

PLANO CITY COUNCIL
November 13, 2000

COUNCIL MEMBERS

Jeran Akers, Mayor
Rick Neudorff, Mayor Pro tem
Phil Dyer, Deputy Mayor Pro tem
Shep Stahel
Pat Evans
Steve Stovall
John R. Roach, Jr.
Ken Lambert

STAFF

Thomas H. Muehlenbeck, City Manager
Frank Turner, Executive Director
Bruce Glasscock, Executive Director/Police Chief
Rod Hogan, Executive Director
Diane Wetherbee, City Attorney
Elaine Bealke, City Secretary

Mayor Pro tem Neudorff convened the meeting into open session on Monday, November 13, 2000, at 7:04 p.m., in the Council Chamber of the Plano Municipal Center, 1520 Avenue K. All Council Members were present with the exception of Mayor Akers.

The invocation was led by Rev. Verlin Sandlin of the First Assembly of God

The Pledge of Allegiance was led by Girl Scout Troop 1558 of Christie Elementary.

Mayor Pro tem Neudorff presented proclamations recognizing "Falun Dafa Day" and "Youth of the Month."

Mayor Pro tem Neudorff presented plaques of appreciation to outgoing members of the following boards:

21st Century Vision Committee
Animal Shelter Advisory Committee
Board of Adjustment
Building Standards Commission
Civil Service Commission
Community Relations Commission
Cultural Affairs Commission
Heritage Commission
Keep Plano Beautiful Commission

Parks and Recreation Planning Board
Planning and Zoning Commission
Plano Housing Authority
Public Arts Committee
Retirement Security Plan Committee
Self Sufficiency Committee
Senior Citizens Advisory Board
Transportation Advisory Committee

Mayor Pro tem Neudorff administered an oath of office to incoming members of the following boards:

Animal Shelter Advisory Committee
Board of Adjustment
Building Standards Commission
Civil Service Commission
Community Relations Commission
Cultural Affairs Commission
Heritage Commission
Keep Plano Beautiful Commission
Library Advisory Board
Parks and Recreation Planning Board
Planning and Zoning Commission
Plano Housing Authority
Plano Transition and Revitalization Commission
Public Arts Committee
Retirement Security Plan Committee
Self Sufficiency Committee
Senior Citizens Advisory Board
Transportation Advisory Committee

GENERAL DISCUSSION

No one appeared to speak.

CONSENT AGENDA

Upon the request of Deputy Mayor Pro tem Dyer, Consent Agenda Item “BB” was removed for individual consideration.

Upon a motion made by Council Member Roach and seconded by Council Member Lambert, the Council voted 7-0 to approve and adopt all remaining items on the Consent Agenda as recommended and as follows:

Approval of Minutes

October 16, 2000
October 23, 2000
October 30, 2000
November 6, 2000

Award, Rejection of Bids/Proposals, Conditional Acceptance of Lowest Responsible Bid/Proposal and Designation of Alternate Lowest Responsible Bid/Proposal when applicable on the following

Bid No. C220-00 for a fixed-price contract for Reflective Sheeting to be utilized by the Public Works Department in the estimated annual amount of \$16,283 for an annual contract with renewals. [Consent Agenda Item (B)] (See Exhibit "A")

Bid No. C214-00 for a fixed-price contract for Reinforcing Steel to be utilized by the Street, Drainage, and Utility Operations Divisions for street, alley and infrastructure maintenance in the estimated annual amount of \$14,581 for an annual contract with renewals. [Consent Agenda Item (C)] (See Exhibit "B")

Bid No. C177-00 for a fixed-price contract for the purchase of Library Books in the estimated annual amount of \$68,190 for an annual contract with two additional one (1) year renewals. [Consent Agenda Item (D)] (See Exhibit "C")

Bid No. B229-00 for one Lead XRF Dual Detector Spectrum Analyzer for the Neighborhood Services Department in the amount of \$25,540. [Consent Agenda Item (E)] (See Exhibit "D")

Bid No. I007-00 for purchase of two Ambulances through the Houston-Galveston Area Council of Governments Inter-Local Contract Agreement in the amount of \$222,476 for use by the Fire Department. [Consent Agenda Item (F)] (See Exhibit "E")

Bid No. B224-00 for the Purchase and Installation of One Ten-Yard Cement Mixer in the amount of \$22,500. [Consent Agenda Item (G)] (See Exhibit "F")

Bid No. B222-00 for Electrical Upgrade at Equipment Services Facility in the amount of \$47,570. [Consent Agenda Item (H)] (See Exhibit "G")

Bid No. B005-01 to Advantage Contract Services, Inc., for the Preston Elevated Storage Tank Repaint Project in the amount of \$546,500. [Consent Agenda Item (I)] (See Exhibit "H")

Bid No. C219-00 for a fixed-price contract for Graffiti Removal in the estimated annual amount of \$35,000 for an annual contract with renewals to be utilized by the Property Standards Department. [Consent Agenda Item (J)] (See Exhibit "I")

Adoption of Resolutions

Resolution No. 2000-11-8(R): To approve an amendment to the Compromise and Settlement Agreement and Release entered into on or about November 14, 1996 by, between and among the City of Plano, Texas, Meyer Levy and Meyer Levy Memorial Corporation in connection with the settlement of a lawsuit styled The City of Plano v. Meyer Levy and Levy Memorial Park Corporation to extend the land study, and authorizing the City Manager, the City Attorney and their designees to execute any and all documents and pleadings necessary to consummate the amendment to the Compromise and Settlement Agreement and Release; and providing an effective date. [Consent Agenda Item (K)]

Resolution No. 2000-11-9(R): To approve the terms and conditions of agreements between the City of Plano and various community organizations, providing for the expenditures of Community Service Funds for the provision of various community services; authorizing its execution by the City Manager; and providing an effective date. [Consent Agenda Item (L)]

Resolution No. 2000-11-10(R): To approve the renewal of the terms and conditions of an interlocal cooperation agreement by and between the City of Plano and the City of Wylie providing terms and conditions for the use of the City of Plano's Trunked Radio System by the City of Wylie; authorizing its execution by the City Manager; and providing an effective date. [Consent Agenda Item (M)]

Resolution No. 2000-11-11(R): To approve the terms and conditions of an agreement by and between the City of Plano and the Dictaphone Corporation through the Houston-Galveston Area Council of Governments (H-GAC) providing for the terms and conditions for the lease/purchase of a freedom dictaphone digital communications recording system; authorizing its execution by the City Manager; and providing an effective date. [Consent Agenda Item (N)]

Resolution No. 2000-11-12(R): To adopt financial policies; and providing an effective date. [Consent Agenda Item (O)]

Resolution No. 2000-11-13(R): To approve the terms and conditions of a License Agreement by and between the City of Plano, Texas, and Grace Outreach Center to construct and operate one (1) four (4) inch diameter street casing pipe with multiple PVC conduits containing communication cables under Parker Road and authorizing its execution by the City Manager, or in his absence an Executive Director; and providing an effective date. [Consent Agenda Item (P)]

Adoption of Ordinances

Ordinance No. 2000-11-14: To repeal Section 14-8 Fortunetelling, Etc., of Chapter 14, Article I. General of the City of Plano Code of Ordinances; and providing an effective date. [Consent Agenda Item (Q)]

Ordinance No. 2000-11-15: To repeal Ordinance Nos. 97-2-9, 62-7-3, 82-5-5, 63-1-2, 88-3-21, Codified as Article IX, Electrical Code, of Chapter 6 of the Code of Ordinances of the City of Plano; adopting a new Article IX Chapter 6 providing revised definitions, regulations, and enforcement procedures; providing a repealer clause, a severability clause, a penalty clause, a savings clause, and an effective date. [Consent Agenda Item (R)]

Ordinance No. 2000-11-16: To disannex 19.4± acres of land located at the northeast corner of Chaparral Road and S.H. 5, in the McBain Jamison Survey, Abstract No. 491 from the City of Plano, Collin County, Texas, and contracting the boundary limits of City limits of City of Plano, Texas so as to exclude said property from the City limits; relinquishing any and all extraterritorial jurisdiction the City of Plano may have in and to said tract of land; and providing a severability clause and an effective date. Disannexation Case D2000-02 [Consent Agenda Item (S)]

Ordinance No. 2000-11-17: To amend Section 12-74(b) of Chapter 12 (Traffic Code) of the Code of Ordinances to establish a prima facie maximum speed limit of forty (40) miles per hour for motor vehicles operating upon Midway Road from its intersection with Windhaven Parkway to its intersection with Spring Creek Parkway within the corporate limits of the City of Plano; providing a fine for criminal penalties not to exceed \$200 for each offense; and providing a repealer clause, a severability clause, a savings clause, and an effective date. [Consent Agenda Item (T)]

Ordinance No. 2000-11-18: To abandon a 65-foot drainage easement in the Stonewood Glen Phase 3 Subdivision; authorizing the City Manager to execute any documents necessary; and providing an effective date. [Consent Agenda Item (U)]

Ordinance No. 2000-11-19: To amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 86-3-14, as heretofore amended, granting Specific Use Permit No. 428 so as to allow the additional use of General Manufacturing on 12.5± acres of land located at the northeast corner of Plano Parkway and Los Rios Boulevard in the City of Plano, Collin County, Texas; directing a change accordingly in the official zoning map of the City; and providing a repealing clause, a savings clause, providing a fine for criminal penalties not to exceed \$2,000 for each offense, a severability clause and an effective date. Zoned Research Technology Center (RT). Zoning Case 2000-77. Neighborhood #69. ASG Plano Industrial, Ltd. Public Hearing held and approved 10/23/00. [Consent Agenda Item (V)]

Ordinance No. 2000-11-20: To vacate Ordinance No. 2000-8-41, thereby rescinding the zoning designation of Planned Development-Office-2 granted therein, and adopting this ordinance to correct a clerical error, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 86-3-14, as heretofore amended, to rezone 17.3± acres of land located on the west side of Chase Oaks Boulevard, 390± feet south of Legacy Drive in the City of Plano, Collin County, Texas, from Planned Development-273-Multi-Family-3 (0.6± acre), Multi-Family-3 (1.8± acres) and Office-2 (14.9± acres), to Planned Development-107-Office-2 with Office-Showroom/Warehouse and Limited Assembly and Manufacturing uses as additional permitted uses; directing a change accordingly in the official zoning map of the City; and providing a repealer clause, a savings clause, providing a fine for criminal penalties not to exceed \$2,000 for each offense, a severability clause and an effective date. Zoning Case 2000-59. [Consent Agenda Item (W)]

Approval of QISV

To approve an expenditure for purchase of digital video cameras in the amount of \$37,880 from ECI Video, Inc., a vendor listed on the State Purchasing and General Services Commission Qualified Information Services Vendor list; and authorizing the City Manager to execute all documents necessary to effectuate the purchase. [Consent Agenda Item (X)]

To approve expenditure for the purchase, install, and maintenance of Automated Meter Reading Equipment from the Datamatic Com, a vendor listed on the State Purchasing and General Services Commission Qualified Information Services Vendor List; and authorizing the City Manager to execute all documents necessary to effectuate the purchase. [Consent Agenda Item (Y)]

Approval of Agreement

To approve the terms and conditions of a Communications Facilities License Agreement between the City of Plano and Cook Inlet/VoiceStream Operating Company, LLC to place cellular antennas on the Dallas North Water Tower located at 2409 West Plano Parkway; and authorizing the City Manager to execute all necessary documents. [Consent Agenda Item (Z)]

To approve and authorize the selection of Gershman, Brickner & Bratton, Inc., to provide professional consulting services and assistance in preparation of educational materials and training for the Commercial Diversion Program; authorizing the City Manager to execute any and all documents necessary to effectuate this action; and providing an effective date. [Consent Agenda Item (AA)]

Approval of Reimbursement of Oversize

To approve and authorize reimbursement to Lennar Homes of Texas, Inc. for oversize participation for paving improvements associated with construction of The Villages of White Rock Creek on McDermott Road in the amount of \$73,140. [Consent Agenda Item (CC)]

END OF CONSENT:

Consideration of a Change Order for Bid B139-00, Purchase of Truck Cab & Chassis w/Special Use Bodies. Staff would like to purchase one additional truck (One Ton Cab & Chassis with I Box, Dump and Lift) for the Athletic Fields Maintenance Department in the amount of \$28,710. [Consent Agenda Item (BB)]

Upon a motion made by Deputy Mayor Pro tem Dyer and seconded by Council Member Lambert, the Council voted 7-0 to deny the request for a Change Order for Bid B139-00, Purchase of Truck Cab & Chassis w/Special Use Bodies allowing Staff to purchase one additional truck (One Ton Cab & Chassis with I Box, Dump and Lift) for the Athletic Fields Maintenance Department in the amount of \$28,710.

Public Hearing and approval of Ordinance No. 2000-11-21: Request to adopt the updated Parks and Recreation Element of the Comprehensive Plan, including the Park Master Plan, amendments to the text as originally adopted by Resolution No. 87-2-21(R) and amendments to the Master Plan as originally adopted by Resolution No. 88-6-12(R); approving the utilization of said element as revised and amended by the appropriate personnel and departments of the City of Plano for the purpose of guiding future development within the City of Plano, Texas; and providing an effective date Applicant: City of Plano [Regular Agenda Item (1)]

Director of Parks and Recreation Don Wendell stated that this request represents a revision to the Park Master Plan, one of several elements of the City's Comprehensive Plan. Mr. Wendell stated that the goals have essentially remained unchanged over the last 10-15 years and include providing a superior system of open space parks and recreation facilities, a balanced system of well-located parks compatible with adjacent land uses and coordinated with public school facilities, parks that address the changing population characteristics and lifestyles of the community, to preserve and protect environmentally significant areas and provide both active and passive recreation facilities. He spoke to the acquisition of park land in central Plano for both a neighborhood park and a community park and the future construction of a second senior center to be located at Carpenter Park. Mr. Wendell stated other acquisitions and new facilities remain unchanged from the previous plan and include additions to Oak Point Park and Nature Preserve, the acquisition of a community park along White Rock Creek, additions to various green belts and linear parks, a new indoor pool in west Plano, new athletic facilities at three separate locations, a second tennis center and a school-based recreation center at Shepton High School. Mr. Wendell further advised the Council of reviews conducted by the Homeowners Focus Group, Plano Homeowners Council, the Parks and Recreation Planning Board, along with the Public Hearing and recommendation of approval by Planning and Zoning Commission as follows with an addition to the Land Acquisition Section to explore the use of conservation easements and other innovative techniques for acquiring and/or preserving open space and park land.

Ordinance No. 2000-11-21 (cont'd)

PLANO COMPREHENSIVE PLAN
PARKS AND RECREATION ELEMENT
INTRODUCTION

The Parks and Recreation Element of the Comprehensive Plan identifies the conditions, trends, and issues affecting parks and recreation. It establishes goals, objectives and policies, and then provides recommendations for carrying out those policies. This element includes a Master Plan for parks, which identifies existing properties and establishes general locations for future acquisitions. The Master Plan also identifies the location of existing and proposed recreation facilities including pools, tennis centers, recreation centers, senior centers, and golf courses. Listed below are the major concepts for the Parks and Recreation Element of the Comprehensive Plan.

MAJOR CONCEPTS

Livable City

A city's ability to enhance the quality of life for its citizens and create a sense of community is dependent on many factors. The ability to enjoy one's leisure time and find opportunities for both passive and active recreation is one of those factors. Active recreation opportunities such as swimming pools, tennis courts, recreation centers, and lighted athletic fields provide opportunities for a healthy lifestyle for both children and adults. Neighborhood parks in conjunction with elementary schools provide community focal points and places for neighborhood gatherings and daily activities. Nature preserves and greenbelts protect areas with creeks and other natural features from development. This ensures that a portion of the natural environment is preserved and available for the enjoyment of both present and future residents of the city.

Continuous Planning

The city's parks and recreation system must be responsive to the needs of a dynamic and diverse community such as Plano. The city's tremendous growth cannot be accommodated without a well-planned and developed system of parks and recreation facilities. However, as the city matures and its demographics change, Plano will need to respond to changing service and facility requirements. An example of this type of response is demonstrated by the recent construction of a major recreation facility for the city's growing senior population.

Ordinance No. 2000-11-21 (cont'd)

Preserving Natural Features

The city's program of acquiring, designing, and locating park property is based on preserving, enhancing, and highlighting the city's natural environment. The city has made a concerted effort to acquire floodplains and other areas with significant natural features and incorporate them into its system of parks. This effort must continue over the next several years, as most of Plano becomes developed and the opportunities to acquire significant natural features diminish. Some properties along creeks may also be preserved as city-owned drainage ways, although these properties are not considered part of the Park System.

Participation in Programs/Activities

Plano has and will continue to develop a parks and recreation system that encourages and promotes participation by all its residents. The wide range of facilities and activities offered and/or planned by the city are reflective of its intent to reach out to the diverse needs and interests of the community. Active, involved residents are likely to be healthier, more committed to the community, and more interactive with each other.

CONDITIONS/TRENDS/ISSUES

The Park System

Plano's park and open space system consists of five classifications: neighborhood parks, linear parks, community parks, citywide open space preserves, and special use facilities (see Tables 1 and 2 for summaries of existing parks).

Table 1

SUMMARY OF EXISTING PARK LAND

City of Plano, Texas

<u>Classification</u>	<u>No.</u>	<u>Acres</u>
Neighborhood Parks	29	218.24
(Neighborhood Parks within other parks)	*(23)	*(158.00)
Linear Parks	14	552.68
Community Parks	19	1,062.27
City-Wide Open Space Preserves	3	1,184.24
Special Use Facilities	11	65.69
Golf Courses	<u>2</u>	<u>461.06</u>
TOTAL	78	3,544.18

* Numbers already included in totals for Parks and Acres.

Source: City of Plano Parks and Recreation Department.

