



December 21, 2011

**Re: District 2 Neighborhood Roundtable Meeting (December 8, 2011)
Response to Issues and Comments**

Greetings:

On December 8, 2011 there was a Neighborhood Roundtable meeting at the Tom Muehlenbeck Recreation Center at 5801 W. Parker Road here in Plano which was focused on Council District 2. On behalf of the Plano City Council, we appreciate your interest and involvement in this meeting. If you were able to attend and/or participate, 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 how to move forward as a City 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 reported on the 2011-12 budget. Complete detailed information on the City's budget can be found at 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;

Stage 3 Water Conservation Measures - Public Works Director Jerry Cosgrove discussed Stage 3 Water Conservation Measures and what we can do to conserve water. Mr. Cosgrove also reviewed street repairs, improvements and other Community Investment Projects (CIP) in and around the District 2 area. Log onto www.plano.gov/departments/engineering/pages/default.aspx to learn more;

Fix it Plano - Public Information Director Dana Conklin presented information on the recently implemented **Fix it Plano** program which empowers you to help keep our community well maintained. **Fix it Plano** enables you to report a needed city repair any time of day straight from your phone. You can access this program online at www.plano.gov/Pages/fixit.aspx;

Parks and Recreation Center Updates - Parks and Recreation Director Amy Fortenberry discussed new membership fees and the recent reopening of Carpenter Park Recreation Center after major renovations. <http://plano.gov/Departments/parksandrecreation/Pages/default.aspx> has much more detailed information;

More information on these and many other topics can be found at www.plano.gov. This response letter will cover information brought forth during the meeting, as well as other information pertinent to the District 2 area.

Stage 3 Water Conservation Measures

The City continues to encourage residents to turn sprinkler systems "off"

November 1 started the Stage 3 conservation measures designed to conserve water as the drought continues and lake levels stay extremely low. Every drop counts to ensure we have necessary water supplies for the future and we continue to need your help.

Recent rains are entering local lakes but have not been enough to change water conservation needs.

In Stage 3 watering is restricted to **once every other week so please turn your timer systems OFF and operate them manually if needed**. Lawn grasses go dormant during the fall and winter season. They will naturally go brown and do not need water. The watering schedule by address is:

Watering is limited to once every other week starting November 1st

- Even number -- Every Other Thursday beginning Nov. 3
- Odd number -- Every Other Tuesday beginning Nov. 8

Areas without an address or with multiple addresses on the same controller may choose which one of the two schedules is most convenient. Watering is prohibited between 10:00am-6:00pm. Watering with a soaker hose is permitted 2 hours per day. Hand watering is permitted 2 hours per day. Please go to www.plano.gov/water for a watering calendar.

Our Water Supply

Where does it come from?

- The City of Plano buys all of its water from the North Texas Municipal Water District (NTMWD).
- NTMWD provides drinking water to over 1.6 million people, including Plano residents
- Our water is provided from the following sources:
 - Lake Lavon
 - Lake Texoma
 - Lake Jim Chapman
 - Lake Tawakoni
 - East Fork Wetlands
 - Wilson Creek

What is causing this water shortage?

Loss of Lake Texoma Water Supply

- Lake Texoma is infested with an invasive species called zebra mussels.
- We cannot pump water from Lake Texoma because we might spread the zebra mussels
- Visit www.texasinvasives.org for more information

Severe to Exceptional Drought Conditions

- Texas is experiencing the driest 12-month period in the history of the state.
- Lake Lavon, our primary source of drinking water, is about half empty.
- We need 12-15 inches of rain in a one month period or 20-30 inches of rain in a six month period in order to end the drought and the probability of this is very small.

Effects of Capacity of Lake Lavon on Pumps

- If the elevation of Lake Lavon drops too low, the two water pumps there will not work, and we will no longer have access to Lake Lavon as our water supply.

Reduced Treatment Plant Capacity

- NTMWD's water treatment plants are under construction to install an ozonation process.
- The water treatment plant cannot produce as much water as it normally does until construction is finished.

For information on watering restrictions please go to www.plano.gov/water or call the Drought Hotline at 972.769.4338. For questions about the watering restrictions please call 972.769.4328 and to report water waste:

- Use **Fix It Plano** from your smart phone or computer: www.plano.gov/Pages/fixit.aspx
- Call **972.769.4160** during normal business hours. After hours, call **972.727.1623**.

