



April 11, 2012

**Re: District 1 Neighborhood Roundtable Meeting (March 22, 2012)  
Response to Issues and Comments**

Greetings:

On March 22, 2012 there was a Neighborhood Roundtable meeting, focusing on District 1, at Plano Centre's Northbrook Room at 2000 E. Spring Creek Parkway. Thank you for your interest in this meeting and on behalf of the Plano City Council we appreciate your involvement and participation. If you were able to attend, I hope that the information that was presented was helpful and that you gained some insight into City programs and services. Your questions and comments are valuable in helping City Council determine the best way that the City can move forward while continuing to maintain an excellent quality of life.

During this meeting City Staff presented information on several topics:

**FY 2011-2012 Budget** - Budget Director Karen Rhodes-Whitley gave an update on the 2011-12 budget. Complete and more detailed information regarding the City's budget can be found by logging on to [www.plano.gov/Budget/Pages/default.aspx](http://www.plano.gov/Budget/Pages/default.aspx);

**Plano Economic Development** - Director Sally Bane presented a progress report. This and much more information can be found at [www.planotexas.org](http://www.planotexas.org);

**Water Update** - Public Works Director Jerry Cosgrove discussed Water Conservation Measures that are being taken at this time. Please see <http://plano.gov/Water/Pages/default.aspx> for more on this topic. Mr. Cosgrove also reviewed street repairs, improvements and other Community Investment Projects (CIP) in and around the District 1 area. To learn more, please log onto [www.plano.gov/departments/engineering/pages/default.aspx](http://www.plano.gov/departments/engineering/pages/default.aspx);

**Community Development** - Planning Director Phyllis Jarrell presented several topics concerning Community Development, including downtown residential/commercial leasing activities as well as updates on downtown development and the research/technology district. Detailed information on Planning Department activities can be found at <http://plano.gov/Departments/Planning/Pages/Planning.aspx>.

More information on these and many other topics can be found at [www.plano.gov](http://www.plano.gov). This response letter will cover information brought forth during the meeting, as well as other information pertinent to the District 1 area.

## **Water Conservation Measures Once Weekly Watering Returns April 3**

The City of Plano is pleased to announce that residents can return to watering one time a week beginning April 3. Under the new watering schedule, odd addresses can operate irrigation watering (such as sprinklers) on Tuesdays and even addresses can do so on Thursdays. No watering with sprinklers is allowed between 10 a.m. and 6 p.m. During the weeks we have rain, please turn off sprinkler systems. Foundations, new landscaping, first year plantings of shrubs and trees may be watered within a 10 foot radius of their trunk for up to two hours any day by a hand-held hose, a soaker hose or a dedicated zone using a low-flow irrigation system.

## **Parks and Recreation**

### **Texas Music Series**

In honor of the Courtyard Theater's 10-year anniversary, Plano Stages is proud to present the Texas Music Series which will be a run of nine concerts - each one held on the first Thursday of the month showcasing singers and songwriters steeped in the tradition of Texas' music heritage. Artists will perform on stage in a solo-acoustic format.

Opening Night of the Series (March 1) featured Radney Foster as headlining artist with Zane Williams opening. The performance was a "sell-out" before the doors opened. Public comments before, during and after the show were beyond positive.

The April 5th show featured Ray Wylie Hubbard and other musicians performing in the next several months include:

Jason Boland

Junior Brown

Max Stalling

Cory Morrow

To learn more about the Texas Music series and to see more details about purchasing tickets please see <http://www.plano.gov/Departments/Arts/Planos%20Stages/concerts/Pages/default.aspx>

### **Bike Route System**

The City's Bicycle Transportation Plan identifies on-street bicycle routes throughout the city that are suitable for bicyclist riding in the street rather than on trails or sidewalks. On-street bicycle routes are typically located on streets with lower traffic volumes such as collector streets or residential streets. On-street bicycle routes provide connections to recreational trails, schools, libraries, recreation centers, places of employment, shopping centers and DART bus or rail stops. On-street bicycle routes signs are being installed throughout the city. Sign installation is approximately 85% complete.

### **Bob Woodruff Park – Pavilion Replacement**

Work is substantially complete for replacement of the 26 year old north pavilion. The pavilion will re-open this spring. The south pavilion is scheduled to be replaced the following year.

### **Chase Oaks Golf Course Trail Connection**

In accordance with the Parks and Recreation Planning Board's decision, the City will maintain ownership of the existing trail easement. The majority of the previously existing trail was not within the trail easement. Staff will have a consultant prepare a preliminary plan and cost estimate for widening of the neighborhood sidewalk as an alternative to the trail.

### **Haggard Park**

Haggard Park in Plano was one of nine Texas parks honored with designation as an inaugural Lone Star Legacy Park by the Texas Recreation and Parks Society (TRAPS) in a ceremony at the association's annual institute in The Woodlands on February 29, 2012.

Lone Star Legacy Parks must be a minimum of 50 years old. A Lone Star Legacy Park holds special prominence in the local community and the state of Texas. These parks have endured the test of time and have become iconic to those who have visited, played and rested on their grounds. A designation as a Lone Star Legacy is one of the highest honors that can be bestowed on a park.

Haggard Park was established in 1925 in historic downtown Plano in an effort to beautify the city along its major railway. The park has been the site of many celebrations and community gatherings over the years. The park is also surrounded by several historically significant buildings. The Interurban Railway Museum and Railcar #360 are within the boundaries of park and are tied to its legacy.

Over the years, additional acreage, a bandstand and playground have been added to the park. Today, events are held year-round. Weddings, engagements and proposals are frequent occasions taking advantage of the scenic backdrops in the park. In 2011 alone, fifty-one weddings and birthday parties were held in the bandstand in the park and more than 11,000 visitors toured the Interurban Railway Museum.

### **High Point Tennis Center Lighting Replacement**

The existing lighting at High Point Tennis Center was over 30 years old and had reached the end of its useful life. Construction began in January for replacement of the lighting. Work is now substantially complete and all tennis courts are back in operation.