Ordinance No. 2000-11-21 (cont'd)

Table 2

PARK CLASSIFICATION SYSTEM City of Plano, Texas

<u>Neighborhood Parks</u>	<u>Acres</u>	<u>Community Parks</u>	<u>Acres</u>
Arrowhead Park	6.84	Carpenter Park* (8)	106.73
Blue Ridge Park	5.02	Jack Carter Park* (8)	72.61
Buckhorn Park	8.00	Chaparral Road Site	119.50
Caddo Park	7.72	Cheyenne Park* (5)	24.78
Clearview Park	7.50	Enfield Park* (8)	50.00
Copper Creek Park	4.00	Harrington Park	14.55
Coyote Creek Park	13.34	Heritage Yards at Plano* (8)	63.90
Custer/Russell Creek Site	8.85	High Point (North)	23.78
Eldorado Park	6.87	High Point (South)	31.63
Evans Park	10.16	Hoblitzelle Park* (6)	146.56
Frank W. Beverly Park	8.00	Old Shepard Place Park	20.67
Glenn Meadows Park	2.91	Preston Meadow Park* (7)	22.85
Hackberry Park	5.00	Russell Creek Park* (10)	183.26
Hidden Meadow Park	6.78	Schell Park* (5)	31.37
Indian Creek Park	5.31	Sgt. Mike McCreary Sports Field	4.77
Jupiter Road Park Site	8.57	Shawnee Park* (8)	43.61
Liberty Park	10.00	Tennyson/Archgate Site	49.26
Lt. Russell A. Steindam Park	8.29	Willowcreek Park* (8)	25.10
Lone Star Park	8.27	Windhaven Park* (10)	27.34
Longhorn Park	7.00	TOTAL	1,062.27
Parkwood Green Park	4.13		
Prairie Meadow Park	8.14	<u>City-Wide Open Space Preserves</u>	<u>Acres</u>
Ridgeview Park	7.56	Arbor Hills Nature Preserve* (8)	201.12
Shoshoni Park	3.11	Bob Woodruff Park* (8) (8)	321.45
Steeplechase Park	18.75	Oak Point Park and Nature Preserve* (8)	661.67
Sunset Park	8.21	TOTAL	1,184.24
Tejas Park	10.97		
Wagon Wheel Park	4.94	Special Use Facilities	
Westwood Park	4.00	Bowman Cemetery	3.61
TOTAL	218.24	Community Natatorium (leased site)	1.00
		Douglass Community Center (leased site)	1.50
Linear Parks	<u>Acres</u>	Haggard Park* (2)	4.90
Big Lake Park* (3)	13.04	Heritage Farmstead Site	3.91
Bluebonnet Trail	98.83	High Point Tennis Center	6.75
Chisholm Trail* (5)	84.10	Horseshoe Park* (7)	9.00
Cottonwood Creek Greenbelt* (8) (4)	85.17	Jaycee Park	.60
F. M. 544/Rowlett Creek Site	20.66	Memorial Park	8.50
Overland Trail	7.00	Oak Point Center	23.92
Preston Ridge Trail	83.95	Plano Aquatic Center (leased site)	2.00
Rowlett Creek Greenbelt West Site	13.64	TOTAL	65.69
Russell Creek Greenbelt Site	24.92		
Rustic Park	1.84	Golf Courses	
Santa Fe Trail* (6)	19.02	Pecan Hollow Golf Course	258.98
Shady Brook Trail	21.55	Ridgeview Ranch Golf Club	202.08
White Rock Creek Greenbelt Sites	38.58	TOTAL	461.06
White Rock Trail Park	40.38		
TOTAL	552.68	TOTAL PARK ACRES	3,544.18

* Indicates that a neighborhood park is contained within the facility. The number of acres devoted to the neighborhood park(s) is indicated in parentheses.

Ordinance No. 2000-11-21 (cont'd)

Neighborhood Parks

The city's system of neighborhood parks is intended to serve Plano's residential areas with a variety of passive and active recreational facilities. Neighborhood parks can also serve as focal points and gathering places for neighborhoods. Typical facilities (see Figure 1) include children's playgrounds, picnic tables and shelters, athletic practice fields (unlighted), multi-use athletic courts, walking/jogging trails, and park benches. These amenities are typically provided in parks of 7.5 to 10 acres, serving one-mile-square neighborhoods within each service area. In some cases, a series of smaller sites may be used to fulfill the needs of a particular area. Wherever possible, neighborhood parks are combined with elementary schools to maximize the use of both facilities. Combined neighborhood parks/ elementary schools can provide for shared parking, ball fields, playgrounds, and other facilities, and the park sites can better serve as gathering places for neighborhoods.

The Parks and Recreation Department maintains a set of population-based standards to determine the facility requirements for each service area. These standards should be applied to Plano's residential areas based upon projected build-out population. (These standards appear in the section titled Goals/Objectives/Policies.)

Plano's development pattern generally consists of a series of one-square-mile neighborhoods delineated by major thoroughfares. In order to provide for a full array of park facilities in reasonable proximity to Plano's residential areas, the neighborhoods have been grouped together to form service areas (see Figure 2). A typical service area is three-to-five square miles in size. In most cases, the neighborhood park requirements can be met by providing a fully equipped park within each of the neighborhoods that comprise a service area. In other cases, it is more practical and effective to provide the necessary facilities in different configurations. These may include a series of smaller facilities that combine to meet the proposed service ratios. Another option is to provide a larger facility serving more than one neighborhood. The use of these options in conjunction with the linear park and bikeway systems ensures that the full array of facilities is available to each residence.

When appropriately designed and coordinated with circulation systems, neighborhood parks play an important urban design role. They function as activity centers and focal points for the neighborhoods (see Urban Design chapter). Since most sites lack large trees and other natural features, the Parks and Recreation Department is continuing an extensive tree-planting program throughout the park system. Irrigation systems are also being added to improve turf areas and make ball fields more useable. The continuance of this program and the provision of other amenities in neighborhood parks will improve their attractiveness to adults and children. The city will need to monitor population characteristics of various neighborhoods over time to ensure that park facilities remain appropriate for the changing needs of individual neighborhoods. As the demographics of a particular neighborhood change, so will the primary leisure activities of the residents.

Ordinance No. 2000-11-21 (cont'd)

Linear Parks

Linear parks connect residential neighborhoods to schools, libraries, recreation centers, swimming pools, athletic fields, and other park facilities. Linear parks are an integral part of the overall park system and are especially important in linking residents to neighborhood parks. Linear parks provide safe access to neighborhood parks, increase available open space, and enhance the visual character of neighborhood service areas. When combined with the city's system of sidewalks and bicycle routes, the linear park system will be readily available to Plano residents. Plano and five adjacent cities are working together to plan and coordinate important trail connections between cities. The city's Bicycle Transportation Plan (see Transportation Element of the Comprehensive Plan) establishes bicycle routes along collector streets and other appropriate streets serving Plano's residential neighborhoods.

Linear parks include floodplain lands along creek corridors and major utility easements. Linear parks provide breaks in the urban development pattern, conserve ecologically unique areas along creeks, and provide long stretches of open space well-suited for recreational trails. They also provide practical alternatives for land that would otherwise go unused. Additional land, outside of the floodplain, should be acquired along creek corridors, where possible, to enhance the usability of linear parks for recreation purposes.

The size, location, and distribution of linear parks are not based on particular standards. The linear park system has been developed through the aggressive acquisition of available floodplain land and utility easements that conform to the Park Master Plan.

Community Parks

Community parks are typically 25 or more acres in size and serve several neighborhoods with both active and passive recreational facilities. They may contain intense active recreational facilities such as athletic complexes, swimming pools, and recreation centers that are not provided by neighborhood parks. Community parks may also contain large passive open space areas suited to recreational trails and picnic areas beyond what is typically available in a neighborhood park. They provide visual breaks in Plano's urban setting, particularly when located along major thoroughfares. Many community parks are contiguous to linear parks, and this effectively connects them with residential neighborhoods. Neighborhood park facilities may also be provided within a community park to serve a specific neighborhood service area.

Ordinance No. 2000-11-21 (cont'd)

City-Wide Open Space Preserves

City-wide open space preserves have potential for a wide range of uses. They serve active and passive recreational needs and provide for cultural activities as well. One role of these parks is to preserve ecologically sensitive areas and to provide opportunities for interaction with the natural environment. Therefore, uses such as museums, civic centers, special event facilities, swimming pools, and lighted athletic facilities must be carefully integrated into these open space parks. Extensive study is needed, particularly in the Rowlett Creek corridor, to identify ecologically sensitive areas and prepare plans to ensure their preservation.

Arbor Hills Nature Preserve in western Plano is now open to the public. Bob Woodruff Park has long served as a city-wide open space preserve in eastern Plano. Additional land still needs to be acquired along Rowlett Creek before it is developed and opened to the public. Neither the State of Texas nor Collin County plan to provide any major regional open space facilities within the City of Plano. However, the Collin County Commissioner's Court has adopted the *Open Space Plan for Collin County* and is in the process of preparing a detailed county-wide Park Master Plan to guide and coordinate the acquisition and development of parks and open space systems in the various jurisdictions within the county. The Parks and Recreation Department continues to work closely with the county and other cities along Rowlett Creek to coordinate the development of a continuous open space corridor to serve the entire northeast Dallas area. In addition to public open spaces, Connemara, a private regional nature preserve, provides permanent open space in north Plano.

Where possible, regional arteries and major thoroughfares should be routed around large open space areas rather than through them. Roads should not divide parks into many small segments. If thoroughfares already exist or cannot be routed around large parks, provisions should be made to separate park traffic and thoroughfare traffic. Trail connections at intersections and where bridges cross creeks should be planned and provided for, as improvements are made. Major thoroughfares should parallel large open space and park areas to provide them with visibility and access. Where possible, special scenic drives should be developed in conjunction with open space preserves.

Acquisition of Park Lands

The city has done an excellent job in acquiring park land at a pace comparable to the rapid growth rate. Although a majority of the park acreage needed for a projected population of 265,000 has been acquired, additional acquisitions in accordance with the Park Master Plan are still needed in critical locations in order to complete the park system.

Acquisition of the additional parks needed to complete the neighborhood park system is nearing completion.

Ordinance No. 2000-11-21 (cont'd)

Acquisition of land for the linear park system should be completed as development occurs. Acquisition of land parcels to complete gaps, adjust boundaries, or extend the linear park system and open space preserves will be essential for these parks to serve as connections from neighborhoods to other facilities. Acquisition of new linear parks in west and north Plano will be important as these areas continue to develop. A linear park along White Rock Creek between Parker Road and Spring Creek Parkway should be given high priority. Other creek areas in northwest Plano should be acquired in order to increase the availability of recreational trails in this part of the city. It will be important to secure sufficient space in these linear parks to make recreational trails and other amenities possible.

Adequate and well-designed street access to parks should also be given high priority. Parallel streets and loop streets are preferable. Residential lots backing to linear parks should be discouraged whenever possible. The development of homes adjacent to linear parks can make maintenance and security more difficult. Property boundaries are not as well defined, and floodplain encroachments can result. Linear parks are more valuable assets when they are visible neighborhood elements.

Recreational Facilities

In addition to parks and athletic fields, the city currently provides a number of special recreational facilities. These include:

- 1 outdoor leisure pool
- 1 outdoor swimming pool
- 3 indoor swimming pools
- 1 tennis center
- 1 senior citizens center
- 2 public golf courses
- 3 stand-alone recreation centers
- 3 school-based recreation centers

The addition of Oak Point Center, which includes an outdoor leisure pool, recreation center, and 50-meter indoor pool with leisure pool amenities, is helping to alleviate much of the over-crowding experienced at existing facilities in recent years. Additional pool space is still needed west of Preston Road. Construction of a new pool in this area should be given high priority in the next five years. Design for this pool should include amenities that will attract and encourage public use and be coordinated with the new Plano West Senior High School. Other facilities needed in the future to serve Plano's growing population include a fourth school-based recreation center, a second senior center, and an additional tennis center. Renovation and updating of Plano Aquatic Center and Williams Natatorium should also be planned in coming years. The city's efforts to provide a wide range of high quality recreational programs should include regular improvements and updating of existing facilities, as well as the development of new facilities.

Ordinance No. 2000-11-21 (cont'd)

Park Development

Although park land is readily accessible to most residents, the aesthetic quality and usefulness of many park sites needs to be improved. Developing basic facilities and landscaping continues to be the focus and priority before aesthetic amenities and significant beautification takes place. The natural prairie landscape found in Plano does not provide an inviting environment for many park uses. Efforts to plant trees and add irrigation systems to existing parks should be continued.

Although many park sites have been partially developed in the past, continued improvements are needed to bring these sites to their full usefulness. Playgrounds, picnic shelters, practice fields, basketball courts, volleyball courts, walking paths, jogging trails, and lights in appropriate locations are still needed in many existing parks, and demand for these will increase as development occurs around new or previously undeveloped sites.

Over 820 acres of existing park land remains undeveloped. Several park sites are only partially developed. As the population continues to grow, development of these sites will be an ever-increasing demand.

Park Maintenance

Many new park sites have been acquired and developed in recent years. Maintenance resources have not always kept pace with the increase in land and facilities. Proper maintenance of new facilities is essential to ensure their full usefulness and to provide adequate care for these valuable investments. Proper maintenance of parks and open space areas greatly increases their attractiveness and usefulness. Athletic field maintenance is important to ensure the safety of participants. Maintenance resources should be directly linked to the planning and development of new facilities and to the improvement of existing facilities.

Intense beautification programs that are the city's responsibility to maintain, or could become the city's responsibility to maintain, should be carefully considered before implementation. Maintenance of basic parks and recreation facilities should take priority over these beautification projects.

A commitment to provide specific maintenance resources should be made at the same time development decisions are made.

The location of new maintenance facilities should be carefully considered to reduce travel time and provide an efficient operational base in the developing areas of town; however, the location should not significantly impact adjacent land use or residents.

Ordinance No. 2000-11-21 (cont'd)

Future Needs

As Plano matures population characteristics may change. The ratio of school age children may decrease, and there may be more one- and two-person households, including more young singles and retirees. Resulting changes in lifestyle may influence the way in which the city provides its services by:

- Increasing the need for indoor facilities;
- Changing the type of outdoor athletic facilities needed; and
- Changing the orientation of neighborhood parks.

The Parks and Recreation Department should continue to monitor changing recreational demands and continue to seek public input into the design of parks and open spaces. Before significant changes are made, trends should be carefully analyzed to ensure that the City does not respond prematurely to temporary conditions.

GOALS/OBJECTIVES/POLICIES

The following section of the Parks and Recreation Element provides a framework of policies developed in response to the conditions, trends, and issues previously discussed. They are intended to guide the decision-making process of city officials and staff in dealing with matters that affect Parks and Recreation.

The primary goals of the Parks and Recreation Element are:

- Provide a superior system of open space, parks, and recreational facilities.
- Provide a balanced system of well-located parks and facilities compatible with adjacent land uses and coordinated with public school facilities, including parks of differing character, size, and use, to meet the city's total recreational needs.
- Provide a system of parks and facilities that addresses the changing population characteristics and life-styles of Plano and its neighborhoods.
- Use the park system to preserve and protect environmentally significant areas for public enjoyment and education.
- Provide a park system that includes various levels of passive and active recreational facilities.

Objectives and policies of the Parks and Recreation Element are described in the following sections.

The Park System

OBJECTIVE 1.100 *Provide Park Lands and Open Space on A City-Wide Basis at A Ratio of At Least 10 Acres Per 1,000 Persons.*

Policy 1.101 Include a combination of neighborhood parks, linear parks, community parks, and city-wide open space preserves in the development of the city's park system.

Ordinance No. 2000-11-21 (cont'd)

Policy 1.102 Design and locate parks in conjunction with schools or other public facilities to take advantage of joint-use opportunities, where possible.

OBJECTIVE 1.200 *Continue To Develop and Maintain A Neighborhood Park System That Provides Active and Passive Recreational Facilities for Plano's Residential Areas and Creates Neighborhood Focal Points and Activity Centers.*

Policy 1.201 Designate neighborhood park service areas of approximately three to five square miles in size (see Figure 2). Design and develop a system of accessible parks with a wide range of facilities for each service area.

Policy 1.202 Provide neighborhood park facilities for each service area in accordance with the standards contained in Table 3. Each service area may include a series of individual parks that, in combination, meet the specified standards.

Table 3

NEIGHBORHOOD PARK FACILITY STANDARDS

City of Plano, Texas

Facility	Standard
Land	7.5 acres per 5,000 residents
Playgrounds	1 per 5,000 residents
Picnic Shelters	1 per 5,000 residents
Multi-Use Courts	1 per 5,000 residents
Practice Baseball/ Softball Fields	2 per 5,000 residents
Practice Soccer/ Football Fields	2 per 5,000 residents
Walking/Jogging Trails	½ mile per 5,000 residents
Benches	5 per 5,000 residents
Picnic Tables	5 per 5,000 residents

Source: City of Plano Parks and Recreation Department.

Policy 1.203 Provide for slopes of 3% or less when acquiring property for future athletic fields and open space areas.

Ordinance No. 2000-11-21 (cont'd)

Policy 1.204 Locate neighborhood park facilities on collector streets with a minimum of 400 feet of street frontage. Frontage on a second street should also be provided to ensure adequate vehicular access. Neighborhood park facilities should be readily accessible to motor vehicles, bicycles, and pedestrians.

Policy 1.205 Locate neighborhood parks away from major thoroughfares. When no alternative to a major thoroughfare location exists, berms, fences, and vegetation should be used to screen and buffer the park from the thoroughfare. When a neighborhood park is provided as part of a larger park site, the neighborhood facilities should be located away from major thoroughfares and buffered by other amenities.

Policy 1.206 Ensure that neighborhood parks have access to adequate water, sewer, and electrical service.

Policy 1.207 Incorporate natural areas, when possible, into neighborhood parks. These may include open drainage channels and creeks if provided in addition to required open space areas. These areas should not divide, disrupt, or diminish the use of open space areas.

OBJECTIVE 1.300 *Provide Linear Parks Which Interconnect Parks, Schools, Libraries and Other Public Facilities with Plano's Residential Neighborhoods.*

Policy 1.301 Design and develop an accessible linear park system providing facilities in accordance with the standards contained in Table 4. Lighting should be provided in selected locations to insure user safety in areas of low nighttime visibility.

Policy 1.302 Use utility easements, floodplains, and other available non-developable properties for linear parks.

Policy 1.303 Provide a minimum of 25 feet of unobstructed level area between creek banks and adjacent streets, lot lines, utilities, or other fixed improvements, when developing linear parks.

Ordinance No. 2000-11-21 (cont'd)

Table 4

LINEAR PARK FACILITY STANDARDS

City of Plano, Texas

	Facility	Standard
	<i>Creek Corridors</i>	
	Land	25 acres per mile (20 floodplain and 5 non-floodplain)
	Trail	12,000 feet per land mile*
	Playground	1 per mile
	Backstop/Soccer	1 per mile
Drinking Fountains		3 per mile
Benches		15 per mile
	Picnic Tables	15 per mile
	Lighting	selected areas
	Pedestrian Bridge	1 per mile
Utility Easements		
	Land	20 acres per mile
	Trail	6,000 feet per land mile
	Drinking Fountains	3 per mile
	Benches	15 per mile
	Lighting	selected areas
	*	Includes both sides of creek.
Source:		City of Plano Parks and Recreation Department.

Policy 1.304 Provide street access to linear parks at a maximum of 500-foot intervals. Parallel streets and looped streets are preferred, but cul-de-sacs are also acceptable. Alleys do not constitute acceptable street access. Residential subdivisions should be designed to avoid lots backing onto linear parks.

