you can trust?

It is a question that's been on a lot of people's minds lately. Many of us have seen claims make the rounds on social media that are inaccurate or outright hoaxes. Terms that were intended to describe this misinformation are sometimes leveled against journalists who are acting in good faith.

Since November, *Community Impact Newspaper* has been collaborating with newsrooms across the country on the Trusting News Project, a research effort led by the Reynolds Journalism Institute at the University of Missouri.

Our aim is twofold: First, we want to engage in a transparent way with our readers who have questions about the journalistic process; and second, we want to share what we learn about trust-building with other journalists.

If you would like to learn more about our work and our longstanding aim for comprehensive and thoroughly sourced stories, feel free to reach out to me personally at dhouston@communityimpact.com.

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Now Open, Coming Soon & more

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### Correction:

Volume 4, Issue 5

A listing for Treehouse misstated the home improvement store's street. It is located on Preston Road.

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## NOW OPEN

- 1 Dapper Barber & Co.** opened its Plano location on Jan. 2 at 8240 Preston Road, Ste. 135, Plano. The primarily men's barbershop offers other services, such as hot towels and shaves. Dapper Barber & Co. also sells products, such as gels and pomades. [www.dapperbarber.co](http://www.dapperbarber.co)
- 2** As of this paper's print deadline, **Mishal Studio** was expected to open a location in Plano on Feb. 23 at 909 W. Spring Creek Parkway. The clothing store will sell ethnic Indian and Pakistani clothing for men, women and children.
- 3 Credo**, a beauty products company opened a store on Jan. 19 at Plano's Legacy West development, 7700 Windrose Ave., Ste. G160. The store sells skin care, make-up, hair products and other beauty items. [www.credobeauty.com](http://www.credobeauty.com)
- 4** As of this paper's print deadline **Victoria's Secret** plans to open a store on Feb. 23 at Plano's Legacy West development, 7600 Windrose Ave., Ste. G120. A Pink store is also expected to open next door to Victoria's Secret Feb. 23, a compa-

ny spokesperson said.  
[www.victoriasecret.com](http://www.victoriasecret.com)

- 5 Kainan Sa Laguna Philippine Kitchen** opened Dec. 22 at 909 W. Spring Creek Parkway, Ste. 450, Plano. The Filipino restaurant serves a variety of party trays with pork, noodles, chicken and beef dishes, as well as various pastries. 469-931-2667. [www.kainansalaguna.com](http://www.kainansalaguna.com)
- 6 Bulla Gastrobar** opened its first Texas location on Feb. 13 at Plano's Legacy West development, 6007 Legacy Drive, Ste. 180. The tapas restaurant serves shareable Spanish dishes and drinks. 972-805-4590. [www.bullagastrobar.com](http://www.bullagastrobar.com)

## COMING SOON

- 7 Onyx Nail Bar** is expected to open in the first week of March at 8900 Ohio Drive, Ste. 106. The nail salon offers mani-pedis and massages, and also sells products, such as lotions. Onyx Nail Bar also has a location in Frisco on Dallas Parkway. [www.frisco.onyxnailbar.com](http://www.frisco.onyxnailbar.com)
- 8 Cafe Intermezzo** has pushed back its expected opening date to March 6. This
- Plano location, which will be at the Shops at Legacy, 7401 Lone Star Drive, Ste. B100, will be Cafe Intermezzo's first location in Texas. The cafe's owner, Brian Olson, said he was inspired to open the first location in Atlanta after he visited coffee shops on a trip in Vienna, Austria. Other than coffee and pastries, the cafe will offer a beer, wine and cocktail menu, as well as breakfast, lunch and dinner options. [www.cafeintermezzo.com](http://www.cafeintermezzo.com)
- 9 Board Bites Lebanese Street Food** planned to open its new Plano restaurant by the end of February at 6100 K Ave., Ste. 104. The restaurant will serve sandwiches, rice bowls and an assortment of shawarma, kafta, kabobs and falafel. 469-233-1030. [www.facebook.com/boardbites](http://www.facebook.com/boardbites)
- 10 B. Frank & Relish** restaurant is expected to open in July at The Boardwalk at Granite Park, 5880 Granite Parkway, Plano. The restaurant will serve a range of wood-fire grilled food and gourmet salads, as well as local and regional craft beer, wine and cocktails.
- 11 The Biscuit Bar** is expected to open in mid-April at The Boardwalk at Granite Park,

5880 Granite Parkway, Plano. The Southern homestyle, fast-casual restaurant will serve scratch biscuits with a variety of toppings, from buffalo chicken to Monte Cristo. The location will also serve salads and desserts and have a bar serving cocktails.

**12 Pearl Cup Coffee** will open a location in June at The Boardwalk at Granite Park, 5880 Granite Parkway, Plano. The coffee shop will serve roasted espresso drinks, coffee, pastries and—starting in the afternoons—wine. Pearl Cup Coffee also has a location in Richardson at 2701 Custer Parkway, Ste. 917. [www.pearlcupcoffee.com](http://www.pearlcupcoffee.com)

**13 Edith's French Bistro** plans to open a location in July at The Boardwalk at Granite Park, 5872 Granite Parkway, Plano. The restaurant will serve French baked goods and feature a full breakfast, lunch and dinner menu with a variety of French cuisine. Edith's has another location in Dallas's Mockingbird Station, 5331 E. Mockingbird Lane, Ste. 160. [www.edithsbistro.com](http://www.edithsbistro.com)

**14 WeWork** expects to open another Plano location this summer at 7300 Dallas Parkway near the Shops at Legacy. The new collaborative workspace offices will accommodate 1,150 members, according to a statement from a company spokesperson. WeWork offers office space with private offices, conference rooms and space for events. The new location will also provide community bars, pantries and free coffee, the statement said. WeWork's other location in Plano opened at Legacy West in June 2017. The company also opened a southern headquarters at Thanksgiving Tower in Dallas last year. [www.wework.com](http://www.wework.com)

**15 Thrive Affordable Vet Care** is set to open its first Plano location March 5 at 3945 Legacy Drive, Ste. 200. The full-service veterinary clinic chain has at least 18 other locations in Texas, Colorado and California, according to the company website. 469-666-8872. [www.thrivevet.com](http://www.thrivevet.com)



# WHAT'S YOUR BIG IDEA?



**Bimal Saraiya**

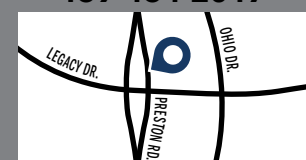
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## FEATURED IMPACT — NOW OPEN



COURTESY UNION BEAR BREWING CO.

**Union Bear Brewing Co.** opened Jan. 2 at the Boardwalk at Granite Park, 5880 SH 121, Ste. 101, Plano. The gastropub serves gourmet food and also functions as a brewery. The pub will not sell beer outside of the brewery, but customers can fill up growlers on location to take home. [www.unionbear.com](http://www.unionbear.com)



COURTESY DAPPER BARBER & CO.



COURTESY BULLA GASTRO BAR

## ANNIVERSARIES

**16 Buffalo Bluez** recently celebrated its fifth anniversary of business in Plano at 4200 Legacy Drive. The local burger spot first opened in Plano on Jan. 15, 2013. In addition to burgers, the restaurant serves chicken wings, salad bowls and an assortment of appetizers. 972-618-2833. [www.buffalobluez.com](http://www.buffalobluez.com)



COURTESY BOARD BITES LEBANESE STREET FOOD

## CLOSINGS

**17 Brooklyn's Old Neighborhood Style Pizzeria** at 4637 Hedgcoxe Road, Ste. 116, Plano, has closed. A message on the restaurant's answering machine said the Plano location is no longer operating, and that the company plans to move all business to its Allen location. [www.brooklyns.com](http://www.brooklyns.com)



COURTESY EDITH'S FRENCH BISTRO

**18 Texas Health Emergency Room** has closed its north Plano location at 3960 Legacy Drive, Plano. The decision was part of the company's broader effort to respond to consumer demand in different areas of North Texas, a company spokesperson wrote in an email. The company had also recently closed another satellite ER location at Park Boulevard and Preston Road, as well as locations in Wylie and Highland Village. However, the company has opened a new location in Grand Prairie. [www.texashealthemergencyroom.com](http://www.texashealthemergencyroom.com)



COURTESY BUFFALO BLUEZ



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## NOW OPEN

**1 Pie Tap** opened a restaurant at the end of 2017 at 1900 Preston Road, Ste. 329, Plano. The restaurant serves pizzas, pastas, sandwiches and salads. 469-606-5272. [www.pie-tap.com](http://www.pie-tap.com)