### **Median Tree Planting**

No tree replacements in medians will take place until watering restrictions are lifted. Trees in the medians on Park and Brand will be replaced at the contractor's expense when watering restrictions are no longer in effect.

### Oak Point Park and Nature Preserve

The 801 acre park runs along Rowlett Creek and stretches from Parker to State Highway 5. The Park connects with Bob Woodruff Park on the south. Together the two parks form over 1,100 acres of uninterrupted parkland. Construction of recreational trails, restrooms, a pavilion, parking, earthwork, utilities, landscaping, irrigation and associated improvements were completed in 2009.

Plans are being prepared for construction of the trail under Jupiter Road, K Avenue and US 75 connecting to the existing Bluebonnet Trail that ends at Chase Oaks Blvd. and US 75. The project has been approved for a \$500,000 Collin County Grant. Construction is expected to begin in late 2012 and be complete in late 2013.

An updated master plan is also being prepared for the park to incorporate use patterns and new opportunities that have come available since the park was opened. \$5,000,000 was approved in the 2009 bond election for additional improvements at the park.

### Schell Park

Ball fields 1 and 2 are undergoing infield renovations and are ready for use.

**Shoshoni Park** Plans are complete and bids have been opened for lighting in the playground area of the park. Construction is expected to begin this spring and be complete this summer.

### Willowcreek Park

Plans are complete for replacement of the existing lighting at the park. Bids have been opened and work is expected to begin this spring and be complete this summer. The new lighting will reduce electric costs and provide improved lighting for the park. Plans are also in progress for a new irrigation system at the park. The irrigation system will be replaced after the lighting replacement is complete and when watering restrictions are no longer in effect.

## Public Safety

### Police Department

#### Crime reported in District 1 compared to crime reported City wide:

March 1, 2011 - Feb 29, 2012	Offenses Citywide	Offenses District 1	Business Offenses in US Hwy 75 Corridor	Dist. 1 Offenses Minus Business Offenses in US Hwy 75 Corridor	Dist. 1 % of Offenses Minus Business Offenses in US Hwy 75 Corridor	Percentage District 1
Murder	6	3	0	3	50.00%	50.00%
Rape	48	18	2	16	33.33%	37.50%
Robbery	146	59	11	48	32.88%	40.41%
Aggravated Assault	215	94	2	92	42.79%	43.72%
Burglary	1,125	387	30	357	31.73%	34.40%
Larceny/Theft	5,748	2,396	805	1,591	27.68%	41.68%
Motor Vehicle Theft	436	219	55	164	37.61%	50.23%
<b>Total Part One Crime</b>	<b>7,724</b>	<b>3,176</b>	<b>905</b>	<b>2,271</b>	<b>29.40%</b>	<b>41.12%</b>
Population	265,000	59,520				22.46%

March 1, 2011 through Feb 29, 2012	Offenses Citywide	Offenses District 1	Business Offenses in US Hwy 75 Corridor	Percentage District 1 Business Offenses in US Hwy 75 Corridor	Percentage District 1
Murder	6	3	0	0.00%	50.00%
Rape	48	18	2	11.11%	37.50%
Robbery	146	59	11	18.64%	40.41%
Aggravated Assault	215	94	2	2.13%	43.72%
Burglary	1,125	387	30	7.75%	34.40%
Larceny/Theft	5,748	2,396	805	33.60%	41.68%
Motor Vehicle Theft	436	219	55	25.11%	50.23%
<b>Total Part One Crime</b>	<b>7,724</b>	<b>3,176</b>	<b>905</b>	<b>28.49%</b>	<b>41.12%</b>
Population	265,000	59,520			22.46%