Policy 1.305 Provide a bikeway system that connects the city's linear parks with its residential neighborhoods (see Transportation Element of the Comprehensive Plan).

Ordinance No. 2000-11-21 (cont'd)

OBJECTIVE 1.400 *Provide Community Parks Serving Several Neighborhood Areas within A Two-Mile Service Radius. Where Possible, Community Parks Should Be Designed In Conjunction with A Middle School, High School, Senior High School, and/or Linear Park.*

Policy 1.401 Provide 25 to 100 acres for community parks, generally based on service area populations of 5 acres per 1,000 persons.

Policy 1.402 Include both passive and active recreational facilities such as picnic grounds, recreational trails, swimming pools, tennis courts, basketball courts, and lighted athletic facilities in community parks.

Policy 1.403 Locate community park sites on major thoroughfares and, where possible, connect them to other parks and community facilities via linear parks and bikeways.

OBJECTIVE 1.500 *Provide Athletic Facilities within Community Parks At A Ratio of One Baseball/Softball Field Per 3,150 Persons and One Football/Soccer Field Per 2,750 Persons.*

Policy 1.501 Locate athletic facilities on major thoroughfares and, where possible, connect them to other parks and community facilities via linear parks and bikeways.

Policy 1.502 Provide athletic and recreational facilities in accordance with the facilities projections of the Parks and Recreation Planning Board (see Table 5).

Table 5

**PROJECTIONS FOR RECREATIONAL FACILITIES
City of Plano, Texas**

	<u>Current</u>	Needed for 260,000 Populati on
Athletic Fields:		
Baseball/Softball	56	83
Soccer/Football	73	95
Recreation Centers:		
School-Based	3	4
Stand-Alone	3	3
Swimming Facilities:		

	Indoor	3	4
	Outdoor	2	2
Senior Citizen Centers		1	2
Tennis Facilities:			
	Tennis Center Courts	21	37
	School Courts–Lighted	30	60
	*School Courts–Unlighted	54	24
Group Camping Area		0	1
Golf Courses:			
	No. of Golf Course Holes	36	36

* *The number of unlighted courts will be reduced as lights are added to those courts.*

Source: City of Plano Parks and Recreation Department.

Policy 1.503 Combine athletic facilities with other parks to maximize usage and visibility, where possible. Passive recreational areas should be buffered from athletic facilities.

Policy 1.504 Provide other athletic facilities in addition to traditional soccer, football, baseball, and softball fields in accordance with demand and the availability of space.

OBJECTIVE 1.600 *Provide City-Wide Open Space Preserves Serving the Entire City Population.*

Policy 1.601 Provide a minimum of 50 acres for open space preserves, generally provided at a ratio of 5 acres per 1,000 residents.

Policy 1.602 Focus the design of city-wide open space preserves on natural resources and environmental education, and provide both outdoor and indoor facilities for diverse recreational interests. Uses could include open play, picnicking, swimming, walking, nature enjoyment, special events, cultural arts activities, and historic sites.

Policy 1.603 Locate city-wide open space preserves on major thorough-fares and, where possible, tie them to other parks and community facilities via linear parks and bike-ways.

OBJECTIVE 1.700 *Provide Sites and Facilities to Complement Areas of Special Public Interest Such As Historic Landmarks, The Downtown Business/Government District, and Other Civic and Cultural Facilities.*

Ordinance No. 2000-11-21 (cont'd)

Policy 1.701 Identify opportunities for facilities that serve a special public interest, and establish programs to acquire, develop, and maintain them.

Policy 1.702 Develop public/private partnerships to ensure that sites and facilities with special public interest are preserved and made available for public viewing and use.

Park System Planning and Development

OBJECTIVE 2.100 *Coordinate Park System Planning and Development with Other System Element Programs.*

Policy 2.101 Use the existing development review process to identify projects which may affect the city's parks and to minimize impacts on recreation, ecology, and open space.

Policy 2.102 Coordinate with all school districts in Plano to acquire joint sites for park and school development.

Policy 2.103 Work with developers to identify planned private recreational facilities such as golf courses, tennis clubs, etc. to avoid the duplication of facilities.

Policy 2.104 Continue efforts with other cities and counties to coordinate the development of floodplain land, linear parks, and trail systems.

Policy 2.105 Coordinate linear park acquisition and trail development with the city's Bicycle Transportation Plan.

OBJECTIVE 2.200 *Continue to Plan For and Acquire Desirable Park Sites Ahead of Development.*

Policy 2.201 Prepare a five-year Parks and Recreation Service and Facilities Plan coordinated with the Comprehensive Plan as part of the Capital Improvements Program budget process.

Policy 2.202 Update the five-year plan annually through the review of development activities as part of the annual Capital Improvement Program budget process.

OBJECTIVE 2.300 *Design Parks to Accommodate the Changing Needs of Their Service Areas.*

Ordinance No. 2000-11-21 (cont'd)

Policy 2.301 Plan for the development and redevelopment of parks based on service needs, as follows:

1. Regularly analyze the population characteristics of service areas for each park based on long term trends; and
2. Construct new parks and modify or renovate existing parks as necessary to accommodate the changing needs of their service areas.

Policy 2.302 Continue established public participation processes to assist in the planning and design of parks.

OBJECTIVE 2.400 *Provide Parks and Recreational Facilities to Accommodate Specific Needs of the Elderly and Mobility Impaired.*

Policy 2.401 Make all parks accessible to the mobility impaired.

Policy 2.402 Provide for facilities within community parks and city-wide open space preserves specifically designed for the mobility impaired.

Policy 2.403 Provide for senior citizen center facilities at a rate consistent with population demands.

OBJECTIVE 2.500 *Design Parks That Are Durable and Easily Maintained.*

Policy 2.501 Periodically evaluate the maintenance costs of various facilities and materials.

Policy 2.502 Perform a detailed analysis of alternatives to traditional grounds maintenance practices.

Policy 2.503 Use native or proven plant materials to reduce maintenance costs where applicable.

OBJECTIVE 2.600 *Design Parks to Reduce Their Impact on Adjacent Land Uses and Inform the Public of Future Development Plans and Existing Park Rules.*

Policy 2.601 Ensure public knowledge of proposed lighted athletic facilities, and minimize their impact on surrounding residences by:

1. Constructing new lighted athletic facilities in advance of residential development, whenever possible;

Ordinance No. 2000-11-21 (cont'd)

2. Using signs designating future lighted facilities to notify the public of their pending construction;
3. Minimizing light overspill onto adjacent properties through selection and placement of modern fixtures;
4. Locating lighted playing fields, tennis courts and similar facilities away from residential areas, or buffering them with intensive landscaping; and
5. Coordinating acquisition and development of lighted athletic facilities with the Comprehensive Land Use Plan, where possible, to encourage compatible adjacent land uses.

Policy 2.602 Ensure public aware-ness of park rules through the use of signs and city publications.

Environmentally Significant Areas

OBJECTIVE 3.100 *Preserve and Enhance the City's Environmentally Significant Areas and Floodplains.*

Policy 3.101 Protect creek flood-plains and large tree stands through development regulations or acquisition of the property.

Policy 3.102 Limit uses within environmentally sensitive areas to passive recreation.

Policy 3.103 Design major thorough-fares and associated improvements to complement the aesthetics of adjacent parks and to mitigate possible adverse effects on environmentally sensitive areas.

Coordination Of Public And Private Development

OBJECTIVE 4.100 *Coordinate the Design of Public and Private Development to Enhance Integration with the City's Open Space and Park System.*

Policy 4.101 Provide access to linear parks and open space through layout and design of the surrounding roadway network.

Policy 4.102 Use neighborhood parks to provide neighborhood focal points with high visibility, accessibility, and facilities that attract and serve the surrounding residents.

Ordinance No. 2000-11-21 (cont'd)

Policy 4.103 Study, define, and identify environmentally sensitive areas, and work with developers through the development review process to ensure that they are preserved and protected.

OBJECTIVE 4.200 *Ensure That New Residential Development Contributes Its Proportional Share of the Neighborhood and Linear Park System.*

Policy 4.201 Continue the neighborhood and linear park financing program that equitably distributes the costs for park land acquisition and development by requiring fees for new residential development.

Policy 4.202 Continue programs that equitably distribute the cost of developer/property owner contributions of land or improvements.

RECOMMENDATIONS

Following is a series of recommendations that provide for implementation of the goals, objectives, and policies. These recommendations should be evaluated and prioritized further, and many of them should be included in the five-year Parks and Recreation Service and Facilities Plan. Annual Parks and Recreation Department goals and objectives should reflect these recommendations, when appropriate.

Land Acquisition

- Acquire and develop park land in accordance with the Park Master Plan (see Plate 1). **Critical land acquisitions that should be given high priority while undeveloped land is still available include:**
 - A. A community park on White Rock Creek between Parker Road and Spring Creek Parkway. This site will provide 30-80 acres of both flood- plain and non-floodplain property for additional open space in west Plano.
 - B. A community park north of Park Boulevard between Custer Road and Alma Drive for open space and athletic practice space. A community park in this location will improve the distribution of open space within the city.
 - C. Oak Point Park and Nature Preserve additions in accordance with the Northeast Plano Park Master Plan. The addition of non-floodplain acreage to this park is critical in providing developable space for park amenities and for making the park accessible to the public.
 - D. Linear parks in accordance with the Park Master Plan including the floodplain areas of Russell Creek, Rowlett Creek, Cottonwood Creek, and White Rock Creek north of Hedgcoxe Road and between Parker Road and Spring Creek Parkway.

Ordinance No. 2000-11-21 (cont'd)

- Explore the use of conservation easements and other innovative techniques for acquiring and/or preserving open space and park land.

The Park System

- Continue the neighborhood and linear Park Fee Program that charges new residential development for its proportional share of the system. This program does not take the place of continued bond sales, but does help ease immediate demands. Continue the acquisition and development of parks in critical growth areas in west Plano.
- Implement the Northeast Plano Park Master Plan, identifying possible uses and desired amenities for park facilities in Northeast Plano.
- Develop additional linear parks, including the floodplain areas of Russell Creek, Rowlett Creek, Cottonwood Creek, and White Rock Creek north of Parker Road and north of Hedgcoxe Road. Complete the Preston Ridge and Bluebonnet Trails along utility easements.
- Coordinate linear parks with the city's Bicycle Transportation Plan and develop linkages between parks and linkages with adjacent cities (see Transportation Element of the Comprehensive Plan).
- Continue to systematically plan and design park facilities with extensive involvement and input from park users.
- Continue to reevaluate the design of neighborhood parks to improve them aesthetically and attract new users from all age and user groups in the city.
- Continue to follow environmentally sound maintenance practices including the recommendations of the Infrastructure and Environment Ad Hoc Committee 2015 Vision Report.
- Develop techniques that will improve the efficiency of ground maintenance including the use of native and/or xeriscape plants and trees.
- Use available funds to update and renovate deteriorating or obsolete park and recreation facilities. Balance renovation of older areas with new construction to provide all citizens with equitable development efforts.
- Continue the city's major tree planting, irrigation system, and beautification programs in all parks, with a focus on neighborhood parks.

Ordinance No. 2000-11-21 (cont'd)

Facilities

- Develop facilities west of Preston Road in accordance with the Park Master Plan including a second tennis center, a school-based recreation center and an indoor pool with an outdoor leisure pool element.
- Involve nearby residents in the location and design of the proposed pool and tennis center to be located at the site of Windhaven Park, Renner Middle School and Plano West Senior High School.
- Renovate and upgrade the Aquatic Center and Williams Natatorium to include modernization and the addition of leisure pool elements.

Athletics

- Continue the development of athletic facilities in accordance with the Park Master Plan including Preston Meadow Park, the Tennyson/ Archgate Athletic Site and the Chaparral Road Athletic Site.

Special Use Facilities

- Continue to monitor new demands and trends in parks and recreation and identify opportunities to meet those demands when feasible. These types of facilities may include outdoor roller hockey rinks, skate parks, community gardens, wildflower centers, nature centers, botanical gardens, off-leash areas for dogs and equestrian facilities.

Mayor Pro tem Neudorff opened the Public Hearing. William Adams, representing Todd Moore, Lavon Farms spoke regarding the Moore family's dedication and sale of park land in the northeast portion of the City and in support of the plan and the park system. He stated that the Moore family owns approximately 300 acres on the northeast side that was not dedicated or sold for the park and requested information on what will be left when the City acquires an additional 100+ acres along with information regarding indications of a new acquisition indicated as "lighted playing fields." Mr. Adams further requested information on the anticipated alignment of Los Rios Boulevard. No one else spoke either for or against the request. The Public Hearing was closed.

Mr. Wendell responded that the property south of Chaparral Road has been considered as an expansion to the park site, however there have been no negotiations with Mr. Moore and that Staff has instead concentrated efforts on the expansion of Oak Point Park and Nature Preserve. Mr. Wendell further responded that the roadway for Los Rios reflects what is on the Comprehensive Plan and that Staff has met with Mr. Moore, his representatives and homeowners to discuss this alignment but that it has not yet been finalized. Director of Planning Phyllis Jarrell responded to Council Member Roach that the Comprehensive Plan is intended as a general guide

Ordinance No. 2000-11-21 (cont'd)

Upon a motion made by Council Member Stahel and seconded by Council Member Evans, the Council voted 7-0 to approve the item - Request to adopt the updated Parks and Recreation Element of the Comprehensive Plan, including the Park Master Plan, amendments to the text as originally adopted by Resolution No. 87-2-21(R) and amendments to the Master Plan as originally adopted by Resolution No. 88-6-12(R); approving the utilization of said element as revised and amended by the appropriate personnel and departments of the City of Plano for the purpose of guiding future development within the City of Plano, Texas as recommended by the Planning and Zoning Commission; and providing an effective date as recommended and further to adopt Ordinance No. 2000-11-21.

Public Hearing and approval of Ordinance No. 2000-11-22 as requested in Zoning Case 2000-73 – To create Section 3-1600 (Sign Regulations) of Article 3 and amending Section 1-600 (Definitions) of Article 1, Subsection 4-405 (5) of Section 4-500 (Preston Road Overlay District), Subsection 4-606 (5) of Section 4-600 (Dallas North Tollway Overlay District), Subsection 4-706 (5) of Section 4-700 (190 Tollway/Plano Parkway Overlay District), Subsection 4-806 (5) of Section 4-800 (State Highway 121 Overlay District), and Subsection 4-905 (5) of Section 4-900 (Parkway Overlay District) of Article 4 of the Comprehensive Zoning Ordinance of the City, Ordinance No. 86-3-14, as heretofore amended to incorporate the City of Plano Sign Ordinance and delete Divisions 1-4 of Article II of Chapter 11 of the Code of Ordinances; and providing a repealer clause, a savings clause, providing a fine for criminal penalties not to exceed \$2,000 for each offense, a severability clause and an effective date. Applicant: City of Plano [Regular Agenda Item (2)]

Director of Planning Phyllis Jarrell advised the Council that the City has initiated this zoning request to bring the sign ordinance regulations into the zoning ordinance and that doing so would offer more protection pertaining to the application of development standards. She advised that there have not been any changes made to the sign regulations other than to renumber and correct some inconsistencies where the zoning ordinance did refer to the sign ordinance and vice versa. Ms. Jarrell further stated that the Planning and Zoning Commission recommended approval of the request as follows:

1. Amend Section 1-600 (Definitions) to add the following reference:

“Signs - Definitions relating to the regulation of signs can be found in Section 3-1602 of this Ordinance.”

2. Create a new Section 3-1600 (Sign Regulations) in Article 3 (Supplementary Regulations) as follows:

Ordinance No. 2000-11-22

“3-1600 **SIGN REGULATIONS**

3-1601 Administration

- A. Purpose - The purpose of this Ordinance is to provide public safety, adequate lighting, open space and air, conservation of land, protection of property values, and encourage the highest and best use of land.

- B. Permit Required - Except as otherwise exempted as provided in this Section 3-1600 (Sign Regulations), no sign shall be erected, replaced, altered, or relocated within the City of Plano without securing a permit from the Building Official.

- C. Permission of Property Owner - No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner, the person entitled to possession of the property or building, if any, or their authorized representative.

- D. Application and Permit Requirements
 - 1. Required Information - To obtain a permit, the applicant shall first file a written application for permit on a form furnished by the Building Inspection Department. Every such application shall contain the following information:
 - a. Sign use classification.
 - b. Name, address, and telephone number of the applicant.
 - c. Name, address, and telephone number of the property owner on which the sign will be located.
 - d. Name, address, and telephone number of person or firm erecting the sign.
 - e. A description of the work to be covered by the permit for which application is made.
 - f. Location of the building structure, or lot upon which the sign is to be attached or erected.

Ordinance No. 2000-11-22

- g. Message to be contained on proposed sign.
 - h. State the valuation of proposed work.
 - i. The signature of the permittee, or his authorized agent.
 - j. Name of business for which the sign application has been made.
2. Plans and Specifications - Scaled plans or dimensional sign detail shall be submitted in duplicate with each application for a permit and contain the following information:
- a. Drawing of sign, indicating the sign message or copy.
 - b. Elevation plan of the building, showing the proposed sign on the building, the length of the elevation, and any other existing signs on the elevation along with the dimensions of such signs.
 - c. Site plan, indicating street frontage, property lines, sign visibility triangles, proposed and existing rights-of-way, location of sign on property, relationship of proposed sign to ingress and egress points, and relationship of proposed sign to any other signs within a sixty (60) foot spacing of the proposed sign.

E. Issuance

- 1. Review - The application, plans, specifications, computations, and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of the City to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in the application for a permit and the plans, specifications, and other data filed therewith conform to the requirements of this Section 3-1600 (Sign Regulations) and other pertinent laws and Ordinances, and that the fees specified in Subsection G (Fees) of Section 3-1601 (Administration) have been paid, a permit shall be issued to the applicant.
- 2. Approved Plans - When the Building Official issues the permit where plans are required, the plans and specifications shall be endorsed in writing or stamped "APPROVED." Such approved plans and specifications shall not be changed, modified or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

Ordinance No. 2000-11-22

3. Validity of Permit - The issuance of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Section 3-1600 (Sign Regulations), or of any other Ordinance of the City of Plano. No permit presuming to give authority to violate or cancel the provisions of the Ordinances of the City of Plano shall be valid. If the work authorized by a permit issued under this Ordinance has not been commenced within 180 days after the date of issuance, the permit shall become null and void.
4. Suspension or Revocation - The Building Official may, in writing, suspend or revoke a permit under the provisions of this Section 3-1600 (Sign Regulations) whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of this Section 3-1600 (Sign Regulations) or any other Ordinance of the City of Plano or laws of the State of Texas or the Federal Government. Such suspension or revocation shall be effective when communicated in writing to the person to whom the permit is issued, the owner of the sign or the owner of the premises upon which the sign is located. Any signs installed under a revoked permit shall be removed by the permit holder, sign owner, or property owner within ten (10) days of written notice of the revocation.
5. Certificate of Occupancy Required - A business shall obtain, or be in the process of obtaining a Certificate of Occupancy prior to the issuance of any sign permit. The name of the business shall coincide with the sign to be displayed.

