

**PLANO CITY COUNCIL  
NEIGHBORHOOD ROUNDTABLE  
DISTRICT ONE  
FEBRUARY 21, 2008**

**COUNCIL MEMBERS**

Pat Evans, Mayor  
Sally Magnuson, Mayor Pro Tem  
Jean Callison, Deputy Mayor Pro Tem  
Shep Stahel  
Scott Johnson  
Loretta Ellerbe  
Harry LaRosiliere  
Lee Dunlap

**STAFF**

Thomas H. Muehlenbeck, City Manager  
Frank Turner, Executive Director  
Bruce Glasscock, Executive Director  
Rod Hogan, Executive Director  
Diane C. Wetherbee, City Attorney  
Diane Zucco, City Secretary

The Plano City Council met informally at 7:11 p.m., Thursday, February 21, 2008, at Plano Centre – Windhaven Room, 2000 E. Spring Creek Parkway, Plano, Texas. All Council Members were present with the exception of Mayor Pro Tem Magnuson. Mayor Evans welcomed those in attendance and identified the Council districts. She spoke regarding Council Members being elected and serving the City at large and the benefits provided. Staff in attendance introduced themselves.

**Summary of Findings from MP3 Report – “Preparing for an Aging Population in Plano”**

Senior Planner Perry spoke to the Management Preparedness Program of Plano’s study of senior services in the City, national trends indicating the aging of the suburbs and Plano’s senior population “aging in place.” She spoke to issues facing the City including the slow down in population growth, increasing senior population, retirement of baby boomers and what the City’s role may be. Ms. Perry advised regarding recommendations for information referral and coordination, transportation, housing, healthcare, public safety and life enhancement. She spoke to the committee’s key findings regarding the current sources of information and the effectiveness of the Geriatric Wellness Center and Senior Recreation Center. Ms. Perry spoke to transportation recommendations including a single-call system, development of additional options including reimbursements, the use of volunteer drivers or vouchers, restructuring the existing senior transportation contract, tailoring programs to meet local service priorities, and coordinating with regional transportation services. She spoke to the advantages of a one-stop shop in providing information regarding the various services and their sources and to the expansion of the senior center/wellness center.

## **Oak Point Park Update**

Park Services Manager Fox spoke regarding the upcoming concert series to be held at the Oak Point Park Amphitheater. He further provided an update on Oak Point Park and construction of the recreation trails, nature trails, visitor center and retreat center. Mr. Fox spoke to the facilities being LEED certified with a completion date of summer 2009.

## **Community Investment Program & Street Improvements – District 1 including 15<sup>th</sup> Street Construction Update.**

Public Works Director Foster spoke to street repairs in the area bounded by K Avenue, Jupiter Road, Plano Parkway and the DART Rail. He advised regarding a sanitary sewer rehabilitation project in the area of Rigsbee Drive, future concrete slab work on Legacy Drive from K Avenue to Custer Road and plans for work on Park Boulevard from Alma Drive to Shiloh Road, Plano Parkway from US 75 to K Avenue, and Plano Parkway from Los Rios Boulevard to 14<sup>th</sup> Street. Mr. Foster responded to questions regarding sidewalks through the Oak Point Park system and advised that Staff will look into street curbs that may not be visible during evening hours. City Engineer Upchurch responded to a question regarding reconstruction of 14<sup>th</sup> Street east of US 75 and to waiting for possible redevelopment to occur in the area before addressing the roadway.

Mr. Upchurch spoke regarding reconstruction of infrastructure in the Wyatt North Addition and the 15<sup>th</sup> Street Drainage Project. He spoke to intersection improvements at Jupiter Road/Plano Parkway and to Parker Road construction. Mr. Upchurch spoke to intersection improvements at Parker Road/Spring Creek Parkway and a widening of Spicewood Drive northward toward the City of Allen. He addressed work on drainage issues at Parker Road/Alma Drive, design for work on Chaparral Road, and reconstruction on K Avenue to Ridgeview Road. He responded to questions regarding the widening of Los Rios Boulevard from 14<sup>th</sup> Street to Parker Road and upcoming consideration of this location at the March 3 Planning and Zoning Commission meeting to reclassify the roadway to four lanes, thus eliminating future widening. Mr. Upchurch spoke to expansion of Oncor transmission lines in east Plano and work being done by Oncor on acquisition of a site. He further advised regarding delays in the 15<sup>th</sup> Street reconstruction project.

## **Southeast Plano Railroad Track Whistle Limiting/Parker Road and US 75 Interchange Improvement Plans**

City Engineer Upchurch spoke to work with KCS Railroad on creating a “quiet zone” in east Plano, the need for supplemental safety devices and a draft agreement. He spoke to possibly bringing the agreement forward to the Council in March with implementation in the fall and responded to questions regarding safety devices that will be utilized at locations. Mr. Upchurch spoke to expansion of parking at the DART rail stations and construction beginning during the summer for the Parker Road/US 75 interchange with completion expected in one and one-half years. He responded to questions regarding the change in the left turn lane off of northbound K Avenue at Parker Road and advised that lengthening the lane has improved the movement at that location.