Parks and Recreation

Arbor Hills Nature Preserve

Design is in progress for additional parking spaces and related improvements adjacent to the main parking lot off of Parker Road. The additional parking is being added in response to current over-crowding at the existing parking lot. Construction is tentatively scheduled to begin in the summer of 2012.

Bike Route System

The City's Bicycle Transportation Plan identifies streets throughout the city that are suitable for use by on-street bicyclists. Plans for installing bike route signs on these streets are complete and a contract has been awarded. Signs are being made and installation is expected to begin in December.

Carpenter Park Recreation Center

Carpenter Park Recreation Center re-opened on August 5. The recently completed expansion included a 5,000 sf weight/cardio fitness area and expanded locker rooms. Renovations included the addition of a gymnastics viewing room for parents, conversion of the existing weight/cardio room into a multipurpose meeting room and general renovation of the entire facility. The design also accommodates the future addition of a warm water fitness pool when funding to operate and maintain the pool is available.

Carpenter Park Restroom Addition

Plans are in progress for a new restroom at Carpenter Park to be added on the west side of the trail that runs north/south through the park. Construction is expected to begin in 2012.

Heritage Yards at Plano

Plans are in progress for approximately 130 additional parking spaces at Heritage Yards athletic site. Construction is expected to begin in 2012.

Legacy Trail

Legacy Trail is planned to run along White Rock Creek from Parker Road to S.H. 121. Construction of the trail from Legacy Drive to Preston Road will begin in the Spring of 2012 and is expected to be complete by the end of 2012. That project is partially funded by a \$300,000 grant from Collin County.

Living Screens on Thoroughfares

Plant hedges line many of the Cities major thoroughfares. Some plants in these hedges have died due to the current drought and staff is removing dead plants and limbs. New replacement plants will not be installed until the drought has ended.

Parr Library

The dead trees in the plant screen between Parr and adjacent homes will be removed and replaced this winter.

Pecan Hollow Golf Course

Pecan Hollow Golf Course reopened on Monday, October 31. The renovated course includes new greens, new fairways, new irrigation system, new cart paths, a full size lighted driving range, lighted teaching area and a new cart barn.

Preston Ridge Trail at Legacy Crossing

Construction has begun on improvements to the Preston Ridge Trail crossing at Legacy Drive. The improved crossing will eliminate the need to cross Legacy Drive at Preston Meadow Drive. Improvements will include curb ramps, signs and motion activated flashing lights to improve awareness of motorist and trail users. Work is expected to be complete in the spring of 2012.

Sunset Park

The City acquired a 6 acre addition to Sunset Park in 2009. Plans are in progress for improvements to the park which will include the addition of a parking lot to relieve parking on McKamy Trail. Improvements will also include development of the new park area with an irrigation system, sidewalks, tree planting, soccer practice area and a trail connection to the existing trail in The Colony. Construction is expected to begin in the Fall of 2012 depending on drought conditions.

White Rock Creek Community Park

In 2009 the City acquired the final piece of a 124 acre community park on White Rock Creek at the intersection of Spring Creek Parkway and Windhaven Parkway. Development of the park for public use will not take place for approximately 4 years. The park will be for passive park uses such as trails, picnic pavilions, playgrounds and open space. The site will not include intense improvements such as lighted athletic fields. All parking lots will be accessed from Spring Creek Parkway and Windhaven Parkway and not from adjacent residential streets. Residents in adjacent neighborhoods will have an opportunity to review the plans and provide input. Preliminary plans are expected to be available for review in the fall of 2012.

Public Safety

Police Department

Crime reported in District 2 compared to crime reported City wide:

Sept. 1, 2010 –Oct. 31, 2011	Dist. 2 Offenses	City wide	District 2 %
Murder	1	5	20 %
Rape	8	53	15.1%
Robbery	38	177	21.5%
Aggravated Assault	64	306	20.9%
Burglary	258	1,354	19.1%
Larceny/Theft	1,555	6439	24.2%
Motor Vehicle Theft	93	472	19.7%
Total Part 1 Crimes	2,017	8,806	22.9%
Part 1 Crime Rate (per 1000 pop.)	31.39	33.89	
Population	64,252	259,841	24.7%

Fire Department

Fire Station 13 went into service 08/01/11 and was constructed using funds approved in a 2005 and 2009 Bond Election. The station houses a paramedic fire engine and brush vehicle with off-road fire-fighting capability and is staffed by a crew of four firefighters. The 11,500 square-foot facility includes three drive-thru apparatus bays and support spaces, sleeping for 11 firefighters, dayroom, dining facility, physical fitness training room, study, and Officer's office. Continuing the City's emphasis on green building, the facility is a Leadership in Energy and Environmental Design (LEED) Silver certified building. The fire station's location will improve the Fire Department's response time to Plano's northwest area and to its many neighboring corporate headquarters.

