

# CITY COUNCIL

1520 AVENUE K

DATE: December 2, 2002

CALL TO ORDER: 5:00 p.m.

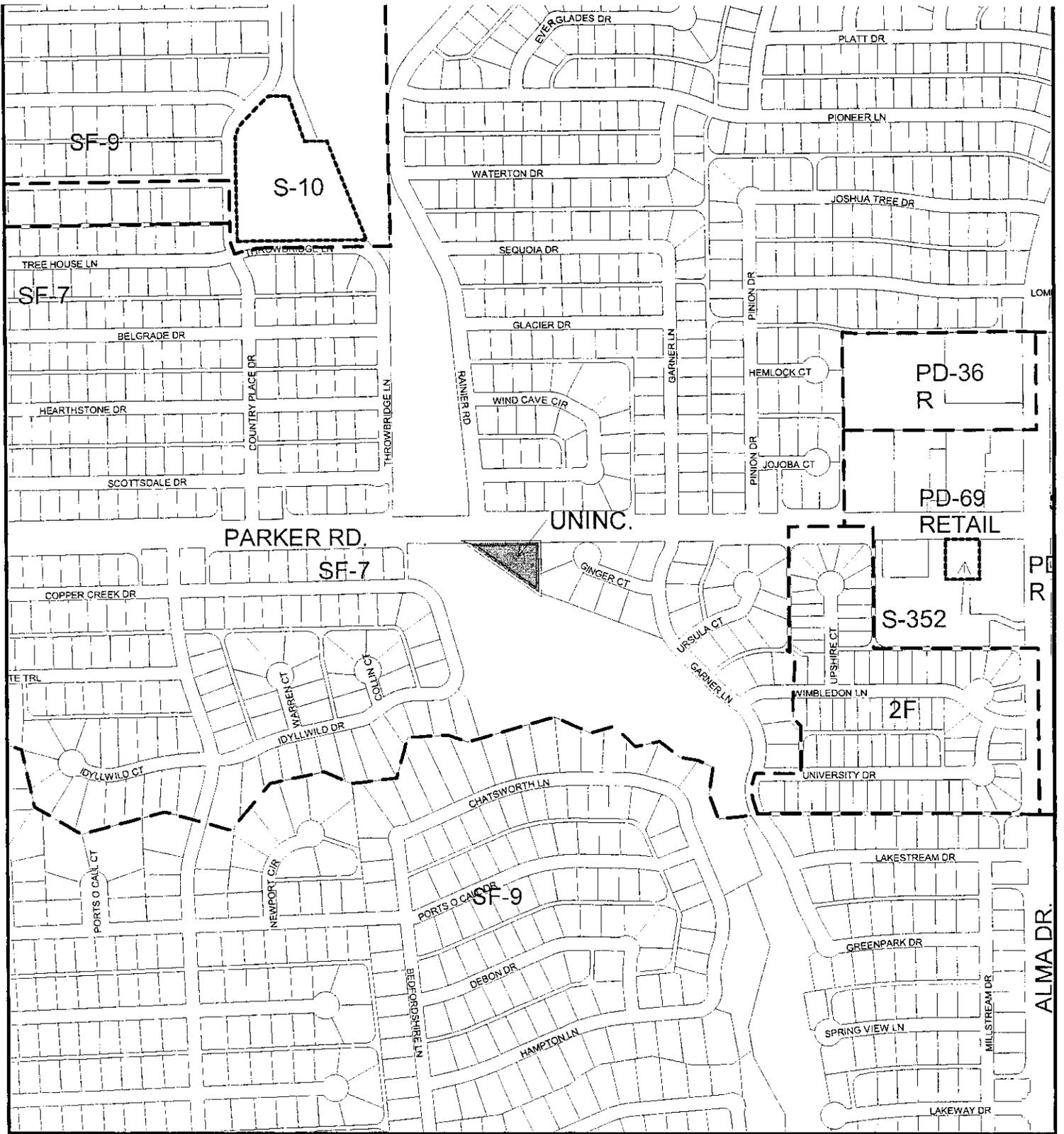
ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>The Plano City Council will convene at 5:00 p.m. on December 2, 2002, into Regular Session immediately followed by an Open Special Called Joint Worksession with the Planning and Zoning Commission in the Plano Municipal Building, 1520 K Avenue, in compliance with <u>Vernon's Texas Codes Annotated, Government Code Chapter 551 (Open Meetings Act)</u>, as follows:</p> <p>MISSION STATEMENT: THE PURPOSE OF PLANO CITY GOVERNMENT IS TO FACILITATE AN OUTSTANDING QUALITY OF LIFE FOR RESIDENTS AT A REASONABLE COST IN TAXES AND FEES.</p> <p>The City Council may convene into Executive Session to discuss posted items as allowed by law.</p> <p><b><u>ITEMS FOR INDIVIDUAL CONSIDERATION:</u></b></p> <p><b><u>The purpose of a Public Hearing is to receive input and information. The City Council is always open to public comment, but wishes to clarify that their focus is on the singularly presented position, and not on the assemblage. Eliminating the repetition of statements enables the City Council to more effectively consider all presentations.</u></b></p> <p><b><u>In order to be fair to all persons who have items on the agenda or interest in one or more of the items, the Council must impose time limitations on speakers in the Public Hearings. The applicants will limit their presentations to 15 minutes with a five (5) minute rebuttal time, if needed. All other speakers will be limited to a maximum of 30 total minutes of testimony, and three minutes per individual on any single issue. Other time restraints may be imposed at the discretion of the Mayor depending on other prevailing factors. Speakers will be notified by the City Secretary when speaking time has expired.</u></b></p> <p>(1) <b>Public Hearing – Annexation Case A2002-01 – Request to annex 0.59± acre located on the south side of Parker Road at Rainier Road, in the J. Beverly Survey, Abstract No. 78. Applicant: City of Plano</b></p> <p>(2) <b>Discussion and Direction re Request from John Bourke for Assistance with Community Workshop.</b></p>	