**2 Americare RX Pharmacy** opened in January at 4010 W. 15th St., Ste. 60, Plano. The pharmacy provides prescription medications, as well as immunization services and compounding. Americare RX Pharmacy also offers free deliveries for people who are unable to pick up prescriptions in-person. 972-755-4456. [www.myamericare.com](http://www.myamericare.com)

**3 Dogtopia** opened a dog boarding and spa facility in Plano on Dec. 5 at 1501 Preston Road, Ste. 600. The boarding facility offers an outdoor play area and luxury boarding suites. "Instead of being left alone at home or in an isolated kennel environment, Dogtopia provides an opportunity for our special furry children to meet new friends, get exercise, enjoy playtime and have quality human interaction while their parents are away," local owner Paul Sandry said in a press release. 972-752-8204. [www.dogtopia.com/texas-plano](http://www.dogtopia.com/texas-plano)

**4 Villa Mediterranean Grill** opened a location Jan. 3 in Plano at 6505 W. Park Blvd., Ste. 150. The restaurant serves traditional Mediterranean cuisine, including falafel, kabobs and hummus. 214-731-1200. [www.villamgrill.com](http://www.villamgrill.com)

## COMING SOON

**5 Chubby Cattle** expects to open a location in mid-March at 2001 Coit Road, Ste. 170, Plano. The restaurant will serve its dishes on a refrigerated conveyor belt to help maintain freshness. The dishes served include traditional hot pots, skewers, seafood and noodles. [www.chubbycattle.com](http://www.chubbycattle.com)

**6 Berkeley 2 Academy** plans to open its first North Texas location in April at 5813 Preston Road, Plano. The Austin-based company offers educational services, including SAT and ACT preparation courses, tutoring and college-admission counseling services. The company has two locations in the Austin area. [www.berkeley2academy.com](http://www.berkeley2academy.com)

**7 Cowboys Fit** is expected to open a Plano location in the summer at 4817 W. Park Blvd., the former site of Gold's Gym. The fitness facility will offer similar services to those at the company's state-of-the-art facility at The Star in Frisco, although

it will operate with a lower dues model. [www.cowboysfit.com](http://www.cowboysfit.com)

**8 United Surgical Partners International** plans to open a surgery center in April at 4825 Alliance Blvd., Plano. The center will be the anchor tenant of Plano Medical Pavilion, a medical office building from developer Heady Investments located near Baylor Scott & White Medical Center in Plano.

**9 Fuzzy's Taco Shop** plans to open a Plano location in early May at 4621 W. Park Blvd., Ste. 100. The fast-casual Mexican restaurant chain serves Tex-Mex items from chips and queso to tacos and enchiladas. It also serves beer and margaritas. Fuzzy's locations offer indoor and patio seating. [www.fuzzystacoshop.com](http://www.fuzzystacoshop.com)

**10 A Verizon** phone retailer pushed back its expected opening date to April 1. The store will be located at 3100 Independence Parkway, Ste. 103, Plano. Wireless Zone will sell Verizon products, cellphones and offer screen repair services. [www.verizonwireless.com](http://www.verizonwireless.com)

## ANNIVERSARIES

**11 XO Coffee Co.** celebrated its one-year anniversary Feb. 11. The downtown Plano coffee shop, located at 1025 E. 15th St.,



serves breakfast and lunch items alongside its craft coffee. XO Coffee Co. also serves weekend brunch. 972-212-4318. [www.xocoffeeco.com](http://www.xocoffeeco.com)

## RELOCATIONS

**12 Collin-Reymond Salon & Dry Bar** relocated to 2100 Dallas Parkway, Ste. 140, Plano, at the end of January. The salon sells hair products and provides a variety of hair-styling services. 972-403-3399. [www.collinraymondssalon.com](http://www.collinraymondssalon.com)

## NEW OWNERSHIP

**13 Coffee Del Rey** underwent a transfer in ownership Jan. 1 when Kimberly Marcacini purchased the business located at 1915 N. Central Expressway, Ste. 340, Plano. The coffee roastery sells its grounds on-site and has a limited coffee bar where people can order drinks to go. 469-534-5752. [www.coffeedelrey.com](http://www.coffeedelrey.com)

## RENOVATIONS

**14 Oak Point Recreation Center** reopened to the public Jan. 20 after the facility's first major renovation project. The project included a new weight room and upgraded locker rooms, as well as a new slide for the facility's indoor pool. The city of Plano facility is located at 6000 Jupiter Road. [www.plano.gov](http://www.plano.gov)

## CLOSINGS

**15 Parker School Uniforms** appears to have closed, according to reports from

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## FEATURED IMPACT — NOW OPEN



**Treehouse** opened its first Plano location Jan. 18 at 2201 Preston Road, Ste. A. The home-improvement retailer specializes in environmentally sustainable products and solar technology. The Austin-based store also has an energy-positive location in Dallas, which is the first of its kind to use Tesla battery storage systems. 214-838-3687. [www.tree.house](http://www.tree.house)



ABC13 in Houston. The school uniform supply company's website is no longer functional. Parker School Uniforms announced Oct. 24, 2017, that it would shutter 15 storefronts throughout the U.S. in an effort to "accelerate investments in enhancements to its shopping experience," according to a company news release. Company representatives were not immediately available for comment from neither the Plano location, 4909 W. Park Blvd., Ste. 173, nor the corporate office located in Houston.

**16 PDQ**, located at 1151 Preston Road, Plano, has closed. PDQ President and

Plano edition • February 2018

co-founder Nick Reader announced the closure of the store in a statement. "The welfare of our team members is always a top priority, and we are currently working to relocate as many of our employees to other PDQ locations," Reader said in the statement. An employee with PDQ in Frisco confirmed Jan. 25 that its Frisco location, 4585 Preston Road, has also closed. [www.eatpdq.com](http://www.eatpdq.com)

**17 True Spirits Liquor Store** has closed its store at 3401 Midway Road, Plano. The store sold a variety of alcoholic beverages including beer, wine and liquor.



Maui Jim



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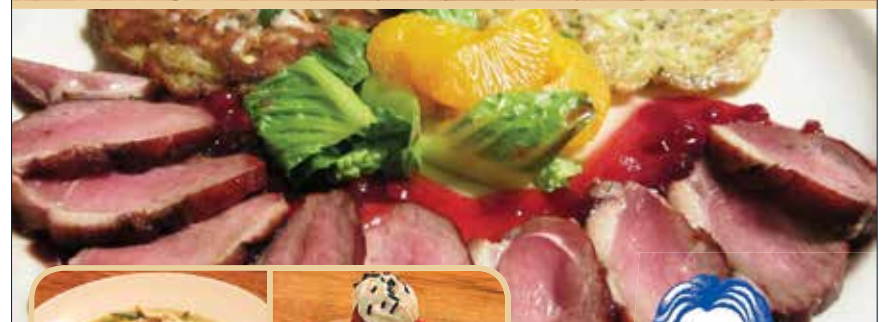
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The festival will take place at the Amphitheater at Oak Point Park and Nature Preserve, 2801 E. Spring Creek Parkway. The lineup includes artists like Ray Wylie Hubbard and Margo Price. Visit [www.visitplano.com](http://www.visitplano.com) for more information.

COURTESY CITY OF PLANO



MARCH 1

### Go to first Courtyard Texas Music Series 2018 event

The first performance of the Courtyard Texas Music Series will feature the Austin band Shinyribs. The event takes place at the Courtyard Theater, 1509 H Ave., and tickets cost \$25, with space to seat 324 people. [www.visitplano.com](http://www.visitplano.com)

COURTESY CITY OF PLANO



MARCH 3

### Run, walk for a cause

The annual BT5K, organized by the American Brain Tumor Association, takes place at the Oak Point Park Amphitheater, 2801 E. Spring Creek Parkway. Proceeds from the event benefit the association. Tickets range from \$15-\$40. [www.bt5k.org](http://www.bt5k.org)

COURTESY AMERICAN BRAIN TUMOR ASSOCIATION

## ✓ To-do list

Your ultimate local guide for events, business openings, meetings and more in the months of February and March

Find more or submit Plano events at [communityimpact.com/pln-calendar](http://communityimpact.com/pln-calendar).

Event organizers can submit local events online to be considered for the print edition. Submitting details for consideration does not guarantee publication.