LEED features of the facility include drought-resistant landscaping to reduce irrigation and low-flow fixtures to reduce water consumption, as well as:

- Decreased energy consumption by increased wall and roof insulation, window shading devices, reflective roof surfaces, efficient light fixtures, and a more efficient HVAC system
- Over 20% of construction materials locally manufactured containing more than 10% total recycled content.
- Durable finishes with minimal maintenance or replacement, such as polished concrete.
- Low-emitting interior materials such as odorless paint and cabinetry with no toxic adhesives.
- Increased outside airflow for building occupants.

Summary of Incidents in First Due Station areas contained in District 2:

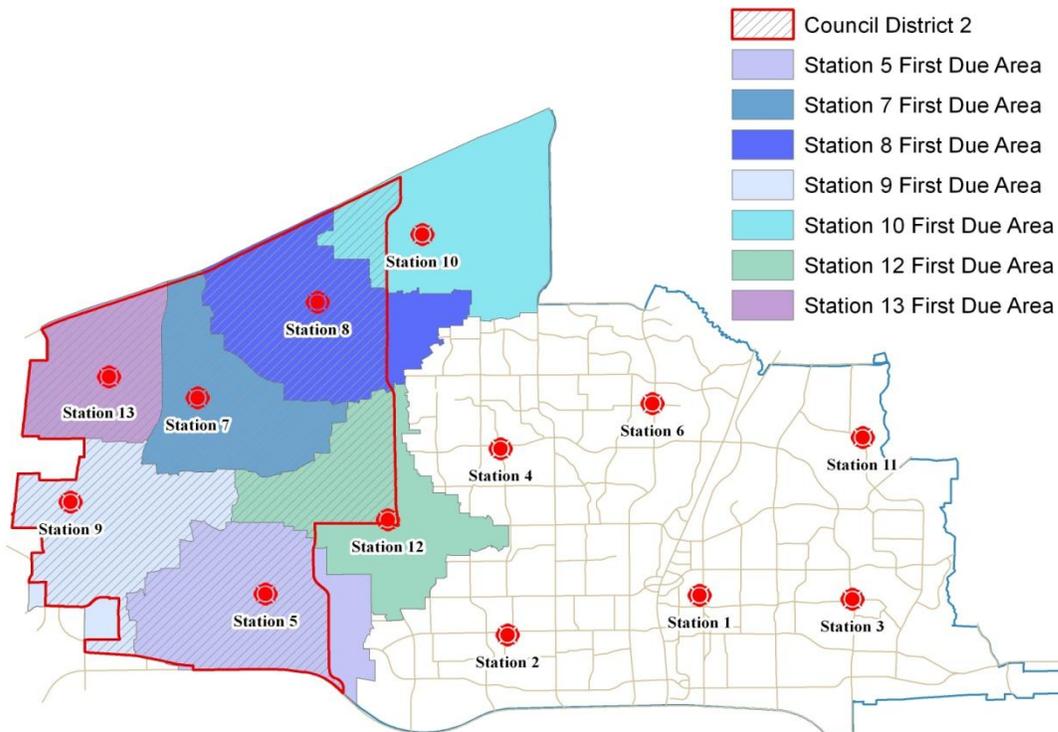
	<u>2010</u>	<u>2011 YTD</u>
Total Calls:	8,603	7,768
Most Frequent Call Type:	EMS	EMS
Busiest Day of the Week:	Friday	Friday
Busiest Time of Day:	11 AM - 3 PM	11 AM - 2 PM