ITEM NO.	EXPLANATION	ACTION TAKEN
I.	<p><b><u>OPEN JOINT WORKSESSION – PLANNING AND ZONING COMMISSION</u></b></p> <p>Discussion and Direction on the Spring Creek Parkway/Jupiter Road Area Study</p> <p>Council/ P&amp;Z 30 min.</p> <p><b><u>Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Training Room A is located on the first floor. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.</u></b></p>	

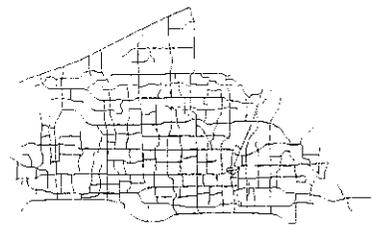


**CITY OF PLANO  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>		Reviewed by Purchasing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory		Reviewed by Budget	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Not Applicable
Council Meeting Date:	<b>12/02/02</b>	Reviewed by Legal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Not Applicable
Department:	Planning	Initials	Date	
Department Head	P. Jarrell	Executive Director	<i>[Signature]</i>	11/19/02
Dept Signature:	<i>P. Jarrell</i>	City Manager	<i>[Signature]</i>	11/20/02
Agenda Coordinator (include phone #): <b>L. Jobe - 7165</b>				
ACTION REQUESTED: <input type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input type="checkbox"/> CHANGE ORDER <input type="checkbox"/> AGREEMENT <input type="checkbox"/> APPROVAL OF BID <input type="checkbox"/> AWARD OF CONTRACT <input checked="" type="checkbox"/> OTHER PUBLIC HEARING				
<b>CAPTION</b>				
Public Hearing - Annexation Case A2002-01 - Request to annex 0.59+ acre located on the south side of Parker Road at Rainier Road, in the J. Beverly Survey, Abstract No. 78. Applicant: City of Plano				
<b>FINANCIAL SUMMARY</b>				
<input checked="" type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR:	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
BALANCE	0	0	0	0
FUND(s):				
COMMENTS:				
<b>SUMMARY OF ITEM</b>				
City Council initiated annexation of the property, which is owned by Mrs. Lessie Barnette/Next of Kin and Mrs. Helen Durham. The property has been the subject of a past annexation agreement with the city and recent discussions with the owners concerning use of the property. It is appropriate to take public testimony at this hearing; however, no action needs to be taken. A second public hearing is scheduled for Monday, December 9, 2002. A copy of the service plan outlining the provision of city services to the property is attached and has been sent to the property owners for review.				
List of Supporting Documents:		Other Departments, Boards, Commissions or Agencies		
Map Service Plan				



**ANNEXATION CASE  
A2002-01**



**EXISTING ZONING: UNINC**

EXHIBIT "B" TO ORDINANCE NO. \_\_\_\_\_

CITY OF PLANO, COLLIN AND DENTON COUNTIES, TEXAS

SERVICE PLAN FOR ANNEXED AREA  
(Annexation Case No. A2002-01)

**Acreage Annexed:**

0.59+ acre

**Survey, Abstract and County:**

J. Beverly Survey, Abstract No. 78, Collin County

**Date of Adoption of Annexation Ordinance:**

Municipal services to the acreage described above shall be furnished by or on behalf of the City of Plano, Texas, at the following levels and in accordance with the following schedule:

A. Police Service

(1) Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided on the effective date of annexation.

(2) As development and construction commence within this area, sufficient police personnel and equipment will be provided to furnish this area the minimum level of police services comparable to the level of police services available in other parts of the city with similar characteristics of topography, land utilization, and population density, as determined by the City Council, within two and one-half (2 1/2) years from the date of adoption of the annexation ordinance, or upon commencement of development within the area, whichever occurs later.

(3) Upon ultimate development of the area, the same level of police services will be provided to this area as are furnished throughout the city.

B. Fire Services

(1) Fire protection by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area on the effective date of the annexation ordinance.

(2) As development and construction of subdivisions commences within this area, sufficient fire and emergency ambulance equipment will be provided to furnish this area a level of fire and emergency ambulance services comparable to the level of fire and emergency ambulance services available in other parts of the city with similar characteristics of topography, land utilization, and population density, as determined by the City Council, within two and one-half (2 1/2) years from the date of adoption of the annexation ordinance, or upon commencement of development within this area, whichever occurs later.

(3) Upon ultimate development of the area, the same level of fire and emergency ambulance services will be provided to this area as are furnished throughout the city.

C. Environmental Health and Building Inspection Services

(1) Enforcement of the city's environmental health ordinances and regulations, including but not limited to weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

Complaints of ordinance or regulation violations within this area will be answered and investigated by existing personnel beginning with the effective date of the annexation ordinance.

(2) The city's building, plumbing, electrical, gas, heating and air conditioning, and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

(3) The city's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.