MARCH 3

### Support symphony at casino-themed fundraiser

The Plano Symphony Orchestra will host a casino-themed gala at the Marriott Legacy Town Center, 7121 Bishop Road, Plano. The annual fundraiser will include black jack, Texas Hold'em, slot machines and more. Ticket information is available at [www.planosymphony.org](http://www.planosymphony.org)

MARCH 10-11

### Attend the Texas Fly Fishing & Brew Festival

The Texas Fly Fishing & Brew Festival takes place at the Plano Event Center, 2000 E. Spring Creek Parkway. General admission is \$20, weekend passes are \$35, and classes cost \$75 each. For more information, visit the event's website. [www.txflyfishingfestival.org](http://www.txflyfishingfestival.org)

MARCH 9

### Hunt for eggs at Heritage Farmstead Museum

Heritage Farmstead Museum in Plano presents a 21-and-older event where attendees can hunt for Easter eggs at night to redeem for prizes. Admission costs \$30. [www.heritagefarmstead.org](http://www.heritagefarmstead.org)

COURTESY HERITAGE FARMSTEAD MUSEUM

See a full list of events at [communityimpact.com/events](http://communityimpact.com/events).

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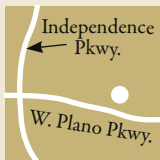
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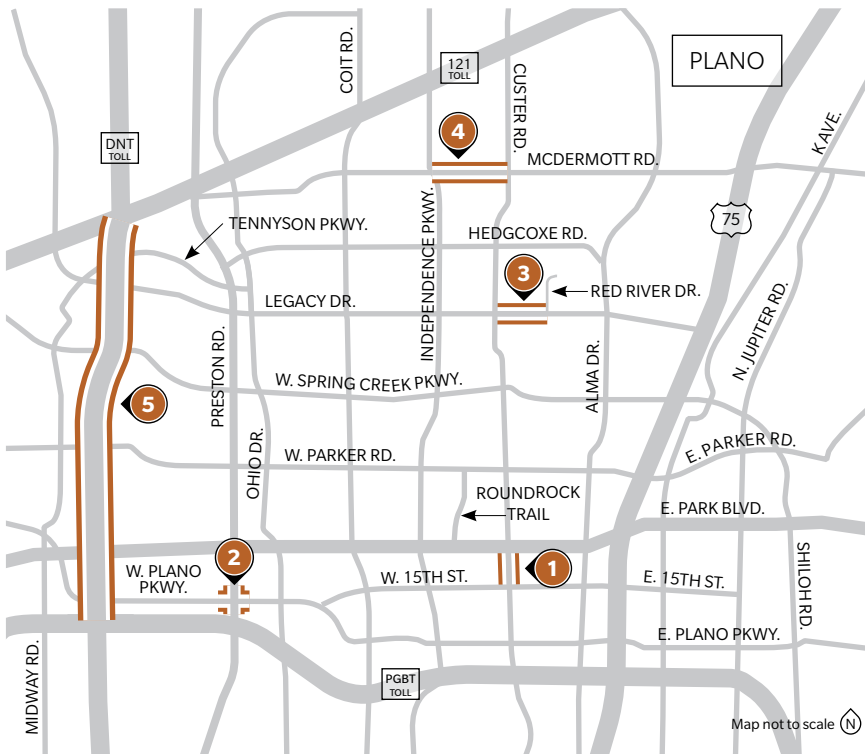


Allie,  
actual patient,  
lost 28 lbs!†

**BEFORE**

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## RECENT UPDATES

### 1 Custer Road repairs

A southern stretch of Custer Road will be partially closed for pavement repairs for about two months, part of a project that began in late January. The work will extend from 15th Street to Park Boulevard. One lane will be closed daily, with an additional lane closed from 9 a.m. to 4 p.m. on weekdays.

**Timeline:** January-March

**Cost:** \$350,000

**Funding source:** city of Plano

### 2 Plano Parkway-Preston Road intersection

Crews began construction in December on a project to realign the eastbound lanes of Plano Parkway where it intersects with Preston Road. The eastbound lanes are separated from the westbound lanes by a large median; the new lanes will run closer to their eastbound counterparts, allowing for more space between the intersection and President George Bush Turnpike.

**Timeline:** December 2017-undetermined date in 2019

**Cost:** \$5 million

**Funding sources:** city, state and federal sources

### 3 Legacy Drive repairs

Crews were expected to begin a project in mid-February to repair pavement and sidewalks along an eastern portion of Legacy Drive. The first segment of work is expected to begin between Custer Road and Red River Drive. The total project is expected to last about nine months and stretch from Custer Road to K Avenue. One lane will remain closed at all times in construction areas, with an additional lane closed from 9

Plano edition • February 2018

a.m. to 4 p.m. on weekdays.

**Timeline:** February-November

**Cost:** \$2.3 million

**Funding source:** city of Plano

### 4 McDermott Road repairs

Crews were expected to start work in late February to repair pavement along McDermott Road from Independence Parkway to Custer Road. The project will begin on the eastbound lanes and eventually switch to the westbound lanes. One lane will be closed daily, with an additional lane closed from 9 a.m. to 4 p.m. on weekdays.

**Timeline:** February-March

**Cost:** \$50,000

**Funding source:** city of Plano

### 5 Dallas North Tollway expansion

Daily and nightly lane closures are expected to continue as the Dallas North Tollway widening project continues stretching from SH 121 to the PGBT. Most construction will allow for regular traffic flow, although crew work occasionally requires larger shut-downs. When complete, the DNT will have four tolled lanes in each direction. In the meantime, speed limits along the DNT have been lowered to 60 mph, and drivers can expect various lane closures throughout the remainder of the project.

**Timeline:** June 2015-2018

**Cost:** \$281 million

**Funding source:** North Texas Tollway Authority

All information on this page was updated as of 2/7/2018. News or questions about these or other local transportation projects? Email us at [plnnews@communityimpact.com](mailto:plnnews@communityimpact.com).



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## 14-story office towers, hotel planned in Plano across tollway from new Liberty Mutual campus

**PLANO** A tract of empty land off the tollway in northwest Plano is finally ripe for development, as the developer on Jan. 29 announced its plans to construct two office towers and a hotel across the tollway from Liberty Mutual's newly opened offices.

Heady Investments plans to begin construction on the first office building and covered parking facility in June at the northeast corner of Dallas Parkway and Headquarters Drive, firm partner Randy Heady said. The first phase of the project is expected to open in mid- to late 2019, with the second office building to be completed at a later date, he said.

The developer bought the tracts at the northwest and southeast corners of the intersection before many of the largest Legacy West projects that have changed the landscape of the tollway



Two new office buildings and a hotel are planned for a tract off the Dallas North Tollway.

corridor had been announced, Heady said.

"Right after we broke ground on the southeast corner in August of 2011, Toyota was announced; we caught a real break there," Heady said. "Toyota was announced, and then JPMorgan announced, and then Liberty Mutual announced. All of these big, huge campus users came in after we bought both of our tracts."

The two office buildings, when completed, will offer 425,000 square feet of Class AA office space, according to a Heady Investments news release. Covered, seven-story parking facilities

will connect the two buildings, with a restaurant or spa on top, the company said.

The timelines for building the hotel and second office tower have not yet been determined, Heady said. The company is in conversations with at least two hotel developers, he said.

The project will be financed by Stillwater National Bank, while Henry Building will serve as its contractor. Leasing for the office buildings will be handled by Randy Heady & Company Realtors partners Mark Lewis and Sayres Heady.

### CITY HIGHLIGHTS

**PLANO** The city on Feb. 12 approved a bid to construct four new bike trails along major arterial roadways. The trails are meant to connect existing neighborhood trails without forcing cyclists onto some of the city's busiest thoroughfares.

**PLANO** The Plano Senior Center will get a new roof as part of its ongoing renovation project. The Plano City Council approved a \$109,990 bid for the roof replacement on Feb. 12.

**PLANO** The city also approved a 17 percent funding increase for a project to revamp Legacy Drive surfaces and intersections. The new funding brings the total cost of the project to \$391,690.

### NUMBER TO KNOW

**\$1.2B** A permit has been granted to allow construction to begin on the Lower Bois d'Arc Creek Reservoir in Fannin County. The \$1.2 billion reservoir is expected to be a key source of water to meet the growing needs in North Texas, according to a North Texas Municipal Water District release. It should be completed in 2022.

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## Procedure, timeline set for hiring superintendent

**PLANO ISD** A new Plano ISD superintendent could be identified as early as March 6.

After the resignation of former Superintendent Brian Binggeli, the next steps in hiring a new superintendent came into focus after the PISD board of trustees meeting on Feb. 6. The board approved the procedure and timeline for hiring the next superintendent after deliberating in closed session.

The superintendent position was originally vacated when Binggeli, the former PISD superintendent, resigned in November.

PISD cited “differing leadership philosophies” at a Nov. 28 meeting as a reason for why Binggeli stepped down from his position.