January - December 2010

Station	Fire	EMS	Hazard	Service Call	Good Intent	FALSE	Special	Total
FD5	22	1,166	51	147	372	198	2	1,958
FD7	24	918	24	57	277	160	0	1,460
FD8	25	740	32	101	207	150	0	1,255
FD9	24	769	29	73	182	156	1	1,234
FD10	28	647	40	76	137	155	2	1,085
FD12	32	1,055	54	114	234	121	1	1,611
Total	155	5,295	230	568	1,409	940	6	8,603

January - October 2011

Station	Fire	EMS	Hazard	Service Call	Good Intent	FALSE	Special	Total
FD5	43	976	66	156	336	200	5	1,782
FD7	45	800	36	68	254	185	0	1,388
FD8	18	558	31	92	178	146	1	1,024
FD9	10	622	30	85	155	123	0	1,025
FD10	24	513	19	86	162	161	1	966
FD12	39	895	53	127	219	137	2	1,472
FD13	3	79	0	7	12	10	0	111
Total	182	4,443	235	621	1,316	962	9	7,768



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

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 2:

Project: Avignon Windhaven, Phase 3 **Applicant:** Toll Dallas TX LLC

78 Planned Development-154-Single-Family Residence-6 lots and eight open space lots on 31.1± acres located generally at the northwest corner of Windhaven Parkway and Beth Drive. Zoned Planned Development-154-/Single-Family Residence-6.

Final plat submitted 8/25/11 & approved 10/17/11. Purpose: to dedicate easements necessary for finalizing the development.

Project: Baylor Medical Center at Plano, Block A, Lot 1R **Applicant:** Baylor Healthcare System

Hospital and medical office on one lot on 22.6 acres located at the southeast corner of Allied Drive and Alliance boulevard. Zoned Planned Development-138-Retail/General Office/190 Tollway/Plano Parkway Overlay District with Specific Use Permit #164 for Outdoor Commercial Amusement Facility.

Revised site plan submitted (10/13/2011) and approved 11/7/2011. Purpose of plan was to show improvements being added to the site.

Project: The Canal on Preston Addition, Block A, Lot 11R **Applicant:** ANS Ventures, LLC

Retail and general office on one lot on 1.3± acres located on the south side of McDermott Road, 189± feet east of Angels Drive. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

Replat submitted (10/27/11) and approved 11/21/2011. Purpose of plat is to dedicate easements necessary for finalizing the development.

Project: Capital One Addition, Block 1, Lot 4 **Applicant:** Capital One National Association

General office on one on 23.5± acres located at the southeast corner of Headquarters Drive and Dominion Parkway. Zoned Commercial Employment. Neighborhood #8. Applicant contact: Josh Edge, 214-346-6323.

Site plan submitted (10/27/11); pending approval. Preliminary plat submitted (10/27/11) and approved 11/21/11. Conveyance plat submitted (9/21/11) and approved 10/17/11. Purpose of site plan is to show proposed buildings and related site improvements for the site. Purpose of preliminary plat is to dedicate and abandon easements necessary to accommodate site development. Purpose of conveyance plat to was to establish revised lot boundaries and dedicate easements.

Project: Ericsson Village Addition, Block A, Lot 2 **Applicant:** Ericsson

General office on one lot on 19.8± acres located at the northwest corner of Tennyson Parkway and Communications Parkway. Zoned Commercial Employment. Neighborhood #15. Applicant contact: Greg Nadeau, 972-235-3031.

Site plan submitted (10/27/11); pending approval. Preliminary plat submitted (10/27/11) and approved 11/21/11. Purpose of site plan is to show proposed buildings and related site improvements for the site. Purpose of plat is to dedicate and abandon easements necessary to accommodate site development.

Project: Fire Station No. 13, Block A, Lot 1 **Applicant:** City of Plano

Fire station on one lot on 2.4± acres located on the west side of Corporate Drive, 550± feet north of Tennyson Parkway. Zoned Commercial Employment.

Final plat submitted (08/25/11) and approved 09/19/11. Purpose of plat is to dedicate easements necessary for finalizing the development.

Project: Granite Park, Block C, Lots 1 & 2 **Applicant:** Tollway/121, Ltd.

General office/hotel on 2 lots on 15.9± acres located at NW corner of Parkshore Drive and Parkwood Drive. Zoned Central Business-1 and Commercial Employment/Preston Road & State Highway 121 Overlay Districts.

Concept plan submitted 9/22/11 & approved 11/07/2011 subject to Council approval of Zoning Case 2011-31.