F. Inspections

1. General - All signs for which a permit is required shall be subject to inspection by the Building Inspection Department. It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. The City shall not be liable for expense entailed in the removal or replacement of any material required to allow inspection. The permit and approved plans are to be available and accessible at the job site for all inspections.
2. Inspection Requests - It shall be the duty of the person doing the work authorized by a permit to notify the Building Inspection Department that such work is ready for inspection.

Ordinance No. 2000-11-22

3. Approval Required - No work shall be done on any part of the structure beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required in Section 3-1601 Subsection F Subparagraph 4.
4. Required Inspections
 - a. Pre-Installation Inspection - All freestanding signs shall receive a pre-installation inspection to determine if the proposed location of the sign is in compliance with applicable Ordinances. The permit holder shall stake out the leading edge of the sign and then request the inspection.
 - b. Footing/Pier Inspection - Required for all permanent pole signs and to be made once all excavation is complete, all form boards and reinforcing steel are in place, and underground electrical work is approved, and prior to placement of any concrete.
 - c. Underground Electrical Inspection - To be made once the underground conduit is in place and prior to the work being covered up.
 - d. Rough Electrical Inspection - Illuminated signs that are not listed by a testing agency shall be inspected prior to their installation. This inspection may be conducted at the job site (on the ground and open) by calling one day in advance to request an inspection, or the sign may be brought to the Municipal Center to be inspected in the parking lot between the hours of 7:00 a.m. - 7:30 a.m. or 3:30 p.m. - 4:00 p.m., Monday through Friday. (Exception: The applicant may provide a listing number and file number for the proposed sign from an approved testing agency. The listing number must be provided at the time of permit application and the file number to be provided prior to or at the time of final electrical inspection.)
 - e. Final Electrical Inspection - To be made after all electrical work is completed.
 - f. Final Sign Inspection - To be made after all sign work is completed.

Ordinance No. 2000-11-22

5. Signs Requiring Electrical Inspection - The conductors and equipment on all signs shall comply with the currently adopted versions of the National Electrical Code. All secondary transformed power shall be self-contained within the sign structure, or individual letters or parts of the signage shall be connected back to the transformer or J-box with listed raceways and fittings and the transformer must be in a covered box.

Both channel and letters must contain weep holes to drain water, each hole shall not be larger than one-half (1/2) inch, nor smaller than one-fourth (1/4) inch. No combustible materials other than approved plastics shall be used in the construction of any sign containing electrical wiring.

6. Noncompliance with Inspection Requirements - Contractors who fail to comply with the inspection requirements of this Section 3-1600 (Sign Regulations) are subject to having their registration revoked and will not be able to obtain permits within the City of Plano. Persons knowingly installing a sign and connecting it to power sources that have not been permitted and inspected are subject to the same penalty.

G. Fees

1. Sign Permit Fees - Each applicant, before being granted a permit for a non-illuminated sign, banner or promotional signage, shall pay to the City of Plano a fee in the amount of \$60.00 for processing and issuing such permit. The fee for an illuminated sign or promotional signage containing electrical components shall be \$80.00.
2. Fee for Review of Plans - Each applicant, when applying for a permit for any sign, banner, or promotional signage, shall pay to the City of Plano a fee of sixty-five percent (65%) of the total fee for such permit for the review of the plans for the sign. This fee shall apply to the cost of the permit and is non-refundable.
3. Board of Adjustment - Each applicant applying for a variance to the Board of Adjustment shall pay a filing fee of \$250.00. If the variance is requested for multiple signs at one location, except for promotional signage, an additional fee of \$25.00 for each sign in excess of one shall be paid. In the case of a request for multiple signs of the same classification, size, and height at one location, except for promotional signage, and additional fee of \$25.00 shall be paid regardless of the number of sign variances requested for signs of the same classification, size and height. The filing fee for a variance related to promotional signage shall be \$250.00.

Ordinance No. 2000-11-22

4. Investigation Fee: Work Without a Permit - Whenever any work for which a permit is required by the Sign Regulations has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this Ordinance. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Ordinance nor from any penalty prescribed by law.
 5. Failing to Pay Fees - The Building Official shall not issue a permit under the provisions of this Ordinance to any person who has previously failed or refused to pay any fees or costs assessed against him under the provisions of this Ordinance.
- H. Exempt Signs - The following signs are exempt from the permit requirement, however, such signs shall comply with all other Ordinance requirements.
1. Signs not exceeding eight (8) square feet in area which advertises the sale, rental or lease of the premises on which such signs are located.
 2. Signs not exceeding sixteen (16) square feet in area when located upon the premises of a public, charitable, or religious organization.
 3. Signs located inside a building and which are not displayed so as to be visible from outside the building, including but not limited to signs located in covered mall buildings.
 4. Temporary contractor signs not exceeding 16 square feet in area provided they comply with all other requirements of this Ordinance.
 5. Temporary political signs on private property.
 6. Incidental signs provided they comply with all other requirements of this Ordinance.
 7. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other non-combustible materials.
 8. Temporary/Seasonal Sale signage provided that they comply with all other requirements of this Ordinance.

Ordinance No. 2000-11-22

9. Traffic or street signs, legal notices, railroad crossing signs, danger, and such emergency, temporary or non-advertising signs as approved by the City of Plano.
10. Window Signs provided all other requirements of the Ordinance are met.
11. Garage sale signs provided that they comply with all other requirements of this Ordinance.
12. Copy change only for signs otherwise allowed under this Ordinance.
13. Inflatable signs erected in conjunction with the annual Plano Balloon Festival.
14. Nameplates not exceeding one square foot in area.
15. On site directional signs provided that they comply with all other requirements of this Ordinance.
16. Occupational signs provided that they comply with all other requirements of this Ordinance.
17. Flags provided that they comply with all other requirements of this Ordinance.
18. Signage for Special Event Permits shall be reviewed with the Special Events Permit and shall comply with all requirements of this Ordinance.
19. Sign facings when replaced for the same business.

I. Appeals

1. Process - Any person aggrieved by a decision of the Building Official, or his designee, under this Ordinance or any person seeking a variance from this Ordinance, may file an appeal with the Board of Adjustment. The appeal shall be made in accordance with the guidelines set forth in Section 6-200 of this Ordinance.
2. Meeting Dates - The Board shall meet to consider appeals to this Ordinance, provided there has been an appeal filed with the Building Official 15 days prior to the meeting date.

Ordinance No. 2000-11-22

3. Quorum - All cases brought before the Board of Adjustment, under this Ordinance, must be heard by no less than four members. A concurring vote of four members is required to grant a variance of this Ordinance, or to overrule any decision or interpretation made under this Ordinance by the Building Official.
4. Board Decision - The decision of the Board shall be final as to administrative remedies. No appeal to the Board for the same variance on the same piece of property shall be allowed prior to the expiration of two years. Any variance granted by the Board expires unless a permit securing the variance has been applied for within 90 days from the date of the decision.
5. Hardship Criteria - A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and to grant a variance from this Ordinance, the Board must determine that:
 - a. The requested variance does not violate the intent of the Ordinance.
 - b. The requested variance will not adversely affect surrounding properties.
 - c. The requested variance will not adversely affect public safety.
 - d. Special conditions exist which are unique to this applicant or property.

3-1602 Definitions

1. Sign, Awning - An architectural projection, which provides weather protection, identity and decoration, and is supported by the building to which it is attached. It is composed of a lightweight rigid or retractable skeleton structure over which a thin cover of fabric or other materials is attached, and may be illuminated.
2. Sign, Banner - A temporary sign made of cloth, canvas or other light fabric.
3. Building Official - Chief Building Official for the City of Plano or his designee.
4. Canopy - A roof-like structure which shelters a use and is supported by either one or more columns or by the building to which it is accessory and is open on two or more sides. An example of a canopy is a gasoline pump island.

Ordinance No. 2000-11-22

5. Dilapidated or Deteriorated Condition - Any sign:
 - a. Where elements of the surface or background have portions of the finished material missing, broken or otherwise existing such that they are illegible
 - b. Where the structural support or frame members are visibly bent, broken, dented, or torn
 - c. Where the panel is visibly cracked or, in the case of wood and similar products, splintered in such a way as to constitute an unsightly or harmful condition
 - d. Where the sign, or its elements are twisted or leaning or at angles other than those at which it was originally erected (such as may result from being blown or the failure of a structural support)
 - e. Where the message or wording can no longer be clearly read
 - f. Where the sign or its elements are not in compliance with the requirements of the current Electrical Code and/or the Building Code of the City of Plano
6. Downtown Sign District - The area described in subsection 3-1605 (Downtown Sign District) of this Ordinance.
7. Easement - A grant of one or more property rights by the property owner to and/or for the use by the public, a corporation or other person or entity.
8. Erect - To build, construct, attach, hang, place, suspend, affix or paint a sign(s) on the exterior surface of a building or structure.
9. Face - The surface of the sign upon, against, or through which the message is displayed or illustrated.
10. Flag - A piece of cloth, canvas, or other light fabric, usually rectangular in shape, containing a distinctive design or message.
11. Gross Surface Area of a Sign - The actual area of the face of the sign, unless the sign is not of a regular (square, rectangle, triangle, circle) shape. In the case of an irregular shaped sign, the gross surface area shall be calculated by enclosing the extreme limits of the sign by no more than four (4) rectangles. The sum of the areas of these rectangles shall be the gross surface area. However, for each rectangle over one, the maximum allowed square footage shall be reduced by ten (10) percent.

Ordinance No. 2000-11-22

1 rectangle	no reduction
2 rectangles	10% reduction
3 rectangles	20% reduction
4 rectangles	30% reduction

In the event two (2) or more signs share a single structure, each sign or panel may be considered separately for square footage purposes, except that the combined footage of such signs cannot exceed the total square footage allowed for the sign.

In the case of a monument sign, square footage shall be measured by the overall height and width of the sign, including the base.

In the case of a pole sign, up to eight (8) inches is allowed to be deducted for actual support columns.

12. Illuminated Sign - Any sign which has characters, letters, figures, or designs illuminated by electric lights, luminous tubes or other means that are specifically placed to draw attention to, to light up, or to provide nighttime viewing of, the subject matter on the sign face.
13. Logo - Any design or insignia of a company or product which is commonly used in advertising to identify that company or product.
14. Multiple Family Dwelling - Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or residence of three or more families.
15. Multi-Tenant Commercial Development - A building or group of buildings, such as but not limited to, shopping centers and office centers, constructed and managed as a total entity, with customer and employee parking provided on site.
16. Non-Combustible Material - Any material which will not ignite at or below a temperature of twelve hundred (1200) degrees Fahrenheit and will not continue to burn or glow at that temperature.
17. Non-Residential Zoning District - Any zoning district designated as an O-1, O-2, R, LC, BG, CC, CE, CB-1, LI-1, LI-2, RT, TC, TE and TL district as shown on the official zoning district map of the City of Plano.
18. Non-Structural Trim - The retainer, battens, cappings, nailing strips, latticing and platforms, which are attached to a sign structure.

Ordinance No. 2000-11-22

19. Overlay District - A section of the City for which the regulations governing the area, height, landscaping, signage, or use of the land and buildings are uniform.
20. Pennant - Any lightweight plastic, fabric, or other material, whether or not it contains a message of any kind, suspended from a rope, wire or string designed to move in the wind and whether existing in a series or individually.
21. Person - Includes any individual, corporation, partnership, association, sole proprietorship, or other business entity.
22. Planned Development - Provides the ability to amend use, height, setback (etc.) requirements at the time of zoning to promote innovative designs and better development controls appropriate to both off and on site conditions.
23. Premises - Any parcel of real property, together with all buildings and structures thereon.
24. Residential Zoning District - Any zoning district designated as an A, ED, SF-20, SF-9, SF-7, SF-6, PH, 2F, SF-A, MH, RH, MF-1, MF-2, MF-3, GR or UR district as shown on the official zoning district map of the City of Plano.
25. Roof - Any exterior surface of a structure that has a slope of less than 60 degrees, shall also include the top most portion of any structure (see illustrations).
26. Searchlight - An apparatus capable of projecting a beam or beams of light in excess of two (2) million peak candlepower or 250,000 lumen.
27. Sign - Any device conveying either commercial or non-commercial messages or both commercial and non-commercial messages for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public; but not including any lawful display of merchandise. The term 'sign' shall also mean and include any display of one (1) or more of the following:
 - a. Any letter, numeral, figure, emblem, picture, outline, character, spectacle delineation, announcement, trademark, logo
 - b. Multiple-colored bands, stripes, patterns, outlines, or delineation's displayed for the purpose of commercial identification
 - c. Anything specified above in part or in combination by any means whereby the same are made visible from beyond the boundaries of the lot or parcel of property on which the same are displayed for the purpose of attracting attention outdoors to make anything known

Ordinance No. 2000-11-22

28. Sign, A-frame/Sandwich Board - A self supporting "A" shaped sign with two visible sides that is situated on or adjacent to a sidewalk.
29. Sign, Agricultural - Any sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals or poultry raised or quartered thereon.
30. Sign, Amenity - Any sign advertising options, features, or conveniences offered by a business and installed in a manner which is temporary as defined by this Ordinance.
31. Sign, Apartment - Any sign identifying a multiple-family dwelling as defined herein, including but not limited to apartment buildings, apartment complexes, and retirement complexes.
32. Sign, Awning - Any awning containing signage used to identify a business, profession, service, product, or activity conducted, sold or offered on the premises where such sign is located.
33. Sign, Billboard - Any pole sign, as that term is defined in this Ordinance, having a face exceeding one hundred (100) square feet, and which promotes or advertises commodities or services available at a location other than where the sign is located and shall include those signs whose message space is available for lease, rent or hire.
34. Sign, Contractor - Any on site temporary sign identifying the property owner, architect, contractor, engineer, landscape architect, decorator or mortgagee engaged in the design, construction or improvement of the premises on which the sign is located.
35. Sign, Development/Construction - Any on-site temporary sign pertaining to the development of land or construction of buildings, and/or the identity of a developer or any related party, for such building or land.
36. Sign, Directional - Any on-site sign to direct the public to entrances, exits and services relating to the property.
37. Sign, Directory - Any sign listing occupants within shopping centers, industrial sites, retail districts, office districts, and commercial sites.
38. Sign, Freestanding - An on-site sign or three-dimensional representation of a figure or object not attached to any building, supported by uprights or braces or some other approved support which is capable of withstanding the stress from weight and wind load.

Ordinance No. 2000-11-22

39. Sign, Garage Sale - Any on-site promotional sign for the sale of personal household goods in a residential zoning district or on the property of a non-profit organization.
40. Sign, General Business - Any sign used to identify a business, profession, service, product or activity conducted, sold or offered on the premises where such sign is located.
41. Sign, Identification - Any on-site sign which is used to identify shopping centers, industrial sites, retail districts and commercial sites.
42. Sign, Incidental - Any sign containing information incidental to the operation of the business, such as but not limited to hours of operation, accepted credit cards, and parking information.
43. Sign, Inflatable - Any hollow sign expanded or enlarged by the use of air or gas.
44. Sign, Institutional - Any sign used to identify schools, churches, hospitals, childcare facilities and similar public or quasi-public institutions.
45. Sign, Menu Board - Any on-site sign displaying the items offered at a drive-in or drive-thru restaurant.
46. Sign, Monument - Any sign mounted to a solid base support at ground level.
47. Sign, Multi-Purpose - Any identification sign combined with either of the following:
 - a. A directory sign
 - b. A reader board sign
48. Sign, Model Home - Any sign identifying a new home, either furnished or unfurnished, as being a builder's or contractor's model open to the public for inspection.
49. Sign, Municipally-Owned - Any sign that identifies a park, entrance to the City, place of interest within the City, any City sponsored event, or any municipally-owned facility. A municipally-owned sign does not include traffic or street identification signs.

Ordinance No. 2000-11-22

50. Sign, Mural - Non-commercial pictures, not advertising a product or service which is sold on the premises, painted on or attached to the exterior walls. The subject matter of a mural is expressed by means easily understood by a general audience.
51. Sign, Non- Commercial - Any sign used for a non-commercial purpose.
52. Sign, Obsolete - Any sign which no longer serves a bona fide use or purpose.
53. Sign, Occupational - Any sign denoting the name and profession of an occupant in a commercial building or public institutional building.
54. Sign, Pole - Any sign, which is erected on a vertical framework consisting of one or more uprights supported by the ground.
55. Sign, Political - Any sign relating to a political issue, a particular candidate for a partisan or nonpartisan office, or to a political party.
56. Sign, Portable - Any sign that is not permanently attached or affixed to the ground, a building, an object or other fixed structure, or which is installed on a vehicle, wheel, trailer, skids, and similar mobile structure for advertising purposes or to direct attention to a commercial facility or use.
57. Sign, Projecting - Any sign, except an awning, that projects perpendicularly from a building and which has one end attached to a building or other permanent structure.
58. Sign, Promotional - Any temporary advertising items used to promote a business. Such items include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal sign allowed by this Ordinance.
59. Sign, Reader Board - Any sign comprised of changeable letters which allows a change of sign copy by adding or removing letters. The sign copy shall conform to the category use of the sign allowed by this Ordinance.
60. Sign, Real Estate - Any on site temporary sign pertaining to the sale or rental of property and advertising property only for the use for which it is legally zoned.
61. Sign, Roof - Any sign erected upon or above a roof of a building or structure.
62. Sign, Sandwich Board - See "A" Frame sign.
63. Sign, Special Event - Signage allowed in conjunction with a Special Event Permit.

Ordinance No. 2000-11-22

64. Sign, Subdivision Entry - Any on-site freestanding sign identifying a residential subdivision.
65. Sign, Subdivision Wall Plaque - Any on-site sign attached to an approved masonry screening wall or entry feature in a subdivision.
66. Sign, Temporary - Any sign used to display information relating to a land use or event of limited duration, which is not rigidly and permanently installed in the ground or attached to a building, or as identified in this Ordinance.
67. Sign, Temporary Directional - Any temporary sign used to direct potential customers to a legal business location within the city limits of Plano.
68. Sign, V-Shape - Any freestanding sign constructed of two (2) panels in the form of a V, when seen from above, with a maximum angle between the panels of forty-five (45) degrees.
69. Sign, Wall - Any sign, erected flush against an exterior wall, supported by the wall, and having the sign face parallel to the wall or painted directly onto a wall. Neon tubing attached directly to a wall surface shall be considered a "wall sign" when forming a border for the subject matter, or when directing attention to the subject matter or when forming letters, logos, or pictorial designs.
70. Sign, Window - Any sign, banner, poster, or display located on the internal or external surface of the window of any establishment for the purpose of advertising services, products or sales available within such establishment or which announces the opening of such establishment.
71. Sign Setback - The horizontal distance between a sign and the front or side property line, as measured from that part of the sign, including its extremities and supports, nearest to any point on any imaginary vertical plane projecting vertically from the front or side property line.
72. Sight Visibility Triangle - Where one street intersects with another, the triangular area formed by extending two (2) curb lines a distance of forty-five (45) feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines a distance of thirty (30) feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle. Where a street intersects with an alley or driveway, the "sight visibility triangle" is the triangular area formed by measuring eight (8) feet to a point along the property lines and adjoining said points to form the hypotenuse of the triangle.