**The timeline and procedure outlined by board President Missy Bender is as follows:**

- **Feb. 7:** The superintendent job listing was posted internally for 10 calendar days starting Feb. 7.
- **Feb. 20:** The board planned to begin reviewing applications and selecting applicants to interview.
- **Feb. 21:** In closed session, the board planned to interview candidates and discuss further necessary action.
- **March 6:** If a candidate is identified, the board will name the finalist. If no internal candidate is identified, an external search will begin.

Sara Bonser, the interim deputy superintendent at the time of Binggeli's resignation, has since assumed the role as interim superintendent.

## Council to hear new Mustang Square plan

**PLANO** Plano City Council will consider a revamped mixed-use plan to develop Mustang Square.

The Plano Planning and Zoning Commission on Feb. 5 approved a zoning change to allow the construction of 95 town house lots and a food truck park as part of a 46-acre, mixed-use project at Mustang Square, located southwest of where SH 121 meets Rasor Boulevard. The council will still need to approve the proposal at a future meeting before the zoning change is granted.

The development will also include offices, retail and restaurants, but no apartments.

### QUOTE OF NOTE

**“THAT [FIRST BAPTIST CHURCH OF PLANO] PROPERTY WILL BE IN PLAY EITHER FOR REUSE, REDEVELOPMENT—I’M NOT SURE EXACTLY WHAT WILL PLAY OUT THERE—BUT THAT IS THE LARGEST PIECE OF PROPERTY THAT I’M AWARE OF THAT IS CURRENTLY ON THE MARKET [IN THE DOWNTOWN PLANO CORE].”**

— CITY OF PLANO PLANNING DIRECTOR  
CHRISTINA DAY

### MEETINGS

**Plano City Council** meets at 7 p.m. on the second and fourth Mondays of each month at the Plano Municipal Center, 1520 K Ave. [www.plano.gov](http://www.plano.gov)

**Plano ISD board of trustees**, is scheduled to hold its monthly board meeting at 7 p.m. on March 6 in the board room at 2700 W. 15th St. [www.pisd.edu](http://www.pisd.edu)

**Plano Planning and Zoning Commission** meets at 7 p.m. on the first and third Mondays of the month at the Plano Municipal Center, 1520 K Ave. [www.plano.gov](http://www.plano.gov)



For instant coverage of these meetings, follow us on Twitter: [@impactnews\\_pln](https://twitter.com/impactnews_pln)

## First Baptist Church of Plano moves to sell its properties near downtown

**PLANO** First Baptist Church of Plano is moving to sell its properties in the downtown Plano area—an amount of land greater than that of nearby Haggard Park.

Dwayne Weaver, an administrator for the church, said the congregation plans to relocate to a property north of President George Bush Turnpike between Coit Road and Independence

Parkway, he said.

In 2017, Collin Central Appraisal District assessed the downtown-area properties owned by First Baptist at roughly \$7 million.

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# Primary election candidates

The candidates listed in this guide will be on the 2018 primary election ballot in the communities defined by *Community Impact Newspaper's* Plano coverage area. Only contested primaries are listed.

## Statewide candidates

\*\*NAME LISTED ON BALLOT  
\*INCUMBENT

### Democratic Party

#### U.S. senator

Sema Hernandez  
Edward Kimbrough  
Beto O'Rourke

#### Governor

James Jolly Clark  
Cedric Davis Sr.  
Joe Mumbach  
Adrian Ocegueda  
Jeffrey Payne

Lupe Valdez

Tom Wakely  
Andrew White  
Grady Yarbrough

#### Lieutenant governor

Mike Collier  
Michael Cooper  
**Comptroller of public accounts**  
Joi Chevalier

Tim Mahoney

#### Commissioner of the General Land Office

Tex Morgan  
Miguel Suazo  
**Railroad commissioner**  
Roman McAllen  
Chris Spellmon

### Republican Party

#### U.S. senator

Ted Cruz\*  
Bruce Jacobson Jr.  
Mary Miller  
Geraldine Sam  
Stefano de Stefano

#### Governor

Greg Abbott\*  
SECEDE Kilgore\*\*  
Barbara Krueger

#### Lieutenant governor

Scott Milder  
Dan Patrick\*

#### Commissioner of the General Land Office

George P. Bush\*  
Davey Edwards  
Jerry Patterson  
Rick Range

#### Commissioner of agriculture

Trey Blocker  
Jim Hogan  
Sid Miller\*

#### Railroad commissioner

Christi Craddick\*  
Weston Martinez

#### Presiding judge, Court of Criminal Appeals

David Bridges  
Sharon Keller\*

#### Judge, Court of Criminal Appeals, Place 8

Jay Brandon  
Michelle Slaughter  
Dib Waldrip

# 2018 Primary Election Guide

First day of early voting: **Feb. 20**  
Last day to apply for ballot by mail: **Feb. 23**  
Last day of early voting: **March 2**  
Election day: **March 6**

COMPILED BY **DANIEL HOUSTON**

## County and district candidates

### Democratic Party

#### U.S. representative, District 3

Adam P. Bell  
Lorie Burch  
Sam Johnson  
Medrick Yhap

#### State Board of Education, District 12

Tina Green  
Laura Malone-Miller  
Suzanne Smith

#### State senator, District 8

Brian Chaput  
Mark Phariss

### Republican Party

#### U.S. representative, District 3

Alex Donkervoet  
David Niederkorn  
Van Taylor

#### State senator, District 8

Phillip Huffines  
Angela Paxton

#### State representative, District 89

Candy Noble  
John Payton

#### Justice, 5th Court of Appeals, Place 11

John Browning  
Tom Nowak  
Dan Wyde

#### Justice, 5th Court of Appeals, Place 12

Perry Cockerell  
William "Randy" Johnson  
Jim Pikel

#### District judge, 219th Judicial District

Scott Becker\*

#### Glenn Brenner

Mike Curran  
Jennifer Edgeworth

#### Criminal district attorney, Collin County

Casey Davis  
Greg Willis\*

#### County judge

Chris Hill  
Scott Johnson  
Ray Ricchi

#### County commissioner, Precinct 2

Joey Herald  
Cheryl Williams\*

#### County commissioner, Precinct 3

Dr. Briana Andor  
Darrell Hale

#### Justice of the peace, Precinct 3, Place 2

Mike Missildine  
Melvin Thathiah

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- ★ Property Tax Relief
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## State senator

### District 8

**PAXTON** Yes, absolutely. Property taxes have been out of control for years, and people are losing their homes because they can't afford the taxes. I support property tax caps, and if elected, I will champion them. Like everyone reading this, I'm impacted by skyrocketing property taxes, and this continued increase is simply unsustainable. I'm the only candidate in this Republican primary who is actually a Collin County homeowner.



Angela Paxton

**HUFFINES** I believe property taxes are too high, and that is why I favor voter approval in an election if cities and other local governments attempt to increase property tax bills by more than 4 percent. We must address this issue before the government taxes Texas homeowners out of their homes.



Phillip Huffines



## State representative

### District 66

**SHAHEEN** [Editor's note: Matt Shaheen's campaign did not respond to multiple requests to participate.]



Matt Shaheen

### District 67

**LEACH** Texas taxpayers are calling for property tax relief—and the Texas Legislature must deliver for them in the 86th session. This will require policymakers at all levels to work aggressively and collaboratively to rein in the size, scope and rate of growth of government while still providing the essential services our citizens expect and deserve. Additionally, we must work to advance systemic and substantive improvements to our system of school finance.



Jeff Leach

### District 89

**NOBLE** Yes. Skyrocketing property taxes are placing the dream of homeownership out of reach for some Texas families. These increases in property tax bills are simply not sustainable. As I go door to door meeting with voters, I hear more concern about this issue than perhaps any other. As one who is dedicated to fiscal responsibility, we must do all we can to provide relief to taxpayers.



Candy Noble

# Meet the candidates

Community Impact Newspaper asked 11 Plano-area candidates for their stance on property taxes. These are their written responses, edited for length and clarity.

**Q: If elected, would you support a proposal to require voter approval before cities and counties can raise property taxes beyond a defined percentage?**



Brian Chaput



Mark Phariss



Sharon Hirsch



Sarah Depew



Ray Ash



## State senator

### District 8

**CHAPUT** I am in favor of actual property tax reform, and I believe these bills miss the mark and address the issue peripherally. Real tax relief and reform opportunities come through long-term education finance solutions that unchain local entities from our broken state finance laws and equations. Further improvements can be made by returning local control to our independent taxing entities. Once genuine reform is in place, we can address assessments, tax rates and revenue targets.