Project: Legacy Corporate Center, Block A, Lots 6R, 7R, & 8 **Applicant:** Scherer Investments, Inc.

Medical office on 3 lots on 7.6± acres located on east side of Preston, 370± feet north of Legacy. Zoned General Office/Preston Rd Overlay District. Neighborhood #9. Applicant contact: Donald Rankin, 972-378-0683.

Preliminary site plan submitted (11/10/11); pending approval. Purpose of plan is to show proposed buildings and related site improvements for the site.

Project: Legacy Town Center (North), Blk C, Lot 7 **Applicant:** Heady Investments for Blue Horseshow Ltd.

General office and bank on one lot on 4.9± acres located at the southeast corner of Dallas North Tollway and Headquarters Drive. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District. Neighborhood #8. Applicant contact: Daniel Dewey, 972-738-0243.

Site plan submitted (9/22/11); pending approval. Preliminary plat submitted (9/22/11) and approved 10/17/11. Purpose of site plan is to show proposed buildings and related site improvements for the site. Purpose of plat is to dedicate and abandon easements necessary to accommodate site development.

Project: Med-Assets, Block 1, Lot 1 **Applicant:** West Plano Land Company, by TCC West Plano GP, Inc.

General office on 1 lot on 19.0± acres located on north side of Legacy Dr., 1,000± feet east of Parkwood Blvd. Zoned Commercial Employment. Neighborhood #8. Applicant contact: Josh Edge, 214-346-6323.

Site plan submitted (10/27/11); pending approval. Preliminary plat submitted (10/27/11) and approved 11/21/11. Purpose of site plan is to show proposed buildings and related site improvements for the site. Purpose of plat is to dedicate and abandon easements necessary to accommodate site development.

Project: Normandy Estates, Blk G, Lots 1 & 2 & Block I, Lot 1-17 **Applicant:** Bentley Premier Builders, LLC

17 Patio Home lots on 2.4± acres located at the southeast corner of Meadowlands Drive and Josephine Street and two Patio Home lots on 0.4± acre located at the southeast corner of Francesca Lane and Bourbon Street. Zoned Single-Family Residence Attached with Specific Use Permit #594 for Private Street Subdivision.

Revised site plan and preliminary replat submitted (9/22/11) and approved 11/7/11. Purpose of plan and replat was to show 19 single-family attached lots being consolidated into patio home lots.

Project: North 40 Addition **Applicant:** Scheef and Stone, LLP

New car dealer on 27.4± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway. Zoned Regional Employment/Dallas North Tollway Overlay District.

Concept plan submitted (10/13/11) & approved 11/21/11 subject to Council approval of Zoning Case 2011-32.

Project: Omnicom, Phase 2, Block A, Lot 2 **Applicant:** Intervest Legacy, Ltd.

Hotel on one lot on 2.9± acres located on the east side of Parkwood Boulevard, 900± feet south of Headquarters Drive. Zoned Commercial Employment.

Site plan submitted (7/21/11) and approved on 09/27/11. Preliminary plat submitted (7/21/11) and approved 08/15/11. Purpose of site plan is to show the proposed building and related site improvements for the site. Purpose of plat is to dedicate and abandon easements necessary to accommodate site development.

Project: Park Place Center, Block A, Lot 9 **Applicant:** PWP Properties, LLC

Day care center on one lot on 1.6± acres located on the south side of Plano Parkway, 1,280± feet east of Midway Road. Zoned Planned Development-112-Retail.

Final plat submitted (8/25/11) and approved 10/03/11. Purpose of plat is to dedicate easements necessary for finalizing the development.

Project: Pizza Hut Addition, Block 1, Lot 2 **Applicant:** Ericsson

General office/parking garage on 1 lot on 15.7± acres located on NE corner of Corporate Dr. and Tennyson Pkwy. Zoned Commercial Employment. Neighborhood #15. Applicant contact: Jeff DeBruin, 214-863-3648.

Preliminary site plan submitted (11/10/11); pending approval. Purpose of plan is to show proposed buildings and related site improvements for the site.

Project: Preston/Hedcoxe Addition, Block B, Lot 2 **Applicant:** White Rock Creek Partners, Ltd.

Medical office on one lot on 5.6± acres located on the east side of Preston Road, 250± feet south of Hedcoxe Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #9. Applicant contact: Roland Foerster, 214-544-8888.