Ordinance No. 2000-11-22

73. Wall - Any exterior surface of a structure that has a slope of 60 degrees or more.
(See illustrations.)

3-1603 Design and Construction Specifications

A. Requirements for Wall Signs

1. Projecting Signs - The horizontal portion of any projecting sign shall not be more than six (6) feet in length measured from the building face and shall not be closer than two (2) feet from the back of the curb line.

The height of the sign shall not exceed four (4) feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements of Subsection 3 of this Section 3-1603.

2. Wall Signs:

- a. Wall signs shall not exceed forty (40) square feet or the product of two (2) times the lineal footage of the wall area available to such signs or store frontage for which such signs are intended, whichever is greater. Such signs may be located on the face of the building in either a horizontal or vertical direction. The direction of a sign positioned at an angle shall be determined based on the degree of angle from the horizontal or vertical position. If the angle between the horizontal and the sign is forty-five (45) degrees or less, the sign shall be considered as a horizontal sign. If the angle between the horizontal and the sign is greater than forty-five (45) degrees, the sign shall be considered as a vertical sign.

- b. The height of a horizontal wall sign shall not exceed six (6) feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six (6) feet. The width shall be measured perpendicularly from the vertical. Wall signs shall not exceed seventy-five (75) percent of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area. Vertical clearance shall be subject to the requirements of subsection (d) of this section. Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General Business, Identification, Institution, and Real Estate signs. (Exception: A wall sign may exceed the six (6) foot height or width limit as follows: in the case of a horizontal sign, for every one (1) inch of sign height exceeding six (6) feet, the allowable width of the sign shall be reduced by one (1) percent; in the case of a vertical sign, for every one (1) inch of the sign width exceeding six (6) feet, the allowable height of the sign shall be reduced by one (1) percent.)

Ordinance No. 2000-11-22

- c. In the case where two (2) or more wall signs are installed in a single wall area, the gross surface area may not exceed two (2) times the lineal width of the wall area available to such signs. Such signs shall not be arranged as to have a vertical height of more than six (6) feet, except as noted in exception in subsection (1) above. The combination of the sign widths, when placed side by side, shall not exceed seventy-five (75) percent of the width of the wall available to such signs.
 - d. General Business wall signs must be located over the business for which they are intended. Wall signs may be illuminated, however, illuminated wall signs on rear building facades shall be prohibited unless facing a non-residential zoning district.
 - e. For the purpose of calculating the allowable area for a wall sign, the horizontal dimension of an entire elevation, or store front, whichever applies, may be used provided that there are no projections which extend perpendicularly from the plane of the elevation more than twelve (12) feet or seven (7) percent of the horizontal dimension, whichever is greater. Projections greater than these limits shall be considered a separate wall.
 - f. A wall sign shall not project more than twelve (12) inches from the wall surface.
3. Projection Over Private Property - Projections other than awning or canopy signs over private property shall be allowed over pedestrian sidewalks, walkways and corridors, but not to exceed the following:

<u>Vertical Clearance</u>	<u>Maximum Projection</u>
7 feet or less	3 inches
7 or 8 feet	12 inches
8 feet or more	4 feet

4. Awning Signs - The copy/artwork on an awning shall not exceed the area and size that is allowed for a wall sign on the wall to which it is attached. However, the total area of wall signs and awning signs on any wall shall not exceed the area and size allowed for a single wall sign, and shall not extend more than seventy-five (75) percent of the length of the awning.

Ordinance No. 2000-11-22

5. Canopy Signs - A canopy sign may be placed on or be an integral part of the face of a canopy. The sign may consist of only the name and/or logo of the business at the location of the canopy and shall not exceed twenty-five (25) square feet or ten (10) percent of the face of the canopy of which it is a part of or to which it is attached, whichever is greater. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third (1/3) of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.
 6. Subdivision Wall Signs or Plaques - Subdivision wall signs or plaques are limited to residential zoning districts and shall not exceed thirty (30) square feet. Subdivision wall signs or plaques are limited to two (2) per subdivision entry and may be illuminated by means of spotlighting only. Subdivision wall signs or plaques shall only be attached to an approved masonry screening wall or entry feature. The homeowners association or developer must enter into a maintenance agreement with the City of Plano Planning Department. Subdivision wall signs or plaques shall only be allowed in the absence of a freestanding subdivision entry sign.
 7. Window Signs - Window signs are permitted. The total area of all window signs on any given elevation of a building may not exceed twenty-five (25) percent of the window area of that elevation.
 8. Occupational Signs - Occupational signs shall not exceed two (2) square feet in area, and shall denote only the name and profession of an occupant in a commercial building or public institutional building.
 9. Murals - Murals shall be reviewed and approved at the discretion of the Building Official for compliance with the definition of a mural, and for appropriate size and placement.
- B. Freestanding Signs
1. Agricultural Signs - Agricultural signs, limited to advertising produce crops or animals on a farm, may be erected in any Agricultural (A) zoning district, and shall not exceed fifty (50) square feet. Maximum height of an agricultural sign shall be fifteen (15) feet with a required setback of thirty (30) feet from the front and side property lines. Spacing between signs shall be a minimum of two hundred (200) feet.

Ordinance No. 2000-11-22

2. Apartment Signs - Apartment signs may be erected in any residential zoning district, and shall not exceed twenty-five (25) square feet. Maximum height of an apartment sign shall be ten (10) feet for a monument sign and twelve (12) feet for a pole sign, with a required setback of fifteen (15) feet from the front property line. Apartment signs are limited to one (1) per street front.
3. General Business Signs:
 - a. General Business signs may be erected in non-residential zoning districts, and shall not exceed ninety (90) square feet for monument signs and sixty (60) square feet for pole signs, except for signs on property fronting on U.S. Highway 75 in which case the sign may be one hundred (100) square feet. Maximum height of a general business sign shall be ten (10) feet for a monument sign and twenty (20) feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of forty (40) feet is permitted. Required setback shall be eight (8) feet from the front property line (or any property line adjacent to a street) and shall be located a minimum of thirty (30) feet from adjoining private property lines and a minimum of sixty (60) feet from any other freestanding sign.
 - b. Single tenant properties shall be limited to one freestanding sign per street front.
 - c. General Business signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally illuminated general business signs must be constructed of non-combustible material or approved plastics.
4. Identification Signs:
 - a. An identification sign may be erected in non-residential zoning districts, and shall not exceed one hundred fifty (150) square feet for monuments signs and one hundred (100) square feet for pole signs. Maximum height of an identification sign shall be ten (10) feet for a monument sign and twenty (20) feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of forty (40) feet is permitted. Required setback shall be eight (8) feet from the front property line (or any property line adjacent to a street) and thirty (30) feet from adjoining private property line, and the sign shall be located a minimum of sixty (60) feet from any other freestanding sign.

Ordinance No. 2000-11-22

- b. Identification signs shall be limited to one sign per street front per development.
 - c. Identification signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Such signs, when internally illuminated, must be constructed of non-combustible materials or approved plastics.
5. Institution Signs - Institution signs may be erected in non-residential and residential zoning districts, and shall not exceed thirty-two (32) square feet with a maximum height of ten (10) feet, except that monument type signs in non-residential zoning districts may be ninety (90) square feet with a maximum height of ten (10) feet. Required setback shall be fifteen (15) feet from the front property line (or any property line adjacent to a street) and institution signs are limited to one (1) per street front.
6. Multi-Purpose Signs:
- a. The total area of multi-purpose pole signs shall not exceed one hundred fifty (150) square feet. In the case of multi purpose monument signs, the maximum overall area shall be two hundred twenty-five (225) square feet, however, the copy area shall be limited to one hundred fifty (150) square feet leaving a base area of seventy-five (75) square feet.
 - b. The identification portion of multi purpose sign shall not exceed fifty (50) square feet. Any combination of directory and reader board shall not exceed one hundred (100) square feet.
 - c. Multi-purpose signs may be erected in non-residential zoning districts.
 - d. Maximum height shall be ten (10) feet for multi-purpose monument signs and twenty (20) feet for multi-purpose pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of forty (40) feet is permitted.
 - e. Required setback for multi-purpose signs shall be thirty (30) feet from front and adjoining private property lines. Multi-purpose signs are limited to one (1) per street front per development, and a minimum spacing of sixty (60) feet from any other freestanding sign must be maintained.

Ordinance No. 2000-11-22

- f. Multi-purpose signs shall be constructed of materials not subject to deterioration when exposed to the weather, and when internally illuminated must be constructed of non-combustible materials or approved plastic.
7. Municipally Owned Signs - Municipally owned signs may be erected in any zoning district, and if exceeding one hundred (100) square feet, shall be reviewed by the Board of Adjustment for specific approval. Municipally owned signs shall not be placed in any sight visibility triangle and shall be located at least twenty-five (25) feet from any privately owned parcel of land. Maximum height of monument styled municipally owned signs shall not exceed ten (10) feet and pole signs shall not exceed twenty (20) feet in overall height.
8. Subdivision Entry Signs - Subdivision entry signs may be erected in residential zoning districts and shall not exceed thirty (30) square feet with a maximum height of two (2) feet, six (6) inches. Required setback shall be three (3) feet from the front property line and signs are limited to two (2) per subdivision entryway. Freestanding subdivision entry signs shall only be allowed in the absence of subdivision wall signs or plaques. The homeowners association or developer shall enter into a maintenance agreement with the City of Plano Planning Department.
9. Flag - A single flag which shows an emblem or logo of a firm or corporation is allowed on the premises of the firm or corporation when it is erected on a freestanding flag pole with a minimum setback of eight (8) feet behind the property line. In addition to flags emblems and insignia of any governmental body and decorative displays for holidays or public demonstrations which do not contain advertising and are used as such. Maximum height shall not exceed fifty (50) feet.
10. On-Site Directional Sign - On-site directional signs shall not exceed eight (8) square feet or thirty (30) inches in height, and shall not contain advertising.
11. Menu Board Sign - Menu board signs may be erected in non-residential zoning districts and shall not exceed 40 square feet with a maximum height of six (6) feet. Required setback shall be a minimum of eight (8) feet from any property line, and shall be a minimum ten (10) feet from any other freestanding sign.

Ordinance No. 2000-11-22

C. Requirements for Freestanding Signs Located Within an Overlay District

1. All freestanding signs in an overlay district as set out by the City of Plano Zoning Ordinance shall be monument type signs. (Reference Article 4 for allowed size, height and border requirements).
2. Single tenant properties shall be limited to one freestanding sign per street front.
3. Multi-tenant commercial developments shall be limited to the following:
 - a. Multi-Purpose Signs - one sign per street front per development.
 - b. General Business Signs - one sign per street front of the development, or one per 225 feet of street frontage, or portion thereof.
4. No single tenant shall be allowed to advertise on more than one sign per street front.

D. Miscellaneous Requirements for Freestanding Signs

1. Freestanding signs shall not be placed in any sight visibility triangle.
2. In the case of a multiple-face sign, the gross surface area of each face shall not exceed two (2) times the allowable square footage divided by the number of sign faces.
3. No sign shall be located within any easement unless a hold harmless agreement has been obtained from the easement holder.
4. Any projecting or overhanging portion of a freestanding sign must be a minimum of ten (10) feet above any walking surface and fourteen (14) feet above any driving surface.
5. No advertising matter shall be displayed on or attached to any freestanding sign. No guys, braces, attachments, banners, flags, balloons, or similar devices shall be attached to any sign.
6. Freestanding signs shall be protected by wheel or bumper guards when required by the Building Official.
7. Minimum five (5) foot radius required around a fire hydrant.

Ordinance No. 2000-11-22

8. Unless otherwise set forth, a minimum of sixty (60) feet shall be required between all freestanding signs.
9. Unless otherwise set forth, all freestanding signs shall provide a minimum eight (8) foot setback from any property line.

E. Temporary Signs

1. Banners - A temporary banner is allowed and shall be securely attached to the front or side of a building face. Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of thirty (30) days. A minimum of thirty (30) days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured. Banners are prohibited in single family residential districts.
2. Development/Construction Signs - Development/construction signs may be erected in non-residential and residential zoning districts. Such signs shall relate only to the property/subdivision on which they are located and shall not exceed 100 square feet with a maximum height of twenty (20) feet. Required setback shall be twenty (20) feet from the front property line. Each property/subdivision may have one (1) such sign, or one for each fifty (50) acres, or portion thereof. A development/construction sign shall be removed upon completion of the project or subdivision.
3. Model Home Signs - Model home signs may be erected in residential zoning districts and shall not exceed sixteen (16) square feet with a maximum height of six (6) feet. Required setback shall be fifty (50) percent of the distance between the front property line and the building, but no less than ten (10) feet from the front property line. Model home signs are limited to one (1) per premise. Each builder in a subdivision may have one (1) model home sign and the permit for such sign shall be granted for a period of time to coincide with the validity of the model home's Certificate of Occupancy.
4. Political Signs - Political signs are allowed on private property and shall be prohibited on right-of-way, or any other public property. Political signs may be placed no more than one hundred-twenty (120) days prior to the election for which the sign is applicable, and no more than fifteen (15) days after the election has taken place. Political signs placed on property, which is zoned residential may be no greater than thirty-two (32) square feet in area. Political signs placed within the rights-of-way or upon public property may be removed and disposed of by City of Plano personnel.

Ordinance No. 2000-11-22

5. Real Estate Signs - Real estate signs may be erected in non-residential and residential zoning districts and shall not exceed thirty-two (32) square feet with a maximum height of fifteen (15) feet. Required setback shall be eight (8) feet from front property line and signs are limited to one per street front. A real estate sign shall be removed upon the sale of the property. Real Estate signs advertising the lease of individual units in multi-family districts shall be allowed upon issuance of a Certificate of Occupancy for a period not to exceed one (1) year.

6. Promotional Signage:
 - a. Promotional signage described in subparagraph (b) below is allowed for two (2), two-week periods each calendar year per legal business. A two-week period will commence on the first day promotional signage is displayed. The two, two-week periods shall not occur in the same or consecutive months. A legal business shall include any commercial, industrial, or institutional use for which the Building Inspection Department has issued a Certificate of Occupancy. In the case of a special promotion for a grand opening celebration, one (1) period may be extended to a three-week period provided the promotion commences within the first three (3) months of the date of issuance of a Certificate of Occupancy and the grand opening is limited to the address noted on the Certificate of Occupancy.
 - b. Promotional signage may include banners, flags, pennants, streamers, balloons, inflatable signs, and any legal signs allowed by this Ordinance. Any device described as promotional signage shall not exceed an overall height of thirty-five (35) feet.
 - c. A separate permit is required for each two-week period promotional signage will be used. If any device described as promotional signage in subparagraph (b) above is installed prior to issuance of a permit, an investigation fee, outlined in Section 3-1601 Subsection G, will be assessed in addition to the permit fee.
 - d. Promotional signage shall be contained on the property of the legal business and shall not extend into the City right-of-way. Signage shall not be located in any sight visibility triangle nor shall any combustible materials be placed in contact with lighted signs or any electrical fixtures.

Ordinance No. 2000-11-22

7. Signage for Temporary/Seasonal Businesses - Seasonal business signage is reviewed as part of the overall seasonal business permit requirements as set out in the Code of Ordinances, City of Plano, and shall be limited to one of the following:
 - a. A temporary freestanding sign, maximum thirty-two (32) square feet in area with an eight (8) foot setback from the front property line
 - b. An on-site banner, maximum thirty-two (32) square feet in area with an eight (8) foot setback from the front property line. The banner must be securely installed and be completely mounted on a rigid surface.
8. Noncommercial Purpose Sign - Subject to the regulations governing time, place, size, and manner of location of such signs, a temporary sign for noncommercial or non-advertising purposes shall be allowed.
9. Garage Sale Signs - Garage sale signs may only be located on the property where the garage sale is being held and shall not exceed a maximum of eight (8) square feet.
10. Special Event Signage - Special Event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano, and shall be limited to the following:
 - a. Any signage allowed under promotional signage.
 - b. One, maximum 100 square foot sign, maximum height of 15 feet.

All special event signage shall be limited to the property holding the event.

F. Illumination

1. A sign in a residential district, where allowed by this Ordinance, may be illuminated. Any illumination shall be located so as not to produce intense glare or direct illumination across the bounding property line. Internal illumination shall not exceed forty (40) watts per every twenty-five (25) square feet or any portion thereof.
2. Only a sign, which has illumination, that is turned on and off at a rate equivalent to, or less than twice an hour, excluding time and temperature is permitted.

Ordinance No. 2000-11-22

3. No lighted sign shall be erected within one hundred fifty (150) feet of a residential district as measured from the location of the sign nearest to the property line to the property line of each neighboring lot unless it meets the illumination criteria listed in subparagraph (a) above.
 4. All illumination shall comply with the City of Plano illumination Ordinance.
- G. Wind Pressure and Dead Load Requirements - All signs shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of area, and shall be constructed to receive dead loads as required by the Building Code of the City of Plano.

3-1604 General

- A. Overlay Districts/Planned Developments/Historic District/Downtown Sign District - Signs within an overlay district, planned development, historic district, or sign district shall be regulated by the Ordinance regulating signs located within the relevant district.
- B. Preserving Rights and Violations Under Existing Ordinances - By the passage of this Ordinance, no presently illegal use of signs shall be deemed to have been legalized, and no offense committed, and no liability, penalty or forfeiture, either civil or criminal, incurred prior to the time this Ordinance adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties or forfeitures may be instituted, or caused presently pending proceeded with, in all respects as if such prior Ordinance, or portion of such Ordinance, had not been repealed.
- C. Prohibited Signs - Except as otherwise expressly allowed by this Ordinance, the following signs and conditions are prohibited:
 1. Signs displaying materials determined to be obscene by a court of law.
 2. Signs placed in any location which by reason of their location will obstruct the view of any authorized traffic sign, signal, or other traffic control device by vehicular or pedestrian traffic. No sign shall be erected which, by reason of shape, color, size, design or position, would be reasonably likely to create confusion with, to be confused as, or to interfere with any traffic signal or device which is authorized by the appropriate state or local governmental authorities. Further, no sign shall be placed in a location that will obstruct vision of a vehicle operator while entering, exiting, or traveling upon the public right-of-way.

