

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

May 15, 2006

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:00 p.m. - Dinner - Planning Conference Room 2E</p> <p>6:30 p.m. - Recognition of Student Planning Project Participants - Training Room A</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - May 1, 2006, Meeting</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p>5 Recognition of Participants in Student Planning Projects</p> <p><u>CONSENT AGENDA</u></p> <p>6a Preliminary Site Plan: Communication Park, Block 1, Lot 10R - A bank on one lot on 1.4± acres located at the southwest corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial. Neighborhood #29. Applicant: Tollway Windhaven I, Ltd.</p> <p>EH</p>	

<p>6b EH</p>	<p>Preliminary Site Plan: Promontory on Preston, Block A, Lots 1-8 - A mixed use development on eight lots on 33.4± acres located at the southeast corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-176-Retail. Neighborhood #32. Applicant: Fritz Duda Company</p>
<p>6c EH</p>	<p>Phase II Land Study: Pointe West - 50 Single-Family Residence-6 lots on 10.8± acres located on the north side of Windhaven Parkway, 595± feet west of Midway Road. Zoned Single-Family Residence-6. Neighborhood #26. Applicant: Billingsley Company</p>
<p>6d BT</p>	<p>Preliminary Site Plan: North Point Assembly of God, Block A, Lot 1 - A church on one lot on 3.0± acres located on the south side of McDermott Road, 860± feet east of Independence Road. Zoned Single-Family Residence-7. Neighborhood #6. Applicant: Northpointe Church</p>
<p>6e CDD</p>	<p>Revised Conveyance Plat: Granite Park, Block A, Lot 3 - A conveyance lot on 6.6± acres located at the southeast corner of Granite Parkway and Dallas North Tollway. Zoned Central Business-1. Neighborhood #8. Applicant: Tollway/121 Partnership, Ltd.</p>
<p>6f CDD</p>	<p>Final Plat: The Town Homes at Legacy Town Center, Phase Two - 56 Single-Family Attached lots and eight open space lots on 3.2± acres located at the northwest corner of Lois Lane and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: Allen & Ridinger Consulting</p>
<p>6g CDD</p>	<p>Concept Plan: Legacy Town Center (North), Block A, Lot 1 - Multifamily residential development on one lot on 28.2± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8. Applicant: EDS Information Services, LLC</p>
<p>6h CDD</p>	<p>Preliminary Plat: Shops at Legacy (North) Phase 2, Block C, Lot 1 - A mixed use development on one lot on 13.0± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-5-Central Business-1. Neighborhood #8. Applicant: EDS Information Services, LLC</p>
<p>6i CDD</p>	<p>Preliminary Site Plan: The Lincoln Towne Square Addition Phase II, Block A, Lot 3 - 302 multifamily units on one lot on 10.7± acres located on the west side of Ohio Drive, 871± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1. Applicant: UDR Texas Properties, L.P.</p>
<p><u>END OF CONSENT AGENDA</u></p>	

<u>PUBLIC HEARINGS</u>	
7 SS	Public Hearing: Comprehensive Plan Revision - Request to amend the Parks and Recreation Element of the Comprehensive Plan. Applicant: City of Plano
8 SS	Public Hearing: Comprehensive Plan Revision - Request to amend the Public Services and Facilities Element of the Comprehensive Plan. Applicant: City of Plano
9 TE	Public Hearing: Zoning Case 2006-06 - A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance to create a definition and standards for multistory office building sign. Tabled 04/17/06 & 05/01/06. Applicant: City of Plano
10 EH	Public Hearing - Replat & Revised Preliminary Site Plan: Lakeside Market, Phase 1, Block A, Lots 1R, 2, 3, 4, 5, & 6 - A retail center on six lots on 27.2± acres located at the southwest corner of Spring Creek Parkway and Preston Road. Zoned Planned Development-447-Retail/Multifamily Residence-2. Neighborhood #31. Applicant: Holt Lunsford Commercial
11 BT	Public Hearing - Preliminary Replat and Revised Site Plan: St. Elizabeth Ann Seton Addition, Block 1, Lot 1R - A church on one lot on 6.3± acres located at the southwest corner of Spring Creek Parkway and Round Rock Trail. Zoned Single-Family Residence-9. Neighborhood #34. Applicant: St. Elizabeth Ann Seton Catholic Church
12 CDD	Public Hearing - Replat: Granite Park, Phase I, Block A, Lots 1R & 2 - A general office building with parking garage on one lot and a drainage and floodway lot on 9.1± acres located on the south side of Granite Parkway, 345± feet east of Dallas North Tollway. Zoned Central Business-1. Neighborhood #8. Applicant: Tollway/121 Partnership, Ltd.
<u>END OF PUBLIC HEARINGS</u>	
13 EH	Concept Plan: Bush Business Park - An office and restaurant development on one lot on 85.0± acres located on the west side of Coit Road, 750± feet south of Plano Parkway. Zoned Corridor Commercial. Neighborhood #71. Applicant: Billingsley Company
14 SS	Discussion and Direction: Comprehensive Plan Revision - Discussion and direction on the update to the Utilities Element of the Comprehensive Plan. Applicant: City of Plano

**15
PJ**

Discussion and Direction: Upcoming Planning & Zoning Commission Training Session Topics - Discussion and direction on upcoming Planning & Zoning Commission training session topics. **Applicant:** City of Plano

ACCESSIBILITY STATEMENT

Plano 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. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:
 - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
 - 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.
 - 5 minutes for applicant rebuttal.
 - Other time limits may be set by the Chairman.

The commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

May 15, 2006

Agenda Item No. 6a

Preliminary Site Plan: Communication Park, Block 1, Lot 10R
Applicant: Tollway Windhaven I, Ltd.

A bank on one lot on 1.4± acres located at the southwest corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial. Neighborhood #29.

Recommended for approval as submitted.

Agenda Item No. 6b

Preliminary Site Plan: Promontory on Preston, Block A, Lots 1-8
Applicant: Fritz Duda Company

A mixed use development on eight lots on 33.4± acres located at the southeast corner of Preston Road and Spring Creek Parkway. Zoned Planned Development-176-Retail. Neighborhood #32.

This is a re-submittal of a previously approved, expired Concept Plan.

Recommended for approval as submitted.

Agenda Item No. 6c

Phase II Land Study: Pointe West
Applicant: Billingsley Company

50 Single-Family Residence-6 lots on 10.8± acres located on the north side of Windhaven Parkway, 595± feet west of Midway Road. Zoned Single-Family Residence-6. Neighborhood #26.

Recommended for approval as submitted.

Agenda Item No. 6d
Preliminary Site Plan: North Point Assembly of God, Block A, Lot 1
Applicant: Northpointe Church

A church on one lot on 3.0± acres located on the south side of McDermott Road, 860± feet east of Independence Road. Zoned Single-Family Residence-7. Neighborhood #6.

Recommended for approval as submitted.

Agenda Item No. 6e
Revised Conveyance Plat: Granite Park, Block A, Lot 3
Applicant: Tollway/121 Partnership, Ltd.

A conveyance lot on 6.6± acres located at the southeast corner of Granite Parkway and Dallas North Tollway. Zoned Central Business-1. Neighborhood #8.

The purpose of the revised conveyance plat is to dedicate right-of-way and modify a drainage easement on the property.

Recommended for approval as submitted.

Agenda Item No. 6f
Final Plat: The Town Homes at Legacy Town Center, Phase Two
Applicant: Allen & Ridinger Consulting

56 Single-Family Attached lots and eight open space lots on 3.2± acres located at the northwest corner of Lois Lane and Parkwood Boulevard. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Recommended for approval as submitted.

Agenda Item No. 6g
Concept Plan: Legacy Town Center (North), Block A, Lot 1
Applicant: EDS Information Services, LLC

Multifamily residential development on one lot on 28.2± acres located at the southwest corner of Parkwood Boulevard and Headquarters Drive. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Recommended for approval as submitted.

Agenda Item No. 6h

Preliminary Plat: Shops at Legacy (North) Phase 2, Block C, Lot 1

Applicant: EDS Information Services, LLC

A mixed use development on one lot on 13.0± acres located at the northeast corner of Legacy Drive and Dallas North Tollway. Zoned Planned Development-5-Central Business-1. Neighborhood #8.

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda Item No. 6i

Preliminary Site Plan: The Lincoln Towne Square Addition Phase II, Block A, Lot 3

Applicant: UDR Texas Properties, L.P.

302 multifamily units on one lot on 10.7± acres located on the west side of Ohio Drive, 871± feet south of McDermott Road. Zoned Planned Development-20-Mixed Use. Neighborhood #1.

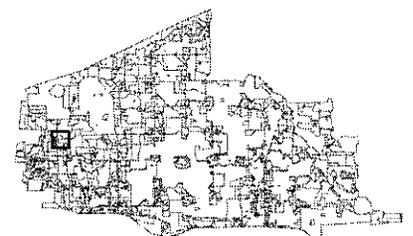
Recommended for approval subject to provision of a letter from the adjacent property owner agreeing to offsite screening of parking from the diagonal green belt.



Item Submitted: PRELIMINARY SITE PLAN

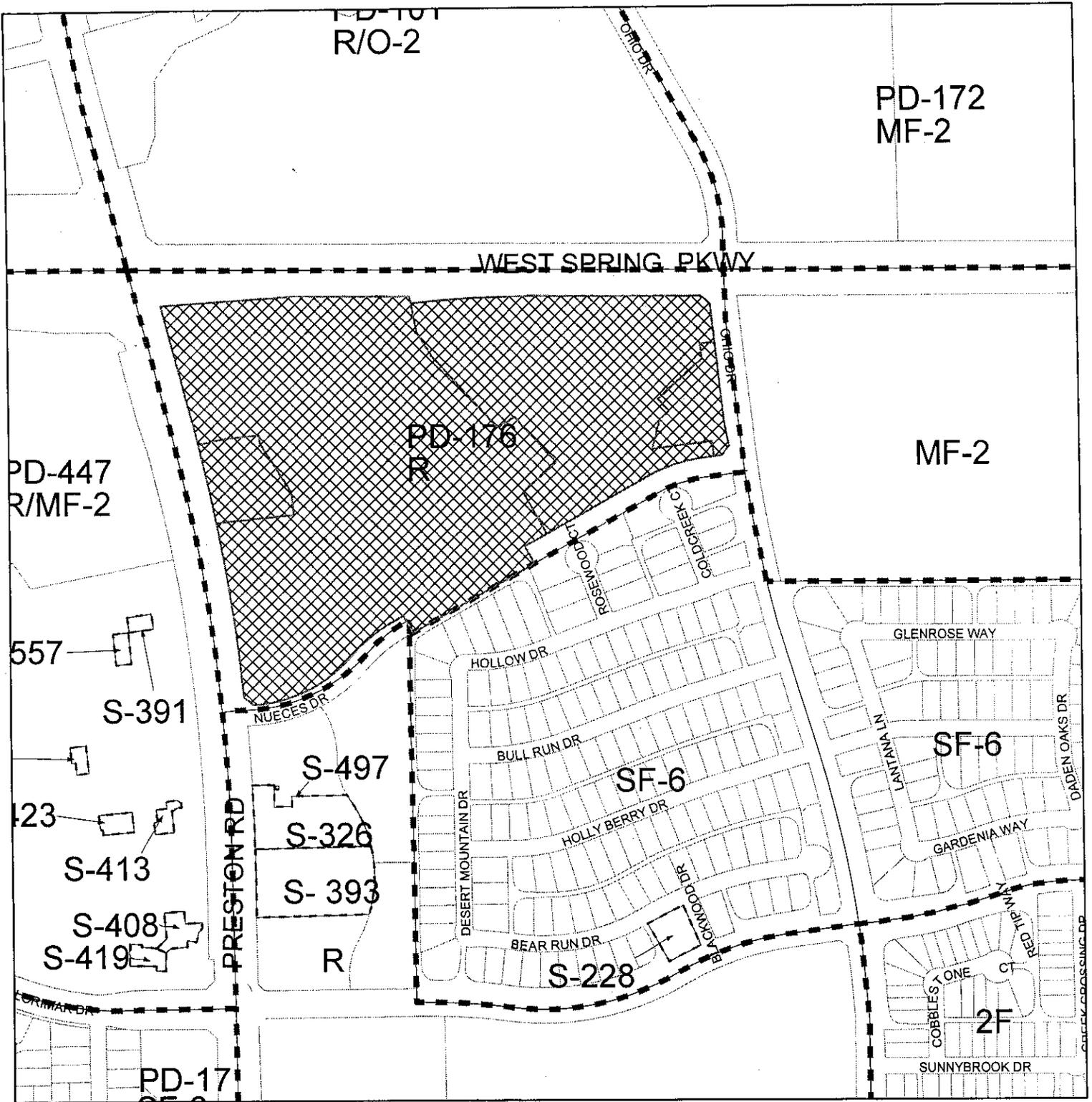
Title: COMMUNICATION PARK
BLOCK 1, LOT 10R