Mr. Upchurch responded to questions regarding addressing the Jupiter Road/Plano Parkway expansion advising that the City is in early talks with TxDOT and working towards coordinating a traffic study with the City of Richardson to improve conditions. He advised that he would contact Oncor regarding outages in east Plano and will report leaning telephone poles along Los Rios Boulevard.

### **Downtown Residential and Commercial Leasing Activities/DART Improvement Plans at Parker and 190**

Executive Director Turner spoke to the new vitality in the Downtown area with restaurants, reinvestment and upgrades to buildings, a wider variety of retail shops/stores and the Downtown @ Sundown Event. He spoke to residential development in the area and the latest project: a partnership with Pinnacle AMS Development Corporation providing for a negotiation period with the City. Mr. Turner spoke to the project including 200+ apartment units, commercial space, four-story building with five-story parking garage and secured parking for Police Department vehicles as well.

Mr. Turner responded to a citizen that the farmer's market on 15<sup>th</sup> Street is held under private ownership and that the City is not actively seeking redevelopment of this property. He responded regarding the redesign of roadways in the area of downtown and Rice field to accommodate and encourage pedestrian traffic. He advised that the primary development benefit to downtown merchants is utilization of the empowerment zone where fees are waived for improvements to the property. Mr. Turner spoke to existing property owners obtaining City participation for fire protection improvements to buildings. He spoke to northbound DART rail ending at the Parker Road station for the foreseeable future and to the level of development in downtown Plano including the Cox Building, Courtyard Theater, rebuilding of 15<sup>th</sup> Street, sidewalk/streetscape work and other public improvements. He spoke to the slow start on development of the Rice field property, but advised that it will result in town homes for sale. Mr. Turner spoke to Plano Capital Wire and US Brass being properties owned by Brownfields Stewardship Fund and stated there are currently no plans for development and that there will be no change in zoning unless requested by the owner. Mr. Turner responded regarding City-owned property in the area on the west side of K Avenue north of Park Boulevard and the exploration of possible future development. He spoke to DART plans to expand parking at the Parker Road station and responded to the parking problems in the area, and distance requirements for parking from intersections.

### **Resources for Homeowners to Maintain and Improve Residences**

Director of Property Standards O'Banner spoke regarding property maintenance responsibilities and resources. She spoke to faith-based organizations and other local civic groups that have been instrumental in assisting during times of extenuating circumstances. Ms. O'Banner spoke to resources provided from the County level, Plano-O Helpers (a volunteer handyman program in Plano assisting seniors and others in need with minor home maintenance and repair), as well as other programs. She spoke to the effects of abandoned and foreclosed properties and City abatement services following research and notification.

Director of Planning Jarrell spoke regarding the Community Development Block Grant Housing Programs administered through the Neighborhood Services Division and provided information regarding the First Time Homebuyer Program which assists with down payment and closing costs for first-time purchasers.

Ms. O’Banner responded to questions regarding the challenges of Property Standards and their goal to have the entire City in compliance. She requested citizens contact the City when they see problems and spoke to the lengthiness of some processes. Ms. O’Banner responded regarding issues of rental homes and Ms. Jarrell spoke to the homeowner incentive programs being developed by Staff with hopes of coming to the Council in the next several months. Ms. O’Banner advised regarding use of the City’s water bill insert to advise citizens to keep their properties clean and trimmed. She advised that Staff will look into issues of semi-trucks parked on streets and the processes related to enforcing code compliance for lawns/yards.

Deputy Mayor Pro Tem Callison opened the floor for general questions and Mr. Foster responded regarding odors from the Los Rios treatment plant advising that Staff will contact the North Texas Municipal Water District. He responded to concerns regarding the taste of water in the City and advised that improvements would result in dramatic increases to water bills, and stated that he does not anticipate a drought this year but encouraged water conservation. Mr. Foster spoke regarding the take-or-pay contract with the water district. Staff advised regarding services provided to the Chase Oaks Country Club owned by the City of Allen. Ms. Callison reviewed the Council district map and spoke to the Council caring for all citizens of Plano. Chief Rushin advised citizens to call the Police Department regarding concerns related to barking dogs or excessive noise.

Deputy Mayor Pro Tem Callison thanked those in attendance. Council Member Stahel thanked the citizens for being the eyes and ears of the community for allowing him to serve the City. Nothing further was discussed and the meeting was adjourned at 9:00 p.m.

---

**Pat Evans, Mayor**

---

**Jean Callison, Deputy Mayor Pro Tem**

ATTEST:

---

Diane Zucco, City Secretary