(4) All inspection services furnished by the City of Plano, but not mentioned above, will be provided to this area beginning on the effective date of the annexation ordinance.

(5) As development and construction commence within this area, sufficient personnel will be provided to furnish this area the same level of Environmental Health and Building Inspection services as are furnished throughout the city.

D. Planning and Zoning Services

The planning and zoning jurisdiction of the city will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the city's Zoning Ordinance and Comprehensive Plan.

E. Recreation and Leisure Services

(1) Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the city, beginning with the effective date of this ordinance.

(2) Additional facilities and sites to serve this property and its residents will be acquired, developed, and maintained at locations and times provided by applicable plans, policies and programs, and decisions of the City of Plano. This property will be included in all plans for providing recreation and leisure services to the city. The same level of recreation and leisure services shall be furnished to this property as is furnished throughout the city.

(3) Existing parks, playgrounds, swimming pools, and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the city, be maintained and operated by the City of Plano; but not otherwise.

F. Solid Waste Collection

(1) Solid waste collection shall be provided to the property in accordance with existing city policies, beginning on the effective date of the annexation ordinance.

(2) As development and construction commence within this property, and population density increases to the proper level, solid waste collection shall be provided to this property in accordance with then current policies of the city as to frequency, charges and so forth.

(3) Solid waste collection, through the use of reusable containers for commercial accounts, shall be available to this property through and in accordance with the terms of the city's contract with a private company, beginning with the effective date of the annexation ordinance.

G. Streets

(1) The City of Plano's existing policies with regard to street maintenance, applicable throughout the entire city, shall apply to this property on the effective date of the annexation ordinance.

(2) As development, improvement, or construction of streets to city standards commence within this property, the policies of the City of Plano with regard to participation in the costs thereof, acceptance upon completion, and maintenance after completion, shall apply.

(3) The same level of maintenance shall be provided to streets within this property which have been accepted by the City of Plano as is provided to city streets throughout the city.

(4) Street lighting installed on streets shall be maintained by TU Electric Company in accordance with current city policies.

H. Water Services

(1) Connection to existing city water mains for water service for domestic, commercial, and industrial use within this property, will be provided in accordance with existing city policies. Upon connection to existing mains, water will be provided at rates established by city ordinances for such service throughout the city.

(2) Water mains of the city will be extended in accordance with provisions of the Subdivision Ordinance and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable city ordinances and regulations. Such extensions necessary to provide water services to the area that are comparable to the level of water service available in other parts of the city with similar characteristics of topography, land utilization and population density will be completed within two

and one-half (2 1/2) years from the effective date of the annexation ordinance, but such period may be extended to not more than four and one-half (4 1/2) years as determined by the City Council.

(3) Water mains which are within the annexed area and are connected to city mains shall be maintained by the City of Plano beginning with the effective date of the annexation ordinance.

(4) Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the city.

I. Sanitary Sewer Services

(1) Connections to existing city sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with existing city policies. Upon connection, sanitary sewage service will be provided at rates established by city ordinances for such service throughout the city.

(2) Sanitary sewage mains and/or lift stations which are within the annexed area and are connected to city mains shall be maintained by the City of Plano beginning with the effective date of the annexation ordinance.

(3) Sanitary sewer mains of the city will be extended in accordance with provisions of the Subdivision Ordinance and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable city ordinances and regulations. Such extensions necessary to provide water services to the area that are comparable to the level of water service available in other parts of the city with similar characteristics of topography, land utilization and population density will be completed within two and one-half (2 1/2) years from the effective date of the annexation ordinance, but such period may be extended to not more than four and one-half (4 1/2) years as determined by the City Council.

J. Miscellaneous

(1) Any facility or building located within the annexed area and utilized by the City of Plano in providing services to the area will be maintained by the city commencing upon the date of use or the effective date of the annexation ordinance, whichever occurs later.

(2) General municipal administration and administrative services of the city shall be available to the annexed area beginning with the effective date of the annexation ordinance.

K. Agreement and Acceptance

It is agreed, as signified by the adoption of the Service Plan by the city and signature of acceptance by the landowner(s) of the annexed area, that:

(1) In the event the Service Plan is not fulfilled, the landowner may (1) seek to enforce the Service Plan by applying for a writ of mandamus not later than the second anniversary of the date the landowner knew or should have known that the city was not complying with the Service Plan, or (2) seek disannexation pursuant to Section 43.141 of the Local Government Code.

(2) The provisions of the city's Subdivision Ordinance and other city ordinances and regulations requiring the construction of capital improvements or funding of capital improvements are incorporated into this Service Plan by reference as if fully set forth herein. Nothing in this Service Plan shall be construed to alleviate the landowner's responsibility to construct and fund such capital improvements as required by such ordinances.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE



November 19, 2002

Dear Mayor and City Council:

Bourke & Associates respectfully requests the Council's approval to co-sponsor a city-wide community training and book-signing event hosting nationally-acclaimed celebrity Joseph Grenny, co-author of the NY Times Best Seller – Crucial Conversations: Tools for talking when stakes are high. This request for City co-sponsorship does not entail any financial expenditure for the city of Plano.

Bourke & Associates trains these same principles throughout the country as a critical component of our organizational development practice. Our clients have recognized these principles as the key ingredient to enacting their best-laid plans – particularly when stakes are high, emotions run deep and there are varying opinions. In fact, three hundred of the Fortune 500 organizations in the U.S. have trained in these methods as an integral stage in their strategic planning process.