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer



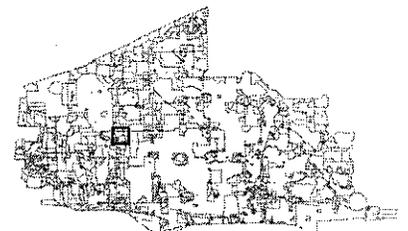


Item Submitted: PRELIMINARY SITE PLAN

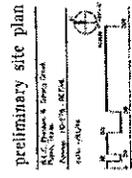


Title: PROMONTARY ON PRESTON
BLOCK A, LOTS 1-8

Zoning: PLANNED DEVELOPMENT-176-
RETAIL



○ 200' Notification Buffer



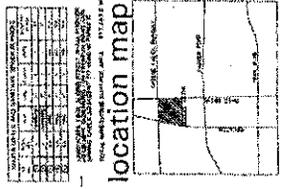
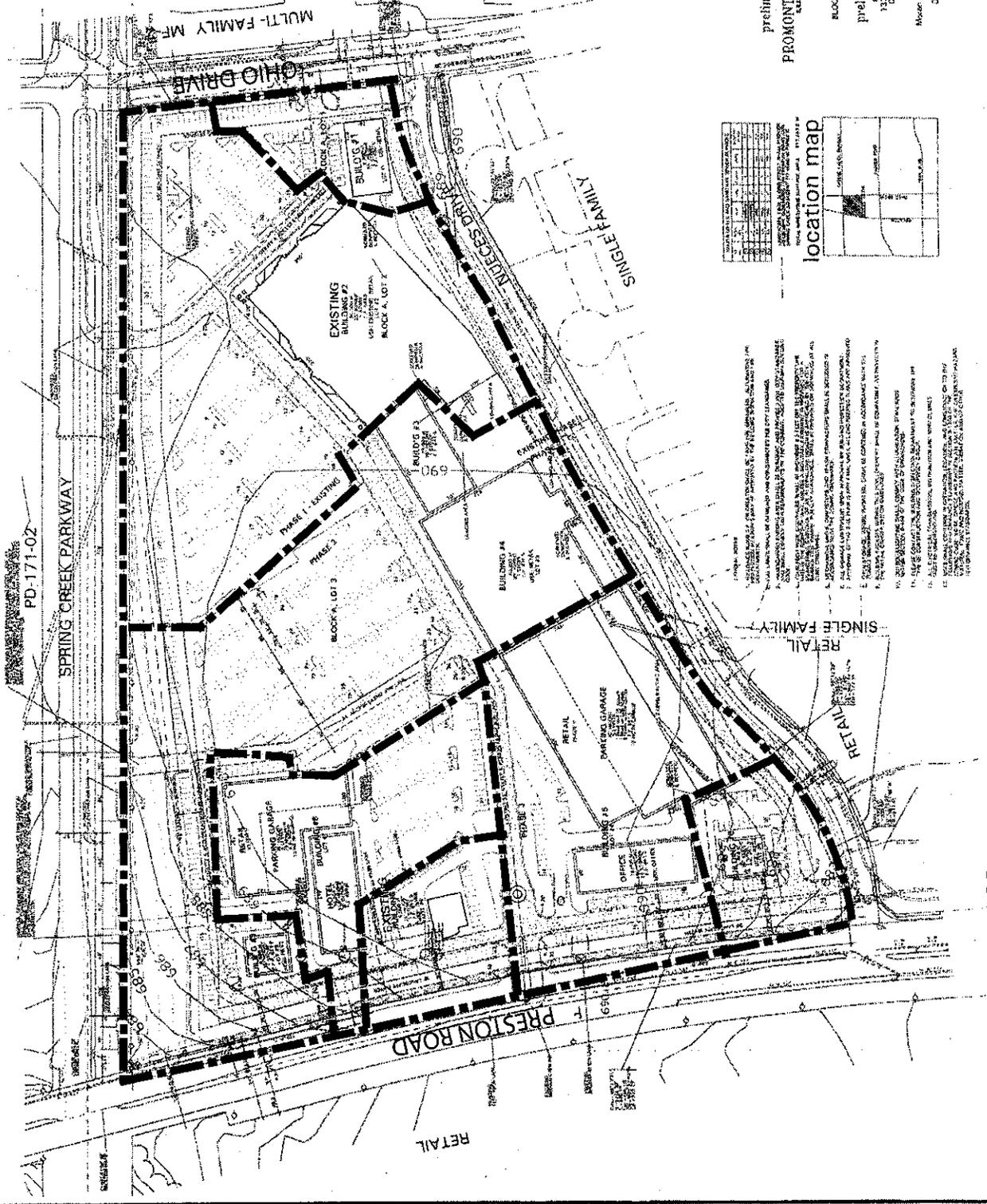
site data summary table

LOT #	AREA (SQ FT)	AREA (SQ YD)	USE
LOT 1	10,000	723	RESIDENTIAL
LOT 2	10,000	723	RESIDENTIAL
LOT 3	10,000	723	RESIDENTIAL
LOT 4	10,000	723	RESIDENTIAL
LOT 5	10,000	723	RESIDENTIAL
LOT 6	10,000	723	RESIDENTIAL
LOT 7	10,000	723	RESIDENTIAL
LOT 8	10,000	723	RESIDENTIAL
LOT 9	10,000	723	RESIDENTIAL
LOT 10	10,000	723	RESIDENTIAL
LOT 11	10,000	723	RESIDENTIAL
LOT 12	10,000	723	RESIDENTIAL
LOT 13	10,000	723	RESIDENTIAL
LOT 14	10,000	723	RESIDENTIAL
LOT 15	10,000	723	RESIDENTIAL
LOT 16	10,000	723	RESIDENTIAL
LOT 17	10,000	723	RESIDENTIAL
LOT 18	10,000	723	RESIDENTIAL
LOT 19	10,000	723	RESIDENTIAL
LOT 20	10,000	723 <td RESIDENTIAL	

preliminary site plan
PROMONTORY ON PRESTON
 ALL PHASES & STAGE ONE

BLOCK A, LOT 1
 BLOCK A, LOT 2
 BLOCK A, LOT 3, 4, 5, 6, 7 & 8

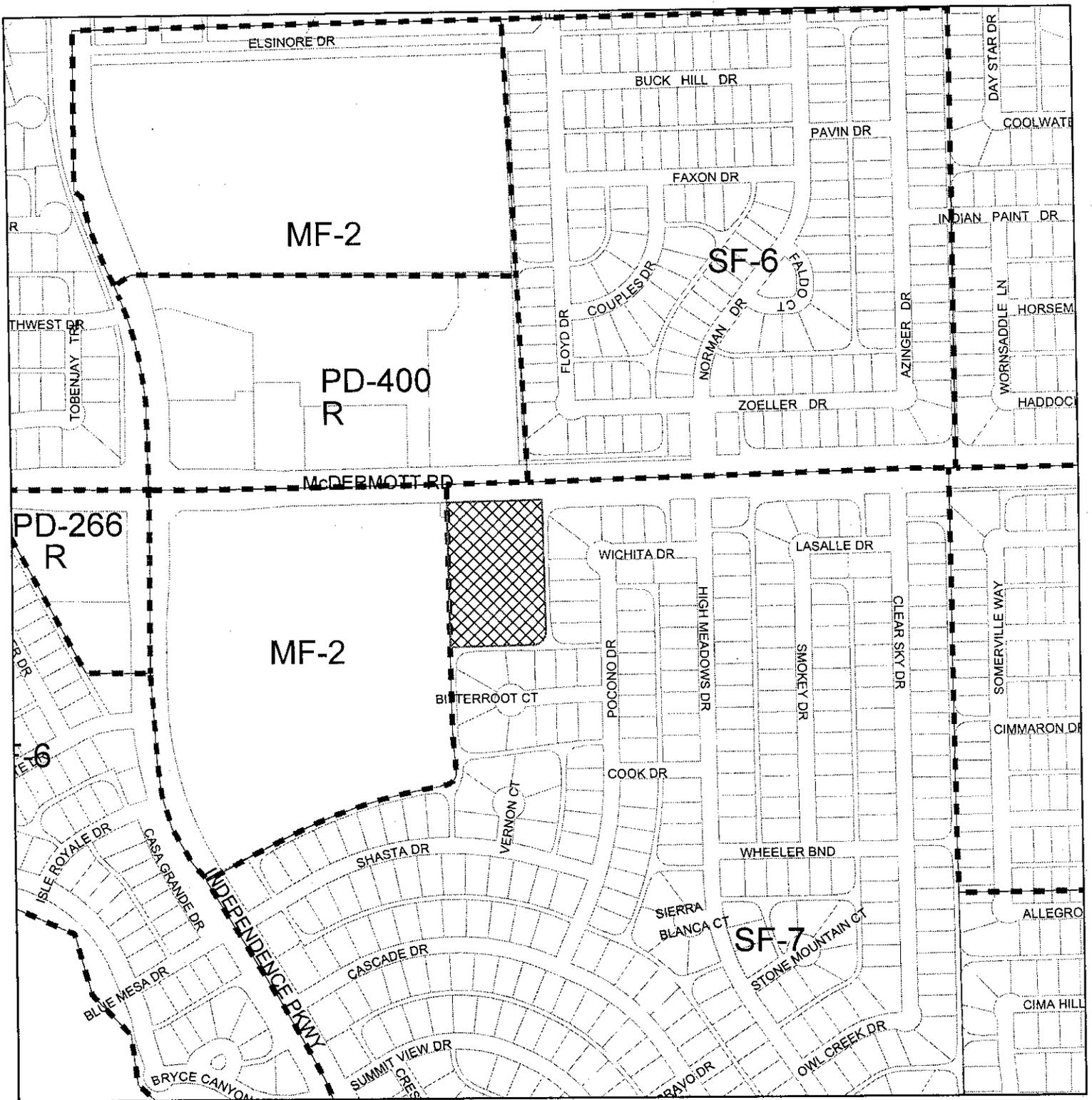
preliminary site plan
 Moran & Murray Architects, Inc.
 1501 Shiple Drive
 Phoenix, Arizona 85016
 602-944-1100



PHASE 1 - EXISTING BUILDING #1, EXISTING BUILDING #2, BUILDING #1, BUILDING #2, BUILDING #3, BUILDING #4, BUILDING #5, BUILDING #6, BUILDING #7, BUILDING #8, BUILDING #9, BUILDING #10, BUILDING #11, BUILDING #12, BUILDING #13, BUILDING #14, BUILDING #15, BUILDING #16, BUILDING #17, BUILDING #18, BUILDING #19, BUILDING #20

PHASE 2 - BUILDING #1, BUILDING #2, BUILDING #3, BUILDING #4, BUILDING #5, BUILDING #6, BUILDING #7, BUILDING #8, BUILDING #9, BUILDING #10, BUILDING #11, BUILDING #12, BUILDING #13, BUILDING #14, BUILDING #15, BUILDING #16, BUILDING #17, BUILDING #18, BUILDING #19, BUILDING #20

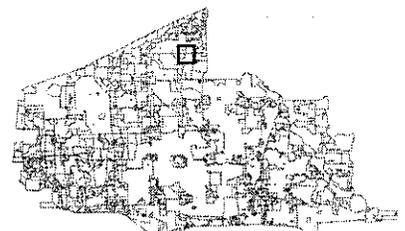
PHASE 3 - BUILDING #1, BUILDING #2, BUILDING #3, BUILDING #4, BUILDING #5, BUILDING #6, BUILDING #7, BUILDING #8, BUILDING #9, BUILDING #10, BUILDING #11, BUILDING #12, BUILDING #13, BUILDING #14, BUILDING #15, BUILDING #16, BUILDING #17, BUILDING #18, BUILDING #19, BUILDING #20