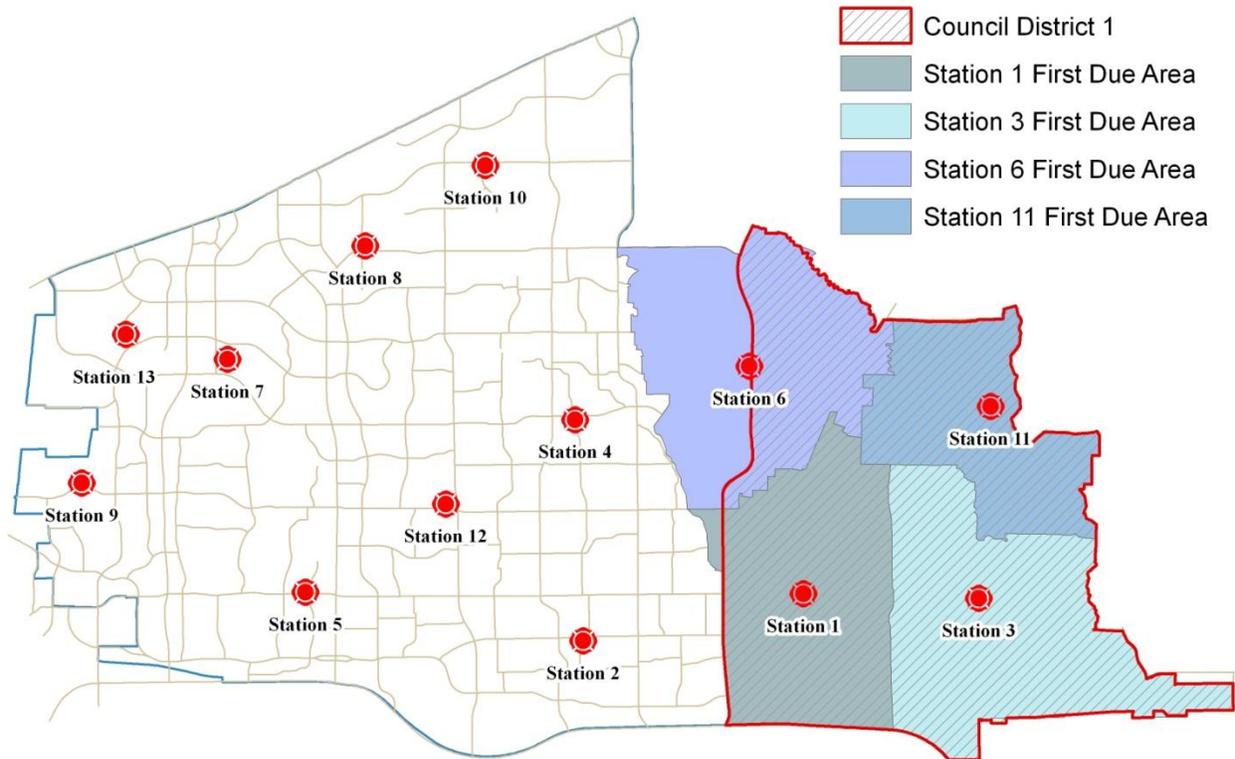
# Fire Department

## Summary of Incidents in First Due Station areas contained in District 1:

	<b>2011</b>	-	<b>2012 YTD</b>	-
<b>Total Calls:</b>	7,522		1,144	
<b>Most Frequent Call Type:</b>	EMS		EMS	
<b>Busiest Day of the Week:</b>	Friday		Friday	
<b>Busiest Time of Day:</b>	4 PM - 6 PM		4 PM - 5 PM	

Station	Fire	EMS	Hazard	Service Call	Good Intent	FALSE	Special	Total
FD1	67	2,375	102	337	565	223	4	3,673
FD3	46	935	51	97	299	117	1	1,546
FD6	48	1,265	51	156	254	110	1	1,885
FD11	17	250	15	35	64	37	0	418
<b>Total</b>	<b>178</b>	<b>4,825</b>	<b>219</b>	<b>625</b>	<b>1,182</b>	<b>487</b>	<b>6</b>	<b>7,522</b>

Station	Fire	EMS	Hazard	Service Call	Good Intent	FALSE	Special	Total
FD1	16	383	12	40	75	11	0	537
FD3	7	171	11	17	41	12	0	259
FD6	2	207	5	21	38	13	0	286
FD11	0	38	4	4	11	5	0	62
<b>Total</b>	<b>25</b>	<b>799</b>	<b>32</b>	<b>82</b>	<b>165</b>	<b>41</b>	<b>0</b>	<b>1,144</b>



## **Planning**

The City of Plano is committed to protecting the rights of both neighborhoods and developers when a developer wishes to pursue his interests within the established legal framework of procedures and standards. Historically, the City of Plano has been development-friendly. Residential and non-residential development help fund City streets, water and sewer facilities, parks, police and fire stations, schools and other public improvements that citizens value as important to a good quality of life. However, development-friendly does not equal lower standards or the waiving of requirements. City Council and the Planning and Zoning Commission have adopted very stringent development policies. All projects are subject to the same high standards.

The City of Plano has always sought a balance between the interests of homeowners and the business community. We encourage developers and neighborhoods to openly communicate and seek ways to ensure beneficial and compatible development.

Although state and federal legislation and court precedents define many of the practices in our planning policies and regulations, the Planning Department is committed to keeping all citizens informed of potential development projects within the City. For example, notices for zoning cases are mailed 20 days prior to the first hearing - instead of the 10 days required by state law, and homeowners associations (those registered with the City) within 1500 feet of zoning cases receive written notice by mail. A complete list of all zoning cases, site plans and plats submitted for review are posted on the Planning Department page of the City's web site at [www.planoplanning.org](http://www.planoplanning.org)

Although not required by state law, applicants for zoning cases in Plano must place a zoning sign on the property notifying the public of the pending zoning action. The City gives a small sign to the applicant for specific use permit requests. For larger tracts of land, the applicant must contract with a sign company to have a sign erected on the property. All of the signs provide the Planning Department's phone number, (972) 941-7151, so that citizens may call to obtain additional information about the proposed zoning action. Homeowner comments are welcomed and encouraged in the development review process to help the City achieve a well-developed community.

### **Zoning, Plats, Preliminary Site Plans and/or Final Site Plans**

For a list of rezoning requests, site plans, plats and other development-related items that are up for review, please go to <http://pdf.plano.gov/planning/devrev/revlist.pdf>. This list is updated every two weeks.

### **Vacant and Underused Commercial Buildings**

In 2002, the Cities of Carrollton, Richardson, and Plano jointly produced a report entitled "Retail Study of Underperforming and Vacant Retail Areas". This study explored a number of issues relating to the retail industry, the local economy, and the opportunities for improving current conditions. Upon completion of the study, each city had the responsibility of identifying and implementing those recommendations that were most applicable to its needs. The Plano City Council passed amendments to the Zoning Ordinance that allows the conversion of vacant properties from retail to residential uses such as patio homes and town houses. Some retail corners will remain viable for retail uses and will continue to be attractive to retailers who wish to build new stores. The intersection of Parker Road and Custer Road is an example of this, with both Kroger and Home Depot redeveloping corners for new stores. The alternative to these redevelopment efforts may be empty structures that are obsolete for today's retail needs.

### **Recently approved or pending development projects within District 1:**

---

---

Project: 14th/Rigsbee Addition, Block A, Lots 1 & 2 Applicant: Azar Capital Investments, Ltd.

Retail on 2 lots on 4.0± acres located at the northwest corner of Rigsbee Drive and 14th Street. Zoned Retail. Concept plan & conveyance plat submitted (02/23/12) and pending consideration. Purpose of concept plan is to show proposed building layouts and related site improvements. Purpose of plat is to subdivide the property.

---

---

Project: Central Plano Industrial Park, Phase III, Block 7, Lot 1 Applicant: Argent Plano Realty, L.P.

Office-showroom/warehouse on 1 lot on 6.7± acres located on 1 north side of Plano Pkwy, 419±' of Klein Rd. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District.

Site plan submitted 1/26/12, pending consideration; prelim plat submitted 1/26/12; approved 2/20/12. Purpose of site plan is to show proposed building layout and related site improvements. Purpose of plat was to propose easements to accommodate the development. Preliminary site plan submitted 12/8/11; approved on 1/3/12.

---

---

---

---

Project: Eastside 14th Street Addition, Block A, Lots 1R & 2 Applicant: Eastside 14th Street  
Retail, restaurant, and office on two lots on 0.5± acre located at the southeast corner of J Avenue and 14th Street. Zoned Downtown Business/Government.  
Replat submitted (09/22/11) and pending consideration. Purpose of replat is to dedicate easements to accommodate the proposed development.