Ordinance No. 2000-11-22

3. Signs placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Building Code of the City of Plano or by Fire Department regulations.
4. Portable signs - This provision does not restrict identification signs on vehicles or other signs attached to vehicles, which are legally licensed and operated upon public streets. However, these vehicles shall not be parked to where the intent is to use the vehicle as advertising.
5. A-frame and sandwich board signs.
6. Signs that are animated by any means not providing constant illumination, except time and temperature units. Signs which rotate or emit audible sound or visible matter. No sign shall be illuminated to such intensity or in such a manner so as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance to vehicular traffic, pedestrians, or adjacent properties.
7. Signs located on public property, including but not limited to signs attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property.
8. Balloons, flags, pennants, or other floating or inflatable signs or devices anchored to the ground or to any other structure, except as allowed under the provisions of Section 3-1603 Subsection E (Temporary Signs). (Exception: See Section 3-1601 Subsection H Subparagraph 17 for certain flag exemptions.) In addition, inflatable signs are allowed during the annual Plano Balloon Festival provided the devices are not tethered to the roof and provided they do not exceed an overall height of thirty-five (35) feet. The display period for inflatable signs associated with the Plano Balloon Festival is limited to seven (7) days prior to the last day of the festival. See Section 3-1601 Subsection H Subparagraph 13 for certain inflatable permit exemptions.
9. Roof signs.
10. Temporary signs except as allowed under Subsection E of Section 3-1603 (Temporary Signs) and Subsection H of Section 3-1601 (Exempt Signs).
11. Amenity signs.
12. Billboard signs.
13. Signs attached to a standpipe or fire escape.

Ordinance No. 2000-11-22

14. Signs erected on or over public property or in the right-of-way of any thoroughfare within the City of Plano, unless the same is erected by the City or with the permission of the City for public purposes. (Exception: Signs located in the Downtown Business Government District may be erected over the public sidewalk provided the sign projects no more than the width of the sidewalk minus one (1) foot and provided the clearance between the bottom of the sign and the sidewalk below is a minimum of seven (7) feet).
15. No person shall attach any sign, paper or other material, or paint, stencil or write any name, number (except house numbers) or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, fence or structure except as otherwise allowed by this Ordinance.
16. No person shall place on or suspend from any building, light fixture, pole structure, sidewalk, parkway, driveway or parking area, any goods, wares, merchandise or other advertising object or structure for the purpose of advertising such items other than a sign, as defined, regulated and prescribed by this Ordinance, except as otherwise allowed by this Ordinance.
17. It shall be unlawful for any person to place or cause to be placed any private temporary directional sign(s) within the City of Plano on any public right-of-way of any major or minor thoroughfare (street designated as Class A, B, C, D, E, or F in the City of Plano Thoroughfare Plan). The Building Official may impound all signs in violation of this section.
18. Searchlights.

D. Violations

1. A person is responsible for a violation of this Ordinance if the person is: (1) the permit holder, owner, agent, or person(s) having the beneficial use of the sign, (2) the owner of the land or structure on which the sign is located, or (3) the person in charge of erecting the sign.
2. It shall be unlawful for any person to erect, replace, alter, or relocate any sign within the City of Plano, or cause the same to be done, without first obtaining a permit to do so from the Building Official of the City of Plano, except as may be hereinafter provided.
3. It shall be unlawful for any person to use, maintain, or otherwise allow the continued existence of any sign for which the required permit was not obtained.

Ordinance No. 2000-11-22

4. It shall be unlawful for any person to install, construct, or display a prohibited sign, as defined herein, or any sign in violation of the provisions of this Ordinance within the City of Plano.
 5. It shall be unlawful for any person to violate any term or provision of this Ordinance.
- E. **Illegal Signs** - Illegal signs are those which do not meet the requirements of this Ordinance and which have not received nonconforming status.
- F. **Nonconforming Signs**
1. Legal Nonconforming Uses - Subject to the provisions of this Section, signs for a legal nonconforming use, as defined in the Comprehensive Zoning Ordinance of the City of Plano, are allowed. Such signs shall be allowed only so long as the nonconforming use is allowed. Any such sign legally existing on the effective date of this Ordinance but which does not comply with the regulations of this Ordinance, shall be deemed to be a nonconforming sign under the provisions of this Ordinance, and shall be subject to alteration or removal in accordance with the provisions of this Ordinance.
 2. Moving, Relocating, or Altering of Signs - No nonconforming sign shall be moved, altered, removed and reinstalled, or replaced unless it is brought into compliance with the requirements of this Ordinance.
 3. Change in Use of Structure - Any nonconforming sign may continue to be utilized as long as the occupancy of the use within the structure remains the same. When a use changes from one occupancy category to another, all signs shall be brought into conformance with the provisions of this Section 3-1600 (Sign Regulations).
- G. **Maintenance of Signs**
1. Maintenance - Each sign shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts and other acts required for the maintenance of such sign, without altering the basic copy, design or structure of the sign. The Building Official shall require compliance or removal of any sign determined by the Building Official to be in violation of this Section in accordance with the enforcement provisions set forth below.

Ordinance No. 2000-11-22

2. Dilapidated or Deteriorated Signs - No person shall maintain or permit to be maintained on any premises owned or controlled by him or her any sign which is in a dilapidated or deteriorated condition as defined herein. Upon notice of violation, any such sign shall be promptly removed or repaired by the owner of the sign or the owner of the premises upon which the sign is located in accordance with the enforcement provisions set forth below.

H. Enforcement

1. Authority. - The Building Official, or his respective designee(s), is hereby authorized to order the repair or removal of any dilapidated, deteriorated, abandoned, illegal or prohibited signs from property within the corporate city limits of Plano, in accordance with the enforcement mechanisms set forth in this Section.
2. Notice of Violation - When the Building Official, or his respective designee, determines that a sign located within the corporate city limits of Plano is dilapidated, deteriorated, illegal, prohibited or abandoned, they shall issue a notice of violation to the owner of the sign or to the owner, occupant, or person in control of the property on which the sign is located.
 - a. Contents of notice of violation - The notice of violation shall contain:
 - i. Name of the owner, occupant, manager or other person in control of the property
 - ii. Street address sufficient to identify the property on which the alleged violation occurred
 - iii. Description of alleged violation and reference to the Section of this Section 3-1600 (Sign Regulations) that has been violated
 - iv. Statement of the action required to correct the violation and a deadline for completing the corrective action
 - v. Statement that failure to take the corrective action within the time specified may result in (1) a criminal penalty not exceeding \$500 per day for each violation, (2) the City filing a civil action against owner seeking injunctive relief and/or civil penalties up to \$1,000 *per day for each violation*

Ordinance No. 2000-11-22

vi. Statement informing recipient of their right to appeal the decision of the Building Official to the Board of Adjustment in accordance with Section 6-200 of this Ordinance

b. Service of notice of violation - The Building Official, or his designee, shall serve a written notice of violation on the owner of the sign, or the owner, occupant, or person in control of the property on which the sign is located. The notice of violation should be served by either hand-delivery or by certified mail, return receipt requested. Service by certified mail shall be effective three (3) days after the date of mailing.

3. Enforcement Remedies

a. Criminal Penalties - Any person, firm or corporation violating any of the provisions or terms of this Section 3-1600 (Sign Regulations) shall be deemed guilty of a misdemeanor, and upon conviction thereof, be subject to a fine not exceeding \$500 for each offense, and each and every day or portion thereof that such violation shall continue shall constitute a separate offense.

b. Civil Remedies - The City may file a civil action in State District Court to enforce the requirements of this Ordinance, seeking injunctive relief and/or civil penalties up to \$1,000 per day for each offense as authorized by Subchapter B of Chapter 54 of the Texas Local Government Code, as amended, or any other applicable law.

c. Emergency Removal of Sign - The City may remove a sign, which the Building Official finds to be an immediate and imminent threat to the public safety because of its dilapidated, deteriorated or structural condition.

d. Remedies Cumulative - All remedies authorized under this Section 3-1600 (Sign Regulations) are cumulative of all others unless otherwise expressly provided. Accordingly, the filing of a criminal action shall not preclude the pursuit of a civil or administrative action for violation of this Section 3-1600 (Sign Regulations) nor shall the filing of a civil action preclude the pursuit of any other action or remedy, administrative or criminal.”

3. Amend various subsections in Article 4 (Special District Regulations) to reflect incorporation of Section 3-1600 (Sign Regulations) into the Zoning Ordinance as follows:

Ordinance No. 2000-11-22

- A. Subsection 4-506 of Section 4-500 (Preston Road Overlay District) - Delete the following text: "All other provisions of Ordinance No. 89-9-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the more restrictive requirement shall apply. (Zoning Case 98-29; Ordinance No. 98-9-12)"
- B. Subsection 4-606 of Section 4-600 (Dallas North Tollway Overlay District) - Delete the following text: "All other provisions of Ordinance No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the provisions of this ordinance shall apply."
- C. Subsection 4-706 of Section 4-700 (190 Tollway/Plano Parkway Overlay District) - Delete the following text: "All other provisions of Ordinance No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the stricter of the two ordinances shall apply. (Zoning Case 98-59; Ordinance No. 98-9-9)"
- D. Subsection 4-806 of Section 4-800 (State Highway 121 Overlay District) - Delete the following text: "All other provisions of Ordinance No. 91-4-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the stricter of the two ordinances shall apply. (Zoning Case 98-45; Ordinance No. 98-9-13)"
- E. Subsection 4-905 of Section 4-900 (Parkway Overlay District) - Delete the following text: "All other provisions of Ordinance No. 89-9-12 and its subsequent updates and provisions shall apply. Where conflicts exist, the more restrictive requirement shall apply. (Zoning Case 98-91; Ordinance No. 98-11-43)"

Mayor Pro tem Neudorff opened the Public Hearing. No one spoke either for or against the request. The Public Hearing was closed.

Upon a motion made by Council Member Roach and seconded by Council Member Stovall, the Council voted 7-0 to approve the request, Zoning Case 2000-73 - To create Section 3-1600 (Sign Regulations) of Article 3 and amending Section 1-600 (Definitions) of Article 1, Subsection 4-405 (5) of Section 4-500 (Preston Road Overlay District), Subsection 4-606 (5) of Section 4-600 (Dallas North Tollway Overlay District), Subsection 4-706 (5) of Section 4-700 (190 Tollway/Plano Parkway Overlay District), Subsection 4-806 (5) of Section 4-800 (State Highway 121 Overlay District), and Subsection 4-905 (5) of Section 4-900 (Parkway Overlay District) of Article 4 of the Comprehensive Zoning Ordinance of the City, Ordinance No. 86-3-14, as heretofore amended to incorporate the City of Plano Sign Ordinance and delete Divisions 1-4 of Article II of Chapter 11 of the Code of Ordinances in accordance with the recommendations of the Planning and Zoning Commission and providing a repealer clause, a savings clause, providing a fine for criminal penalties not to exceed \$2,000 for each offense, a severability clause and an effective date; and further to adopt Ordinance No. 2000-11-22.

Public Hearing and approval of Ordinance No. 2000-11-23 as requested in Zoning Case 2000-74 – To amend Subsection 3-1602 (Definitions) and Subsection 3-1605 (Downtown Sign District) of Section 3-1600 (Sign Regulations) of Article 3 of the Comprehensive Zoning Ordinance of the City, Ordinance No. 86-3-14, as heretofore amended, to create a Downtown Sign District; and providing a repealer clause, a savings clause, providing a fine for criminal penalties not to exceed \$2,000 for each offense, a severability clause and an effective date. Applicant: City of Plano. [Regular Agenda Item (3)]

Heritage Preservation Officer Marcus Watson advised that the purpose of this request is to ensure the consistency with the historic, urban, pedestrian-oriented nature of the downtown district and the dense, compact development absent in other areas of the City. He further advised that the ordinance allows signs that are consistent with the density of buildings and regulates the size, placement, materials and lighting to complement the nature of the district, and follows the boundaries for the Business Government zoning district. Mr. Watson stated that merchant organizations, homeowner associations and developers in the downtown area were consulted and that endorsements have been received from DART, the City Center Association and the Haggard Park Homeowners Association in addition to the Heritage Commission and that the Planning and Zoning Commission recommends approval subject to the following stipulations:

1. Amend Section 3-1600 (Sign Regulations) to create a new Subsection 3-1605 (Downtown Sign District) as follows:
“3-1605 Downtown Sign District

A. Purpose

The purpose of this section is to regulate the construction of new signs and alterations made to existing signs to ensure consistency with the historic, urban, pedestrian-oriented nature of this district and the dense, compact development absent in other areas of the city. The objective of this section is to ensure (a) that new signage is appropriate to the architectural design of the each building and the district, and (b) that signs do not visually obscure significant architectural features of a building or the district in general.

B. Boundary Description

1. AREA A

BEING a 17.86 acre tract of land situated in Collin County, Texas, and being more particularly described as the follows:

Ordinance No. 2000-11-23 (cont'd)

BEGINNING at the intersection of centerline of Municipal Avenue (Variable ROW) with the centerline of 15th Street (Variable ROW) at a point for a corner;

THENCE continuing west along said 15th Street centerline to a point for a corner at the intersection of 15th Street and the centerline of K Avenue (Variable ROW);

THENCE continuing north along said K Avenue centerline to a point for a corner at the intersection of K Avenue and the centerline of 16th Street (Variable ROW);

THENCE continuing along said 16th Street centerline to a point for a corner at the intersection of 16th Street and the centerline of the Dallas Area Rapid Transit (DART) ROW (Variable ROW) located in Tract 68 of the Sanford Beck Survey, City of Plano, Collin County, Texas;

THENCE continuing south a distance of 1,125 feet along said DART ROW to a point for a corner intersecting the centerline of 14th Street (Variable ROW);

THENCE continuing east following along said 14th Street centerline to a point for a corner at the intersection of 14th Street and the centerline of Municipal Avenue;

THENCE continuing north along said Municipal Avenue centerline back to the PLACE OF BEGINNING and CONTAINING 17.86 (777,982 sq ft.) acres of land.

2. AREA B

BEING a 36.45 acre tract of land situated in Collin County, Texas, and being more particularly described as the follows:

BEGINNING at the intersection of the centerline of G Avenue (Variable ROW) with the centerline of 14th Street (Variable ROW) at a point for a corner;

THENCE continuing north along said G Avenue centerline to a point for a corner at the intersection of G Avenue and the centerline of 16th Street (Variable ROW);

Ordinance No. 2000-11-23 (cont'd)

THENCE continuing east along said 16th Street centerline to a point for a corner at the intersection of 16th Street and the centerline of the Dallas Area Rapid Transit (DART) ROW (Variable ROW) located in Tract 68 of the Sanford Beck Survey, City of Plano, Collin County, Texas;

THENCE continuing south a distance of 1,125 feet along said DART ROW centerline to a point for a corner intersecting the centerline of 14th Street;

THENCE continuing west following along the centerline of said 14th Street back to the PLACE OF BEGINNING and CONTAINING 36.45 (1,587,762 sq ft.) acres of land; and

BEING a 15.61 acre tract of land situated in Collin County, Texas, and being more particularly described as the follows:

BEGINNING at the intersection of centerline of Municipal Avenue (Variable ROW) with the centerline of 15th Street (Variable ROW) at a point for a corner;

THENCE continuing west along said 15th Street centerline to a point for a corner at the intersection of 15th Street and the centerline of K Avenue (Variable ROW);

THENCE continuing north along said K Avenue centerline to a point for a corner at the intersection of K Avenue and the centerline of 16th Street (Variable ROW);

THENCE continuing along said 16th Street centerline to a point for a corner at the intersection of 16th Street and the centerline of the Dallas Area Rapid Transit (DART) ROW (Variable ROW) located in Tract 68 of the Sanford Beck Survey, City of Plano, Collin County, Texas;

THENCE continuing north a distance of 515 feet along said DART ROW to a point for a corner;

THENCE continuing east following along the northern property boundary lines of Plano -Original Donation Addition, Block 2, Lot 6E and Lot 6C to a point for a corner intersecting at the centerline of Municipal Avenue;

THENCE continuing south along said Municipal Avenue centerline back to the PLACE OF BEGINNING and CONTAINING 15.61 (679,972 sq ft.) acres of land; and

Ordinance No. 2000-11-23 (cont'd)

BEING a 4.28 acre tract of land situated in Collin County, Texas, and being more particularly described as follows:

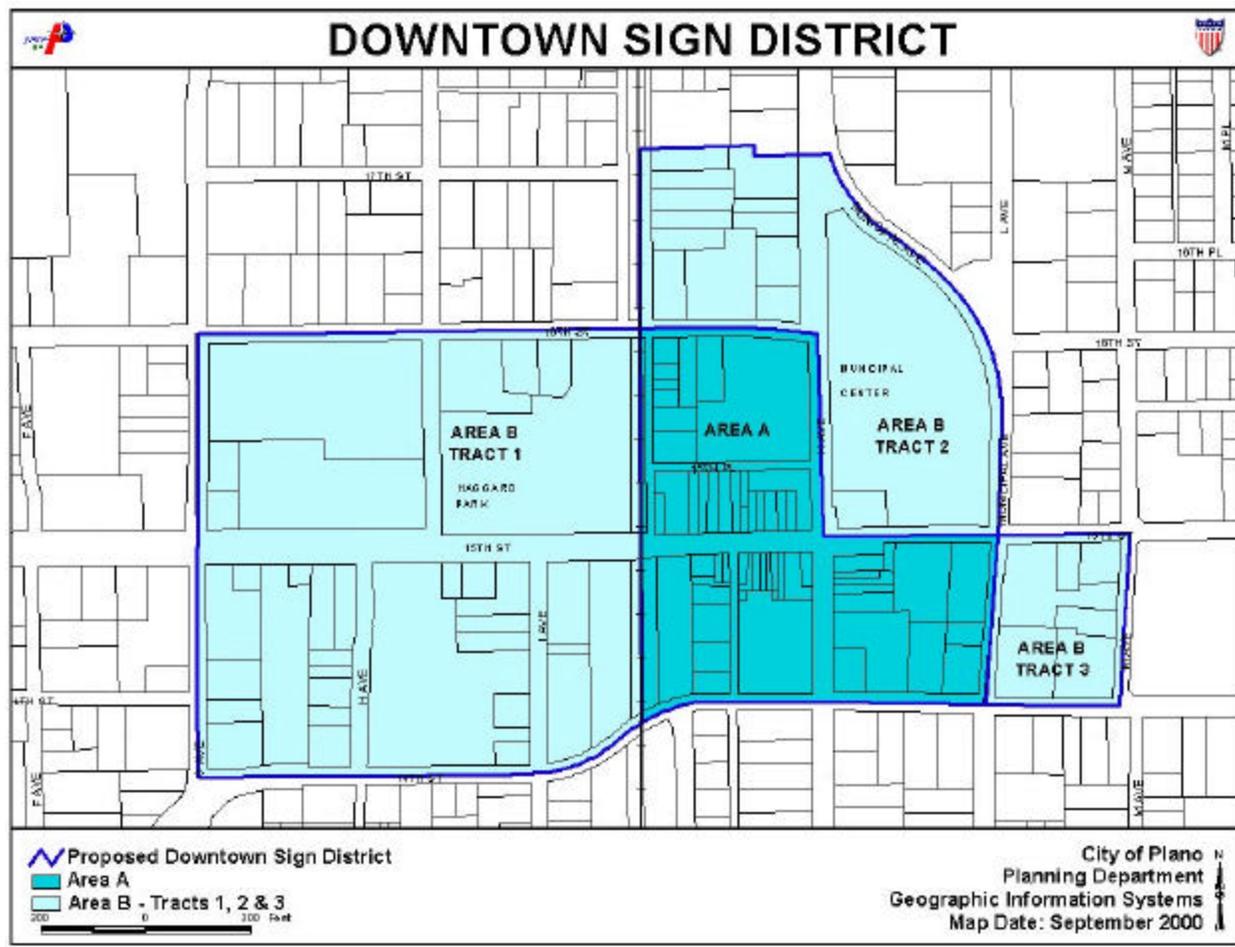
BEGINNING at the intersection of centerline of Municipal Avenue (Variable ROW) with the centerline of 15th Street (Variable ROW) at a point for a corner;

THENCE continuing south along said Municipal Avenue centerline to a point for a corner at the intersection of Municipal Avenue and the centerline of 14th Street (Variable ROW);

THENCE continuing east along said 14th Street centerline to a point for a corner at the intersection of 14th Street and the centerline of G Avenue (Variable ROW);

THENCE continuing north along said G Avenue centerline to a point for a corner at the intersection of G Avenue and the centerline of 15th Street;

THENCE continuing west following along the centerline of said 15th Street back to the PLACE OF BEGINNING and CONTAINING 4.28 (186,437 sq ft.) acres.