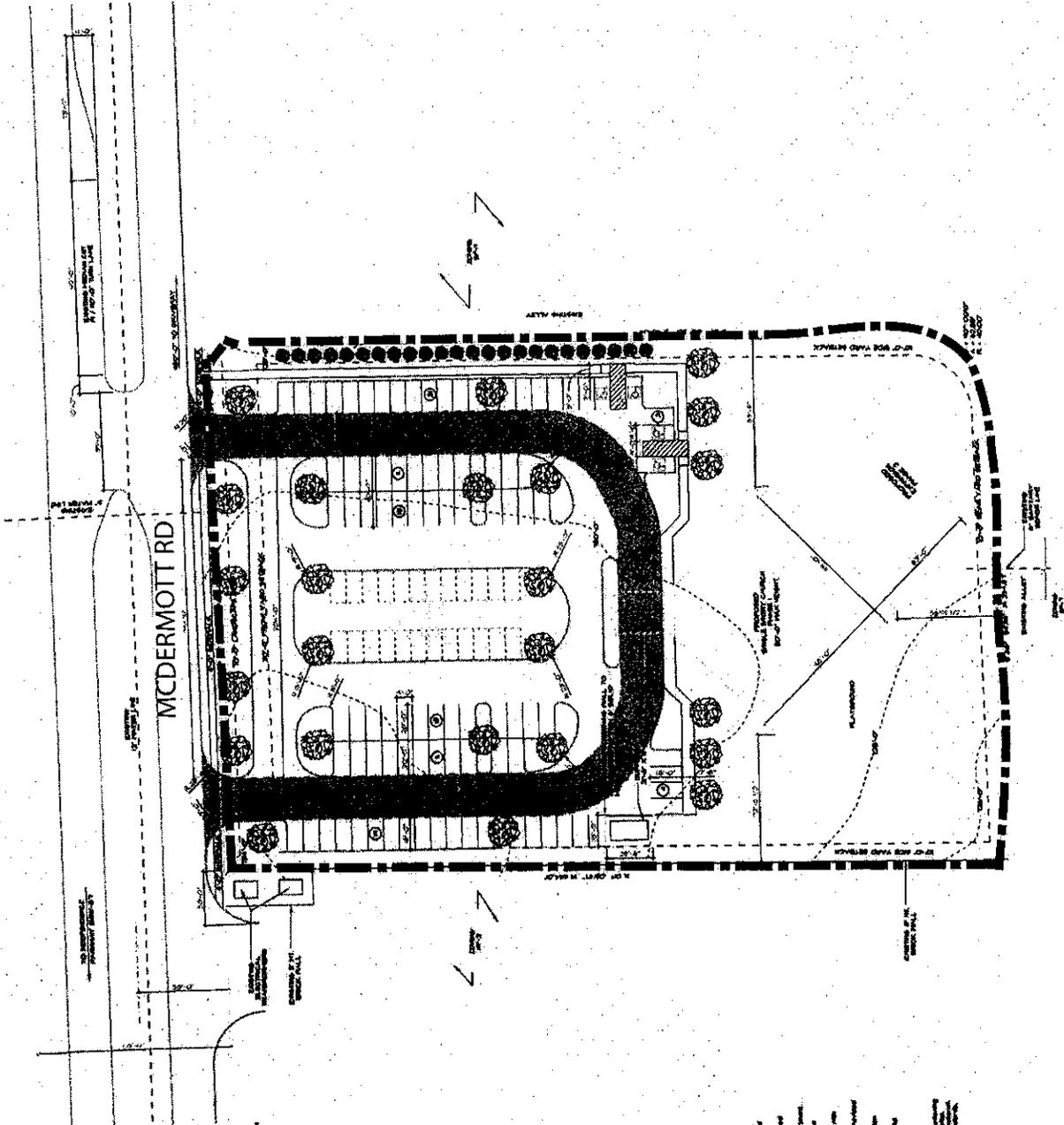
Item Submitted: PRELIMINARY SITE PLAN

Title: NORTH POINT ASSEMBLY OF GOD ADDITION
BLOCK A, LOT 1

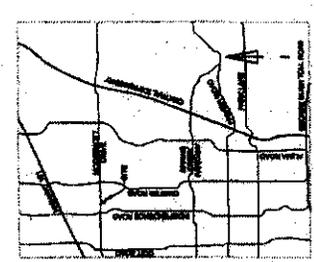
Zoning: SINGLE-FAMILY RESIDENCE-7



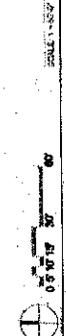
○ 200' Notification Buffer

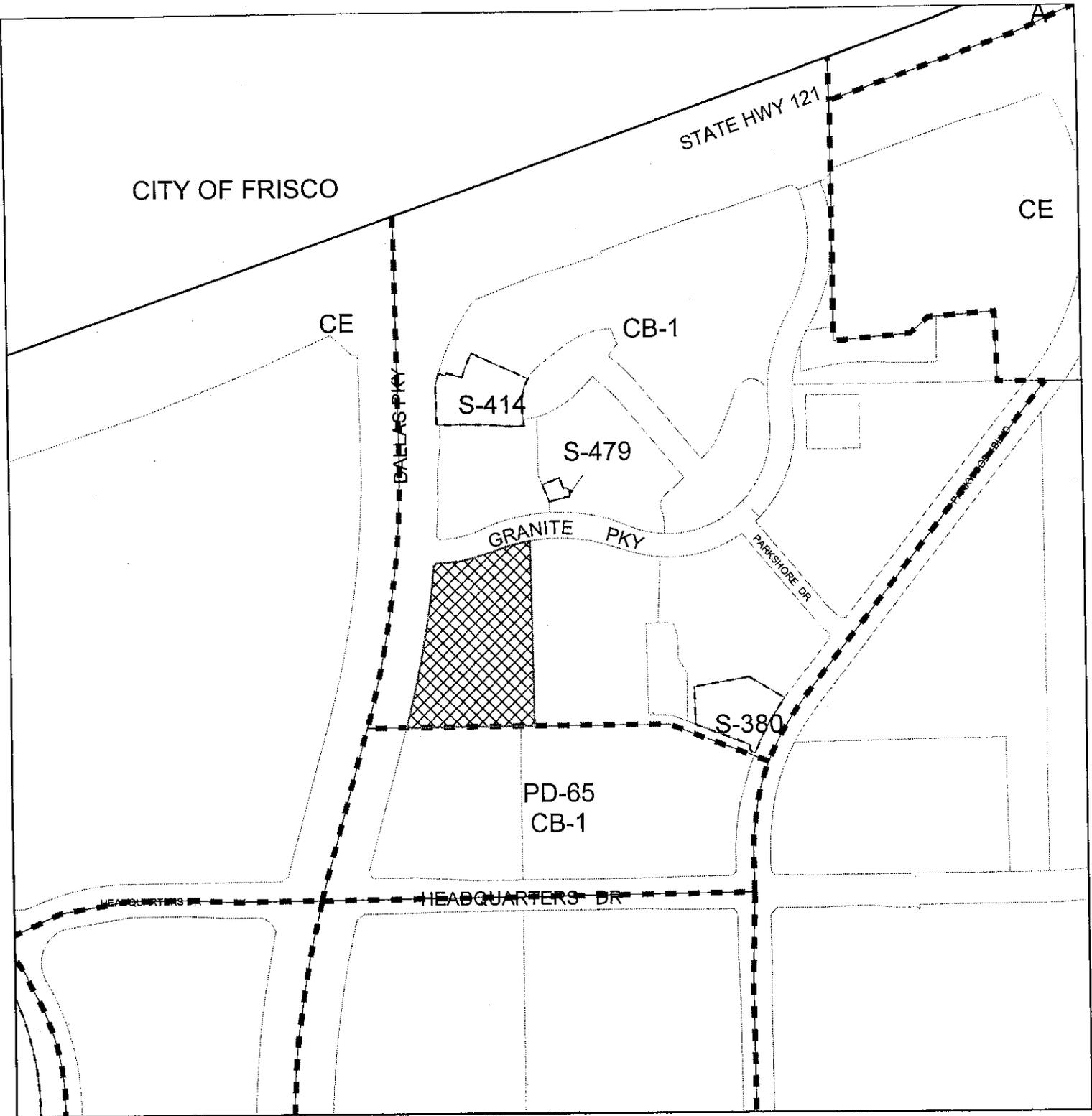


1. ALL INFORMATION IS BASED ON THE RECORDS OF THE PLANNING DEPARTMENT OF THE CITY OF PLANO, TEXAS.
2. THE CITY OF PLANO HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCES AND THE CITY OF PLANO SUBDIVISION ORDINANCES.
3. THE CITY OF PLANO HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCES AND THE CITY OF PLANO SUBDIVISION ORDINANCES.
4. THE CITY OF PLANO HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCES AND THE CITY OF PLANO SUBDIVISION ORDINANCES.
5. THE CITY OF PLANO HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF PLANO ZONING ORDINANCES AND THE CITY OF PLANO SUBDIVISION ORDINANCES.



1. The building shall be constructed in accordance with the City of Plano Zoning Ordinance.
2. The building shall be constructed in accordance with the City of Plano Subdivision Ordinance.
3. The building shall be constructed in accordance with the City of Plano Zoning Ordinance.
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8. The building shall be constructed in accordance with the City of Plano Subdivision Ordinance.
9. The building shall be constructed in accordance with the City of Plano Zoning Ordinance.
10. The building shall be constructed in accordance with the City of Plano Subdivision Ordinance.

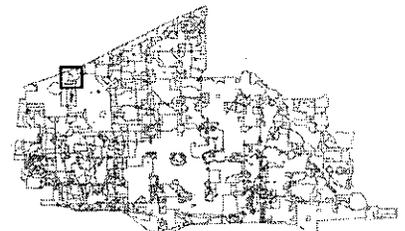




Item Submitted: REVISED CONVEYANCE PLAT

Title: GRANITE PARK
BLOCK A, LOT 3

Zoning: CENTRAL BUSINESS-1



○ 200' Notification Buffer



NOTES:

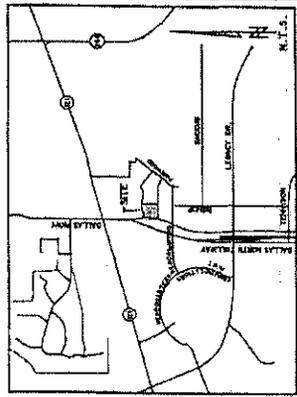
1. PLACE OF BEGINNING LIES N. 57°39'23"E, 4, 679.54 FEET FROM CITY OF PLANO GEODETIC MONUMENT C-8.
2. PLACE OF BEGINNING LIES APPROXIMATELY N. 05°46'42"E, 63.45 FEET AND N. 85°52'2"E, 52.13 FEET FROM THE SOUTHWEST CORNER OF THE JOHN THOMPSON SURVEY, ABSTRACT NO. 896, CITY OF PLANO, COLLIN COUNTY, TEXAS.
3. 1" IRON RODS SHALL BE LOCATED AT BLOCK CORNERS, CURVE CONTROL POINTS AND ANGLE POINTS IN PUBLIC RIGHTS-OF-WAY. 1/2" IRON RODS SHALL BE LOCATED AT ALL LOT CORNERS.
4. NO FILLING, GRADING OR IMPROVEMENTS SHALL BE CONSTRUCTED IN DRAINAGE AND FLOODWAY EXCEPT AS APPROVED BY THE CITY ENGINEERING DIVISION.
5. SELLING A PORTION OF THIS ADDITION BY THE CITY OF PLANO CONCRETE MONUMENT AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

LEGEND

☐ DENOTES MINIMUM FINISHED FLOOR ELEVATION

△ CITY OF PLANO CONCRETE MONUMENT
NORTH NAD 83 TEXAS STATE PLANE
Y = 2,207,982.259
X = 516,538.592
ELEV. =

△ CITY OF PLANO CONCRETE MONUMENT
NORTH NAD 83 TEXAS STATE PLANE
COORDINATE
Y = 2,207,485.177
X = 516,540.377
ELEV. =



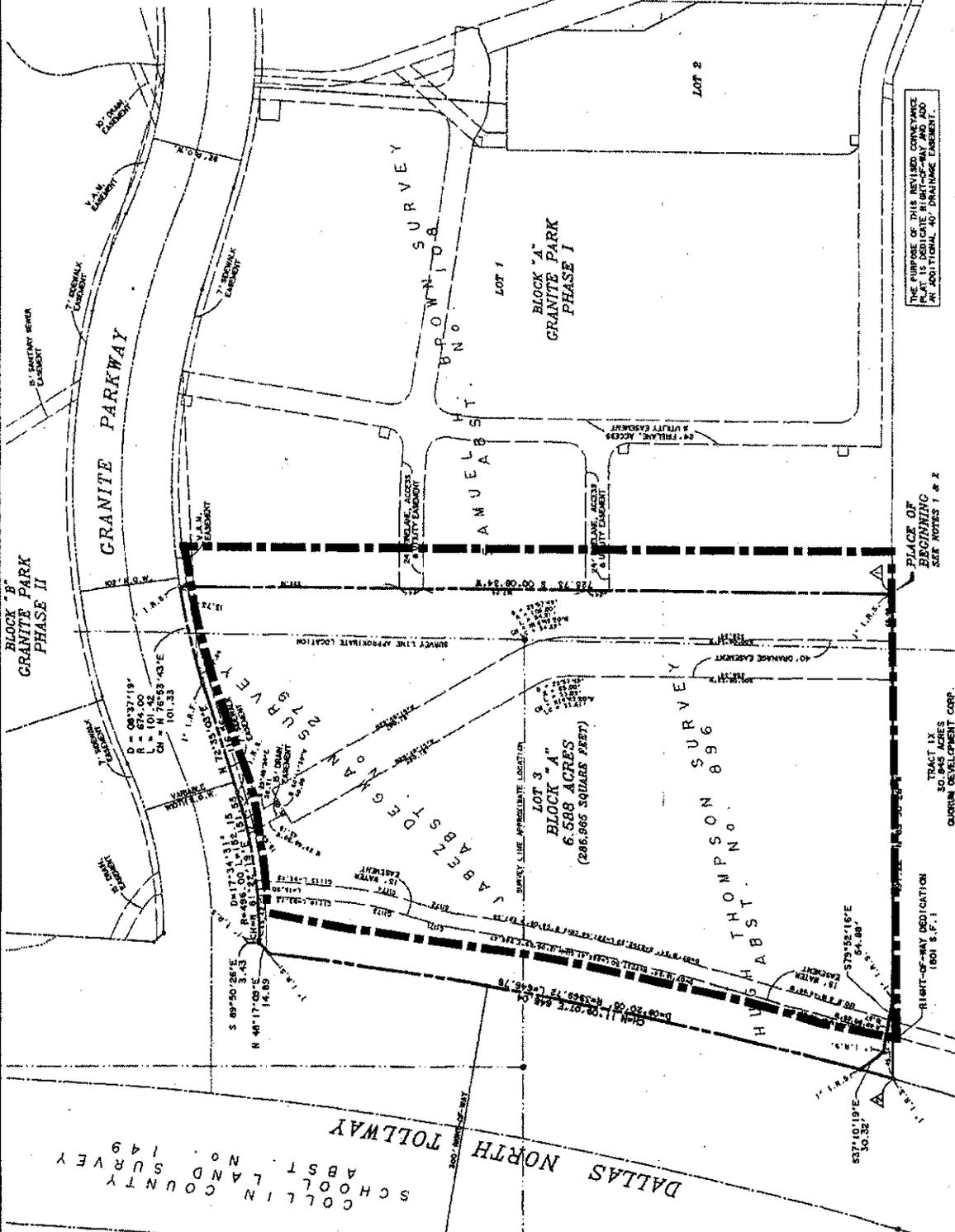
TOLLWAY / 131 PARTNERS, LTD.
L.C. P.R.C.C.T.

- LEGEND**
- HIGH ROAD FOUND
 - IRON ROD SET
 - VEHICLE ACCESS MAINTENANCE
 - DRAINAGE
 - DRAIN
 - DRIVE BEARING
 - DRIVE
 - RADIUS
 - ARC LENGTH

**REVISED
CONVEYANCE PLAT
LOT 3, BLOCK "A"
GRANITE PARK**

AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, BEING 6.588 ACRES OF LAND LOCATED IN THE SANDRA H. BRODY SURVEY, ABSTRACT NO. 279 AND THE JOHN THOMPSON SURVEY, ABSTRACT NO. 896, CITY OF PLANO, COLLIN COUNTY, TEXAS.

PREPARED BY
WMA WIER & ASSOCIATES, INC.
REGISTERED SURVEYORS, LAND PLANNERS
AND ENGINEERS
10000 GRAND CENTRAL EXPRESSWAY
SUITE 700
PLANO, TEXAS 75024
PHONE: (972) 731-2300
FAX: (972) 731-2300
DATE: 08-05-2004
SHEET 1 OF 2
P.L.N. 100000



THE PURPOSE OF THIS REVISED CONVEYANCE PLAT IS TO DEDICATE RIGHT-OF-WAY AND ADD AN ADDITIONAL 40' DRAINAGE EASEMENT.