**PHARISS** Local property taxes need to be reduced, but they are high because the state has failed to pay its fair share for public education. Over the last 10 years, the state's share has declined by approximately \$339 per pupil. This needs to change. Setting limits on what the local communities can do, without guaranteed financial commitments from the state, runs the risk of squeezing local public schools, particularly in fast-growing areas like Collin County.



## State representative

### District 66

**HIRSCH** When electing local public officials, we entrust them to run our cities and school districts in accordance with the community's interests. I do not support recent proposals to impose election mandates on localities whose property tax revenue increases beyond a predetermined amount. While the end goal of reducing property tax burdens is a sound one, the reality is that this method could result in cuts to essential services in fast-growing communities making long-term investments.

### District 67

**DEPEW** I would tentatively support it. The state would not be telling local entities what to set their tax rates at, and they would not be capping revenue increases. Voters can still decide to pay the full increase to their city, county and school district. However, modernizing the state's school finance system, increasing state contribution to education and overhauling how properties are appraised and assessed would be more meaningful in addressing property tax increases.

### District 89

**ASH** Yes, I support voter approval for any property tax increase above 6 percent per year. In addition, the percentage of any property tax increase should not be greater than half of the increase in the property's appraisal increase. For example, if the property's appraised value increased 10 percent year over year, then any tax increase should not be greater than 5 percent. This would insure that the budgets of hard-working taxpayers are considered.



**PAYTON** Texans deserve significant tax relief. If elected, bringing about comprehensive property tax reform will be one of my top priorities. I am a strong proponent of local control and believe that property tax increases should trigger rollback elections.



**John Payton**

CONTINUED FROM 1

percentage. Similar proposals failed to earn the support of both houses of the Texas Legislature last year. Texas House Speaker Joe Straus, R-San Antonio, announced in October that he would not seek re-election to the Legislature, casting a shadow of uncertainty on how the state House and Senate, which do not always see eye to eye on policy, will collaborate on property taxes in the 2019 legislative session.

In January, Republican Gov. Greg Abbott doubled down on property taxes as a priority when he unveiled a plan to require a two-thirds voter majority in order for cities and counties to raise property taxes by more than 2.5 percent per year.

"I think the prospects for real property tax relief look really good for next session," said Rep. Jeff Leach, R-Plano, who supported property tax proposals in the 2017 sessions. "I'm hopeful that we can deliver. If we don't, we're going to have to answer to the taxpayers, who are expecting us to deliver that for them."

However, some advocates of the policy change see a steep political climb ahead.

Complicating the property-tax equation is the increased number of Democratic candidates running this year for seats in the state's traditionally Republican legislative body. With at least one Democratic candidate running for each Plano-area state House and Senate district, each race is expected to be contested in the general election later this year.

"I'm hoping that the makeup of the [legislative] bodies is different," said Sharon Hirsch, who is running unopposed in the Democratic primary for House District 66. "It's going to be hard to predict what the [property tax] conversation will look like, because we have so many more competitive races this time than we have in the past."

#### PROPOSALS AND THEIR PROSPECTS

Under existing law, residents are given an opportunity to vote to deny a request from their school districts that plan to raise property tax revenue beyond a certain rate defined by the state. For cities and counties, residents can petition for a rollback election when their local officials propose annual property tax increases of more than 8 percent.

Bills that failed to clear the Legislature in 2017 proposed lowering rollback rates of 4 percent or 6 percent for cities and counties. If, under the bills, a local government proposed a tax increase beyond one of those rates, they would have triggered an automatic rollback

election, which would eliminate the need for a petition process first.

Some opponents of the measure have become increasingly nervous in recent years as proposals to restrict property tax increases picked up steam in the Legislature and narrowly failed to pass in a 2017 special session, said Bennett Sandlin, executive director of the Texas Municipal League. Sandlin's organization represents cities and counties across the state and has condemned efforts to overhaul the property tax system.

"It's getting worse," Sandlin said. "The proposal got further than ever in 2017. It essentially passed the House at 6 percent, and that wasn't good enough for the Senate."

But for proponents of the efforts to limit property tax growth, the failure of the state House and Senate to agree on a bill last year was a major disappointment, said Daniel Gonzalez, director of legislative affairs for the Texas Association of Realtors.

"I don't know if that's true or not, to be honest with you," Gonzalez said, when asked whether the efforts had gained momentum in recent years. "In fact, I would even almost say we lost momentum because we had the football at the 1-yard line, and all we had to do was push it across the goal line—and we couldn't do that."

The changing state political scenery, he said, makes reform advocates somewhat hopeful for change—although the conversations could still be messy.

"You will have new leadership in the House," Gonzalez said, adding that he expects the governor and Republican Lt. Gov. Dan Patrick to remain in office. "Will they be able to come together on something? I don't know, but I think it will be just as contentious as it was during the regular and special sessions in 2017."

#### SCHOOL FINANCE QUESTION

Lawmaker proposals to limit

property tax growth during the last special session would have primarily affected cities and counties but left the bulk of Plano-area tax bills unaffected.

For a resident living in Plano ISD boundaries, nearly two-thirds of a tax bill goes to the school district. The remaining third is divvied out among the city of Plano, Collin County and the Collin College system.

"Until we have meaningful school finance reform, it's going to be hard to get those local property taxes in check," said Hirsch, the Democrat.

However, a growing chunk of PISD property taxes are not going to fund local schools and administration but are being returned to the state's top education agency in the form of recapture payments.

This school year, PISD officials forwarded to the state more than 1 in 4 of its property tax dollars designated for maintenance and operations—a total of \$155 million. And as these recapture payments have increased, the share of funding for public education coming from state revenue sources has declined, according to a 2016-17 biennium report from the Texas Legislative Budget Board.

The Legislature formed a commission to examine the public education financing system and offer recommendations for updates. That commission's work began in earnest last month, and Leach said he is hopeful that it can produce actionable proposals for change.

"We're trusting that the school finance commission will deliver a report to the Legislature as we head into next session that will give us some guidance on how we can reform school finance to provide property tax relief and yet give our educators the resources they need to educate our kids," Leach said.

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# InsidePlano

## BIKE SHARING: AN AFFORDABLE TRANSPORTATION OPTION

Three companies are currently providing dockless bicycle sharing in Plano, a concept that has been met with a variety of responses from residents. The City of Plano is currently considering an ordinance that would require companies to obtain permits before operating within the city.

"Bike companies put their bikes out nicely, but then users come along...and that is where the challenge comes in," said Peter Braster, Director of Special Projects. The proposed ordinance – which Plano City Council is considering in late February - outlines a variety of strict performance standards for bike share companies. It details how quickly the city would require companies to gather up and redistribute bikes and outlines how many bikes could be distributed and in what locations. Bike share companies would also be required to maintain bike fleets, educate users about appropriate bike use and parking and maintain a 24-hour customer service phone number for users to report problems and ask questions.

The three shared bike companies that currently have a presence in Plano are OFO, based in Beijing, LimeBike, based in California, and VBikes, based in Garland, Texas.