Culminating with my nomination as 2002 Father of Year for Collin County, and as Founder of Plano-based Dads in the Hood fatherhood initiative, I have been approached by client organizations, churches, non-profit organizations, professional associations, friends and neighbors to offer these Crucial Conversation skills to those who may not otherwise have easy access to such corporate programs.

On the morning of October 2, 2002, with the encouragement of PISD Superintendent Dr. Doug Otto, Bourke & Associates offered such an opportunity to sixty-five City of Plano employees and two hundred PISD principles, teachers and administrators. The response was overwhelmingly positive. The City of Plano and PISD are now certifying a core staff to train Crucial Conversations in-house. Dr. Otto has also agreed to collaborate with us to help spread the word of a Plano citywide event to all parents of PISD students. Later the same day we offered the same program to a crowd of over 450 corporate clients and not-for profit organizations in Plano.

Specifically, the event proposed for the Council's consideration would be billed as a City of Plano initiative to be held at the Plano Center. We would like to invite Mayor Pat Evans to serve as our co-host accompanied by special guest PISD Superintendent Dr. Doug Otto. The target audience would be the adult populace of our city.

**BOURKE & ASSOCIATES**

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The following table outlines the proposed details discussed with the Mayor and City Manager's office:

Co-Hosts	Mayor Pat Evans would join John Bourke, President of Bourke & Associates as co-host of the event. The City of Plano will permit the use of the City's emblem on all advertising
Special Guest	Dr. Doug Otto, Superintendent PISD will be our special guest. PISD will permit the use of their logo on all advertising
Exposure	The City of Plano will carry no direct financial exposure due to pending corporate underwriting
Event Cancellation	The event will not be cancelled as a function of ticket volume but will be scaled in proportion to ticket volume
Ticket Pricing	Tickets will likely be priced at \$25.00 per seat to cover the cost of the book, the facilities and associated expenses. No profit is anticipated. Senior discounts will be provided pending corporate sponsorship.
Corporate Underwriting	Corporate sponsors are currently being solicited to provide up-front capital offsetting expenses until ticket revenues are collected. Sponsors will ultimately be held financially liable for all expenses captured on the budget if ticket sales do not match projected level. Sponsors will be recognized on all marketing materials and potentially receive unused books for distribution to employees etc.
Plano Center Rental Charges	Room lease arrangements would be made by the City of Plano
Audio-Visual Equipment and Event Labor	Video, audio, lighting, staging and event labor would be secured and managed by the City of Plano
Other Expenses	Stage décor, insurance, book cost, security, parking lot control would be managed by the City of Plano. Books will be ordered by Bourke & Associates
Concessions	Limited light beverage and snack service will be managed by the City of Plano
Advertising and Media	Bourke & Associates will provide all art/copy work. The City of Plano will manage utility bill inserts, postcard mail-outs, coordination with PISD home packets, local newspaper ads, flyers, web-site posting, marquee posting
Ticket Sales	Ticket sales will be managed by the City of Plano via Ticketmaster, Plano Repertory Theater or other option

Note: See attached budget detail

**BOURKE & ASSOCIATES**

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Organizational Development  
Strategic Planning  
Facilitation  
Training

## *Our Work*

Bourke & Associates is a Plano-based consulting firm specializing in organizational effectiveness, culture alignment, corporate strategic planning, meeting facilitation, executive coaching and people development. Our consultants and facilitators work with clients in a partnership to bolster organizational competency and capability one conversation at a time. Our mission is centered around supporting people in their changing roles.

We are offering this community training and book signing opportunity with nationally acclaimed author Joseph Grenny in answer to numerous requests from church, corporate and not-for-profit organizations for a skill-based program with transforming value that is made available to all adults in our community – at work and at home.

## *Why Crucial Conversations?*

From our work over the years within organizations, churches, federal and state government agencies and community forums we have recognized that the defining moments where individuals and groups either rise to meet their mission-driven aspirations or withdraw to ultimately vie for their own reactive solutions come from crucial conversations. The vitality of our community is dependent upon individual citizens. Just as one citizen can hold an entire country at bay so can an individual citizen enliven and enrich the quality of life for all.

As individuals in a community consistently commit to stepping out of the “fray” to become clear about what they really want to have happen in any given circumstance – for themselves, for others and for the important relationships in their lives - civility flourishes. As citizens consistently notice when mutual respect or purpose is at risk in their families, neighborhoods and places of work and then choose to consciously exercise the skills required to create conditions of mutual safety using self-awareness and self-knowledge - innovation and cooperation abound.

### **BOURKE & ASSOCIATES**

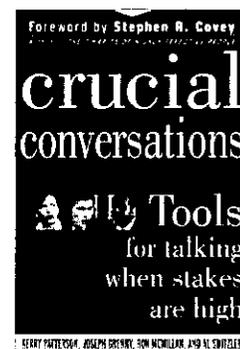
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## *About Crucial Conversations?*

“Crucial Conversations is breakthrough material...The challenge has noticeably changed for our lives, our families and our organizations. The stresses and pressures we all experience have exponentially increased. This charged atmosphere makes it all the more imperative that we nourish our relationships and develop tools and skills...to find new and better solutions to our problems...”