---

---

Project: First International Bank Addition, Block 1, Lots 1R & 2R Applicant: American First National Bank  
General office and bank on two lots on 2.6± acres located on the east side of K Avenue, 91± feet north of 19th Street. Zoned Planned Deveopment-26-Light Commercial.  
Prelim site plan/revised site plan submitted (2/23/12) and pending consideration. Purpose of plan is to show proposed subdivision of property, and development of the western portion (street frontage portion) of property.

---

---

Project: Llama Haven, Block 1, Lot 1 Applicant: You-Hong Chen & Hong Zhuang  
One Single-Family Residence-9 lot on 16.1± acres located on the north side of Parker Road, 905± feet east of Jupiter Road. Zoned Single-Family Residence-9.  
Final plat subm 1/12/12; pending consideration. Purpose of plat; to est. lot boundaries/dedicate easements.

---

---

Project: Legacy Central Theater Addition, Block A, Lot 7 Applicant: One Bank and Trust, N.A.  
Restaurant/Arcade and indoor commercial amusement on one lot on 2.2± acres located on the south side of Chase Oaks Boulevard, 350± feet west of U.S. Highway 75. Zoned Corridor Commercial with Specific Use Permit #616 for Arcade.  
Site plan submitted (12/22/11) and pending consideration; preliminary plat submitted (12/22/11) and approved on 01/17/12. Purpose of site plan is to show proposed building layout and related site improvements. Purpose of plat was to propose easements to accommodate the development.

---

---

Project: Los Rios Hibernia, Block A, Lots 2 & 3 Applicant: ASG Plano Industrial  
75 Single-Family Residence-6 lots, restaurant, and car wash on two lots on 24.9± acres generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center.  
Concept plan submitted (02/23/12) and pending consideration. Purpose of plan is to show proposed nonresidential development, as well as the proposed streets, blocks and lots layout for the single-family development. This is related to Zoning Case 2012-13.

---

---

Project: McCoy Addition, Block A, Lots 1 & 2 Applicant: Walter Randolph McCoy  
Office-warehouse, retail, and health/fitness center on two lots on 3.4± acres located on the west side of Premier Drive, 1,100± feet north of Enterprise Drive. Zoned Corridor Commercial.  
Preliminary site plan/concept plan submitted (02/23/12) and pending consideration; preliminary replat submitted (02/23/12) and pending consideration. Purpose of plan is to show the proposed land subdivision, as well as proposed building and related site improvements. Purpose of plat is to show proposed land subdivision and easements necessary to accommodate the proposed development.

---

---

Project: Nikko America Addition, Block 1, Lot 1 Applicant: AIPH LLC  
Office-showroom/warehouse on one lot on 7.0± acres located at the northwest corner of Summit Avenue and Matrix Drive. Zoned Research/Technology Center.  
Revised site plan submitted (11/10/11) and approved on 12/5/11; purpose of site plan was to show the proposed building expansion and related site improvements.

---

---

Proj: North Central Park, Phase 2, Blk B, Lot 1R Applicant: Four Star Development & Haggard Brothers, LTD  
Restaurant on one lot on 2.5± acres located on the northeast corner of U.S. Highway 75 and Central Parkway East. Zoned Corridor Commercial.  
Site plan submitted (08/11/11) and approved on 12/05/11; preliminary replat submitted (08/11/11) and approved on 09/06/11. Purpose of site plan was to show proposed building layout and site improvements. Purpose of preliminary replat was to propose easements necessary to accommodate the proposed redevelopment of the site.

---

---

---

---

Project: Parker Triangle Addition, Block A, Lot 1 Applicant: Meaders-Hale, LTD

Convenience store with gas pumps on one lot on 2.4± acres located at the northwest corner of Parker Road and Jupiter Road. Zoned Agricultural.

Concept plan submitted (01/26/12) and pending consideration. Purpose of plan is to show the proposed building and related site improvements.

---

---

Project: Plano Marine Addition, Block 1, Lot 1R Applicant: Plano Marine

Recreation vehicle sales and service on one lot on 1.2 acres located on the west side of K Avenue, 150 feet south of 12th Street. Zoned Light Commercial with Specific Use Permit #515 for Recreation Vehicle Sales and Service.

Revised site plan submitted (11/10/11); approved on 12/5/11; replat submitted (11/10/11) and approved on 12/5/11. Purpose of site plan was to show a bldg demolition and building being added on the site with related site modifications. Purpose of replat was to dedicate easements necessary to accommodate the development.

---

---

Project: Parkway Heights, Phase 1 Applicant: R. H. of Texas Limited Partnership

96 Single-Family Residence-6 lots and four open space lots on 25.4± acres located at the southeast corner of Plano Parkway and Bradshaw Drive. Zoned Single-Family Residence-6.

Final Plat submitted (12/08/11) and pending consideration. Purpose of plat is to dedicate street rights-of-way, and establish block and lot boundaries, as well as dedicate easements necessary for the single-family residential development.

---

---

Project: Royal Addition No. 2, Block A, Lot 5 Applicant: Michael F. Royal

Restaurant on one lot on 1.2± acres located at the southeast corner of U.S. Highway 75 and Ozark Drive. Zoned Corridor Commercial.

Site plan submitted (10/13/11) and approved on 12/29/11; preliminary plat submitted (10/13/11) and approved by P&Z on 12/05/11. Purpose of site plan was to show proposed building layout and related site improvements. Purpose of plat was to show easements to accommodate the development.

---

---

Project: Southern Land Downtown Addition, Block A, Lot 1 Applicant: J & A Family Partnership

283 multifamily residences and retail on one lot on 3.0± acres located at the southeast corner of 15th Street and I Avenue. Zoned Downtown Business/Government.

Preliminary site plan submitted (11/13/11) and approved 12/19/11; purpose of plan was to show proposed building layout and related site improvements.