## DOCKLESS BIKE SHARE

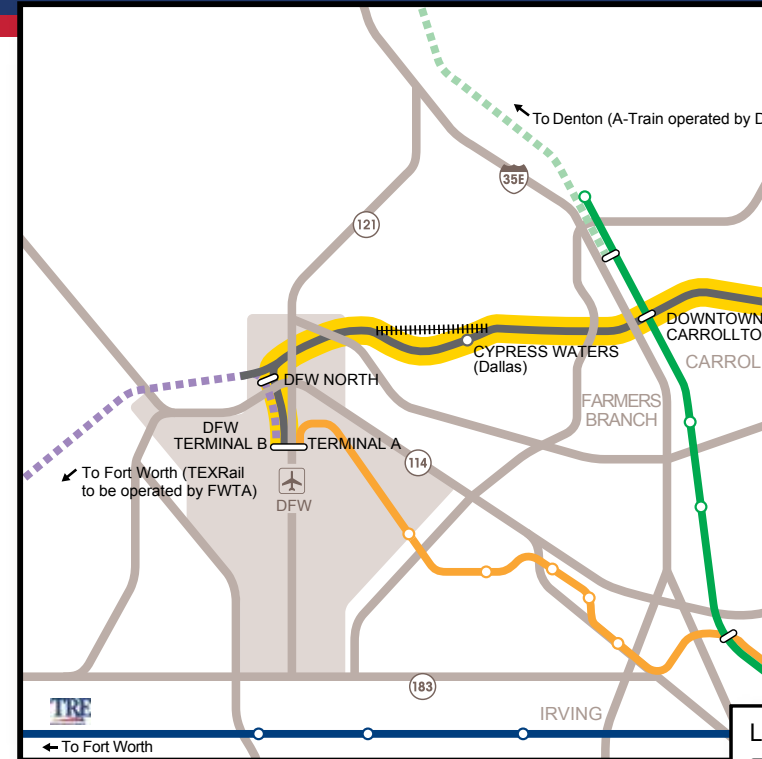
**OFO: 844.289.9747**



**VBIKE: 214.800.9875**



**LIMEBIKE: 888.546.3345**



**Cotton Belt Regional Rail**

## COTTON BELT TO LINK PLANO WITH DFW AIRPORT

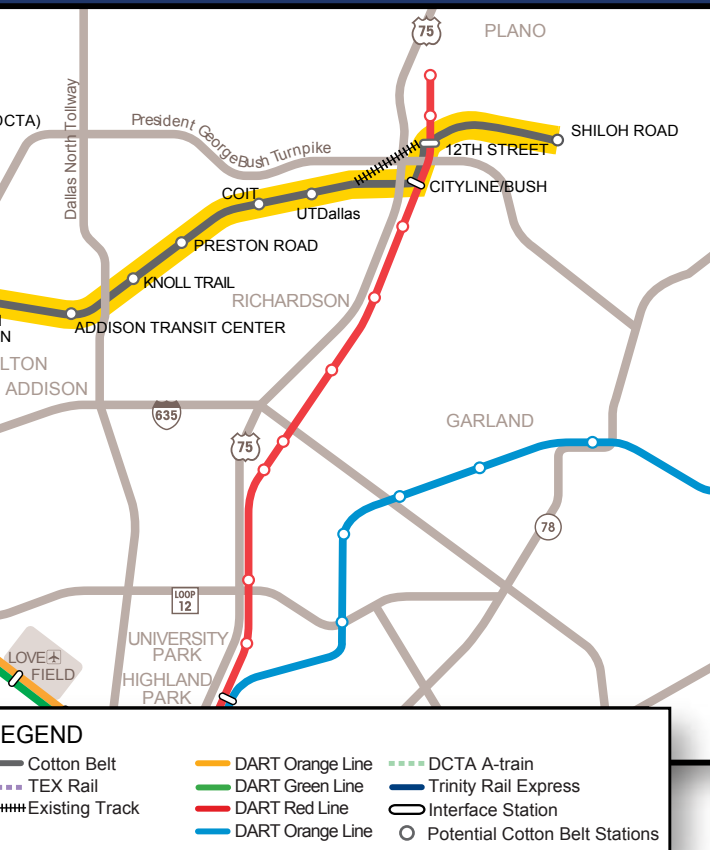
Dallas Area Rapid Transit's (DART) Cotton Belt Regional Rail project is a commuter railroad that will run every 30 minutes from Shiloh Road in southeast Plano through Downtown Plano and across the Metroplex to DFW Airport. At that point, users will be able to go to the airport or transfer to a train that goes to Fort Worth.

"The tracks are already there for this project," explained City of Plano Director of Special Projects Peter Braster. "This project is similar to the A-train in Denton county."

Gary C. Thomas, president and executive director of DART, will update the Plano City Council on this project on Monday, February 26.

"DART is in the process of finalizing the Draft Environmental Impact Statement that Plano and others will see in March or early April," said DART Media Representative Mark A. Ball. "Once released, a 45-day comment period begins. We will collect all comments and prepare a final document this summer. The Cotton Belt Regional Rail project should be open to riders by the end of 2022."





## 120 COMMUNITY INVESTMENT PROGRAMS UNDERWAY

The City of Plano Community Investment Program (CIP) spans many different departments within the city including Engineering, Parks, Facilities and Public Works. The program focuses on providing new infrastructure and rehabilitating older infrastructure in the City of Plano.

The current Community Investment Program consists of more than 120 active projects in various stages of design or construction.

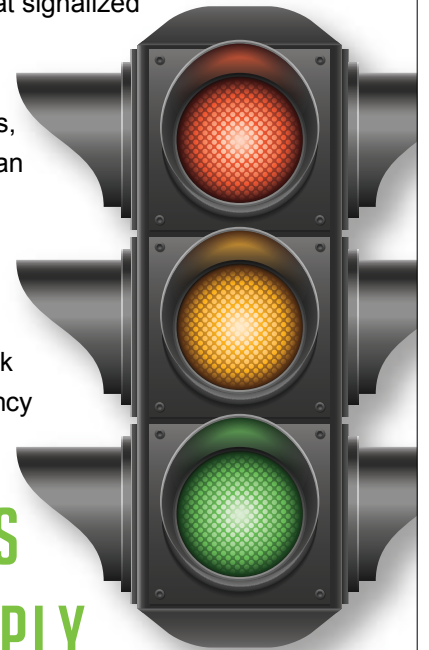
A variety of projects are scheduled to begin construction in late winter or early spring. For more on the CIP, go to:

[plano.gov/478/Community-Investment](http://plano.gov/478/Community-Investment)

## TRAFFIC SIGNAL PROGRAM HELPING PLANO DRIVERS MOVE FASTER ACROSS TOWN

The City of Plano is continually working to synchronize traffic signals to help traffic move faster through main thoroughfares.

The City of Plano has accomplished this goal in a variety of ways including traffic monitoring cameras at signalized intersections, retiming traffic signals every three years and providing special timing for emergency vehicles, school zones operation and pedestrian crossing with pedestrian signal use. The city also utilizes adaptive traffic signals that have the potential to more quickly provide green time to the road with waiting traffic or go back to normal operation after an emergency vehicle crosses the intersection.



**“MANY RESIDENTS THINK THAT SIMPLY ADDING MORE GREEN TIME TO TRAFFIC SIGNALS WILL SOLVE TRAFFIC CONGESTION, BUT THIS IS NOT THE CASE,”**

said Lloyd Neal, City of Plano Traffic Engineering Manager. “Road users getting extra green time will be appreciative, but road users that had their green time reduced by the same amount will be frustrated.” Carefully balancing green time via the fixed cycle length concept also considers the needs of pedestrians, bicycles and disabled persons.





Comics line the stands at Madness Games & Comics in Plano.



The Raiders of the North Sea (\$49.99) is a Viking-style resource management, work placement war game.



In Charterstone (\$69.99), players grow a village into a town while making their own rules to create a customized gaming experience.



Scythe (\$79.99) is an alternate history game where players strategize in rebuilding and surviving in a post-World War I society.



A store patron crafts model "Star Wars" spaceships.

## Madness Games & Comics

BY GAVIN PUGH

### Diverse community provides space for healthy competition

**O**n a weekday evening at Madness Games & Comics, regulars can be found constructing figurines, playing card and board games or talking shop with the employees.

The expansive store—whose shelves are lined with board games, comic books and other products—can host a "Star Wars"-themed event one evening and a Dungeons and Dragons competition the next.

Some of the recurring events that keep enthusiasts coming back are Dungeons and Dragons on Wednesdays, Magic the Gathering on Fridays and board games on Saturday nights.

"[Gaming is] becoming more mainstream. ... People are being exposed to how fun these new games are," Madness Events Manager Jarrod Feight said.

Feight said the gaming community is a welcoming one that accepts people from all backgrounds and skill levels.

"You can come in with your friends," Feight said. "You can come in by yourself and join a group. We even have people come in with a small group, and they'll have a sign that says, 'Please join us.'"

And the growing, diverse crowd of gamers help

expose their peers to different types of games that are new on the market.

"On Saturday nights, you'll find anywhere from 30 to 40 different games over the course of an evening," said Madness employee Logan Davis. "We have a very diverse crowd that plays a lot of different games."

It was the intrinsically inclusive and social nature of the gaming community that inspired Feight to begin working with children on the autism spectrum, he said.

"Board gaming, [Magic the Gathering] and Dungeons and Dragons—role playing games—are actually one of the really good outlets for individuals on the spectrum trying to get socialization skills," Feight said.

Though Feight's background in gaming stems from playing Magic the Gathering, he said his personal favorite event is the Saturday night board gaming—due in part because the friendly level of competition and the willingness of the seasoned gamers to be helpful to newer gamers.

#### Madness Games & Comics

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[www.madnessgames.com](http://www.madnessgames.com)

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Ilona Kata (left) and her husband, Peter Kata, are pictured in front of a wall mural at the Taste of Poland restaurant.

## Taste of Poland

Prospect of restaurant ownership brought Polish couple to US

BY DANIEL HOUSTON

**I**t is a familiar story of American immigration: A family comes to the U.S. and works toward owning a business—perhaps a restaurant that shares parts of their culture with their new neighbors.