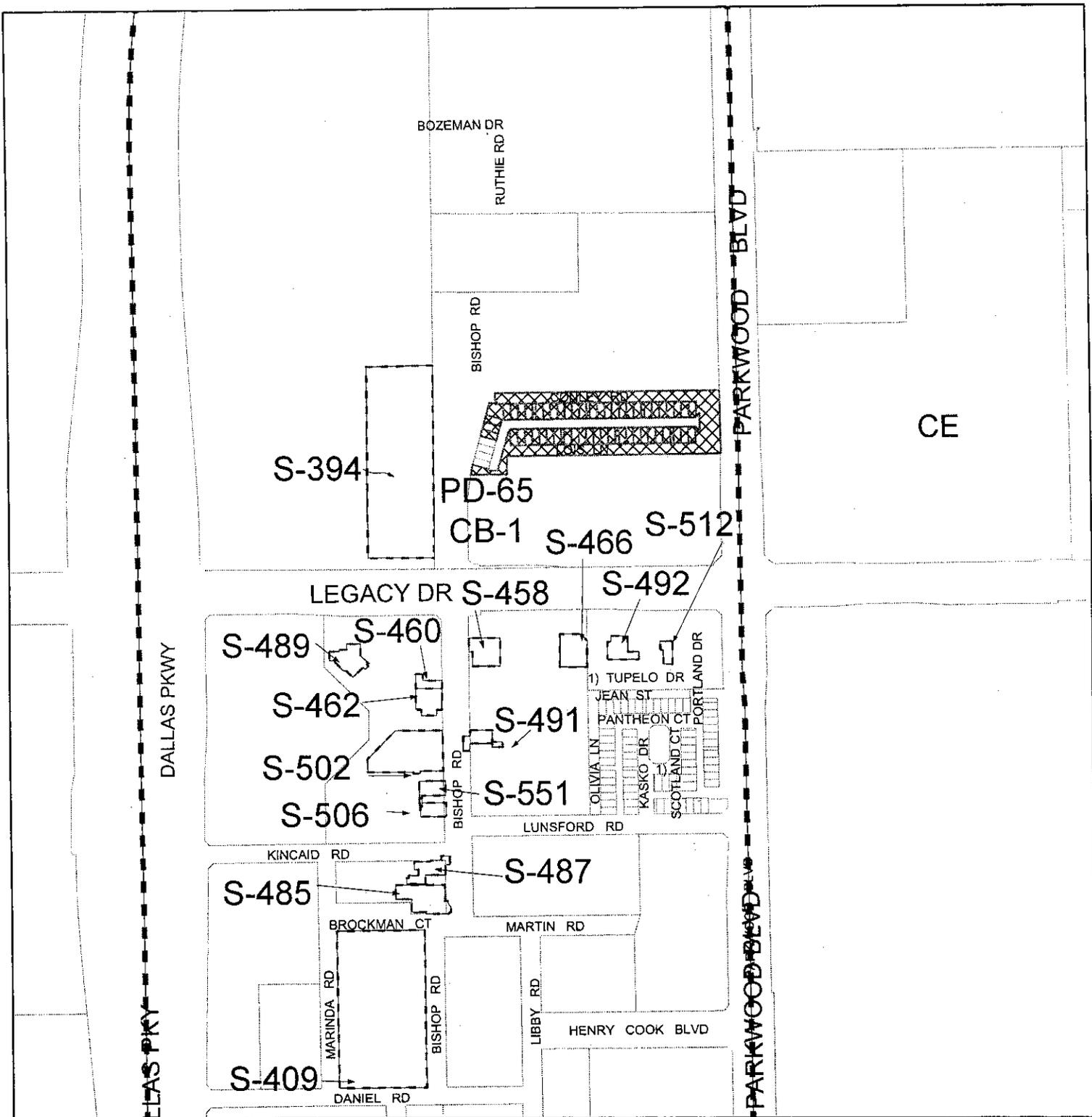


7.074 ACRES
EDS CORPORATION
C.O. P.R.C.C.T.

BLK	TRACT	ACRES	AREA	PERCENT
1	1	1.0000	1.0000	100.00
1	2	1.0000	1.0000	100.00
1	3	1.0000	1.0000	100.00
1	4	1.0000	1.0000	100.00
1	5	1.0000	1.0000	100.00
1	6	1.0000	1.0000	100.00
1	7	1.0000	1.0000	100.00
1	8	1.0000	1.0000	100.00
1	9	1.0000	1.0000	100.00
1	10	1.0000	1.0000	100.00
1	11	1.0000	1.0000	100.00
1	12	1.0000	1.0000	100.00
1	13	1.0000	1.0000	100.00
1	14	1.0000	1.0000	100.00
1	15	1.0000	1.0000	100.00
1	16	1.0000	1.0000	100.00
1	17	1.0000	1.0000	100.00
1	18	1.0000	1.0000	100.00
1	19	1.0000	1.0000	100.00
1	20	1.0000	1.0000	100.00
1	21	1.0000	1.0000	100.00
1	22	1.0000	1.0000	100.00
1	23	1.0000	1.0000	100.00
1	24	1.0000	1.0000	100.00
1	25	1.0000	1.0000	100.00
1	26	1.0000	1.0000	100.00
1	27	1.0000	1.0000	100.00
1	28	1.0000	1.0000	100.00
1	29	1.0000	1.0000	100.00
1	30	1.0000	1.0000	100.00
1	31	1.0000	1.0000	100.00
1	32	1.0000	1.0000	100.00
1	33	1.0000	1.0000	100.00
1	34	1.0000	1.0000	100.00
1	35	1.0000	1.0000	100.00
1	36	1.0000	1.0000	100.00
1	37	1.0000	1.0000	100.00
1	38	1.0000	1.0000	100.00
1	39	1.0000	1.0000	100.00
1	40	1.0000	1.0000	100.00
1	41	1.0000	1.0000	100.00
1	42	1.0000	1.0000	100.00
1	43	1.0000	1.0000	100.00
1	44	1.0000	1.0000	100.00
1	45	1.0000	1.0000	100.00
1	46	1.0000	1.0000	100.00
1	47	1.0000	1.0000	100.00
1	48	1.0000	1.0000	100.00
1	49	1.0000	1.0000	100.00
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1	56	1.0000	1.0000	100.00
1	57	1.0000	1.0000	100.00
1	58	1.0000	1.0000	100.00
1	59	1.0000	1.0000	100.00
1	60	1.0000	1.0000	100.00
1	61	1.0000	1.0000	100.00
1	62	1.0000	1.0000	100.00
1	63	1.0000	1.0000	100.00
1	64	1.0000	1.0000	100.00
1	65	1.0000	1.0000	100.00
1	66	1.0000	1.0000	100.00
1	67	1.0000	1.0000	100.00
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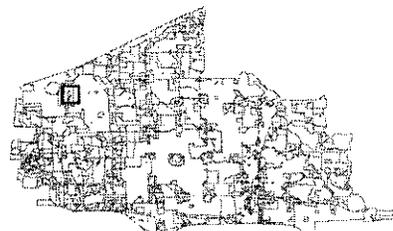
NOTE: CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE CITY FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTEREST THEREIN. DEFERRED. NO DOLLAR PERMIT SHALL BE ISSUED FOR PERMANENT PUBLIC RECORD AND PUBLIC IMPROVEMENTS ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE SEVERAL ORDINANCES OF THE CITY OF PLANO. SELLING A PORTION OF THE PROPERTY BY LOTS AND BLOCKS, EXCEPT AS SHOWN ON AN APPROVED CONVEYANCE PLAT OR RE-PLAT IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW.

DALLAS NORTH TOLLWAY
SCHOOL LAND SURVEY NO. 149
COLLIN COUNTY



Item Submitted: FINAL PLAT

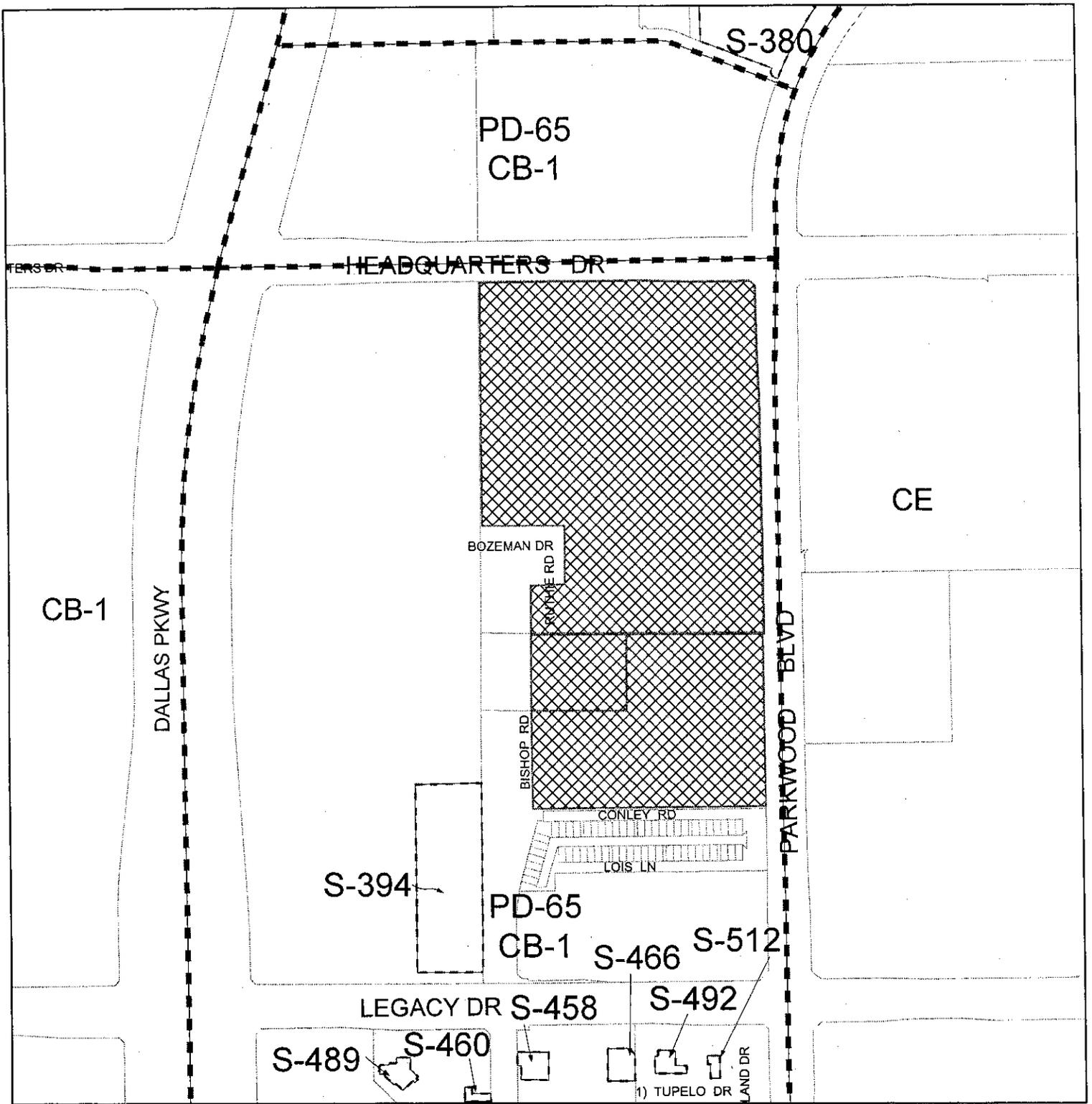
Title: THE TOWN HOMES AT LEGACY TOWN CENTER, PHASE TWO



Zoning: PLANNED DEVELOPMENT-65-CENTRAL BUSINESS-1

○ 200' Notification Buffer

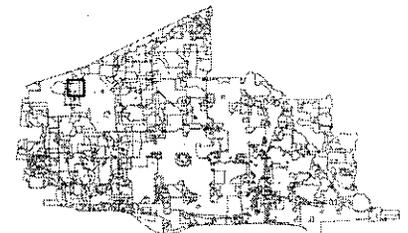




Item Submitted: CONCEPT PLAN

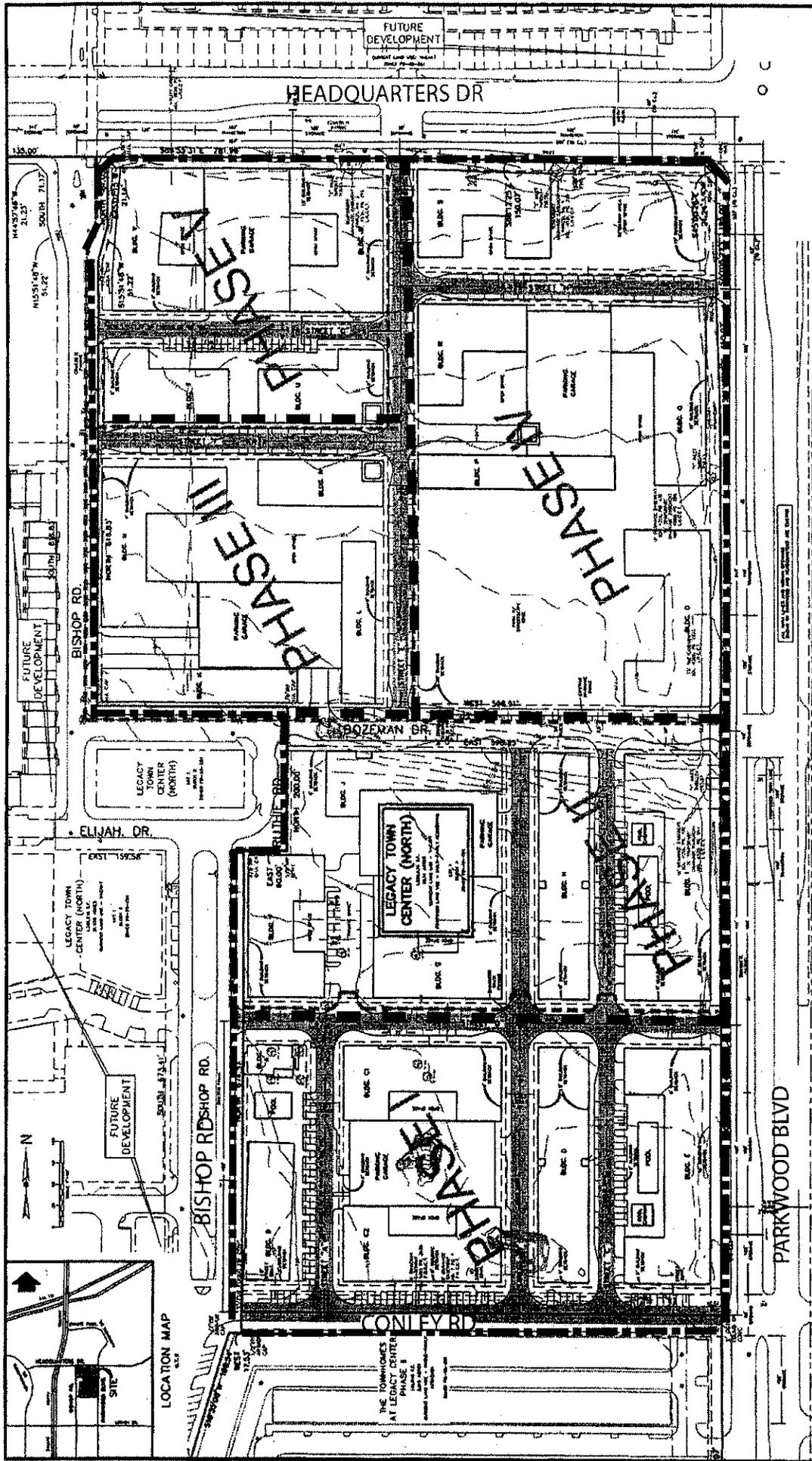
Title: LEGACY TOWN CENTER (NORTH)
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-65-
CENTRAL BUSINESS-1