---

---

Project: Turnpike Commons Addition, Block 3, Lot 1 Applicant: Turnpike Commons of Plano

Convenience store with gas pumps on one lot on 1.7± acres located at the northwest corner of Renner Road and Shiloh Road. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District.

Site plan submitted (11/24/10) and approved on 01/25/12; preliminary plat submitted (11/24/10) and approved on 12/20/10. Purpose of site plan was to show proposed building layout and site improvements. Purpose of preliminary plat was to propose easements necessary to accommodate the proposed development.

---

---

Project: Turnpike Commons Addition, Block 2, Lot 1 Applicant: Provident Realty Advisors, Inc.

254 multifamily residential units on one lot on 7.9± acres located at the northwest corner of Wynview Drive and Wyngate Boulevard. Zoned Planned Development-207-Retail/190 Tollway/Plano Parkway Overlay District.

Site plan submitted (07/21/11) and approved on 01/10/12; preliminary plat submitted 07/21/11) and approved on 08/15/11. Purpose of site plan was to show proposed layout of buildings and site improvements. Purpose of preliminary plat was to propose easements necessary to accommodate the proposed development.

---

---

Project: Villas of Andalus Applicant: Signage Point Properties, LLC

34 Single-Family Residence-6 lots on 7.2± acres located at the southwest corner of 14th Street and Bradshaw Drive. Zoned Single-Family Residence-6.

Final plat submitted (12/22/11) and approved on 1/17/12; purpose of plat was to dedicate street rights-of-way, establish block and lot boundaries, as well as dedicate easements necessary for the development.

---

---

---

---

Project: Villas of Pecan Creek Applicant: Meaders-Hale LTD

96 Patio Home lots and one open space lot on 26.8± acres located at the northeast corner of Parker Road and Jupiter Road. Zoned Agricultural.

Concept plan submitted (11/10/11) and approved on 2/6/12. Purpose of plan was to show proposed layout of streets, lot and block boundaries, and open space.

---

---

Zoning Case 2011-34 - Request for Specific Use Permit for Arcade on 2.1± acres located on the south side of Chase Oaks Boulevard, 350 feet west of U.S. Highway 75. Zoned Corridor Commercial. Approved by City Council on 12/12/11.

---

---

Zoning Case 2012-02 - Request for Specific Use Permit for Truck/Bus Leasing on 10.9± acres located at the southeast corner of U.S. Highway 75 and 13/14th Street Connector. Zoned Planned Development-472-Corridor Commercial. Submitted 01/12/12. Pending consideration.

---

---

Zoning Case 2012-05 - Request to rezone 2.4± acres located at the northwest corner of Parker Road and Jupiter Road from Agricultural to Retail. Zoned Agricultural. Submitted 01/26/12. Pending consideration.

Zoning Case 2012-06 - Request for Specific Use Permit for Day Care Center on 0.1± acre located at the northeast corner of Alma Drive and Plano Parkway. Zoned Corridor Commercial. Submitted 01/26/12. Pending consideration.

---

---

Zoning Case 2012-08 - Request for Specific Use Permit for Transit Center on 1.8± acres located on the southwest corner of 16th Street and J Avenue. Zoned Downtown Business/Government and Urban Residential. Pending consideration.

---

---

Zoning Case 2012-11 - Request for Specific Use Permit for Transit Center on 24.8± acres located at the northwest corner and southwest corner of Archerwood Street and Exchange Drive; northeast corner of Park Boulevard and Archerwood Street, and southeast corner of Parker Road and Archerwood Street. Zoned Corridor Commercial. Pending consideration.

---

---

Zoning Case 2012-13 - Request to rezone 22.7± acres from Research/Technology Center to Single-Family Residence-6 and to rezone 2.3± acres from Research/Technology Center to Light Commercial, generally located at the southwest corner of 14th Street and Los Rios Boulevard. Zoned Research/Technology Center. Submitted 02/23/12. Pending consideration. This is related to Los Rios Hibernia, Block A, Lots 2 & 3.

---

---

### **Neighborhood Revitalization**

**Plano Economic Development (PED)** – Plano’s office of Economic Development offers an integrated approach of programs and services to support the creation of new businesses, the expansion and retention of existing businesses within the City of Plano, and the attraction of companies that offer high impact jobs and share the community’s values. In Plano, economic development usually takes three forms: Business attraction, Business retention and expansion and redevelopment. All three forms of economic development aim to create new primary jobs that pay more than the prevailing wage, increase the amount of income coming into the community from outside its market area, and create greater capital investment in the community. The strategy is to achieve this in a number of diversified industries.

**Small Business Incubator** – The City has investigated establishing a small business incubator program in the past. To set up an incubator storefront which would provide office space as well as other services to start-up companies requires a substantial amount of funding, which has not been available. However, the Collin College District’s Small Business Development Center provides all of the benefits of an incubator. The Center can help with training, formulating business plans and acquiring loans for small businesses and can be reached at (972) 985-3770.

**Revitalization** – The City recognizes the need to maintain our older neighborhoods. In order to prevent deterioration in those areas, we schedule infrastructure repair and replacement each year so that streets and utilities are kept in good condition. We also have a proactive code enforcement program through our Property Standards Division. Property Standards works with property owners to keep their homes free of trash and debris, junk vehicles, high grass and weeds, and other property code violations. We believe that code enforcement is very important to maintaining our older neighborhoods, and we try to address problems in their incipient stage - rather than letting them grow into the large areas of deterioration which exist in many other cities.

## **Grants and Programs Available to Aging Neighborhoods**

The City has a housing rehabilitation program in which low-interest loans are made available to families with limited income (for example, a family of four making less than \$55,300 would qualify) to help them repair their home. The amount of repayment required depends on the family's income level. The City also partners with local religious groups, student organizations, non-profit groups and community and business volunteers to bring the "Love Where You Live" program to older neighborhoods. This program combines improvement projects such as painting, trash removal and tree trimming with community outreach and education to revitalize neighborhoods. For more information please visit [www.plano.gov/departments/planning](http://www.plano.gov/departments/planning)

## **Property Standards**

Property maintenance matters in the City of Plano are inspected by Property Standards Specialists who proactively inspect their assigned areas, as well as respond to citizen concerns received in reference to Public Nuisance Code, Property Maintenance Code and Zoning Ordinance violations on private property. Designated employee districts enable staff to proactively and reactively respond to concerns within their assigned areas. When a concern is received by the Property Standards Department, the call is assigned to a designated Specialist to inspect the property within 48 hours. Callers may choose to remain anonymous; however, if the caller provides their name and telephone number, the Specialist will be able to contact the caller if additional information is needed and will also provide a status update of action(s) taken after the inspection is completed.