C. General Provisions

1. Issuance of Sign Permit - Signs shall conform to the criteria in this section, and to appropriate City codes, prior to issuance of a sign permit.
2. Conflict Between Sections - Where there is a conflict between sections of this ordinance, this section shall govern in this district.
3. Compatibility with Building Architecture - Signs should generally be designed to be compatible with the architectural composition of the building and the district and not obscure any architectural accent, pattern or object on the original structure.

Ordinance No. 2000-11-23 (cont'd)

4. Sign Materials - Sign finish materials shall be one of the following:
 - a. Metal, painted or enameled
 - b. Cold cathode tube (neon)
 - c. Carved relief in stone or cast stone
 - d. Wood or carved wood which is painted or sealed
 - e. The use of plastic on the exterior of a sign is prohibited, except on a marquee sign.
5. Lighting of Signs
 - a. All electrical shall comply with the currently adopted version of the National Electrical Code.
 - b. Buildings and signs may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties.
 - c. No illuminated sign may contain flashing or moving elements or change its brightness.
 - d. No sign, except a marquee sign, may be illuminated by fluorescent or back lighting.
 - e. The use of neon and/or incandescent bulbs is allowed.
6. Historic Signs - Historic signs shall not be calculated in the number or area of allowed signs for the purposes of this ordinance. They shall not be considered non-conforming unless deemed non-contributing through the Certificate of Appropriateness process (Ordinance 98-2-26).
7. Pedestrian Clearance - A minimum clearance of seven (7) feet shall be maintained below signs that are located over a walkway area measured from the walkway surface to the lowest part of the sign (exception: projecting signs under twenty (20) inches wide).
8. Community Special Events - City Council or the City Manager may authorize signs to advertise patriotic, special events or special projects of general public interest taking place within the boundaries of the Downtown Sign District.

Ordinance No. 2000-11-23 (cont'd)

9. Encroachment onto Public Right-of-Way - Any sign that is located upon or overhangs a public right-of-way shall be governed by a franchise agreement with the City of Plano.
10. Special Event Signage - Special Event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano.

E. Signs Exempt

Signs with a sign area under four (4) square feet and used in the operation of business, such as hours of operation, credit cards accepted, and parking information, shall not require a sign permit.

F. Signs Allowed/Prohibited

1. Allowed Signs - The following signs shall be allowed:
 - a. All signs specifically permitted in this section.
 - b. Development/Construction signs.
 - c. Real estate signs.
2. Prohibited Signs - The following signs are prohibited in the Downtown Sign District:
 - a. Any sign not specifically permitted by this section is prohibited.
 - b. Any sign that flashes, blinks, revolves or is put into motion by the atmosphere will not be permitted.
 - c. Portable signs, except for A-frame/Sandwich Board signs, will not be permitted.

Ordinance No. 2000-11-23 (cont'd)

G. Table of Permitted Signs - The following signs are permitted in each of the sub areas of the Downtown Sign District (refer to map of district):

<i>Sign Type</i>	<i>Area A</i>	<i>Area B</i>
A-frame/Sandwich Board Sign	X	X
Armature Sign		X
Awning Sign	X	X
Banner Sign	X	X
Directory Sign	X	X
Flag	X	X
Hanging Sign	X	X
Marquee Sign	X	X
Pole Sign		X
Municipally Owned Sign	X	X
Mural Sign	X	X
On-Site Directional Sign	X	X
Projecting Sign	X	
Wall Sign, Attached	X	X
Window Sign	X	

(X = Permitted)

H. Sign Standards

1. General

- a. Each business within Area A with direct ground floor access is permitted one (1) hanging sign and one (1) awning or wall sign per street frontage.
- b. Each business with direct first floor access within Area B is permitted one (1) hanging, awning or wall sign and one (1) pole or armature sign per street frontage.
- c. Each building is permitted one (1) building identification sign.

2. A-frame/Sandwich Board Signs

- a. General - No more than one (1) A-frame/Sandwich Board sign per business shall be allowed, and a minimum of four (4) feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.

Ordinance No. 2000-11-23 (cont'd)

- b. Sign Area and Size - No A-frame/Sandwich Board sign shall exceed eight (8) square feet per face or four (4) feet in height. The entire sign structure shall be calculated as the total of sign area.

3. Armature Signs

- a. Sign Area - The sign area of any one face shall not exceed sixteen (16) square feet in area. The sign area of an armature sign shall not comprise more than seventy percent (70%) of the entire sign structure.
- b. Sign Size - The maximum height of an armature sign structure shall be six (6) feet. The maximum width shall be four (4) feet.
- c. Location - An armature sign may be placed adjacent to the public right-of-way, provided it does not encroach on the site visibility triangle and is a minimum of six (6) feet from the outside curb line.

4. Awning Signs

- a. Sign Location - The awning sign shall be located within the center seventy-five percent (75%) of the frontage of the awning, the tenancy or the building face, whichever is least. Awning signs must maintain a minimum border of one (1) inch between the letters or logo and the edge or a change of plane.
- b. Sign Size - The maximum size of letters shall be eight (8) inches. A logo may extend up to twelve (12) inches tall provided the appropriate border is maintained.

5. Banner Signs

- a. General - Each business shall be allowed two (2) banner permits per calendar year, and each permit shall be good for a maximum of thirty (30) days. A minimum of thirty (30) days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured.
- b. Location and Content - No more than one (1) banner sign shall be permitted across the facade of a building or business or in any other location on a single property. The City, or an agent of the City, may mount banners on street light standards and/or across the street for special events, subject to installation policy and the following regulations:

Ordinance No. 2000-11-23 (cont'd)

- i. A banner must display artwork or a message that pertains to the district, a holiday, a welcome or a special event.
- ii. Up to ten percent (10%) of the effective area of a banner may contain the words or logos that identify a sponsor of a cultural event or activity.
- iii. No more than two banner signs shall be permitted across any one street between two intersecting streets.

6. Building Identification Sign

Building identification signs shall be considered as wall signs, attached, for the purposes of this section, except when historic.

7. Directory Signs

- a. General - On multi-tenant buildings where there are two (2) or more tenants without direct outside access to a public street, a directory sign may be allowed. One (1) directory sign per street face is permitted.
- b. Type - A directory sign may take the form of an armature sign, pole sign, projecting sign on ground floor of a building, or wall sign on ground floor of a building and must follow the regulations for each.
- c. Sign Area - A directory sign may contain four (4) square feet, with an additional one-and-a-half (1.5) square feet for each tenant having a separate lease space, up to a maximum area of ten (10) square feet.

8. Flags

- a. General - Flags that display emblems or insignia of any governmental body or decorative display for holidays or public demonstrations that do not contain advertising are allowed.
- b. Location - Flags may be attached to a building but may not extend above the roof or parapet of the building. Flags on freestanding poles are allowed only in Area B of the district, must have a minimum setback of eight (8) feet behind the property line and shall not exceed thirty (30) feet in height.

Ordinance No. 2000-11-23 (cont'd)

9. Hanging Signs

- a. Location - Hanging signs must maintain a minimum clearance of seven (7) feet above the sidewalk, and one (1) foot from the curb.
- b. Sign Area - No hanging sign area shall exceed six (6) square feet in area per face.

10. Marquee Signs

- a. General - Marquee signs shall be permitted only on a theater or performance hall. Only one marquee sign shall be allowed for each building containing a theater or performance hall.
- b. Lighting - A marquee sign may have backlighting, exposed incandescent bulbs or neon lighting.
- c. Sign Area - The sign area of a marquee sign on a facility with a seating capacity of 750 or less may not exceed 100 square feet in area, including all sign faces. The sign area of a marquee sign on a facility with a seating capacity of more than 750 may not exceed 200 square feet.
- d. Sign Size - Marquee signs must not exceed six (6) feet in height and must maintain a minimum clearance of eight (8) feet above the sidewalk.

11. Municipally Owned Signs

Municipally owned signs shall be regulated by Section 3-1603.

12. Mural Signs

Mural signs shall be regulated by Section 3-1603. In Area A of this district, murals shall be attached, rather than painted directly onto an exterior wall.

13. On-Site Directional Signs

On-site directional signs shall not exceed eight (8) square feet or thirty (30) inches in height, and shall not contain advertising.

14. Pole Signs

- a. General – Pole signs in the Downtown District shall be constructed of two uprights with the sign face placed between the uprights.

Ordinance No. 2000-11-23 (cont'd)

- b. Sign Area - The sign area of any one face shall not exceed sixteen (16) square feet in area. The sign area of a pole sign shall not comprise more than seventy percent (70%) of the entire sign structure.
- c. Sign Size - The maximum height of a pole sign structure shall be six (6) feet. The maximum width shall be four (4) feet.
- d. Location - A pole sign may be placed adjacent to the public right-of-way, provided it does not encroach on the site visibility triangle and is a minimum of six (6) feet from the outside curb line.

15. Projecting Signs

- a. Location - Projecting signs greater than twenty (20) inches in width must maintain a minimum clearance of seven (7) feet of above the sidewalk, and two (2) feet from the curb. Projecting signs must not extend above the roof of the building.
- b. Sign Area - No projecting sign area shall exceed twenty (20) square feet in area per face.

16. Wall Signs, Attached

- 1. General - Attached wall signs must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Wall signs may not project more than six (6) inches from the wall surface.
- 2. Sign Area - The maximum permitted sign area shall be one (1) square foot per linear foot of business frontage along a public street.
- 3. Sign Size - Attached signs above the first story of a building shall not exceed four (4) feet in height. Attached signs on the ground floor shall not exceed three (3) feet in height.

17. Wall Signs, Painted

- a. General - In Area A of the district, only existing historic painted signs shall be allowed. They may be maintained and refurbished, but the message may not change. Painted wall signs shall be allowed in Area B of the district.
- b. Sign Area - The maximum permitted sign area shall be one (1) square foot per linear foot of business frontage along a public street.

Ordinance No. 2000-11-23 (cont'd)

- c. Sign Size - Painted signs above the first story of a building shall not exceed four (4) feet in height. Painted signs on the ground floor shall not exceed three (3) feet in height.

18. Window Signs

- a. General - Window signs shall only be permitted on the ground floor of a building.
 - b. Sign Area - No window sign or signs shall cover more than twenty-five percent (25%) of any window area. Window signs that exceed fifteen percent (15%) of a window area shall obtain a permit, unless the sign is a non-commercial temporary sign.”
2. Amend Subsection 3-1602 (Definitions) of Section 3-1600 (Sign Regulations) to add the following definitions, which pertain to the Downtown Sign District as follows:
 1. “Sign, Armature - A freestanding sign that hangs below an arm extending horizontally from a vertical support planted in the ground.
 2. Sign, Building Identification - A sign which identifies the name of a building. It is generally centered near the top of the building wall or parapet.
 3. Sign, Hanging - A sign that is suspended from the underside of an awning, canopy or floor overhang.
 4. Sign, Historic - A sign that is forty (40) years old or older, is itself of historic significance, or contributes to the historic fabric of the area, including signs that are historically linked with the operation of the business (i.e. a barber pole).
 5. Sign, Marquee - A sign attached to, applied on, or supported by a marquee. A marquee is a permanent canopy projecting over the main entrance of a building.”

Mr. Watson responded to Council Member Stovall stating that four letters were received in opposition with one stating concern that existing signs would have to be replaced and further stated this would only be necessary when the sign is changed. He further stated he was unsure of the number of those who would be in non-conformance with the sign ordinance.

Mayor Pro tem Neudorff opened the Public Hearing. No one spoke either for or against the request. The Public Hearing was closed.

Ordinance No. 2000-11-23 (cont'd)

Upon a motion made by Council Member Lambert and seconded by Council Member Stovall, the Council voted 7-0 to approve the request, Zoning Case 2000-74, To amend Subsection 3-1602 (Definitions) and Subsection 3-1605 (Downtown Sign District) of Section 3-1600 (Sign Regulations) of Article 3 of the Comprehensive Zoning Ordinance of the City, Ordinance No. 86-3-14, as heretofore amended, to create a Downtown Sign District; as recommended by the Planning and Zoning Commission and providing a repealer clause, a savings clause, providing a fine for criminal penalties not to exceed \$2,000 for each offense, a severability clause and an effective date; and further to adopt Ordinance No. 2000-11-23.

Public Hearing and approval of Ordinance No. 2000-11-24 as requested in Zoning Case 2000-78 – To amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 86-3-14, as heretofore amended, so as to rezone 12.0± acres north of Spring Creek Parkway, 160± feet west of proposed Midway Road in the City of Plano from Agricultural to Commercial Employment; directing a change accordingly in the official zoning map of the City; and providing a repealer clause, a savings clause, providing a fine for criminal penalties not to exceed \$2,000 for each offense, a severability clause and an effective date. Zoned Agricultural. Neighborhood #15. Applicant: Franklin F. Wasko, L.P. [Regular Agenda Item (4)]

Director of Planning Phyllis Jarrell advised that the applicant is requesting Commercial Employment zoning which is consistent with the zoning on surrounding properties and that the Comprehensive Plan also recommends a low-intensity office development which Commercial Employment Zoning would allow. She further stated that the request has been reviewed and recommended for approval by the Planning and Zoning Commission as submitted.

Mayor Pro tem Neudorff opened the Public Hearing. Roy Wilshire, Kimley-Horn & Associates, Inc., representing the property owner stated he was available for any questions and requested approval. No one else spoke either for or against the request. The Public Hearing was closed.

Upon a motion made by Council Member Evans and seconded by Council Member Stovall, the Council voted 7-0 to approve the request, Zoning Cases 2000-78 - To amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 86-3-14, as heretofore amended, so as to rezone 12.0± acres north of Spring Creek Parkway, 160± feet west of proposed Midway Road in the City of Plano from Agricultural to Commercial Employment in accordance with the recommendation of the Planning and Zoning Commission; directing a change accordingly in the official zoning map of the City; and providing a repealer clause, a savings clause, providing a fine for criminal penalties not to exceed \$2,000 for each offense, a severability clause and an effective date; and further to adopt Ordinance No. 2000-11-24.

Public Hearing and consideration of an ordinance as requested in Zoning Case 2000-83 – To amend Section 1-600 (Definitions) of Article 1, Subsection 2-502 (Schedule of Permitted Uses) of Section 2-500 (Permitted Uses), and Subsection 2-811 (RH – Retirement Housing) of Section 2-800 (District Charts) of Article 2, Section 3-100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses), Subsection 3-104 (Multi-family Residence) of Section 3-100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses), Subsection 3-401 of Section 3-400 (Lot Regulations), Subsection 3-1109 (Schedule of Off-Street Parking) (1.H) (for the following zoning districts or uses) and (2) (Parking Space Schedule, Non-residential Uses in All Districts) of Section 3-1100 (Off-street Parking and Loading), and Section 3-1200 (Landscaping Requirements) (2) (Residential Landscaping Requirements) (a) of Article 3; the Comprehensive Zoning Ordinance of the City, Ordinance No. 86-3-14, as heretofore amended pertaining to Retirement Housing uses; and providing a repealer clause, a savings clause, providing a fine for criminal penalties not to exceed \$2,000 for each offense, a severability clause and an effective date. Applicant: City of Plano [Regular Agenda Item (5)]

Development Review Manager Tom Elgin stated that this request represents an amendment to the Zoning Ordinance concerning retirement housing uses. He advised that the Planning and Zoning Commission held a series of workshops and that the recommendations were presented to the Plano Homeowners Council and the Homeowners Focus Group for their comments. Mr. Elgin further spoke regarding the aging of the City's population base and stated that the current zoning code does not recognize the current types of housing from a provider standpoint or those being requested. He advised that the amendments propose eliminating the Retirement Housing zoning district, defines three new use types (independent living, assisted living and continuing care) and provides clarification regarding long-term care facilities. He further stated that these uses are proposed to be permitted in Office-1, Office-2, Retail, Business Government, Commercial Employment, and Central Business-1 districts by right and allowed with a specific use permit in the Regional Employment (RC) (formerly Tollway Employment), Regional Commercial (RC) (formerly Tollway Commercial) and Corridor Commercial (CC) districts. He further stated that the request recommends these types of housing be permitted uses in the Patio Home (PH), Two-Family Residence (Duplex) (2F), Single-Family-Attached (SF-A), and Multi-Family Residence-1, -2 and -3 districts. Mr. Elgin stated that the Planning and Zoning Commission recommends approval with the following stipulations:

1. Amend Section 1-600 (Definitions) to add the following four new/revised use definitions:
 - Independent Living Facility - A development providing dwelling units specifically designed for the needs of elderly persons. In addition to housing, this type of facility may provide convenience services, such as meals, housekeeping, and transportation, and community facilities, such as central dining rooms and activity rooms.
 - Assisted Living Facility - A development designed and staffed to provide housing for residents who require some type of support for daily living, such as assistance for bathing, dressing, medication, meal preparation, or other functions. In addition to housing, this type of facility may also provide convenience services, such as meals, housekeeping, and transportation, and community facilities, such as central dining rooms and activity rooms.