○ 200' Notification Buffer

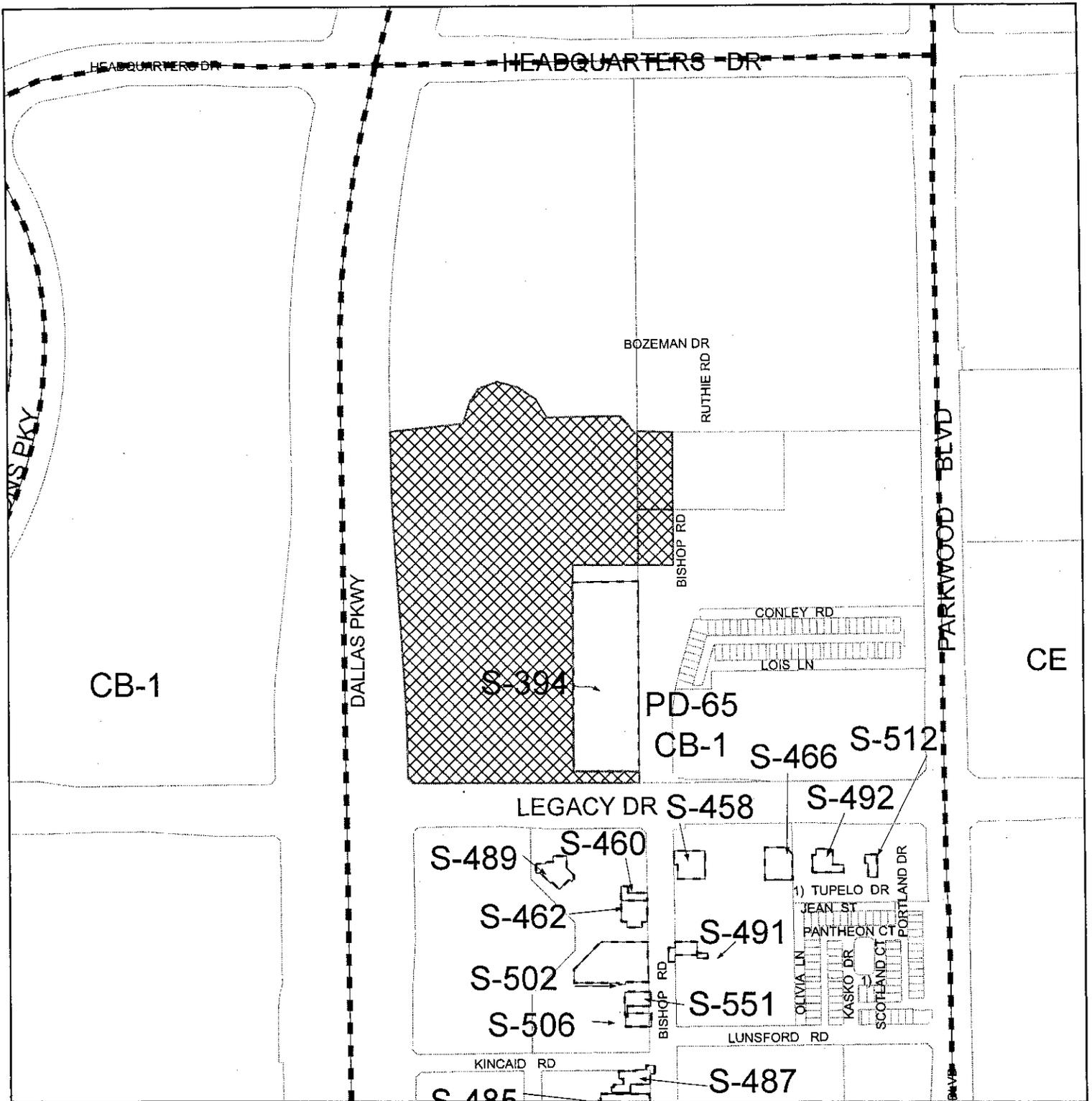




CONCEPT PLAN
FOR
LEGACY TOWN CENTER (NORTH)
BLOCK A, LOT 1
City of Phoenix, Arizona
HUIT-ZOLLARS
Professional Architects, Inc.
1000 North Central Expressway, Suite 100
Phoenix, Arizona 85004
Phone: 602-995-1100 Fax: 602-995-1107
MAY 11, 2006 SHEET 1 OF 2

GENERAL NOTES:

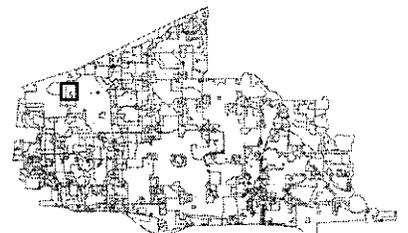
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Item Submitted: PRELIMINARY PLAT

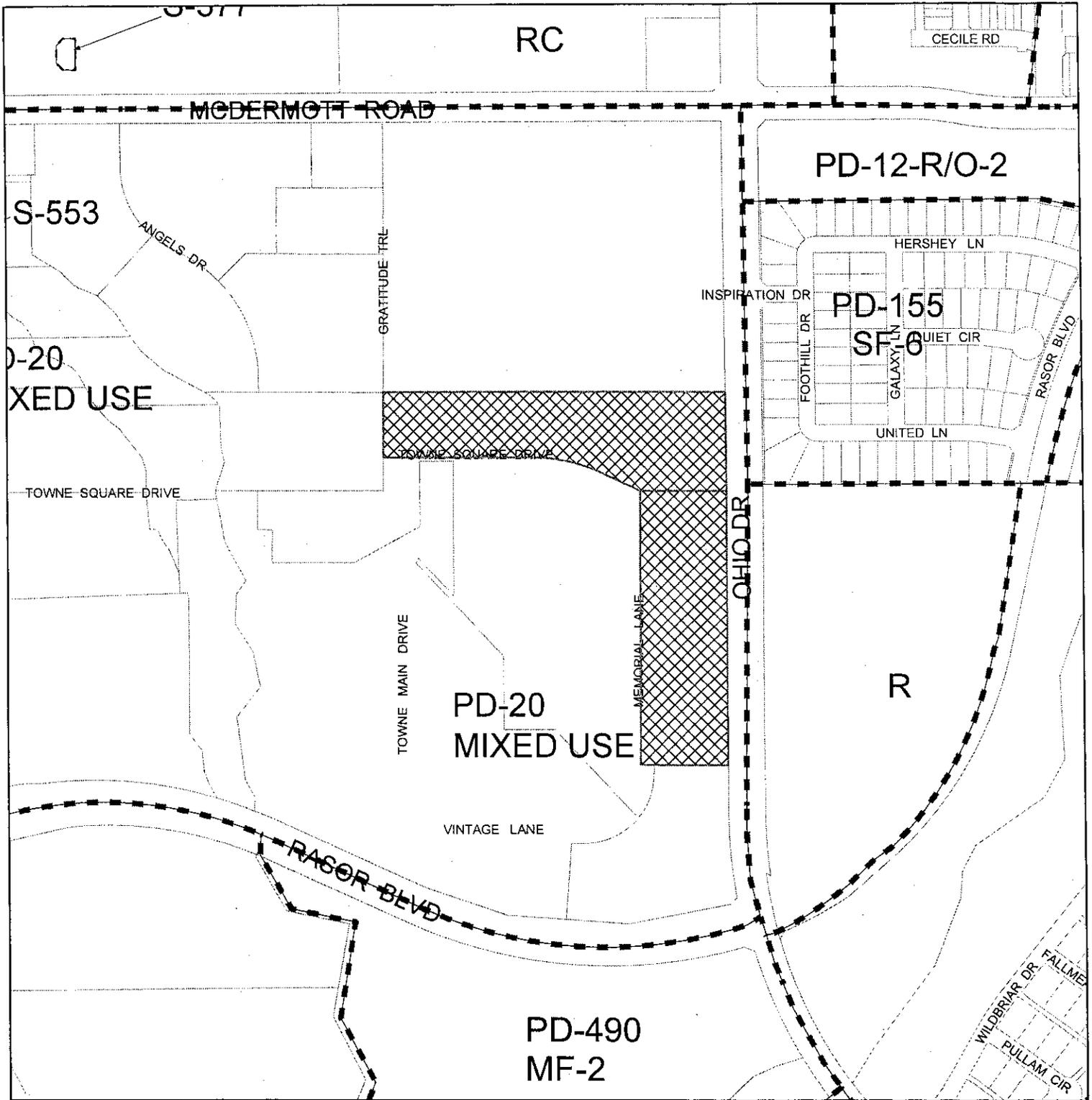
Title: THE SHOPS AT LEGACY
TOWN CENTER (NORTH) PHASE 2
BLOCK C, LOT 1

Zoning: PLANNED DEVELOPMENT-65-
CENTRAL BUSINESS-1



○ 200' Notification Buffer



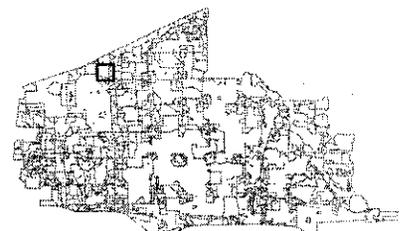


Item Submitted: PRELIMINARY SITE PLAN



Title: THE LINCOLN TOWNE SQUARE
ADDITION PHASE II
BLOCK A, LOT 3

Zoning: PLANNED DEVELOPMENT-20-
MIXED USE



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

May 15, 2006

Agenda Item No. 7

Public Hearing: Comprehensive Plan Revision

Applicant: City of Plano

DESCRIPTION:

Request to amend the Parks and Recreation Element of the Comprehensive Plan.

REMARKS:

This update of the Parks and Recreation Element continues with the more visionary, less detailed format established in 2004. It is the fifth element to be updated since the new format was instituted.

The updated Parks and Recreation Element is organized around three "Major Themes:" (1) Livable City, (2) City of Organized Development, and (3) City in Transition. A section of this document is devoted to each of the major themes. Each section includes key factors relating to the theme with objectives and strategies to address them.

This update presents the current trends and issues of parks and recreation services and facilities in Plano. The last revision of the element was adopted in November 2000. The demographics and development trends of the city have changed since that time. Several major park facilities have been completed, and new projects are underway. Some of the key components of this update are:

- Parks as Community Gathering Places - Social interaction with others is very important. The Parks and Recreation Department has park lands and facilities that provide opportunities for people to gather together for interaction. This update emphasizes improvements that enhance neighborhood parks to serve as neighborhood gathering places.
- Open Space - The city's parks provide relief from the built environment. Though most of Plano is developed, the city should continue its efforts to acquire land to preserve natural open spaces.

- Parks as Urban Design Component - The park system has been incorporated into the urban design framework of the city. The city's park lands preserve natural areas adjacent to creeks and land with topography. The linear parks provide connections between the neighborhoods, public facilities, and parks.
- Completion of the Parks System - Although most of the city's parks system has been completed, there are still some major acquisitions that remain. Since most of the land within Plano has been developed, the city will be competing with private development to purchase land.
- Changing Demographics - Plano's population is changing. City residents are aging, and the population is becoming more diverse. Changing demographics affect demands for desired park facilities and services.
- Changing Recreation Needs - Due to the city's changing population, Plano is providing facilities for unique activities and altering plans for future facilities. The city will need to closely monitor the impact of changing demographics on service and facility demands.
- Expansions versus Maintenance - One of the challenges for Plano's future will be leveling of revenues from the reduction in new development. It will be important to strike a balance between use of funds for maintenance of the existing facilities and park expansion.
- Sharing/Privatization/Innovation - Sharing of facilities with other local jurisdictions, reliance on the private sector for provision of services, and using innovative operations will be the keys to success in the provision of parks and recreational services in the future.
- Park Facilities as Revenue Sources - One way to address diminishing finances for service provision is to use parks and recreation facilities as revenue sources. This may require investment at first to upgrade park facilities to host major events and national tournaments. Use of park facilities for special events will impact availability of use to Plano residents at certain times.

Park Master Plan

The Park Master Plan is a part of the Parks and Recreation Element. This document is a map showing the approximate location of existing and proposed park facilities. The plan has been updated to show the current status of trails, parks, facilities, and plans for future expansion.

The text and Park Master Plan have been reviewed by the Parks Planning Board and recommended for approval.

RECOMMENDATION:

Recommended for approval as submitted.

COMPREHENSIVE PLAN PARKS AND RECREATION ELEMENT

PURPOSE

The purpose of the Parks and Recreation Element is to provide a general, visionary document to guide decision makers regarding issues related to parks and recreation facilities. The element identifies the key factors, trends, and issues affecting parks and recreation and establishes objectives and strategies to address them. It also includes a Master Plan for parks that identifies existing properties and facilities and general locations for future facilities.

MAJOR THEMES

Theme I – Livable City

The City of Plano is nationally recognized for the provision of excellent services and facilities. Livable city focuses on the attributes of the parks and recreation system that enhance the quality of life of the city.

Theme II – City of Organized Development

The Parks and Recreation Department has a wide range of properties and facilities throughout the city. The City of Organized Development section defines the components of Plano's parks and recreation system and establishes a framework for its development.

Theme III – City in Transition

The City in Transition section is all about change. Most of the land in the city has been developed. The composition of Plano's population is changing. This section of the element will explore how changes in the city's population and development trends will impact service provision, facility requirements, funding, and property acquisition.

THEME I – LIVABLE CITY

Recreational Opportunities

The City of Plano provides a wide range of active and passive recreational facilities for its residents. One can enjoy a scenic nature preserve; hike or bike along an extensive trail system; play in an organized athletic league; or work out in a weight room. Plano's parks and recreation facilities are designed to support active healthy lifestyles and enhance the community's visual appearance. The city should continue to explore options to acquire and develop park facilities that are in close proximity to residential areas. These facilities should be consistent with the park hierarchy described in Theme II.

Community Gathering Places

Social interaction is a critical consideration when developing a city. Parks and recreation facilities near residential areas provide a place for people to gather and interact in formal and informal settings. The recreation centers have rooms that can be used to host formal meetings for organizations. Water features, park benches, picnic areas, and pavilions are amenities that can encourage informal social interaction. The city should emphasize the importance of parks and recreation facilities as "community building" tools that bring people together in a variety of settings.

Open Space

Abundant open space within a city enhances quality of life. Open spaces such as parks and natural areas provide relief from the built environment. Some of Plano's parks and natural areas offer scenic vistas for people traveling along the major travel routes of the city. Landscaped medians and rights-of-way often enhance and extend the feeling of open space in the community. Plano's nature preserves are a source of the city's heritage and a glimpse of how the area may have appeared before human settlement. They also provide an opportunity to connect with and learn about the natural environment and ecologically-sensitive areas. Although opportunities are limited, the city should continue its efforts to acquire and utilize properties that preserve natural features and make them available to the community.

Parks as an Urban Design Component

The locations of park facilities in Plano have been incorporated into the urban design framework of the city. Linear parks preserve the city's natural areas adjacent to creek corridors and link schools, recreational facilities, and residential neighborhoods. Trails within linear parks connect with on-street bicycle routes and to trails in adjacent cities to serve as an alternative transportation network within the area. Parks located near schools in the heart of Plano's residential neighborhoods serve as community gathering places. Nature preserves protect the wooded areas of the city that are located within the floodplains of major creeks.

Objectives for Theme I - Livable City

- **Objective A.1** Encourage healthy lifestyles through the provision of recreation facilities and activities.
- **Objective A.2** Provide places for social interaction and community gatherings.
- **Objective A.3** Provide for relief from the built environment through the acquisition and maintenance of open areas and natural settings.