Violations are addressed proactively through on-site inspections by Property Standards Specialists within their designated employee district. All concerns reported to the Property Standards Department in person, by telephone, e-mail, or via the Property Standards webpage are inspected by the Specialists to establish whether a violation exists prior to pursuing any other action(s). After corroboration of a violation, parties responsible for maintenance of a property are usually notified to correct noted violations within an established timeframe.

Codes and ordinances regulated by Property Standards include, but are not limited to, parking on unimproved surfaces, junked motor vehicles, low tree limbs and branches, trash and debris, high grass and weeds, open storage of goods, equipment or materials, substandard structures, and fence maintenance. As needed, work schedules are rearranged to address activity that may occur outside regular business hours such as non-permitted garage sales, parking on unimproved surfaces, overcrowding and home occupation activities that do not comply with related zoning regulations.

Property Standards staff also administers the City's Rental Registration and Inspection Program. On an annual basis, staff registers and systematically inspects all multi-family housing developments that are five (5) years old and older with five (5) or more dwelling units. All exterior grounds, common areas and a relative sampling of vacant and occupied interior units are inspected. These inspections focus on life safety matters including such items such as defective window and door hardware, obstructed egress, inadequate and/or inoperable smoke alarms, faulty plumbing, non-working appliances, faulty electrical systems, defective hand/guard rails, inadequate exterior wall covering, lack of weatherproofing, and flawed walkways.

Due process is exercised in the regulation of all noted violations. Effort is made to contact all responsible parties to communicate noted violations and afford an opportunity for voluntary compliance. If voluntary compliance is not attained or in the event of repeat violations, other enforcement actions may be taken. These actions may include authorizing a city contractor to abate the nuisance at the property owner's expense, filing a lien against the property to recoup the assessed charges, issuing a Notice to Appear in Municipal Court, attaining civil penalty judgments, etc.

**Single Family Occupancy Standards** – Federal law, through the Fair Housing Amendments Act passed by Congress in 1988, prohibits a municipality from regulating the number of people living at a residence based on familial status. The number of persons living in one residence may be regulated on available habitable space, but the restriction cannot be based on the relationship or health status of the persons at the residence. Occupancy limitations are enacted to protect health and safety by preventing overcrowding of a dwelling, not to impermissibly restrict or limit the family composition of dwellings. Maximum occupancy restrictions cap the number of occupants per dwelling, typically in relation to the available habitable floor space and/or the number and type of rooms.

The City of Plano regulates occupancy limitations based on criteria established in the 2003 International Property Maintenance Code (IPMC). The IPMC is a model code adopted by many jurisdictions to govern the continued maintenance and occupancy of existing structures and premises to ensure public health, safety and welfare. Regulation of adequate habitable space, light and ventilation requirements sets provisions for privacy,

safety and protections against overcrowding conditions. For example, bedrooms occupied by one person must have at least 70 square feet of floor area and bedrooms occupied by more than one person must have at least 50 square feet of floor area for each occupant. Kitchens and other spaces such as hallways, bathrooms, closets, utility rooms, storage and similar areas are not considered habitable spaces and shall not be used for sleeping purposes or included in available habitable space calculations.

Property Standards views code education and awareness as vital components to our desired effectiveness. Deliberate efforts are made to educate our citizenry regarding rules and regulations that govern public nuisance and property maintenance matters. Educational materials regarding code requirements and ordinance regulations are disseminated through the distribution of brochures, water utility bill inserts and speaking at Neighborhood Association meetings and other community forums and functions. Additionally, governing rules and regulations are periodically reviewed for their appropriateness to the health, safety and welfare of our community. The desires and input of citizens are considered during these reviews.

The Property Standards Department has two locations in Plano. Our main office is located at Municipal Center, 1520 Ave. K, Ste. 200, Plano, TX 75074 and addresses city-wide substandard structure concerns and property maintenance concerns at all properties east of Custer Road. Our satellite office is at the Joint Use Facility, 7501-A Independence Pkwy, Plano, TX 75025 and addresses city wide multi-family development concerns and property maintenance concerns at all properties located west of Custer Road. Please contact (972) 941-7124 (Municipal Center location) or (972) 208-8150 (Joint Use location) or [www.plano.gov/prop\\_stds](http://www.plano.gov/prop_stds), should you have any questions or concerns relating to property maintenance in Plano.

## ***Public Works***

Public Works Director Jerry Cosgrove presented information and updates on Community Investment Program (CIP) projects and street repairs and improvements in and around the District 1 area. Some of the projects that are in progress include the following:

### **Arterial Work**

Alma Road between 15<sup>th</sup> and Hedgcoxe  
K. Ave from Pres. George Bush Tollway to Chaparral; and Municipal Ave.  
Plano Parkway from K. Ave. to Los Rios

### **Residential Work**

Completion of residential street, alley pavement, and sidewalk rehab will be done in the residential areas bounded by Alma to US 75 and Parker and Park; Pres. George Bush Tollway to 14<sup>th</sup> St. from US Hwy. 75 to Shiloh; and Park to 14<sup>th</sup> from US Hwy. 75 to K. Ave.

### **Water System**

Meter change outs will continue within District 1. The City's contractor is on schedule to complete residential change outs this year while our personnel are replacing commercial meters 1½" and larger and striving to be complete by the end of this year as well.

### **Miscellaneous**

Completion of the additional sanding storage areas at the Police Academy and the Stadium Pump Station.  
Sidewalk and barrier free ramp repairs and renovations in the Industrial/Technology Area bounded by Plano Parkway, 14<sup>th</sup> Street, K. Ave. and Shiloh Road

### **TRAFFIC**

Clark High (Legacy Drive/Stadium): Request to implement a school zone for students crossing at Legacy Drive/Stadium Drive. The requested school zone was not implemented based on the City policy of not providing school zones for high school related crossings.