Zoning Case 2000-83 (cont'd)

- Long-Term Care Facility - A development providing in-patient health care, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged, or disabled due to injury or disease.
 - Continuing Care Facility - A development providing housing/accommodations and services along the continuum of an elderly persons needs, including independent living, assisted living, and/or long-term care facilities.
2. Delete the "Retirement Housing" use definition from Section 1-600 (Definitions).
 3. Amend the use charts in Section 2-502 (Schedule of Permitted Uses) as follows: (The proposed use chart amendments are attached as Zoning Exhibit A; changes are shown in bold).
 1. Add/amend the use charts to incorporate the four retirement housing uses per #1 above.
 2. Delete the "Retirement Housing" use classification.
 3. Delete the "Retirement Housing" zoning district.
 4. Delete in its entirety, Subsection 2-811 (Retirement Housing) of Section 2-800 (District Charts).
 5. Amend Section 3-100 (Supplementary Regulations for Principle Permitted Uses and Specific Uses) to add a new Subsection 3-115 (Retirement Housing) as follows:

"3-115 Retirement Housing

A. Minimum Age Requirement

1. To qualify as an independent living facility the units shall have a household of 55 years of age or older. Surviving member(s) of a household, regardless of age may occupy a unit provided that the household head meeting the age requirements has died.
2. Management personnel and his/her family may occupy units without complying with the minimum age requirement. The total of such dwelling units shall not exceed 2 per 100 dwelling units, or portion thereof, in the project.

B. Minimum Floor Area Per Dwelling Unit

Zoning Case 2000-83 (cont'd)

Minimum unit sizes shall be in compliance with state regulations for facilities eligible to receive Medicare/Medicaid funding.

C. Maximum Residential Density

The maximum residential densities shall be per the attached chart labeled Exhibit C.

D. Fencing Requirements

Walls/fences of not more than eight feet in height may be erected in the front yard provided such wall or fence is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Section 3-1000.”

6. Amend Subsection 3-401 of Section 3-400 (Lot Regulations) as follows:

Independent living facilities, assisted living facilities, long-term care facilities, continuing care facilities, community centers, hospitals, churches, colleges, universities, trade and commercial schools, and public, private and parochial schools located in any residential district shall have a minimum site area of two acres and shall have access to a street with a minimum 36 feet of pavement width.

7. Amend Section 3-1100 (Off-Street Parking and Loading), Subsection 3-1109 (Schedule of Off-Street Parking) as follows:

a. Add/amend the parking requirements for the following four types of retirement housing uses are as follows:

- Independent Living Facility - 0.75 spaces per unit.
- Assisted Living Facility - One space for every two rooms or beds, whichever is greater.
- Long-Term Care Facility - One space for each two rooms or beds, whichever is greater.
- Continuing Care Facility - Parking requirements shall be based upon the proportionate individual parking requirements of the independent living facilities, assisted living facilities, and/or long-term care facilities within the continuing care facility.

b. Delete the following use classification from the Parking Space Schedule: “Convalescent Home or Nursing Home - One space for each four rooms or beds, whichever is greater.”

Zoning Case 2000-83 (cont'd)

Mr. Elgin responded to Council Member Roach that the Planning and Zoning Commission felt there were few single-family attached or patio homes type areas not already under contract or construction and that these uses could be a transition from a single-family detached to a more intense land use.

Mr. Elgin responded to Council Member Lambert that the current ordinance allows consideration of long-term care facilities in the Tollway Employment (TE), Tollway Commercial (TC), and CC districts and that the Planning and Zoning Commission thought these uses could be appropriate with an SUP on some tracts on the edge of the district opposite the major roadway. He responded further to Council Member Lambert regarding setbacks and stated that if retail development can be built near a residential area, it might also be appropriate for elderly housing. Council Member Lambert stated concern since there would be windows on elderly housing possibly overlooking adjacent residential areas.

Mr. Elgin responded to Council Member Stahel that if a developer were to build a facility that was a combination product, parking would be required on a proportional basis and to Deputy Mayor Pro tem Dyer regarding regulating density by use of lot coverage and floor area ratios. He responded to Council Member Lambert stating that 45 dwelling units/acre was selected as a cap unless the underlying district allowed for a greater number of multi-family/acre and the higher number would be used. Director of Planning Phyllis Jarrell clarified that there is a cap on the number of units that can be contained within any one City block in the BG district which would offer an additional restriction and responded that while the townhouse district indicates a maximum of eight units per building, there is no restriction in the zoning ordinance for multi-family.

Mr. Elgin responded to Council Member Roach that the age limit for independent living was set at 55 to coincide with Fair Housing Act standards but that assisted and long-term care facilities do not have age requirements since some individuals who are younger may need this type of housing. He further stated that enforceability would be on a reactive basis to be followed up on by the Property Standards Division.

Ms. Jarrell stated in response to Council Member Stovall that the Council could add stipulations requiring placement of units at the outside edges of TC, TE, or CC districts but that the SUP process would allow the Council the ability to make a determination of whether or not the location was appropriate. She further recommended that if desired, a certain location or access restrictions could be defined.

Zoning Case 2000-83 (cont'd)

Mayor Pro tem Neudorff opened the Public Hearing. Dan Panetti, representing the Eldorado Park Homeowners Association stated opposition to the item and requested reinstating the SUP process to allow homeowners the ability to work with developers. Mike Agan, representing the Eldorado Park Homeowners Association spoke in opposition to the request, stating that the item allows too many property classifications to be used for retirement housing. He requested a review with the zoning overlay to confirm its impact on properties and that retirement housing should include an SUP process. Mr. Agan stated concern regarding the parking for independent living facilities, that no maximum number of bedrooms is specified, and further requested a review of setback requirements. No one else spoke either for or against the request. The Public Hearing was closed.

Ms. Jarrell responded to Council Member Stovall stating that there is a facility in the City that has experienced a parking problem and that this request includes an increase in parking requirements for both the long-term care and assisted living facilities to address this issue. Deputy Mayor Pro tem Dyer stated concern regarding the parking requirement for independent living, recommending it be one space per unit or bed, whichever creates the most parking. He commended Staff and the Planning and Zoning Commission but stated concern regarding these uses in the patio home, duplex and single-family attached areas where home ownership is being encouraged. He requested review of the use charts and districts and stated concern regarding density.

Ms. Jarrell spoke regarding the parking recommended for independent living stating it is based on experience with the Plano Community Home and that stipulations are intended to try to accommodate that type of facility and their continued development in the City. Mr. Dyer stated that the Plano Community Home is intended for low-income seniors and may not be the proper benchmark as many other facilities will be more expensive and marketed to those who would have automobiles. Council Member Evans spoke to an increase in the required parking possibly eliminating those types of housing. Ms. Jarrell responded to Council Member Stovall that she felt it would not be appropriate to make provisions specifically earmarked for low-income housing.

Council Member Lambert spoke to requiring a site plan with one space per unit parking but allowing the developer to have a parking plan for constructing only 75 percent with the provision that in the future if that was not adequate, the additional parking would be constructed.

Council Member Stahel spoke in support of one parking space per unit in independent living residences and regarding residents having automobiles and stated agreement with Council Member Lambert to build less and have land available if needed. He spoke to the need for this type of housing, regarding the use of units with more bedrooms, and regarding the Planning and Zoning Commission not being in support of having a large number of SUP requirements.

Zoning Case 2000-83 (cont'd)

Council Member Stovall stated that he was not in favor of a cap on the number of bedrooms, stated concerns that windows might overlook other properties and spoke to the inclusion of setbacks of 20 feet (one story), 60 feet (2 story) and 150 feet (3 story) as used for multi-family developments.

Deputy Mayor Pro tem Dyer clarified his concern with the recommendation that these facilities be permitted uses in the PH, 2F, and SF-A districts where there are owner-occupied residences and stated preference to not permit them at all.

Council Member Evans spoke to not putting all retirement housing facilities under SUP requirements, regarding Council Member Stovall's recommendations in the tollway districts. She spoke regarding the perceived density and that residents may only be inhabiting one-half a room and that the buildings would not be that large and using the floor area ratio (FAR) for measurement.

Ms. Jarrell reviewed the common areas included in the different types of facilities. She stated that current regulations do not address the density of long-term care or assisted living facilities and that lot coverage/floor area ratio, and in commercial districts, landscaping and parking requirements would serve to limit the building size and that independent living is similar to multi-family housing.

Council Member Lambert stated agreement with Council Member Stovall on setbacks from single-family residential, patio and duplex zoning district lines and to applying the same setbacks as apartments. He spoke to deleting the use in the TC, TE and CC districts because there has been a determination that those areas were not considered conducive to any type of residential zoning. Mr. Lambert stated support for deleting the use in PH, 2F and SF-2 districts and that if setbacks are applied he was not as concerned about the SUP process in the areas of Office or Retail zoning districts provided that two to three story buildings are away from the property line.

Ms. Jarrell responded to Council Member Stovall that if constructed in Retail or Office districts adjacent to single family housing, developments would be required to do a solid screening wall, however they could choose to do a fence of wrought iron or brick in the front yards.

Council Member Stovall spoke to areas along U.S. 75 and S. H. 121 and being wide. Mr. Lambert stated that multi-family housing is not allowed in these districts. Ms. Evans stated that some areas along S.H. 121 may be appropriate on the back side, that there may not be a need for so much commercial zoning, that the SUP process would offer a compromise and spoke regarding not allowing facilities to front on a Type "A" thoroughfare.

Zoning Case 2000-83 (cont'd)

Ms. Jarrell stated that there may be isolated locations that may be appropriate in wider corridors and that it would be an issue of protecting the housing from the other uses. Ms. Evans spoke to locations where it might be appropriate, that this is a use that would be a positive for the City, regarding the amount of Commercial zoning and that an SUP would allow controls in selecting the right location. Deputy Mayor Pro tem Dyer spoke to stipulating primary access off of a Type "C" roadway. Ms. Jarrell stated it would be difficult to determine a recommended distance for separation from a Type "A" thoroughfare because of variations in the corridors.

Council Member Lambert stated that if access were stipulated, units may be backed up to tollway fences and spoke regarding the conscious decision made in the planning process 15-18 years ago not allowing multi-family in these corridors.

Council Member Stahel spoke to the residential restriction being a desire to maintain land for employment, stated support not opening up the TE, TC and CC districts for retirement housing at this time and his thoughts that one parking space per unit would be sufficient for independent living.

Mayor Pro tem Neudorff stated the Council's concurrence on setbacks as recommended by Council Member Stovall.

Council Member Lambert spoke in support of deleting the retirement housing use in the patio home, two-family duplex and single-family attached districts and responded to Council Member Evans that with this deletion the use is left in the Office, Retail, and Multi-Family districts and that it would not be allowed in the Light Industrial or Light Commercial districts.

Council Member Roach, Deputy Mayor Pro tem Dyer, Mayor Pro tem Neudorff, and Council Member Stahel stated concurrence to remove retirement housing as a use in the patio home, two-family duplex and single-family attached districts. Council Members Evans and Stovall responded with a qualified yes to removing the use from these districts stating their thoughts on considering SUPs. Mayor Pro tem Neudorff stated the Council's consensus to remove the retirement housing as a use in the Patio Home, Two-Family Duplex and Single-Family Attached districts.

Council Member Lambert spoke to deleting the retirement housing use from the Tollway Commercial, Tollway Employment and Corridor Commercial districts at this time and stated he was open to reexamination at a later date, but that he did not want to change the policy on living units within these corridors. Council Member Roach spoke to review through the SUP process and to leaving the use in these districts with an SUP stipulation.

Zoning Case 2000-83 (cont'd)

Council Member Stovall, Deputy Mayor Pro tem Dyer, and Council Member Stahel stated concurrence to remove the retirement housing use from the TC, TE, and CC districts. Mayor Pro tem Neudorff and Council Member Evans stated concurrence to utilize the SUP process.

Deputy Mayor Pro tem Dyer spoke in support of the request's recommendation regarding parking requirements for long-term care and assisted living, but recommended that independent living facilities be required to provide one space per unit. Council Member Evans spoke to providing parking at a lesser ratio with land available for an increase and regarding this requirement possibly eliminating facilities such as the Community Home from the City. Deputy Mayor Pro tem Dyer spoke to the Community Home as being the exception rather than the norm. Mr. Dyer further spoke regarding enforcement and how to determine whether or not facilities have a shortage of parking available. Ms. Jarrell stated she was not aware of any complaints from independent living facilities regarding their parking.

Council Member Stahel spoke to the developers having enough land to provide one space per dwelling unit with a footnote stating a requirement to build 75% initially. Council Member Lambert spoke regarding the Parking Management Plan which requires one space but the applicant would request a variance and Ms. Jarrell advised that this option has been utilized by corporations and accomplished through the site plan process.

Council Member Stovall spoke to the limited areas available for patio home, duplex or single-family attached development. Council Member Lambert stated a concern regarding locations where there might be some acreage left in a development that might be utilized and spoke regarding setbacks. Council Member Stovall spoke to recommended setbacks being applied regardless of the zoning category. Council Member Lambert stated concern with a development being placed in a zero-lot line neighborhood.

Council Member Stovall requested clarification that the setbacks would apply regardless of the zoning. Ms. Jarrell responded that as currently written, setbacks would be from single-family zoning, however in patio home, duplex and single-family attached, the retirement housing facility would have to have access to a collector street or larger and would need to be on an area greater than two acres, which would provide some restriction. Council Member Lambert spoke to the application of setback requirements including from single-family attached areas.

Zoning Case 2000-83 (cont'd)

Council Member Stahel stated that the motion would include one parking space per independent unit with the option for the developer to request only to construct three-quarters of that amount, that the multi-family setbacks apply when adjacent to a single family area as well as patio home, duplex or single-family attached and that the use not be allowed in TE, TC, CC, single-family attached, patio home or duplex zoning districts. Ms. Jarrell stated that she would rewrite that section requiring setbacks to apply to any use and adding SF-6, SF-7, SF-9, SF-20, patio homes, townhomes, and duplex districts.

A motion was made by Council Member Lambert and seconded by Deputy Mayor Pro tem Dyer to approve the request as recommended by the Planning and Zoning Commission with recommended additions and/or revisions and that the proposed ordinance be brought back to the Council for review and adoption.

1. Amend the proposed use charts to prohibit independent living, assisted living, long-term care and/or continuing care facilities in the Regional Employment (formerly Tollway Employment), Regional Commercial (formerly Tollway Commercial), Corridor Commercial, Patio Home, Single-Family-Attached, and Two-Family districts.
2. Increase the required parking for independent living facilities from 0.75 spaces per unit to 1.0 space per unit and allow parking for these facilities to be eligible for the Parking Deferral Program (maximum deferral - 25%).
3. Establish building setbacks for single-family residential adjacency the same as those required for multi-family buildings.

“3-115 Retirement Housing

A. Minimum Age Requirement

3. To qualify as an independent living facility the units shall have a head of household of 55 years of age or older. Surviving member(s) of a household, regardless of age may occupy a unit provided that the household head meeting the age requirements has died.
4. Management personnel and his/her family may occupy units without complying with the minimum age requirement. The total of such dwelling units shall not exceed 2 per 100 dwelling units, or portion thereof, in the project.

Minimum unit sizes shall be in compliance with state regulations for facilities eligible to receive Medicare/Medicaid funding.

Zoning Case 2000-83 (cont'd)

B. Minimum Floor Area Per Dwelling Unit

C. Maximum Residential Density

The maximum residential densities shall be per the attached chart labeled Exhibit C.

D. Fencing Requirements

Walls/fences of not more than eight feet in height may be erected in the front yard provided such wall or fence is of at least 50% open construction. Such walls must meet all other applicable requirements for walls contained in Section 3-1000.”

4. Amend Subsection 3-401 of Section 3-400 (Lot Regulations) as follows:

Independent living facilities, assisted living facilities, long-term care facilities, continuing care facilities, community centers, hospitals, churches, colleges, universities, trade and commercial schools, and public, private and parochial schools located in any residential district shall have a minimum site area of two acres and shall have access to a street with a minimum 36 feet of pavement width.

5. Amend Section 3-1100 (Off-Street Parking and Loading), Subsection 3-1109 (Schedule of Off-Street Parking) as follows:

a. Add/amend the parking requirements for the following four types of retirement housing uses as follows:

- Independent Living Facility - 0.75 spaces per unit.
- Assisted Living Facility - One space for every two rooms or beds, whichever is greater.
- Long-Term Care Facility -One space for each two rooms or beds, whichever is greater.
- Continuing Care Facility - Parking requirements shall be based upon the proportionate individual parking requirements of the independent living facilities, assisted living facilities, and/or long-term care facilities within the continuing care facility.

Zoning Case 2000-83 (cont'd)

- b. Delete the following use classification from the Parking Space Schedule:
“Convalescent Home or Nursing Home - One space for each four rooms or beds, whichever is greater.”

The Council voted 7-0 to approve with revisions as stated Zoning Case 2000-83 - To amend Section 1-600 (Definitions) of Article 1, Subsection 2-502 (Schedule of Permitted Uses) of Section 2-500 (Permitted Uses), and Subsection 2-811 (RH – Retirement Housing) of Section 2-800 (District Charts) of Article 2, Section 3-100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses), Subsection 3-104 (Multi-family Residence) of Section 3-100 (Supplementary Regulations for Principal Permitted Uses and Specific Uses), Subsection 3-401 of Section 3-400 (Lot Regulations), Subsection 3-1109 (Schedule of Off-Street Parking) (1.H) (for the following zoning districts or uses) and (2) (Parking Space Schedule, Non-residential Uses in All Districts) of Section 3-1100 (Off-street Parking and Loading), and Section 3-1200 (Landscaping Requirements) (2) (Residential Landscaping Requirements) (a) of Article 3; the Comprehensive Zoning Ordinance of the City, Ordinance No. 86-3-14, as heretofore amended pertaining to Retirement Housing uses; and providing a repealer clause, a savings clause, providing a fine for criminal penalties not to exceed \$2,000 for each offense, a severability clause and an effective date. The motion carried.

There being no further discussion, Mayor Pro tem Neudorff adjourned the meeting at 9:13 p.m.

Rick Neudorff, MAYOR PRO TEM

ATTEST:

Elaine Bealke, CITY SECRETARY