*Stephen R. Covey*



### The Audacious Claim

Within six minutes of watching the right part of a Crucial Conversation it is possible to determine the best from the good. When trained to handle Crucial Conversations, individuals can drive results while also building and maintaining relationships. As individuals who are also members of families, athletic teams, corporations, community groups, municipal councils or volunteer committees or whether we are learning in a classroom, standing in a shopping line, or in the midst of a customer service squabble or traffic jam in church parking lot, we each have the opportunity to be part of the problem or the solution. What are the essential skills required to step out of the fray, rebuild safety and resume dialogue with undiluted content and candor when the stakes are high, emotions run deep and difference of opinion is in the air?

### What's The Relationship Between Crucial Conversations and Community Excellence?

Twenty years of organizational research with thousands of groups and individuals indicates that the ability to conduct a Crucial Conversations in real time is a fundamental predictor of personal, marital, community and organizational success.

Is it better to be honest or kind? Is it more important to maintain harmony or get results? When it matters most, are you able to be candid and decrease defensiveness - saying what needs to be said, or do you sidestep Crucial Conversations, hoping to avoid uncomfortable situations?

In studying the best performers, the most influential citizens and the most powerful team members we have validated one of our long-suspected hunches: You don't have to choose between one or the other? The “Dialogue Smart recognize that in risky conversations it is not the content that is the problem but instead the resident ability to establish safety, mutual respect and purpose. Those skilled in Crucial Conversations know how to be honest and kind, loyal and respectful, forthcoming and tactful. Success depends on it!

### **BOURKE & ASSOCIATES**

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# *Why the City of Plano?*

*(Quotes from Plano citizens)*

because, we are a city committed to:

## *...nurturing our families and community*

"I learned specific tools and skills for improving the way I communicate with my children, husband, neighbors and friends."

*Plano resident – Accountant*

## *...securing our children's future*

"I learned that it is possible to be both honest and kind with my spouse ... not soon enough to salvage our marriage but just in time to rebuild a bridge of mutual purpose and respect for sharing custody of our dear children. At this late stage in my life I've been given the gift of speech."

*Plano resident - Air Traffic Controller*

## *...raising tomorrow's leaders*

"I now use these methods to approach all of my parent-teacher conferences. With the skills for establishing mutual commitment around getting the child's, parent's and teacher's needs met... we all support each other in our shared mission of lifelong learning for that child. What a relief!"

*Plano resident - PISD Teacher (3<sup>rd</sup> grade Team Lead)*

## *...ensuring safety and civility*

"While driving I used to communicate with my horn and my hands. Using these methods has helped me to dissolve the stress associated with commuting. I can finally assure my family that I will arrive home alive and at peace."

*Plano participant – Engineer - Healthcare Industry*

## *...unleashing workforce innovation*

"These Crucial Conversation skills are the keys to empowering our employees to challenge the "sacred cows" that tend to block the road to our Strategic Plan's BHAG (Big, Hairy, Audacious Goal)."

*Plano resident - VP HR Lumber Company*

### **BOURKE & ASSOCIATES**

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## ...balancing work and home

"While juggling all that goes on in a week I can't afford to lose close connection with my wife and children. I use these principles to insure that these precious moments really address what's most important to each of us. Last night it was 9th grade boy-crushes!"

*Plano resident - Collin Country - Father of the Year 2002*

## ...serving our community's needs

"I now know how to be present for the heartaches of my neighbors. I have finally learned to practice the healing power of empathetic listening and how to balance my tendency to rush in (uninvited) to fix the world's problems."

*Plano resident - Comptroller - Humanitarian Organization*

## ...leveraging our city's talent

"We have used these skills in our company to identify crucial conversations that had literally kept our organization from fully leveraging our talent and capturing our preferred future."

*Plano resident - President Accounting Firm*

## ...guaranteeing our prosperity

"We are fortifying our key employees with these skills so that can help teams and individuals breakthrough tough problems while enhancing the ability and motivation of all members to meet our shareholder's expectations."

*Plano participant - VP HR Medical Diagnostic Company*

## ...channeling ability and motivation

Our team suffered with mediocre performance for months. These principles helped us diagnose and address our tendency to avoid honest feedback for the sake of harmony. We now use these skills to dissolve conflict in real time and to share useful information for the best outcome."

*Plano resident - Public Safety*

### **BOURKE & ASSOCIATES**

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## Bourke and Associates

### Prices Based on Attendance

<i>Attendees</i>	<i>2000</i>	<i>1500</i>	<i>1000</i>	<i>500</i>
Plano Centre Rental Charges	\$ 1,825	\$ 1,575	\$ 1450	\$ 650
Audio-Visual Equipment	3,815	3,815	2,100	1,500
Labor	3,849	3,849	1,516	1,184
Other Expenses	23,840	16,400	11,180	5,930
Concessions	4,505	3,535	2,020	833
Advertising/Media	5,650	5,650	5,650	5,650
Ticket Sales	<u>5,500</u>	<u>4,250</u>	<u>3,000</u>	<u>1,750</u>
Total	<u>\$48,984</u>	<u>\$39,074</u>	<u>\$26,916</u>	<u>\$17,497</u>
Break-even Price of Tickets	\$ 24.50	\$ 26.00	\$ 27.00	\$ 35.00

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November 26, 2002

**TO:** Frank F. Turner, Executive Director for Development  
**FROM:**  Jeff Zimmerman, Planning and Information  
**SUBJECT:** Spring Creek Parkway/Jupiter Road Area Study

Attached is a memorandum from our consultant, Dennis Wilson, describing an alternative land use and circulation concept for this study. Also included are a cost comparison of this proposal with the one recommended by the Planning and Zoning Commission, an issue comparison, and the associated maps. This item is scheduled for City Council's joint work session with the Planning and Zoning Commission on December 2<sup>nd</sup>.