Strategies for Theme I - Livable City

- **Strategy A.1** Develop and maintain a comprehensive system of park, recreational, fitness, athletic, and sports facilities and programs that keeps pace with the city's changing demographics.
- **Strategy A.2** Provide for indoor and outdoor facilities that support formal gatherings and organized events.
- **Strategy A.3** Design and locate park facilities that encourage informal gatherings. Elements such as water features, pavilions, seating areas, and courtyards can help bring people together.
- **Strategy A.4** Provide open spaces, trails, and other facilities that support informal activities.
- **Strategy A.5** Provide park areas that create scenic vistas from major routes of travel in the city.

THEME II – CITY OF ORGANIZED DEVELOPMENT

Park Hierarchy and System Planning

Plano's park and open space system consists of five classifications: neighborhood parks, linear parks, community parks, open space preserves, and special use areas. The city also has standards based on population that have been used to determine the amount of park land, number of park facilities, athletic fields, and recreation facilities required to meet the demand of Plano's projected population.

Appendix A provides a listing of parks by classification. Appendix B is a general list of amenities found within the different classifications of parks.

Neighborhood Parks

A total of 31 neighborhood parks serve Plano's residential areas with a variety of passive and active recreational places. These parks are typically seven to ten acres in size and serve the typical residential neighborhoods found throughout the city. This neighborhood setting is characterized by a land area of approximately one square mile bounded by six-lane divided thoroughfares with school and park sites near the center, low-density housing on the interior, medium- and high-density housing along the edges, and office and retail operations at the intersections of the major thoroughfares where they serve other neighborhoods as well.

Wherever possible, neighborhood parks have been combined with elementary schools to maximize the use of both facilities. Combined neighborhood parks and schools provide for shared parking, ball fields, playgrounds, and other facilities. This helps the parks better serve as gathering places for the residential neighborhoods.

Neighborhood parks can play an important role in urban design. They function as activity centers and focal points for neighborhoods. (See Urban Design Element.) One of the issues for neighborhood parks is making these facilities more appealing. The Parks and Recreation Department is addressing this issue by continuing to plant large trees to improve shade throughout the park system and studying other ways to make the neighborhood parks more inviting and amenable to serve group activities.

Linear Parks

The city has 14 linear parks that serve as links between residential areas, schools, libraries, and other park facilities. They also provide practical alternatives for land that would otherwise go unused. Linear parks are located within creek corridors, major utility easements, street rights-of-way, and rail corridors. They provide breaks in the urban development pattern, conserve ecologically-unique areas, and provide long stretches of open space and recreational trails. (See Transportation Element.) Some greenbelts lack land outside of the floodplain. As a result, they are often unusable during rainy periods and their slopes limit recreational activities within them. Additional land, where possible, should be acquired along creek corridors to enhance the usability of linear parks.

Community Parks

There are 22 community parks in Plano. They are usually 25 or more acres in size and serve a larger geographic area or specific community needs. Community parks have active and passive recreational facilities and may also contain large passive open space areas suited to recreational trails and picnic areas beyond what is found in a neighborhood park. They also provide visual breaks in Plano's urban setting, particularly

when located along major thoroughfares. Many community parks are contiguous to linear parks that connect them with residential neighborhoods. Community parks frequently contain major lighted athletic facilities used for scheduled leagues and tournaments. Community parks may also contain recreation centers and are usually located adjacent to senior high schools, high schools, and middle schools. As demand continues to grow for features such as dog parks, skate parks, and other emerging recreation activities, community parks will most likely be used to provide these services. New facilities will need to be carefully located and designed so that they do not conflict with existing uses and facilities at a given park or adjacent development.

Open Space Preserves

Open space preserves serve active and passive recreational needs and provide for cultural activities as well. These facilities preserve ecologically-sensitive areas and provide opportunities for interaction with the natural environment. Therefore, any improvements at these parks must be carefully integrated into the environment, and intensive uses such as athletic facilities should not be included. There are three open space preserves in Plano. Arbor Hills Nature Preserve in western Plano, along with Bob Woodruff Park and Oak Point Park and Nature Preserve in eastern Plano, serve as open space preserves. In addition to public open spaces, Connemara, a private regional nature preserves, provides permanent open space in north central Plano.

Special Use Areas

Special use areas are varied and unique in size, use, and design. These areas include facilities such as museums, cemeteries, memorials, and urban plazas. This classification also includes parks that do not readily fit within the other park categories such as tennis centers and facilities located on school property. There are 11 special use areas in Plano.

Golf Courses

The provision of municipal public golf courses is common with cities throughout the United States. The City of Plano has two golf courses. The city owns and operates the 18-hole Pecan Hollow Golf Course. Ridgeview Ranch Golf Course was built on city park land by a private developer and is operated under a long-term lease agreement. This relationship allowed the city to provide a second 18-hole golf course to the public without incurring the initial expense of constructing the course.

Completion of the Parks System

The City of Plano currently has over 3,830 acres of park lands. Acquisition of park land is nearing completion as the city needs an additional 262 acres to serve a population of 270,000 people. This acreage is based on national standards (15 acres per 1,000 population) and community input. However, there are some remaining tracts of land that are critical to the overall park system including two key community park locations.

These facilities will provide open space in areas of Plano that are currently underserved. One of these proposed community parks is approximately 100 acres along White Rock Creek adjacent to the intersection of Spring Creek Parkway and Windhaven Parkway. The second location consists of approximately 60 acres near the intersection of Alma Drive and Park Boulevard. Acquisition of these sites will provide a more balanced distribution of park land throughout the city and should be completed at the earliest possible date. Table 1 on the next page contains park land projections while Table 2 is a projection of needed parks and recreation facilities.

Table 1
Park Land Projections

	Current		Projected Needs for Build-out Population of 270,000	
	No.	Acres	No.	Acres
City-wide Open Space Preserves	3	1,324.13	3	1,350.00
Community Parks	22	1,120.65	23	1,275.00
Golf Courses	2	461.06	2	461.06
Linear Parks	14	629.27	14	700.00
Neighborhood Parks	31	249.13	32	260.00
(Neighborhood Parks within other Parks)	*(24)	*(168)	*(24)	*(168)
Special Use Parks	11	46.57	11	46.57
TOTAL	83	3,830.81	85	4,092.63

Current and projected park land acres exceed 15 acres per 1,000 population.
* These numbers are already included in totals for other parks.

Source: City of Plano Parks and Recreation Department

The other remaining acquisitions primarily relate to the trail and greenbelt system. Undeveloped land is disappearing quickly. It will be critical to acquire additional creek corridors as development occurs to complete Plano's trail connections. These remaining properties will also facilitate connections to trail systems in adjacent cities.

Despite the city's best efforts to plan in advance for the long-term recreational needs of the community, unexpected opportunities and challenges will arise. Flexibility will be critical as changing demographics and other trends place unexpected demands on the city's recreational assets. The city should strongly consider opportunities that may arise to acquire land, buildings, or other facilities that will address new recreation demands or further the preservation of open space.

In contrast, the city may be asked to assume ownership and/or maintenance of private amenities such as swimming pools and common areas in residential subdivisions. In most cases these facilities are not appropriately designed, located, and sized to meet the requirements for public facilities. Although such facilities may be a financial burden to a homeowners associations, the city should not accept such donation merely to relieve another entity of a financial burden.

Table 2
Park and Recreation Facility Projections

Facility	Current	Projected Needs for Build-out Population of 270,000
Amphitheaters	1	1
Athletic Fields:		
Ball Fields	64	79
Cricket Pitches	7	8
Turf Sports Fields*	99	115
Championship Youth Ball Parks	1	1
Dog Parks	1	3
Frisbee Golf Holes	9	18
Golf Courses:		
No. of Holes	36	36
Group Camping Area	0	1
Park Centers	0	1
Performance Theaters	2	2
Playgrounds	60	63
Recreation Centers:		
School-Based	2	1
Stand-Alone	4	5
Recreational Trail Miles	50	75
Reservation Pavilions	10	14
Sand Volleyball Courts	5	11
Senior Citizen Centers	1	1
Skate Parks	0	2
Swimming Facilities:		
Indoor	3	5
Outdoor	3	4
Tennis Facilities:		
Tennis Center Courts	21	21
School Courts Lighted	30	60
School Courts Unlighted	54	24

* Turf sports fields are used for football, soccer, lacrosse, rugby, and other similar sports.

Source: City of Plano Parks and Recreation Department

Objectives for Theme II - City of Organized Development

- **Objective B.1** Provide for a wide range of passive, active, formal, and informal recreation activities in appropriate locations across the city.
- **Objective B.2** Use neighborhood parks as a focal point and activity centers for Plano's residential areas.
- **Objective B.3** Use linear parks to link key public and private activity centers with residential areas.

Strategies for Theme II - City of Organized Development

- **Strategy B.1** Develop and maintain a comprehensive program of parks and recreation facilities based on the park classification system and master plan that includes current facilities and approximate locations for future facilities.
- **Strategy B.2** Acquire remaining properties to complete the trail system within Plano and link with systems in other cities.
- **Strategy B.3** Prevent unnecessary demands on park and recreation resources by refusing private donations of open space or facilities that do not conform to the objectives and strategies of the Comprehensive Plan or address unanticipated gaps and shortages in the system.
- **Strategy B.4** Strongly consider the acquisition of land, buildings, and other facilities not specifically identified in the Parks and Recreation Element, if they can meet changing needs of the city.

THEME III – CITY IN TRANSITION

Changing Demographics

Demographic data for Plano from the U. S. Census Bureau indicates that the city's population is changing. The percentage of the population that identified themselves as a member of a minority ethnicity or race has increased from 8.5% in 1980 to 27.8% in 2000. Foreign-born populations are increasing in Plano and many American suburbs.

Many immigrants now move directly to the suburbs rather than central cities like Dallas to take advantage of the educational and economic opportunities found there. Plano residents born outside of the United States increased from 7.5% in 1990 to 17.1% in 2000. Another national trend is an aging population. This trend is also on the rise in Plano where the median age increased from 27.4 years in 1980 to 34.1 years in 2000. It is projected that by 2020, almost 50% of the city's residents could be over the age of 45 years.

The city should continue to monitor demographic and social trends of its residents as they will impact the type of facilities and services the Parks and Recreation Department provides. The U.S. Census Bureau has created a new demographic tool, the American Community Survey, which will provide more up-to-date demographic information than the current ten-year census counts. Beginning in the fall of 2006, Plano should receive updated demographic data on an annual basis. It will also be important to continue to learn about changing expectations and values of the city's population through local research.

Changing Recreation needs

Changing demographics impact parks and recreation programming and facilities. Plano is now providing and/or preparing for the provision of services/facilities that it may not have considered ten years ago. Plano now has cricket pitches, a dog park, and is planning for an outdoor skate park. There is also a growing demand for table tennis facilities. Soccer fields are now used to host lacrosse and rugby matches. At the same time, interest in traditional athletic activities such as baseball, basketball, football, soccer, softball, and volleyball has not waned. The Parks and Recreation Department is trying to provide facilities to accommodate the new sports along with the traditional activities.

Senior centers offer programs and facilities that are uniquely designed for mature adults. However, industry trends and feedback from older residents suggest that they no longer desire a facility separate from the general population. They wish to recreate in facilities that serve all ages of the community. Due to this trend, a second recreation facility dedicated solely to senior citizens is no longer planned. Instead, facilities and programs for seniors will be integrated into existing recreation centers throughout the city.

City residents have expressed the desire to incorporate high tech facilities at the city's parks. They want technological capabilities that would allow them to access the Internet or do work on their laptop computer while visiting a city park. Technology should be carefully integrated into parks so that it does not have an adverse impact on nature or other park uses.

Expansion versus Maintenance

Plano is transitioning from a growing city to a maturing city. Though most of the city has been developed, there are still more park facilities needed. This creates a tension for funding to maintain existing parks and providing new facilities. Additional facilities such as two community parks, athletic fields, and lighted tennis courts are still needed. A new recreation center will soon be under construction. The 800 acre Oak Point Park and Nature Preserve will also be developed in the near future with trails, picnic areas, and a park center that will contain a visitor center, recreation classrooms, and retreat facilities.

Older facilities are in need of maintenance and renovation. A program should be developed that identifies and prioritizes needs of the existing parks and recreation facilities. These facilities must be updated to adapt to the changing service needs of the city's population. Work is required to enhance older park facilities and make them attractive for use by future generations. Existing parks and facilities are experiencing significantly more use due to increased population which generates the need for more maintenance. New construction within existing parks and new recreation programs and events will also generate new maintenance and operational demands that cannot be met with existing resources. This is due to increased costs to maintain and operate more facilities.

Sharing/Privatization/Innovation

As Plano matures, revenues will begin to level off due to a reduction in new development activity. This will make it more difficult to secure funding to maintain and expand parks and recreation facilities. It will be important to explore the possibility of sharing facilities with other local government entities and to examine public/private partnerships that can increase efficiency while still providing high quality services and facilities. Adaptive reuse of public and private facilities should be considered to meet emerging recreation needs.

The city has had a policy of sharing both indoor and outdoor recreation facilities with local school districts for many years. Collin County is also beginning to provide for some recreational needs of Plano residents through the Collin County Youth Camp. There are also some private organizations that specialize in the provision of recreational activities. It will be important to inventory other public and private recreation facilities to determine if duplication is occurring. Partnerships with other public and private organizations and the identification and utilization of innovative funding and service techniques should be considered to offset limited resources in the future.

Park Facilities as Revenue Sources

There has been a growing interest in looking at ways to use our parks and recreation facilities to generate revenues. Using current facilities to host more major athletic tournaments and special events is under consideration.

Another possibility is to construct facilities specifically designed for certain types of special activities such as equestrian competition. These events could attract participants and fans from outside of Plano and generate direct revenues for the city from registration fees and ticket sales. Indirect revenues could result from sales and hotel/motel tax receipts.

There are challenges in using park facilities for tourism such as major special events, national athletic tournaments, and other potential revenue generating activities. First, the facility may require renovation to host a major event. More seating and parking to accommodate people may be required along with other facility improvements. Second, these facilities may not be available to taxpaying residents during some of these events.

It will be important for the city to carefully evaluate the economic benefits derived from using local facilities for regional and national events. The revenue gained by these activities should outweigh the cost required to provide facilities and the inconvenience to those who regularly use the facilities. Revenues should also exceed the cost of additional staffing and the maintenance required to support these events.

Objectives for Theme III - City in Transition

- **Objective C.1** Provide for park and recreation opportunities that reflect the diverse needs of the community.
- **Objective C.2** Ensure that a balance exists between the maintenance of existing facilities and system expansion.
- **Objective C.3** Ensure long-term financial stability of the city's parks and recreation facilities.