Cloverhaven Way/Mosswood Drive (McCall Elementary): Under review for All-Way Stop signs.

Collin College District - Evaluated a request to relocate a DART bus stop from on-campus to Jupiter Road.

Downtown Plano: Studied downtown parking locations to determine the level of DART patron usage. Parking stalls remain available for general parking throughout the day.

K Avenue, Municipal Avenue, 11th Street to 15th Street: Completed design of a new traffic warning sign plan to address wrong-way traffic flow.

14<sup>TH</sup> Street between Municipal Avenue and Jupiter Road: Evaluating the posted speed limit.

14<sup>TH</sup> Street @ Los Rios Blvd: Adding additional left-turn lanes for eastbound and northbound traffic: Adding dedicated right-turn lanes for northbound and westbound traffic. Final design underway.

15<sup>th</sup> Street: between N Avenue and R Avenue: Evaluated traffic safety in the Old Towne neighborhood. Vehicle speeds found to be below 30 mph. between G Avenue and U.S. 75: Improved westbound lane-use signage.

Janet Way: Installed No Parking signs.

Jupiter Road @ 14<sup>TH</sup> Street: Added additional left-turn lanes for eastbound and westbound traffic, added traffic monitoring camera.

Jupiter Road between Plano Parkway and Spring Creek Parkway – Implemented new off-peak signal timing.

Jupiter Road @ Summit Drive: Increasing corner radii (Northwest and Southeast corners). Construction begins Spring 2012

Jupiter Road @ Technology Drive/10<sup>TH</sup> Street: Increasing corner radii (Northwest and Southeast corners). Construction begins Spring 2012)

K Avenue @ Park Blvd: Adding a dedicated right-turn lane for northbound traffic. Final design underway.

K Avenue and Parker Road: Increased the length of the left-turn arrow timing

K Avenue between Plano Parkway and Parker Road: Implemented new off-peak timing.

Los Rios Boulevard between Parker Road and Jupiter Road: Revised the speed limit from 30 mph to 35 mph.

McCall Elementary: Investigated ways to reduce the queuing of vehicles out of the front driveway onto Cloverhaven Way during drop-off and pick-up operations. Field observations did not indicate the need for additional traffic control devices.

Mendenhall Elementary: Worked w/school to mitigate traffic impacts from the school reconstruction project. Installed No-Parking zones on the north side of 18th Street, the south side of 19th Street and the west side of N Avenue. Requested the school to construct a barrier-free ramp on the southeast corner of 19th Street @ N Ave. Installed marked crosswalks at 19th Street @ N Avenue.

North Star Road - An ordinance setting a 40 mph speed limit was approved by City Council

Park Boulevard and Republic Drive: Implemented new off-peak signal timing

Parker Road @ U.S. 75: Complaint about westbound traffic backing up through Archerwood Drive during the p.m. peak. Field review found no evident problem. Further evaluation is underway.

Plano East Senior High: Extended the length of time restriction for driveways leading to Merriman Drive.

Plano Pkwy @ Los Rios Blvd: Adding additional left-turn lane for eastbound traffic, adding a dedicated right-turn lane for southbound traffic. Final design underway

Ridgetop Lane: Evaluating request for No Parking at any time.

Rigsbee Drive at Van Buren Drive and Tilden Drive: Restricted on-street parking to improve the view to approaching traffic.

Spring Creek Pkwy @ Parker Road: Adding additional left-turn lane for southbound traffic, and a dedicated right-turn lane for westbound traffic. Construction begins Spring 2012

U.S. 75 Integrated Corridor Management (ICM) Project : DART continues their evaluation of adaptive signal systems for use on K Avenue/Plano Road in the cities of Dallas, Richardson and Plano.

U.S. 75 Southbound Frontage Road @ Legacy Drive: The concept design was accepted by TXDOT. Currently seeking project funding

Wedgeway Drive: Restricted parking on the corner to facilitate passage by large emergency vehicles.

Retimed traffic signals east of US-75 along Parker Road, Park Boulevard, 14<sup>th</sup> Street, and Plano Parkway.

Additional information on Traffic Engineering, road construction and Community Investment Projects can also be found at [www.plano.gov/departments/engineering/pages/default.aspx](http://www.plano.gov/departments/engineering/pages/default.aspx)

## **Public Information**

To contact City of Plano staff for further information and/or to generally keep abreast of the activities in our City, below is a list of various access methods that are available to you.

## **Internet**

The City's Home Page ([www.plano.gov](http://www.plano.gov)) is your one-stop shop for departmental information, municipal contacts, meeting agendas and overviews of municipal services. Several interactive and e-Commerce applications apply, including the ability to pay your water bill online, access interactive map sites, apply for garage sale permits and submit code enforcement concerns.

## **Plano Television Network**

The Emmy® award winning *Plano Television Network* (PTN) offers a wide range of community programming, including City Council and Planning & Zoning meetings broadcast live and via re-broadcast. Information regarding upcoming City activities and events is also available through PTN on Time Warner Cable Channel 16 (digital 15.101) and on Verizon FIOS Channel 30 and 31.

## **E-Update Subscriptions**

The City's Home Page offers secure E-mail subscriptions enabling persons to receive E-mail notifications when designated departmental Web pages or other Web information is updated. Also included are emergency notifications and meeting agendas. Simply access [www.plano.gov](http://www.plano.gov) and click on the *E-mail Updates* icon on the lower left side of the page to subscribe.

## **Public Library**

Information on City Council Meetings and Planning & Zoning cases is available at all Plano public libraries.

## **Franchised Utility Service Complaints**

The Office of Government Relations serves as the liaison between the City and franchised utilities. (Oncor Electric Delivery, Atmos Energy, CoServ Electric and Gas, Verizon, AT&T, and Time Warner Cable.) If you have any unresolved franchised utility related complaints, please e-mail them to Nancy Rodriguez at [nancyr@plano.gov](mailto:nancyr@plano.gov), contact her at 972-941-7510, or fill out the franchised utility complaint form at <https://forms.plano.gov/utilities/complaints.htm>. These unresolved complaints are turned into the respective franchised utility for resolution and monitored until resolved.