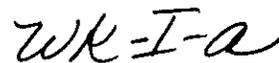
This proposal is in direct contrast to the previous plan. As Mr. Wilson's report indicates, this alternative is intended to be more "visionary" than the previous one. It also requires that the City take certain immediate steps in an effort to facilitate the long-term implementation of this plan. Those steps are outlined in Mr. Wilson's report.

This comparative information is intended to help the Council members and Commissioners evaluate the two proposals. I do not intend to cover them item by item at the meeting due to time constraints.

Please advise if you have any questions or require additional information.

xc: Phyllis Jarrell, Planning Director  
Tom Elgin, Development Review Manager  
Greg Adams, Senior Planner  
Dennis Wilson, Townscape, Inc.  
Rod Kelly, Parsons Transportation Group

Pat Evans  
Mayor  
Phil Dyer  
Mayor Pro tem  
Steve Stovall  
Deputy Mayor Pro tem  
Shep Stahel  
Place 1  
Scott Johnson  
Place 2  
Sally Magnuson  
Place 4  
Jim McGee  
Place 7  
Ken Lambert  
Place 8  
Thomas H. Muehlenbeck  
City Manager



# TOWNSCAPE, INC.

## memo

9410 HERMOSA DRIVE  
DALLAS, TX 75218-3549

PHO: 214.320.1010  
FAX: 214.327.0035  
Dennis@townscape.info

**TO:** Jeff Zimmerman, City of Plano  
**FROM:** Dennis Wilson, AICP  
**DATE:** November 18, 2002  
**RE:** Spring Creek Parkway/Jupiter Road Concept Plan

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Based on the comments from the last Council workshop regarding the Spring Creek Parkway/Jupiter Road Plan, the consultants and staff have developed an alternative plan that is more "visionary" than the previous proposal recommended by the Planning and Zoning Commission. It is attached along with a comparison of both proposals.

The Concept Plan relies on creating a new regional "destination" around a DART LRT station at the northeast corner of Spring Creek Parkway and Central Expressway. A signature element of the plan is a new 4-lane divided roadway that will connect Legacy Drive around to a new interchange on Central Expressway south of the Sam's Club. This would allow traffic to circumvent the Central/Spring Creek interchange. The new road would extend through the Plano Centre property in order to connect with Des Moines Drive. To address this, the plan reflects an exchange of City land that is located west of the new loop road for land immediately south of the Plano Centre

A hotel is envisioned to be located adjacent to the DART station, and shuttles would carry visitors to the Plano Centre. The Concept Plan further modifies land uses in the study area as a result of the scenario.

The new "Mixed-Use Urban Center" would be comprised of medium to high density retail, housing and office uses. The Moore tract would be comprised of multi-family and office/employment uses. The impact of this development scenario would make roadway improvements in the area essential.

The Concept Plan is truly visionary, and relies on DART constructing an LRT station. Without the station there, the plan as it is laid out will not work. It also relies on aggressive action and funding by the City. It will require land-banking the potential DART station site for a station and

F-B

hotel; it will require the funding of significant infrastructure improvements; and, it will require incentives to property owners to develop to an urban standard. The estimated cost for achieving the Concept Plan is \$55 million. The estimated cost of the Planning and Zoning Commission-recommended plan is \$13 million.

If the Council desires to implement this plan, the following immediate steps are recommended:

1. Land-bank the eleven acre tract at the northwest corner of Spring Creek Parkway and K Avenue as a future site for a light rail station, parking facilities, a hotel, and other related uses.
2. Work with DART staff over the next year as they update the current DART Service Plan. In order for this plan to be successful, DART will need to extend the system to the north as "light" rail and not "commuter" rail. Extending commuter rail north from the Parker Road Station will result in three-mile separations between stations and this location is less than two miles away. Additionally, commuter rail stations do not attract secondary development the way LRT stations do.
3. Develop contingency plans for using or selling the site if DART decides to use commuter rail and not place a station at this location.
4. Maintain the current zoning in the area until DART makes an official determination on this matter.

Spring Creek Parkway/Jupiter Road Study  
**COMPARISON OF PLANS**

ISSUE	COST	P&Z REC	CONCEPT PLAN
<b>Key City Actions:</b>			
1. Land Bank the DART station/Hotel site.	\$5 mil		λ
2. Ensure the location of a DART LRT station north of Spring Creek Parkway			λ
3. Locate a Hotel in association with the DART Station north of Spring Creek			λ
4. Acquire rights-of-way and funding for the new interchange with Central	\$5 mil		λ
5. Acquire portions of Pecan Lane Neighborhood for Legacy Drive Extension (Residential relocation)	\$1.5 mil		λ
6. Create a 4-lane divided roadway connection from Legacy around through Plano Centre to a new interchange on Central	\$11 mil		λ
7. Grade-separate the Spring Creek/Central Intersection	\$12 mil	λ	λ
8. Reverse ramps on Central	\$800 k	λ	λ
9. Swap land for Plano Centre Expansion	\$0		λ
10. Incentives for redevelopment to urban standards—abatements, infrastructure, etc.	\$20 mil (est.)		λ
Total Cost		\$12.8 mil	\$55.3 mil

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## **SPRING CREEK/JUPITER ROAD AREA STUDY**

### **Opportunities and Issues Relating to Alternative Plans**

Below is a series of factors relating to alternative land use and circulation plans for the area approximately bounded by Legacy Drive and Rowlett Creek on the north, Jupiter Road on the east, Bowman Branch Creek on the south, and U.S. 75 on the west. The "Current" Plan is the one recommended to the City Council by the Planning and Zoning Commission and the "Concept" Plan is a more visionary approach developed by consultants and staff in response to comments made during a recent City Council work session.