What is unusual about the Kata family's story of American business ownership is how quickly it was written. Roughly five years ago, Peter Kata and his wife, Ilona Kata, were living in their native country of Poland and operating a small bistro when they won a U.S. green card lottery.

The lottery program, intended for people from countries like Poland that are underrepresented in U.S. immigration, afforded the Katas a chance at permanent residency in the U.S., if they wanted it.

Then, just over two years ago, they were presented with an opportunity. The owner of a Polish restaurant in Plano, Texas, was looking to sell the business. The Katas already had their green cards. They decided to try something new and build a life in the U.S.

"We had to learn everything from the beginning, actually, without knowing all the rules, without knowing the laws," Peter Kata said.

Today, their restaurant, Taste of Poland, offers one of the more unique European menus and restaurant concepts in North Texas. The small dining area attracts people who want to try the menu specialties of sausages, stuffed cabbage, potato dumplings and other Polish fare. But just down from the entryway, Taste of Poland has a small deli and market with Polish grocery items like butter and pierogies for sale.

Since the Katas bought the restaurant, they have worked to give it an even more authentic Polish feel, donning the walls with large murals of Polish cities and installing an arch-shaped entryway to the dining area.

"We decided to make [the] next step in our lives," Peter Kata said of the decision to move to Plano. "That was only the reason—try something new."

### DINE IN, OR COOK AT HOME

In addition to the full-service dining area at Taste of Poland, the restaurant sells deli meats and other Polish grocery items on-site. The food includes pierogies, sausages and butter, among other Polish favorites. Customers of the deli and small grocery in the entrance are often of Polish descent, the owners said.



The restaurant serves a variety of Polish favorites.



Polish meats are available for purchase at the deli.



Peter Kata and his wife, Ilona, survey the market area.

#### Taste of Poland

2301 Central Expressway, Ste. 155, Plano

Hours: Tue. 4-8 p.m., Wed. noon-8 p.m., Thu.-Sat. noon-9 p.m., Sun. noon-4 p.m., closed Mondays



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# MOVING SOUTH

## DOWNTOWN HAS ROOM TO GROW

COMPILED BY **GAVIN PUGH** | DESIGNED BY **BREANNA FLORES**

SOURCES: COLLIN CENTRAL APPRAISAL DISTRICT, CITY OF PLANO/COMMUNITY IMPACT NEWSPAPER

CONTINUED FROM 1

within a 10-minute walk of the proposed rail station, which will serve to connect the existing north-south passenger rail line with the proposed east-west Cotton Belt line.

“Back before the DART line came, in the early and mid-’90s, the downtown business environment was not a positive place overall,” Plano Director of Planning Christina Day said. “It’s come a long way since that time, and that was due in large part to pioneering businesses that saw a collaborative effort that came through DART coming in online in the early 2000s.”

The area to the south is lined mostly with single-story warehouse buildings.

The city ultimately hopes developers will come in and replace the blighted buildings with newer, more attractive properties similar to those in downtown Plano.

With land valuations averaging less than half that of the downtown Plano public improvement district, as well its close proximity to future DART stations, some developers have thrown their hat in the ring early.

### SETTING THE STAGE

Downtown Plano was not always the bustling arts and culture hub it is today.

Since the DART station came to downtown Plano in 2002, housing developments Junction 15, K Avenue Station and the soon-to-open Morada Plano have sprouted up in downtown Plano, along with the restaurants and retail shops lining 15th Street.

And while construction and development within Plano’s downtown core continues, Day says she also sees new growth trending southward.

“It just seems like there’s been a pretty steady interest and a steady flow of projects coming in but more interest to the south,” Day said. “The CityLine project, and now 12th Street because of the activity of DART on the Cotton Belt—those have been major drivers.”

And as DART continues to make progress with the east-west running Cotton Belt line, which will eventually connect Plano with the Dallas/Fort Worth International Airport, city officials hope it will be a similar catalyst for new growth.

### EXTENDING DOWNTOWN TO THE SOUTH

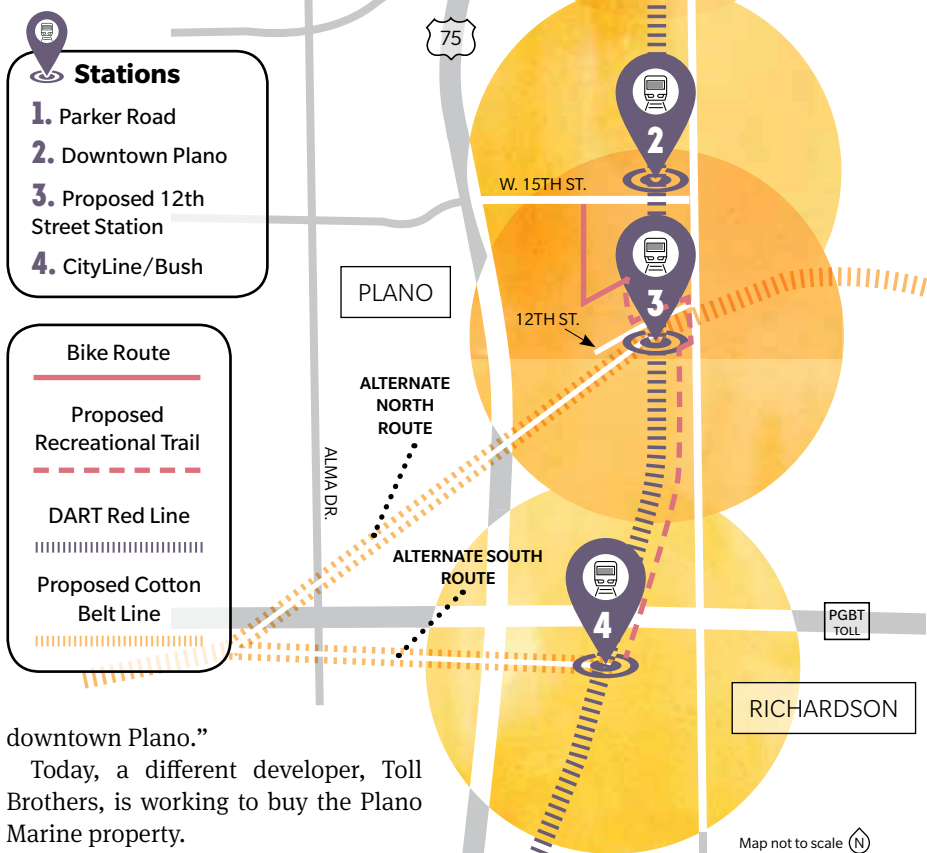
In May 2016, a housing development proposed by Alliance Residential received approval from Plano City Council to rezone a property at the intersection of 12th Street and K Avenue—adjacent to the site of the future 12th Street DART station.

Currently the site of Plano Marine, a business specializing in selling and repairing boats, the site was full of potential, the developer said at the time.

“The current use made sense at one time but is no longer the highest and best use for the city,” said Nick Wilhelmson, development director for Alliance residential, at the 2016 meeting. “Our project will help extend downtown to the south and will pave the way for additional redevelopment that will truly expand the footprint of

### TRANSIT CORRIDOR

In the city’s 10-year vision for downtown Plano, it defined key areas for redevelopment as falling within a half-mile radius from the Dallas Area Rapid Transit rail stations. The presence of DART in downtown Plano in the early 2000s was a catalyst for economic investment at the time.



downtown Plano.”

Today, a different developer, Toll Brothers, is working to buy the Plano Marine property.

“We are excited about the potential opportunity to be a part of the development for a new community in downtown Plano,” Toll Brothers Apartment Living spokesperson John Piedrahita wrote in an email to *Community Impact Newspaper*. “At this time, we are not able to further comment until a transfer of sale has occurred. We anticipate developments to occur in the next year.”

However, the Toll Brothers project is not the first in the area south of downtown. Day, the planning director, said

market shifts caused by projects like CityLine have spurred production for housing developments like Trinsic Residential’s Aura One90 apartment development, which is located near the CityLine DART station south of President George Bush Turnpike.

The city’s comprehensive plan designates the area surrounding future DART stations as prime for revitalization—facilitating the rezoning process for developers. And this area encompasses more than the Toll Brothers and



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# LAGGING BEHIND

The value of developed properties in downtown Plano is roughly **8x** that of the area to the south, which a 2017 city study said consists largely of “blighted and underperforming” commercial buildings.

## METHODOLOGY

In order to determine the average downtown Plano property values, Community Impact Newspaper compiled appraisal valuations from the Collin Central Appraisal District’s records for the properties located in the downtown Plano public improvement district.