## ***Other Topics of Interest***

### **Information from Oncor**

Oncor has launched the **Oncor 24 X 7 Outage Information Website** to inform customers of the number of customers without electric service in the Oncor service area. The site is accessed from [www.Oncor.com](http://www.Oncor.com) under the heading "Power Restoration". This information will be useful during emergencies and periods when thousands of customers are without service. The link to the site is [www.Oncor.com/community/outages](http://www.Oncor.com/community/outages)

This website provides a System Outage Map and a DFW Outage Map and a Summary by Service Area which provides outage numbers by service area. It also provides restoration update information and press releases to keep the public informed following major power outages due to storms. Additionally you can find information about Oncor's service restoration process, storm safety, frequently asked questions and a section on trees and power outages.

### **Year-Round, Volunteer Community Cleanup Programs:**

Due to the unending migration of litter into our community, City staff relies heavily on volunteer groups and individuals to help keep our roads, creeks, parks, school campuses, and neighborhoods clean and litter free. In reality, our goal, through environmental education efforts, is to *prevent* littering from occurring in the first place.

Community Cleanups give businesses, organizations, families, and individuals the opportunity to make an impact on keeping our City beautiful and improving our local water quality. Individuals or groups can go to [www.livegreeninplano.com](http://www.livegreeninplano.com) for more information and to register online (**required**). Once registered, the City of Plano will provide bags for trash, release forms, etc. (Some pickup sticks will also be provided **for creek cleanups only**). Cleanup materials can be picked up the Friday before the scheduled cleanup at the Parkway Service Center, 4200 W. Plano Parkway, 2nd Floor, 8:00 a.m. to 5:00 p.m.

Cleanup volunteers are asked to call Autumn Dillon at (972) 769-4369 immediately following cleanups with the number of bags of litter collected and the number of volunteers who participated. Completed/signed release forms can be faxed to Autumn's attention at (972) 769-4219, mailed to 4200 W. Plano Parkway, Plano 75093, or scanned and emailed to [autumnd@plano.gov](mailto:autumnd@plano.gov)

Cleanup volunteers are asked to take the bags of collected litter to their home, church, school, or organization's dumpster for disposal. If the group collects large items or if there are 15 or more bags that would be difficult to haul, then the bags of litter collected and the large items can be left at a street corner for City collection crews. Immediately call Autumn Dillon with the number of bags or a description of the large item(s) and the exact location for collection service. For questions regarding the community cleanup program, please contact Autumn Dillon at (972)769-4369 or [autumnd@plano.gov](mailto:autumnd@plano.gov)

**City of Plano Municipal Code of Ordinances** – The City of Plano Municipal Code of Ordinances can be viewed and/or printed by viewing: [www.plano.gov/city\\_hall/citygovernment/municipalcode](http://www.plano.gov/city_hall/citygovernment/municipalcode)

### **Continued Community Outreach**

The Plano City Council continually seeks to implement ways to better connect with citizens. Working with homeowners associations, the City Council receives valuable input concerning issues specific to each development and would be interested in meeting with your group. Beginning in June the City Council will incorporate a new format into their quarterly meetings formerly known as Neighborhood Roundtable Meetings. They will become a "Meet & Greet" format continuing to take place across the City providing an opportunity for citizens to share specific interests and concerns through one-on-one discussion with City Council and municipal staff. They will be advertised on the City Web site, in area newspapers, in City facilities, on the Plano Television Network, by E-Updates, in City of Plano utility bills and by notification to homeowner association presidents and *Crime Watch* Area Coordinators. The meetings will take place in locations across the City and everyone is welcome to attend and participate in any meeting, regardless of geographic location.

In addition, a **Multicultural Outreach Roundtable (MCOR)** seeks input and makes recommendations to the City Council on methods, practices, programs, and other means by which the City of Plano can effectively serve the entire community and meet the objectives of local government. The mission of the roundtable is to partner with City Council and the citizens of Plano, encouraging understanding and participation in the government process while meeting the needs and desires of its diverse citizens. For more information visit <http://plano.gov/departments/community%20outreach/multiculturaloutreach/pages/default.aspx> or [www.planomcor.org](http://www.planomcor.org)

Other areas of outreach that City Council and I recommend include:

**The Plano Citizens Government Academy:** As a community outreach program, the Citizens Government Academy will educate residents about the basic roles and functions of municipal government in an interactive environment. This program provides a civics primer as well as current and relevant information. Further information can be obtained at 972-941-7307 or <http://www.plano.gov/Pages/citizensacademy.aspx>

**The Plano Citizens Police Academy:** The purpose of this academy is to educate Plano citizens on the operations & procedures of the Plano Police Department. This is accomplished through a series of lectures and hands-on activities. Further information can be obtained at 972-941-2432 [www.plano.gov/departments/police/citizen%20programs/pages/citizen\\_academy.aspx](http://www.plano.gov/departments/police/citizen%20programs/pages/citizen_academy.aspx)

**The Plano Citizens Fire Academy:** The purpose of this academy is to make the citizens of Plano aware of the many services that the Plano Fire Department provides and increase fire and life safety awareness. Further information can be obtained by calling 972-941-7421 or logging on to the website: [www.plano.gov/Departments/Fire%20Department/Fire%20and%20Life%20Safety/Pages/CFA.aspx](http://www.plano.gov/Departments/Fire%20Department/Fire%20and%20Life%20Safety/Pages/CFA.aspx)

Additional information on any one of these outreach programs can be found by visiting <http://plano.gov/Outreach/Pages/default.aspx> or by calling (972) 941-7747 for Council roundtable information.

On behalf of City Council, I would like to again thank you for taking part in the Neighborhood Roundtable session held on March 22<sup>nd</sup>. It is only through feedback such as yours that we can continue to be the All-America City that attracted so many of us here.

Sincerely,



Phil Dyer  
Mayor