Strategies for Theme III - City in Transition

- **Strategy C.1** Monitor changing demographics and the impact on parks and recreation facilities and programming. Use this information to identify adjustments in the operation and design of new or updated facilities.
- **Strategy C.2** Identify and prioritize the needs of existing facilities versus those of proposed facilities through the annual Community Investment Projects budget process. Long-term operations and maintenance costs should be factored into both.
- **Strategy C.3** Explore improvements to the efficiency and cost effectiveness of providing certain programs and facilities through privatization, public/private partnerships, and joint operations with other public entities. Opportunities to combine resources and create regional facilities should also be explored.
- **Strategy C.4** Study the provision of facilities and special events that generate revenue to the city. Determine how these activities will impact the provision of programs for residents.

Appendix A
Park Facilities and Classification System

<u>Neighborhood Parks</u>	<u>Acres</u>	<u>Community Parks</u>	<u>Acres</u>
Arrowhead Park	6.84	Archgate Park* (8)	49.26
Blue Ridge Park	5.02	Carpenter Park* (8)	106.73
Buckhorn Park	8.00	Jack Carter Park* (8)	72.61
Caddo Park	7.72	Chaparral Road Site	119.50
Capstone Park	8.85	Cheyenne Park* (5)	24.78
Clearview Park	7.50	Enfield Park* (8)	50.00
Copper Creek Playground	4.00	Harrington Park	14.55
Coyote Creek Park	13.34	Heritage Yards at Plano* (8)	63.90
Douglass Park Site	0.41	High Point (North)	23.78
Eldorado Park	6.87	High Point (South)	31.63
Evans Park	11.00	Hoblitzelle Park* (6)	146.56
Frank W. Beverly Park	10.34	Liberty Park* (10)	17.00
Glenn Meadows Park	2.91	Oak Point Center	23.92
Hackberry Park	5.00	Old Shepard Place Park	20.67
Hidden Meadow Park	6.78	Preston Meadow Park* (7)	22.85
Indian Creek Park	5.31	Russell Creek Park* (10)	192.19
Lt. Russell A. Steindam Park	8.29	Schell Park* (5)	31.37
Lone Star Park	8.27	Sgt. Mike McCreary Sports Field	4.77
Longhorn Park	7.00	Shawnee Park* (8)	43.87
Parkwood Green Park	4.13	White Rock Creek Community Park Site	8.27
Prairie Meadow Park	8.14	Willowcreek Park* (8)	25.10
W. H. "Buzz" Rasor Park	6.28	Windhaven Park* (10)	27.34
Ridgeview Park	7.56	TOTAL	1,120.65
Shoshoni Park	3.11		
Steeplechase Park	18.75	<u>Open Space Preserves</u>	<u>Acres</u>
Stoney Hollow Park	31.02	Arbor Hills Nature Preserve* (8)	201.12
Sunset Park	8.21	Bob Woodruff Park* (8) (8)	321.45
Tejas Park	10.97	Oak Point Park and Nature Preserve* (8)	801.56
Timber Brook Park	8.57	TOTAL	1,324.13
Wagon Wheel Park	4.94		
Westwood Park	4.00	<u>Special Use Areas</u>	<u>Acres</u>
TOTAL	249.13	Baccus Plaza	1.17
		Bowman Cemetery	3.61
		Douglass Cemetery	3.65
		Douglass Community Center (leased site)	1.50
		Haggard Park* (2)	5.48
		Heritage Farmstead Site	3.91
		High Point Tennis Center	6.75
		Horseshoe Park* (7)	9.00
		Memorial Park	8.50
		Plano Aquatic Center (leased site)	2.00
		Rowlinson Natatorium (leased site)	1.00
		TOTAL	46.57
		<u>Golf Courses</u>	
		Pecan Hollow Golf Course	258.98
		Ridgeview Ranch Golf Club	202.08
		TOTAL	461.06
		TOTAL	629.27
		TOTAL PARK ACRES	3,830.81

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

Appendix B

Typical Park Features by Classification

Neighborhood Parks

- Service area – one square mile
- 7.5 to 10 acres in size
- Playground
- Picnic tables and shelters
- Unlighted athletic practice fields
- Multiuse courts
- Walking/Jogging trails
- Park benches
- Adjacent to elementary schools where possible

Linear Parks

- No designated service area
- No standard size
- Recreational trails – 10 to 12 feet wide concrete
- Benches, picnic tables, and drinking fountains
- Security lighting in selected locations
- May contain playgrounds and picnic shelters
- Link other parks, residential neighborhoods, schools, libraries, and other facilities
- Connect to adjacent cities and to on-street bicycle routes
- Developed along creek corridors, utility easements, street rights-of-way, rail rights-of-way, and other available land corridors

Community Parks

- Service area – varies, address specific community needs
- Over 25 acres in size
- Athletic facilities
- Swimming pools
- Recreation centers
- May contain dog parks, skate parks, spray grounds, disc golf courses, and other unique recreation facilities
- Passive open space areas
- Recreational trails
- Picnic areas with additional amenities
- May be adjacent to senior high schools, high schools, and middle schools
- Connected to linear parks whenever possible
- Typically located on major thoroughfares

Open Space Preserves

- Serves the entire city
- Over 50 acres
- Located on major thoroughfares
- Focused on open space and natural resources
- May provide both indoor and outdoor facilities
- Uses and facilities that are not compatible with the environment are prohibited

Appendix B (continued)
Typical Park Features by Classification

Special Use Areas

- No specific size or service area
- Historic sites
- Cemeteries
- Memorials
- Facilities not located within parks
- Unique parks that do not readily fit within other park classifications

Golf Courses

- Public golf courses and associated facilities

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 15, 2006

Agenda Item No. 8

Public Hearing: Comprehensive Plan Revision

Applicant: City of Plano

DESCRIPTION:

Request to amend the Public Services and Facilities Element of the Comprehensive Plan.

REMARKS:

This update of the Public Services and Facilities Element continues with the more visionary, less detailed format established in 2004. It is the sixth element to be updated since the new format was instituted.

The updated Public Services and Facilities Element is organized around three "Major Themes:" (1) Livable City, (2) City of Organized Development, and (3) City in Transition. A section of this document is devoted to each of the major themes. Each section includes key factors relating to a theme with objectives and strategies to address them.

The Public Services and Facilities Element addresses a broad range of city services and facilities including Fire, Police, Public Safety Communications, Library Services, Environmental Waste Services, Convention and Visitors' Bureau, Animal Services, and municipal facilities. A new component to the element for this update is an overview of the city's role for the funding and provision of cultural facilities. This element was last updated in November 2000.

Some of the critical factors addressed in this update are:

- Environmental Management - A healthy sustainable environment is essential for a livable city. Plano is doing its part through converting its vehicle fleet to hybrid vehicles that reduce emissions, solid waste recycling, and the recent initiation of a sustainability program.

- Service Availability, Delivery, and Facilities - Most of the city's facilities have been constructed. The key issue will be maintenance, replacement, upgrading, and expansion of facilities as the city matures.
- Changing Service and Facility Requirements - As Plano's population characteristics change, so will the provision of municipal services. A growing elderly population decreases school enrollment and the need for certain types of recreational facilities. They need municipal facilities that are more accessible. A growing international population means communication in languages other than English and the ability to interact with other cultures. It means finding space to accommodate cultural celebrations and recreational activities never considered when city facilities were first developed.
- Financial Challenges - As Plano matures, the revenues generated from new development will diminish. There will be fewer resources to generate revenue for service provision. At the same time there will be a need for more money to maintain and replace city facilities and infrastructure. Residents will continue to demand the quality municipal services they are accustomed to receiving. Plano may need to consider sharing the provision of municipal services with other jurisdictions to reduce costs.
- Cultural Facilities - As Plano continues to grow, residents may desire the city to provide cultural amenities found in other large cities. The updated element defines processes for city leaders to use when considering proposals for cultural facilities.

RECOMMENDATION:

Recommended for approval as submitted.

COMPREHENSIVE PLAN PUBLIC SERVICES AND FACILITIES

PURPOSE

The Public Services and Facilities Element of the Comprehensive Plan addresses the wide range of services and facilities provided by the City of Plano. These services include police and fire protection, emergency medical services, library services, solid waste collection, convention and visitors' bureau, animal services, cultural services, and municipal buildings. The purpose of the element is to guide the development of public facilities and the provision of municipal services.

MAJOR THEMES

Theme I – Livable City

A livable city integrates a wide range of services and facilities to provide a high quality setting for its citizens. Many of these services and facilities often go unnoticed but they help to protect and enrich the lives of residents, employees, and visitors alike. The Livable City section explores the relationship of Plano's widely recognized services and facilities to quality of life factors.

Theme II – City of Organized Development

The provision of a wide range of high quality public services and facilities requires a systematic approach that sets expectations, establishes priorities, and defines a process for implementation. The City of Organized Development section focuses on the framework for the delivery of city services and the provision of properly located and designed public facilities.

Theme III – City in Transition

Plano is undergoing the transition from a growing city to a maturing city. Over the past 40 years, the city has dedicated itself to keeping pace with the demands created by rapid residential and business development. As growth slows and financial resources level off, the city must still complete its facility system, update and maintain its existing facilities, and adjust service delivery to meet the demands of a changing population. This section of the element will explore how changes in the city's population and development trends will impact service provision and facility requirements.

THEME I - LIVABLE CITY

Municipal Services

The City of Plano has maintained an outstanding reputation for providing high quality services and facilities over the years while responding to explosive business and residential growth. From the safe, secure surroundings that the Police and Fire Departments have helped create to the broad range of information and materials offered by the Library Services Department to the recycling and collection services provided by the Environmental Waste Division, Plano offers a wide array of high quality services to its citizens.

It is important that the city keep citizens informed of the various services available to them so that they receive the full benefit of living in Plano. Persons from diverse cultures and backgrounds may lack awareness of services that improve and enhance

their lives. It will be necessary for the city to continue to develop programs that familiarize citizens with public services and facilities and the proper ways to access them.

Environmental Management

A city's environmental management activities are often overlooked, yet they are necessary for the long-term sustainability of the community, region, and beyond. Plano is part of the growing north Texas region that is expected to exceed nine million in population by the year 2030. This growth will no doubt tax the region's environmental resources and require regional problem solving efforts. It will also be necessary for each individual community to make a commitment to environmental management.

Corrective federal mandates have been introduced in the last 30 years to improve air and water quality in the United States. These mandates have been passed on to various regional metropolitan areas across the nation. Local cities within these regions are encouraged to take action to improve the environment and conserve the use of water and other valuable resources.

Plano's Environmental Waste Services (EWS) Division has already taken major steps to advance environmental quality while maintaining a high level of service. A major residential recycling program was implemented in 1991 and has been enhanced and expanded into a nationally-recognized program to include household chemical collection and reuse, a regional composting program, and an online materials exchange program. Recycling decreases the amount of solid waste delivered to the local landfill facilities, saves resources, and provides a revenue source to help offset environmental programs. At this time, 24.3% of the solid waste stream is being converted via recycling. The goal is 40%. The commercial diversion rate for recycling is 19% while residential is over 34%.

Effective environmental management programs require the commitment and participation of the general public. In recognition of the need to increase public awareness of the importance of recycling and other environmental management techniques, the EWS Environmental Education and Community Outreach partners with Plano schools and nonprofit organizations to introduce sound environmental concepts through interactive presentations, games, discovery boxes, and tours. The *Environmental News* and other literature educate our citizens about environmental issues.

Other ways that the City of Plano contributes to improving the environment locally include:

- Replacing or adapting vehicles in the city's fleet to reduce energy consumption and utilize cleaner fuels;
- Using construction techniques and building materials that improve energy efficiency and mitigate environmental issues; and
- Participating in inter-city efforts to address air quality and other environmental issues through coordinated, regional approaches. (See the Land Use and Transportation Elements.)

The city should continue replacing its entire vehicle fleet over time with more fuel efficient vehicles. This would reduce costs for fuel expenditures in future years and set a strong precedent for the community.

The City of Plano owns and operates 76 buildings including 1,233,961 square feet of space. It is also expected to construct as many as ten buildings with an additional 200,210 square feet of space over the next ten years. Major renovations, upgrades, and repairs are also required to ensure Plano facilities continue to serve the public effectively and efficiently. This activity will provide the city with the opportunity to set a positive example by using environmentally-sensitive design techniques and building materials when constructing new or renovating existing facilities. These facilities should use less energy for operations, last longer, and reduce long-term public expenditures. By taking a leadership role in this effort, the city will be in a stronger position to encourage private sector development that is environmentally sensitive.

The Facilities Services Division has taken a proactive approach to ensure compliance with Senate Bill 5, adopted by the Texas State Legislature in 2002. Numerous projects including lighting retrofits for buildings and parking lots, heating, ventilation, and air conditioning (HVAC) system replacements, and roof replacements have been completed. The lighting retrofit program cost over \$200,000, but the city received an incentive payment from TXU for nearly \$40,000 and continues to reduce energy consumption costs. Roof and HVAC replacement at the Tri-City Police Academy will reduce energy consumption by 96,274 KWH per year. Other projects are expected to produce similar results. The division also conducts periodic energy audits of city facilities.

Other notable facilities maintenance actions include:

- Staff certification in refrigerant recycling;
- Establishment of a mold remediation program including staff certification; and
- Establishment of an environmental waste recycling program for city facilities through contracted custodial service providers.

The Facilities Services Division is currently leading the design effort for the Environmental Education Building, the Oak Point Nature Preserve Visitor Center, and the Oak Point Nature Preserve Retreat Center. These will be the first city facilities built in accordance with Leadership in Energy and Environmental Design (LEED) specifications. These specifications are derived from national standards to develop high performance and sustainable buildings that are energy efficient and environmentally friendly.

Culture

Cultural opportunities contribute to the quality of life of a city. A variety of cultural opportunities exist within the city of Plano as part of its extensive educational system (see Education Element), libraries, art facilities, and heritage sites; however, like most area suburbs, Plano residents rely on the major cultural facilities (i.e. art museums, science museums, performing arts centers, and zoos) in Dallas and Fort Worth for cultural enrichment. The metroplex facilities are generally accessible from Plano and increase its appeal to prospective residents and businesses. However, the expected magnitude of growth in suburban areas is increasing the demand for additional cultural facilities within these communities. This may lead Plano and other suburban cities to consider providing more regional and sub-regional cultural facilities closer to home, such as the Collin County Center for Performing Arts.