The land tracts compiled for the area south of downtown Plano include properties that fall within a half-mile radius of the future site of Dallas Area Rapid Transit’s proposed 12th Street station. These properties were chosen because they are candidates for redevelopment.

**Disclaimer:** Data from a single-family residential neighborhood and downtown Plano’s Hub Street were omitted due to missing square footage and assessed value numbers in the Collin Central Appraisal District’s reporting.

## IMPROVEMENTS

Additions to a property, such as building structures, sidewalks and parking facilities

## LAND VALUES

The raw value of a property, excluding improvements

**\$72.10**  
AVG. VALUATION/SQ. FT

**\$13.33**  
AVG. VALUATION/SQ. FT

**\$9.12**  
AVG. VALUATION/SQ. FT

**\$6.14**  
AVG. VALUATION/SQ. FT

“IF YOU’RE LOOKING AT HIGH-DENSITY APARTMENTS COMPARED TO ONE-STORY, OLDER-STYLE WAREHOUSES THAT ARE [TO THE SOUTH], I THINK IT’S PRETTY CLEAR WHICH ONE OF THOSE WILL HAVE THE HIGHEST UNDERLYING LAND VALUE BECAUSE OF THE POTENTIAL USE.”

BO DAFFIN, THE CHIEF APPRAISER FOR THE COLLIN CENTRAL APPRAISAL DISTRICT

DOWNTOWN PLANO

AREA SOUTH OF DOWNTOWN PLANO

Trinsic Residential’s projects.

Recent projects to receive council approval that fall within the comprehensive plan’s designated area include a 49-unit townhouse development from InTown Homes, a four-story hotel and a hike and bike trail connecting DART’s 12th Street and Bush/CityLine stations—a project Day said has been in the works for some time.

“[The trail] has been on the master plan for a while,” Day said. “So it will be nice to get that done because it will provide such nice connectivity through the area.”

## ENVISIONING A FUTURE DOWNTOWN

In a city study for its 10-year vision for downtown Plano, the study specifies one of the primary goals is to “use redevelopment opportunities to remove the blighted and

underperforming commercial buildings.”

The study also notes the area south of downtown Plano, or the “southern couplet,” tends to be subdivided into smaller lots, and has yet to attract the attention of developers.

“This area is well-suited for small infill projects,” the study said. “The addition of public parking and assistance with street and utility improvements may be the needed catalyst. Bold, more edgy architecture should be encouraged to give the area a distinctive character.”

However, the differences between the northern and southern couplets go beyond visual appeal.

The appraisal value per square foot in the downtown Plano public improvement district is more than double the appraisal value per square foot

in the less-developed area to the south, according to a *Community Impact Newspaper* analysis of Collin Central Appraisal District records.

The appraisal district also assesses the value of a property’s “improvements,” which include building structures and other additions to the land. And with developers constructing multimillion-dollar housing projects in the public improvement district, the average improvement valuation in the district is \$72.10 per square foot—nearly eight times higher than that of the area to the south lined with warehouses and other buildings the city sees as suboptimal for the area.

“If you’re looking at high-density apartments compared to one-story,

older-style warehouses that are [to the south], I think it’s pretty clear which one of those will have the highest underlying land value because of the potential use,” said Bo Daffin, the chief appraiser for the Collin Central Appraisal District.

Peter Braster, the city’s special projects director, said any new growth for downtown Plano is unlikely to head any direction but south.

“Eastward, we have these wonderful single-family neighborhoods, so that’s not changing,” Braster said. “Westward, you have the freeways, north you have some really great neighborhoods on either side. ... The only real way for downtown to grow is sort of southward.”

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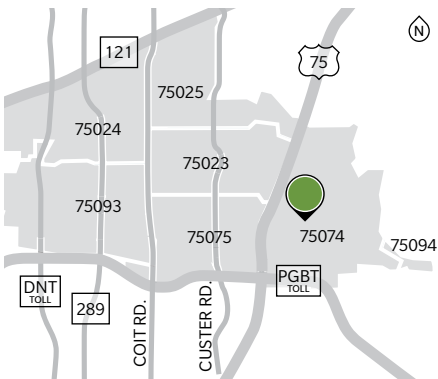


RICE FIELD AT PLANO ARTS

**Address:** G Avenue & 17th Street, Plano

The housing development from InTown Homes will consist of 61 town house units when complete, with each unit uniquely constructed to match its respective lot size.

A company sales consultant said InTown Homes was tasked with ensuring the neighborhood maintains the urban feel of nearby downtown Plano. He said the company hopes to offer an “anti-cookie cutter” solution to housing in the area.



- Build-out year:** by the end of 2019
- Builders include:** InTown Homes
- Square footage:** Approximately 1,800-2,800
- Home values:** Approximately \$370,000 - \$475,000
- HOA dues (estimated):** \$900 per year
- Amenities:** Bosch stainless appliances, eco-friendly energy program, walking distance to downtown Plano, access to DART stations



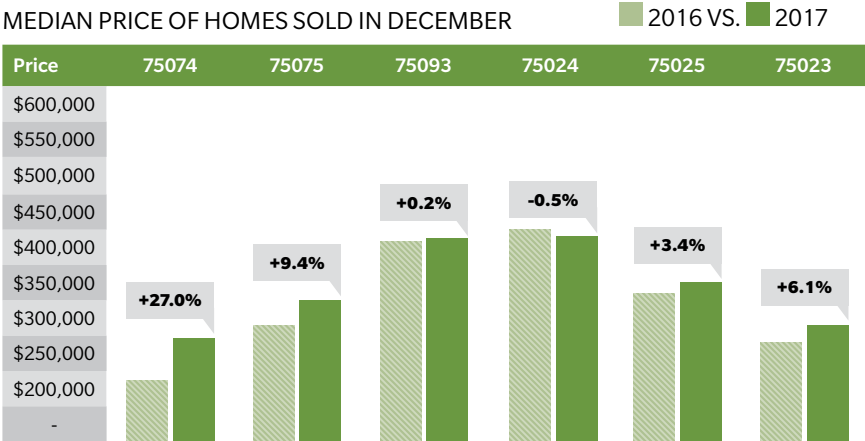
MARKET DATA

ON THE MARKET (DECEMBER 2017)

Median home value	Homes on the market*	Homes under contract*
<b>\$330,000</b>	<b>511</b>	<b>213</b>
New listings	Percent of original price received	Average days on the market*
<b>201</b>	<b>96.2%</b>	<b>43</b>

\*As of 1/15/18

MEDIAN PRICE OF HOMES SOLD IN DECEMBER



Sources: Market data provided by Jonna Fernandez of Collin County Association of Realtors, courtesy of North Texas Real Estate Information System.



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### DINING

Brix Bar & Grill ..... 28  
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**College sweethearts JW & Olivia Mulkin are the owners of Taziki's in Plano and Southlake.**

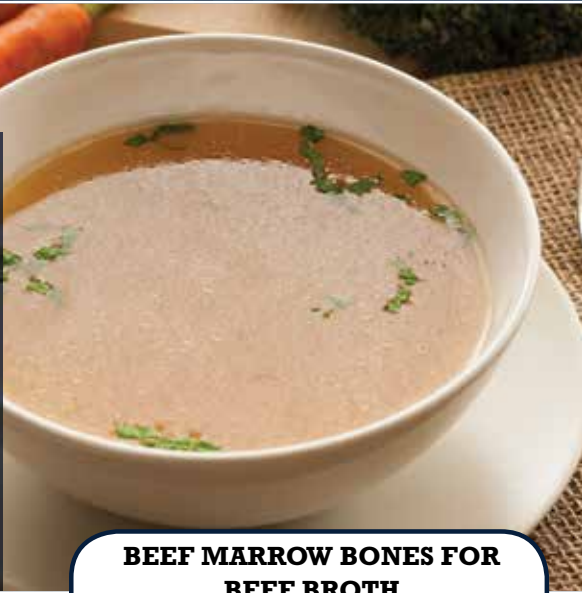
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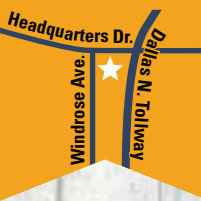
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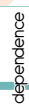
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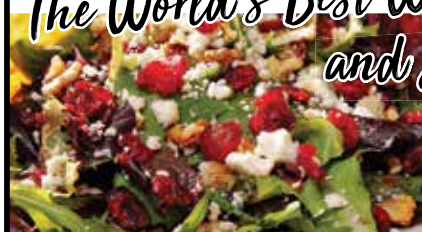


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