Revised site plan submitted (11/10/11); pending approval. Purpose of plan is to show proposed site modifications for the site.

Project: Preston Meadow Substation, Block A, Lot 1 **Applicant:** Oncor Electric Delivery Company

Electrical substation on one lot on 3.9± acres located on the south side of Legacy Drive, 466± feet east of Preston Meadow Drive. Zoned Single-Family Residence-6 with Specific Use Permit #128. Neighborhood #17. Applicant contact: Robert Davis, 214-618-4570.

Final plat submitted (07/21/11); pending approval. Purpose of plat is to dedicate easements necessary for finalizing the development.

Project: Preston Park Bus. Center Addn, Blk A, Lots 1R & 2R **App:** Day Surgery Center of North Texas, Ltd.

Medical office on 2 lots on 2.0± acres located at NW corner of Ohio Dr. and Old Shepard Pl.. Zoned Planned Development-189-Retail/General Office. Neighborhood #55. Applicant contact: Chad Duren, 817-226-1917.

Revised site plan submitted (11/10/11); pending approval. Purpose is to show proposed site modifications for the site. Amended plat submitted (11/10/11); pending approval. Purpose is to adjust the shared property line.

Project: RepublicBank Preston North Motor Bank, Blk A, Lot 1R **Applicant:** Whisenant/Plano Parkway, LP

Bank and medical office on 1 lot on 1.0± acre located at the northwest corner of Plano Parkway and Burnham Drive. Zoned Planned Development-194-General Office/190 Tollway/Plano Parkway Overlay District.

Replat submitted (8/11/11) and approved 10/17/11. Purpose of plat is to dedicate easements necessary for finalizing the development.

Project: Shoal Creek, Phase III, Block H, Lot 13R **Applicant:** Mark Jordan

One Planned Development-480-Single-Family Residence-9 lot on 1.0± acre located on the east side of Shoal Forest Court, 430± feet south of Riverhill Drive. Zoned Planned Development-480-Single-Family Residence-9. Neighborhood #25. Applicant contact: Doug Stewart, 214-340-9700.

Replat submitted (11/10/11); pending approval. Purpose of plat is to replat two lots into one lot.

Project: Stream Data Center, Block A, Lot 1R **Applicant:** IP 6653 Pinecrest, LLC

Data center on one lot on 20.0± acres located on the west side of Pinecrest Drive, 90± feet north of Spring Creek Parkway. Zoned Commercial Employment.

Revised site plan and preliminary replat submitted 10/13/11; P&Z approved 11/07/11.

Revised site plan and preliminary replat submitted (10/13/2011) and approved 11/07/2011. Purpose of plan was to show proposed modifications to the site. Purpose of replat was to show abandonment and dedication of easements to accommodate the site modifications.

Project: Tinseltown Addition, Block A, Lot 7 **Applicant:** AOS-Wattsec BD, LLC

Restaurant on 1 lot on 2.0± acres located on east side of Dallas North Tollway, 500± feet south of Windhaven Parkway. Zoned Regional Employment & Regional Commercial/Dallas North Tollway Overlay District.

Final plat submitted (10/27/22) and approved 11/21/11. Purpose of plat is to dedicate easements necessary for finalizing the development.

Project: The Town Homes at Legacy Town Center, Block A, Lots 16R-18R, 19XR & 20XR, & Block B, Lots 2R-4R, 5XR, 6R-8R, & 9R

Applicant: D.R. Horton-Texas, Ltd/The Town Homes IV at Legacy Town Center Home Owners Association

13 Single-Family Residence Attached lots on 0.4± acre located at southwest corner of Baltic Blvd. and Parkwood Blvd. Zoned Planned Development-65-Central Business-1/Dallas North Tollway Overlay District.

Replat submitted (08/25/11) and approved 09/19/11. Purpose of replat was to combine the open space lots with the adjacent single-family attached lots.

Project: Trinity Presbyterian Church, Block A, Lot 5 **Applicant:** RBN Hedge Investment

Day care center on one lot on 1.4± acres located on the north side of Hedgcoxe Road, 520± feet west of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4. Applicant contact: Michael Peebles, 214-731-9948.

Site plan submitted (09/08/11); pending approval. Preliminary replat submitted (09/22/11) and approved 10/04/11. Purpose of site plan is to show the proposed building and related site improvements for the site. Purpose of replat is to dedicate and abandon easements necessary to accommodate site development.