#### **Current Plan:**

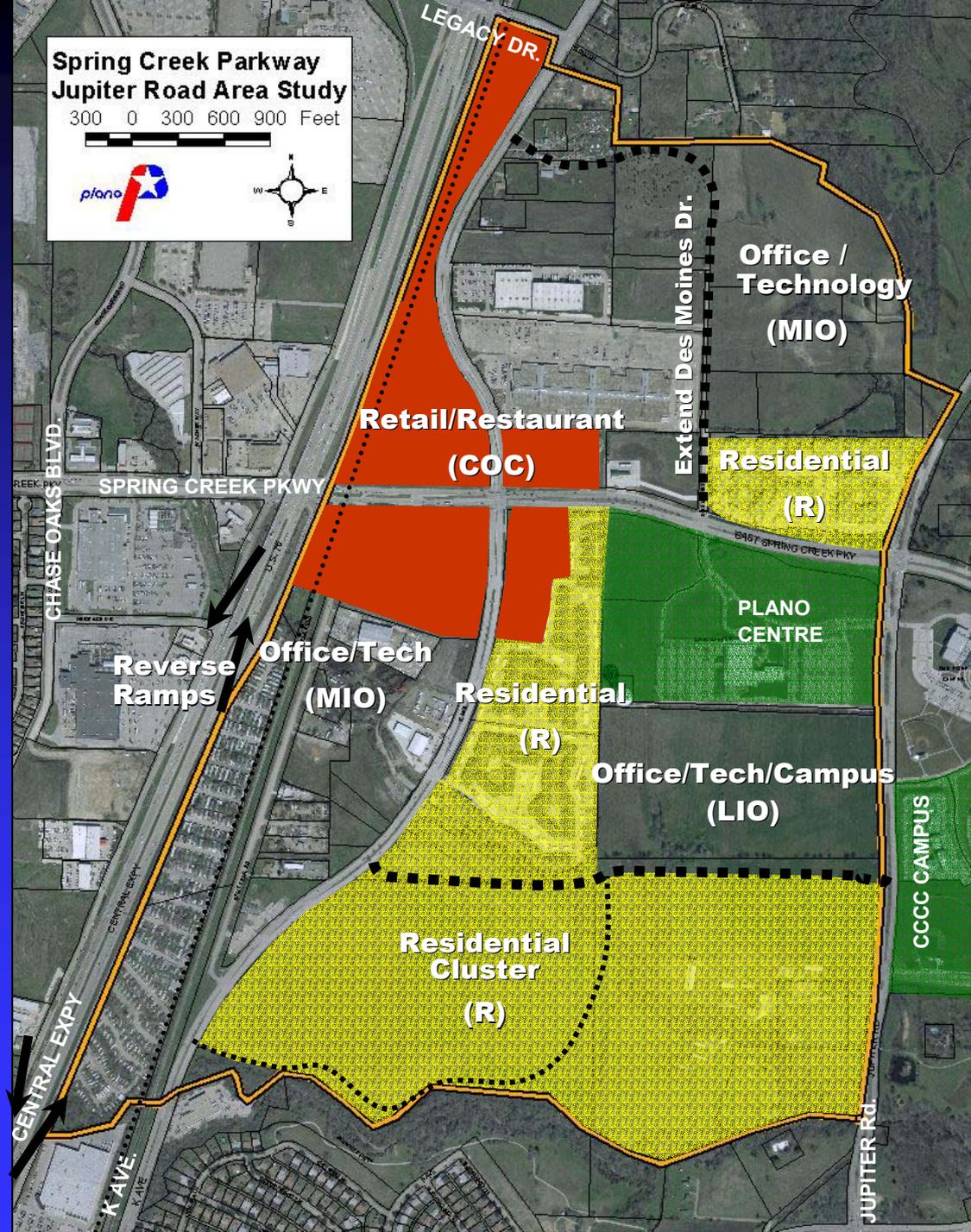
1. It proposes minimal changes to the current Land Use Plan.
2. It provides an area south of Plano Centre for possible expansion of the Centre and the CCCC campus.
3. It focuses on residential uses for the area north of Bowman Branch. Residential uses are likely to be successful in this area, but they will not generate significant economic activity and expand the tax base to the extent that non-residential uses would.
4. It requires minimal infrastructure improvements with the exception of changes to the U.S./Spring Creek Parkway interchange.
5. It provides for reevaluation based on the update of DART's service plan that is due in approximately one year.
6. It does not require land banking, joint venturing, financial incentives or other major public investment to foster development and/or redevelopment. It leaves future activities primarily to property owners and developers.