Project: Trinity Presbyterian Church Addition, Block A, Lot 4R **Applicant:** RBN Hedge Investments

Medical office on one lot on 2.0± acres located on the north side of Hedgcoxe Road, 700± feet west of Ohio Drive. Zoned Planned Development-159-General Office/Preston Road Overlay District. Neighborhood #4. Applicant contact: Roland Foerster, 214-544-8888.

Site plan submitted (10/13/11); pending approval. Preliminary replat submitted (10/13/11) and approved 11/07/11. Purpose of site plan is to show the proposed building and related site improvements for the site. Purpose of replat is to dedicate and abandon easements necessary to accommodate site development.

Project: Village 121 Addition, Block 1, Lots 1, 2, 3, 4, & 5 **Applicant:** Lincoln Property Company

Retail, office and multifamily on five lots on 81.4± acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Retail & Commercial Employment/State Highway 121 Overlay District.

Concept plan submitted (08/11/11) and approved 10/03/11 subject to City Council approval of Zoning Case 2011-27; however, City Council denied the zoning case on 10/24/11.

Project: White Rock Crossing, Block A, Lots 1, 2, 3 & 4 **Applicant:** White Rock Crossing, LP

General/med offices on 4lots on 6.9± acres located at SE corner of McDermott Rd and Ohio Dr. Zoned Retail.

Concept plan/prelim. site plan/conveyance plat submitted 10/27/11; approved 11/21/11. Purpose: to show proposed buildings and related site improvements. Purpose: to subdivide the properties into four lots.

Zoning Case 2011-14 - Request to amend Planned Development-185-Regional Commercial on 14.8± acres located at the northeast corner of Dallas North Tollway and Parker Road to modify the development standards and limit uses to certain areas of the district. Zoned Planned Development-185-Regional Commercial/Dallas North Tollway Overlay District. Approved by City Council on 11/14/11.

Zoning Case 2011-27 - Request to rezone 108.2± acres located at the southwest corner of State Highway 121 and Preston Road from Commercial Employment & Retail to Planned Development-Commercial Employment. Denied by City Council on 10/24/11.

Zoning Case 2011-31 - Request to rezone 0.9± acre located on the west side of Parkwood Boulevard, 827± feet south of State Highway 121 from Commercial Employment to Central Business-1. Approved by City Council on 11/28/11..

Zoning Case 2011-32 - Request to rezone and request for Specific Use Permit for New Car Dealer on 27.4± acres located at the southwest corner of Spring Creek Parkway and Dallas North Tollway from Regional Employment to Commercial Employment. Zoned Regional Employment. Pending approval.

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 on these and other programs, please visit 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 within the City of Plano. Our main office is located at Municipal Center, 1520 Avenue 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 located 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, 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 2 area. Some of the projects that are in progress include the following:

Arterial Work

Coit Road between Spring Creek and S.H. 121
Park Blvd. between Preston and west City Limit

Water System

Other than routine maintenance and repairs, Utility Operations will be continuing with water meter change-outs in support of Customer Utility Services in various areas of District 2.

Transportation Engineering

Traffic Signals

Constructed a traffic signal at Dominion Parkway @ Headquarters Drive
Implemented new traffic signal timing on:

- Plano Parkway from Preston Road to Dallas North Tollway
- Park Boulevard from Preston Road to Midway Road
- Parker Road from Preston Road to Midway Road
- Spring Creek Parkway from Preston Road to S.H. 121
- Legacy Drive from Preston Road to S.H. 121
- Coit Road from Legacy Drive to S.H. 121

Installed Video Wall and 6 Traffic Surveillance Cameras in the Traffic Management Center

Designed traffic signals for construction at; Spring Creek Parkway @ Communications Parkway and Spring Creek Parkway @ Tennyson Drive.

Traffic Safety

- Revised the Traffic Impact Analysis (TIA) Ordinance to reflect Plano with a built out roadway system, and to focus on access and circulation.
- Revised the speed limit on Willow Bend Drive north of Parker Road from 30 mph to 35 mph – Ordinance passed by Council January 24, 2011.
- Preston Road @ SH 190 – Evaluated innovative methods for managing traffic. The analysis determined the addition of southbound dual left-turn lanes, and an exclusive right-turn lane yields the highest reduction of stops, delay and fuel consumption.
- Winding Hollow Lane @ Corinthian Bay Drive - The Winding Hollow Lane HOA requested the installation of post mounted radar speed display signs. The request was denied due the high cost, questionable effectiveness, and maintenance of these devices.
- McDermott Road @ Ohio Drive – Evaluated the need for an exclusive westbound right-turn lane. The traffic study confirmed that the lane is not required at this time.
- Preston Road @ Legacy Drive – Evaluated a proposal to return to a conventional left-turn operation on Legacy Drive by removing the median left-turn areas on Preston Road. Analysis concluded that leaving the median left-turns in place produces the greatest economic benefit to motorists.
- Tennyson Parkway @ Democracy – A school bus driver requested that staff evaluate the need to keep the existing All-Way Stop control at the intersection. Field observations concluded the All-Way Stop control is necessary due to the limited view produced by the hill on the southwest corner.

- Ruthie Road - Revised Ruthie Road from two-way to one-way operation (City Council approved 4/25/11).
- Legacy Town Center
 - Provided maps to the Police Department showing the public and private roadways in the Legacy Town Center.
 - Installed a system of signs leading to public parking garages.
 - Implemented a 40 mph speed limit between Parkwood Boulevard and Dallas North Parkway was approved by City Council 7/25/11.
 - Implemented exclusive pedestrian crossing timing at intersection of Legacy Drive and Bishop Road.
 - Installed No Parking signs along Infinity Drive at Bishop Road.
 - Midway Road @ Pelican Bay Drive – Request for a traffic signal. Study determined that the intersection does not meet the minimal requirements needed to consider an installation.

Public Schools

- Renner Middle
 - A review of student crossings at Parker Road and Clark Parkway indicated the need to change the school zone time to start at 7:15 a.m. instead of the current 8:00 a.m. An Ordinance has been prepared for City Council consideration at the first December City Council meeting.

Intersection Road Improvements

- Legacy Drive @ Coit Road: Added additional left-turn lanes for all four road approaches, and dedicated right-turn lanes for east and westbound traffic.
- Preston Road @ Parker Road: Additional left-turn lanes will be added for northbound and southbound traffic (Final design underway).
- Preston Road @ Spring Creek Pkwy: Additional left-turn lanes will be added for eastbound, northbound, and southbound traffic (Final design underway).
- Preston Road @ Tennyson Pkwy: Additional left-turn lanes will be added for eastbound and westbound traffic (Final design underway).
- Coit Road @ Hedgcoxe Road: Additional left-turn lanes will be added for all four approaches. (Final design underway)

Parker Road @ Coit Road: Additional left-turn lanes will be added for eastbound and westbound traffic (Preliminary design underway).

Additional information on Traffic Engineering, road construction and Community Investment Projects can also be found at 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) 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 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 and click on the *E-mail Updates* icon on the lower left side of the page to subscribe.

Public Library

Information on upcoming City Council Meetings, as well as Planning and Zoning cases, is available at all Plano public libraries.

Franchised Utility Service Complaints

Intergovernmental 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, 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 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

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 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

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

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

Continued Community Outreach

City Council is continually seeking and implementing new ways to better connect with citizens. Through working with homeowners associations, Council receives valuable input concerning issues specific to each development. **Quarterly Neighborhood Roundtable** meetings also serve as a means to focus on a portion of the City at a time, allowing residents and business owners in a targeted area to share their specific interests

and concerns through one-on-one meetings with City Council and municipal staff. **Quarterly Neighborhood Roundtable** meetings are advertised on the City Web site, in area newspapers, in City facilities, on cable TV, by E-Updates, in Customer Utility bills and by notification to homeowner association presidents and **Crime Watch** Area Coordinators. While the meetings are designed to focus on issues involving the targeted district, everyone is welcome to attend and participate.

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 additional information please go to <http://plano.gov/departments/community%20outreach/multiculturaloutreach/pages/default.aspx> or www.planomcor.org

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

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

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

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.

As I mentioned earlier, your participation in meetings such as these is very helpful. Your feedback helps us continue to provide the services you deserve at the level that you have come to expect. Your attendance is appreciated and on behalf of the City Council, I would like to again thank you for taking the time to be a part of this Council Roundtable session.

Sincerely,



Phil Dyer
Mayor