#### **Plan B:**

1. It is a more visionary approach that requires aggressive action on the City's part.
2. It involves the extension of DART's LRT system and the location of a station at the northwest corner of K Avenue and Spring Creek Parkway. This would require the City to land bank the property to preserve it for a station site. If DART does not locate a station there, the property could be sold for another use. Due to current construction commitments, DART will not be able to make this extension for at least ten years.
3. It proposes an intense mixed-use development (including high density housing) across K Avenue from the DART Station. It will be necessary to determine if another major economic center is appropriate for this location. How will it impact other key activity centers in the U.S. 75 corridor, such as Collin Creek Mall? Is another major transit oriented development, in addition to Downtown Plano and the Parker Road Station, appropriate for the DART corridor?
4. It is unlikely to work if DART decides to extend "commuter" rail instead of LRT north from the Parker Road Station, because the heavier rail will include stops at three to five mile intervals. The proposed location is less than two miles from the Parker Road Station.
5. The major urban center relies on a major thoroughfare starting at Legacy Drive and K Avenue and looping southward through the study area and connecting into a new overpass of U.S. 75. This new facility is expected to relieve some of the traffic currently using the Spring Creek Parkway/U.S. 75 interchange and may reduce the need of major changes at that location. It is also likely to require advance acquisition of the right-of-way, particularly in the Pecan Lane area and in the mobile home park south of Spring Creek Parkway. These actions may result in condemnation proceedings.
6. The acquisitions and improvements noted in Items 1 and 5 would require a new bond issue.
7. The Concept Plan will require direct City involvement to ensure that all of the key components come together. This could in turn affect the level of resources available for other priorities?

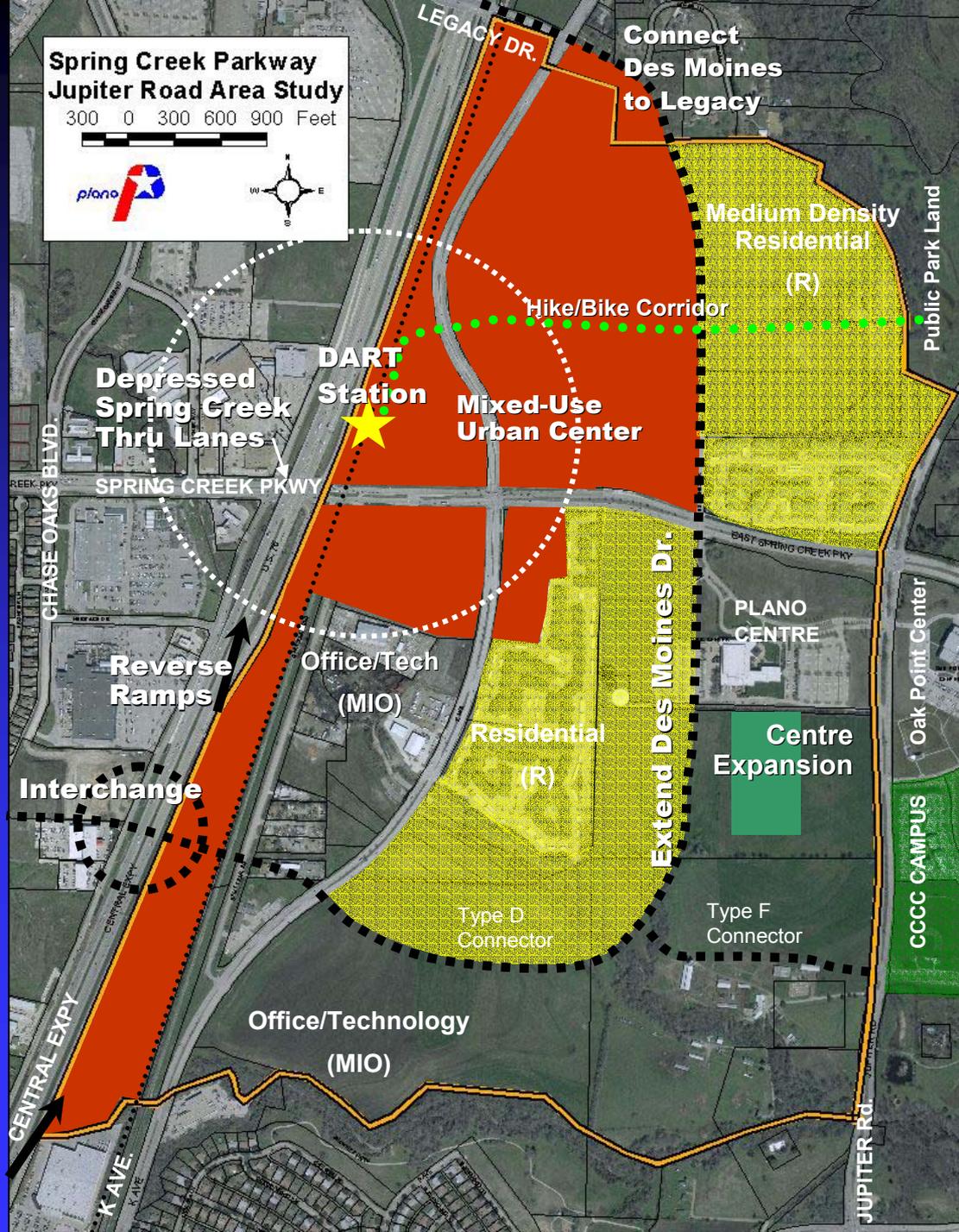
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# Current Recommended Land Use Plan



**Spring Creek Parkway  
Jupiter Road Area Study**

300 0 300 600 900 Feet



# Concept Plan