Objectives for Theme I – Livable City

- **Objective A.1** Provide municipal services that enhance Plano's health, safety, welfare, and quality of life.
- **Objective A.2** Where possible, use building materials and equipment for municipal facilities and services that are energy efficient and protect the environment.
- **Objective A.3** Increase public awareness about environmental issues.
- **Objective A.4** Use cultural amenities and facilities to enhance the city's quality of life and attract people to Plano.

Strategies for Theme I – Livable City

- **Strategy A.1** Establish a cost-effective program for replacing city vehicles with those that operate on alternative fuels.
- **Strategy A.2** Expand Plano's trash recycling program to include all commercial and residential properties in the city.
- **Strategy A.3** Develop educational materials and programs that can be used to inform the public on ways to improve the environment and conserve energy resources.
- **Strategy A.4** Evaluate the use of certain construction techniques or building materials to improve energy efficiency and mitigate potential environmental consequences during the design process for building or renovating public facilities.
- **Strategy A.5** Review current efforts to inform citizens about public facilities and services and develop a comprehensive promotional program.

THEME II - CITY OF ORGANIZED DEVELOPMENT

Service Availability, Delivery, and Facilities

Safety/Security

Plano's reputation as a safe and secure community is the result of an organized system that includes the Fire, Police and Public Safety Communications Departments. Response time is critical when considering the effectiveness of safety and emergency services and starts with the Public Safety Communications Department, which accepts emergency calls from the public and dispatches fire, police, or other personnel to a wide range of emergencies and other requests for assistance.

Plano's Fire Rescue has a service target of responding to 90% of emergency calls within seven minutes. A key element in achieving this goal is fire station location planning. At this time, the city has ten strategically-placed fire stations that house emergency personnel. The city monitors response times along with the number of requests for assistance to determine if coverage assignments require adjustment or if additional apparatus or stations are needed. Greater population in Plano and surrounding cities will increase traffic and could affect the ability of personnel and equipment to respond to emergencies in a timely fashion. Fire Station 11 is under construction on Los Rios Boulevard, east of Jupiter Road to improve response times to the growing residential areas of northeast Plano. Future plans call for two additional stations to improve response times to emergency incidents in the central and northwestern sections of the

city. Fire Station 12 will be built at the northwest corner of Coit Road and Parker Road and Fire Station 13 is planned for a location in the Legacy area on the west side of Corporate Drive, north of Tennyson Parkway.

Police response times are more dependent upon having a full complement of personnel and vehicles for patrol purposes than on the location of stations. The Police Department disperses personnel out of its main station in Downtown Plano, the Joint Use Facility at the Maribelle Davis Library on Independence Parkway, and the Assembly Point on Democracy Drive in Legacy. There are no plans at this time to add new facilities.

In response to the uncertainty of terrorism, natural disasters, and other potentially dangerous events, the city has recently established the Office of Homeland Security and is in the process of developing a "Hazard Mitigation Plan." This plan will assist the city with the mitigation of damages from potential man-made and natural disasters.

Both the Fire and Police Departments provide educational programs to the public regarding crime and fire and injury prevention. They make presentations to school children and conduct seminars for adults. The Police also meet with local neighborhoods to assist residents in addressing crime prevention in their area through the Neighborhood Crime Watch program.

Educational and Reference Resources

Plano's libraries have been strategically located to maximize service throughout the city. The Library Services Department operates five full service libraries as opposed to providing one main location with branches offering limited services. The location of each library is within a residential neighborhood near a major thoroughfare and was carefully chosen to maximize coverage across the city. Considering the fact that Plano has a land area of over 72 square miles, this approach has proven to be an effective way of providing comprehensive services to meet a wide range of needs within the city. Service indicators are based on the number of patrons that visit each library. Patronage is fairly evenly distributed among the libraries indicating that the five facilities are adequate to serve the city's population at this time.

Plano Centre

The Plano Centre is a multipurpose facility that provides venues for a wide range of activities from conventions to exhibits, business meetings, and wedding receptions. The facility is located at the southwest corner of Spring Creek Parkway and Jupiter Road across the street from Oak Point Recreation Center and Collin County Community College's Spring Creek Campus. It is also near Oak Point Nature Preserve, which includes an outdoor amphitheater. Despite its proximity to these significant facilities, Plano Centre has not been as successful in attracting major events as originally hoped. It lacks a major nearby hotel to house overnight convention and conference attendees. Efforts to date to place a hotel on adjacent property owned by the City of Plano have been unsuccessful. Its distance from U.S. Highway 75 (approximately one-half mile) has been a concern to many potential hotel providers. The facility's size has also been identified as a limiting factor in attracting some major events.

The city will need to continue to evaluate opportunities to place complementary facilities near Plano Centre. A consultant study is underway at this time to identify factors that could benefit the long-term success of the facility.

Tourism

The Plano Convention and Visitors Bureau promotes tourism within the city. Tourism is an effective revenue generator for the city through fees for using public facilities. The city also receives additional tax revenues from local retailers, restaurants, and hotels that experience increased business.

Cultural Amenities

Most of Plano's cultural amenities are located in the historic center of the city. This serves the dual purpose of preserving the city's heritage and creating a primary cultural gathering place. The Haggard Park Historic District, the Interurban Railway Museum, Thornton House (Plano's African-American Museum), the Courtyard Theater, and the ArtCentre of Plano Theater are located in or near downtown Plano. The ArtCentre also includes an art gallery. Another cultural facility, the Heritage Farmstead Museum, is located approximately two miles west of downtown. These cultural amenities generally appeal to a local audience and are not well known outside of Plano. Plano currently uses funds generated by state taxes from overnight hotel and motel stays to help fund cultural groups and heritage preservation organizations that provide cultural activities and events.

Other Services and Facilities

The Environmental Waste Services Division (EWS) provides weekly collection of residential solid waste and yard trimmings, bi-weekly collection of recyclable materials, monthly collection of bulky wastes, and on-call collection of household chemicals. The city is divided into service zones that are regularly updated to maximize efficiency using a computerized modeling system. Solid waste is collected and taken to two "Transfer Stations" operated by the North Texas Municipal Water District, which is responsible for transporting the waste in larger quantities to a regional landfill. Yard trimmings, recyclables, and most household chemicals are diverted to appropriate recycling facilities. This system has provided for efficient and cost effective service to Plano residents. Commercial solid waste removal services are provided by a private vendor contracted with the city.

The Environmental Health Department provides animal protective services from a central location adjacent to the city's Parkway Service Center. There are no plans at this time to add facilities in other locations. However, there are plans to expand the facility. It will be necessary to monitor the impact of Plano's population increases and demographic changes on pet ownership to ensure that current facilities can adequately address future needs. In addition to collecting and confining stray pets, the Animal Services Division also responds to concerns about wild and/or dangerous animals.

Five Year Service Plans

City departments with expanding operations and increasing facility requirements prepare five year service plans. These plans are used to determine future needs and facilities and operations. The service plans enable the departments to establish budget and service priorities to achieve the objectives listed in this element.

Objectives for Theme II – City of Organized Development

- **Objective B.1** Provide police protective services that make Plano a safe place to live and work.

- **Objective B.2** Coordinate efforts of different departments in the provision of basic municipal services.
- **Objective B.3** Maintain a level of operational readiness that will provide a timely and appropriate response for fire suppression, EMS, and other emergencies.
- **Objective B.4** Mitigate damages from potential man-made and natural hazards through use of Plano's Hazard Mitigation Action Plan.
- **Objective B.5** Provide high quality library services to the residential and business communities of Plano.
- **Objective B.6** Increase the ability of Plano Centre to attract major conferences and conventions.
- **Objective B.7** Encourage the establishment of local cultural facilities and activities that enhance the sense of community.
- **Objective B.8** Deliver environmental waste services that are economically feasible and environmentally responsible.

Strategies for Theme II – City of Organized Development

- **Strategy B.1** Identify and utilize policing methods that proactively address crime and its root causes by working in concert with various civic organizations, neighborhood groups, and the public.
- **Strategy B.2** Where possible, involve citizens directly through Neighborhood Crime Watch units and other programs aimed at improving safety and awareness of potentially threatening situations.
- **Strategy B.3** Use five-year service plans as a guide to the provision of municipal services specific to city departments.
- **Strategy B.4** Regularly monitor response effectiveness for fire suppression, EMS, and other emergencies, and if necessary, identify adjustments to operations and resources that could improve performance levels.
- **Strategy B.5** Maintain a response time of seven minutes or less to 90% of all fire and emergency calls.
- **Strategy B.6** Complete the city's Hazard Mitigation Action Plan to eliminate and reduce negative effects of all disasters.
- **Strategy B.7** Provide a full array of quality library services ranging from audio, books, and periodicals distribution to research and technology services in conveniently located facilities across the city.
- **Strategy B.8** Explore the addition of complementary facilities on the Plano Centre site or surrounding properties that would enhance its ability to attract regional and national events.
- **Strategy B.9** Conduct a comprehensive study of the Plano Centre. The study should compare it with similar facilities. The future role of Plano Centre as a community facility should be determined and actions identified to ensure long-term success.
- **Strategy B.10** Use "hotel/motel" tax funds to assist organizations that provide local cultural facilities and services.
- **Strategy B.11** Regularly review solid waste and recycling collection to improve efficiency and cost effectiveness.

THEME III – CITY IN TRANSITION

Changing Demographics

The composition of Plano's population is changing, and this could impact the provision of municipal services. The population is becoming older and more diverse as reflected by the following changes that occurred between the 1990 and 2000 Census:

- The percentage of people over age 45 increased (20% to 28%) while the percentage of the population less than 45 years decreased (80% to 72%).
- The median age of Plano residents increased from 31 years to over 34 years.
- The percentage of people who identified themselves as belonging to a minority racial group or ethnicity almost doubled from 14.6% to 27.2%.
- The African-American or Black population grew by 110%.
- The Hispanic population increased by 179%.
- The Asian population grew by 351%.
- Percentage of people born in another nation increased from 7.5% to 17.1%.

These trends are consistent to what is happening in other suburban cities across the United States. Another significant demographic trend reflected in the 2000 Census involved immigration. Immigrants from around the world are now coming to metropolitan areas such as Dallas, Atlanta, and Phoenix as well as the traditional destinations like Chicago, Los Angeles, and New York City. In addition, many immigrants now bypass central cities to live in the suburbs to take advantage of educational and employment opportunities found there. The increase in Plano's foreign born population is consistent with this trend.

Some examples of changing service demands and requirements that could result from Plano's demographic changes include:

- More library materials in Chinese and Spanish
- Request for multilingual assistance
- More resources in audio format and larger print
- Additional athletic facilities to accommodate a wider range of sport activities
- Lighted street signs with larger fonts
- Increased demand for emergency medical services
- Increased use of city facilities to host celebrations of cultural events

The impact of demographic changes on municipal services should be monitored closely in the coming years.

Development Trends

In the past, the city has focused on constructing new facilities and expanding services to meet the needs of a fast growing community. Plano is nearing maturity and the growth rate is decreasing. There are very few large tracts of land remaining for development. The city must shift its attention to adding the "finishing touches" to its facilities and services.

The lack of available land will not only affect private development opportunities, but will also make it more difficult and costly for the city to find land appropriately located and the size required to accommodate public facilities. Therefore, the city will need to review

its facility requirements and reserve land for future facilities before the remaining property is developed by the private sector.

Downtown Plano is an example of a new trend in land use known as "Transit-Oriented Development" (TOD) which provides for a compact mixed use, pedestrian-oriented neighborhood focused around a transit facility. Significant public and private reinvestment in downtown Plano, the preservation of Plano's original business district, and the application of urban development standards have combined to revitalize this area. The city operates a number of public facilities in downtown Plano such as the Municipal Center, Municipal Center South, the Police and Courts Building, the Interurban Railway Museum, Courtyard Theater, and the Cox Building which it shares with the Plano Independent School District (PISD). The city also owns Haggard Park, parking lots, and some vacant tracts of land. The city must ensure that its various downtown properties are utilized in a manner that enhances the long-term viability of downtown Plano and maximizes the impact of public and private investment. It needs to evaluate its various downtown properties to determine how they will serve its long-term needs and encourage private reinvestment in the area.

Changing Service and Facility Requirements

Changing demographics and development trends will affect the provision of public services and facilities. As Plano's population characteristics change, the provision of municipal services will have to change. A growing elderly population decreases school enrollment and the need for certain types of recreational facilities while increasing the demand for facilities that are more accessible for those with diminished physical acuity. A growing international population means communication in languages other than English and the ability to interact with other cultures. The City of Plano is trying to respond to these changes by:

- Lighting street signs and enlarging lettering at major intersections.
- Providing books with larger type that is easier to read.
- Adding more books in audio format.
- Providing library materials in Chinese and Spanish.
- Using a pool of city employees that are familiar with languages and cultures of other nations to assist citizens accessing city services.

Adjusting facilities and services to changing demographics is an ongoing process that requires regular monitoring. Some neighborhoods currently have high percentages of households without children and require fewer active recreational facilities. However, these neighborhoods may eventually "turn over" to young families with children, and service and facility provision will need to readjust accordingly. Facilities that house city services may need to change as well. There is growing demand for indoor meeting spaces in the libraries and recreation centers. The city and school districts should evaluate opportunities to share facilities to accommodate meetings and other neighborhood activities.

The Master Facilities Plan provides a detailed inventory of city facilities, a summary of proposed facilities, and a process for coordinating their development and utilization over time. It is intended to guide both long term planning and near-term programming for developing budgets and capital investment schedules. It provides for an ongoing committee represented by staff members from the various departments that operate

public facilities along with the Budget and Planning Departments. The committee evaluates the yearly Community Investment Program (CIP) and identifies potential projects for future bond referendums.

The Master Facilities Plan requires regular updating to address current conditions along with the changing needs of Plano as a maturing city. The ability of Plano's facilities to meet the long-term needs of its citizens will require periodic monitoring and evaluation. Most structures will require upgrading and modernizing to accommodate technological advances and the changing expectations of their users and customers. Others will require replacement or redevelopment if they "wear out" or cannot be adapted to changing requirements.

The magnitude of recent terrorist acts and natural disasters has forced the city to focus on public safety and welfare issues that exceed those normally addressed by police and fire operations. The City of Plano has established a Homeland Security Division to coordinate activities to address and mitigate the impact of these occurrences at the local level. With competing demands for public resources, there will be a significant challenge to provide this new service while maintaining the quality of fire and police services to which residents have become accustomed.

Financial Challenges

Over the past 40 years, Plano's explosive growth and development generated a steady stream of revenues from permitting fees, expanding property valuation, and retail sales. As the city matures, these funding sources may level off or even decline. At the same time, the city is faced with increased operational costs for aging facilities and infrastructure. Maturing cities like Plano must become innovative and willing to explore options for maintaining high service levels while the growth in revenues diminishes. One way to accomplish this could be by combining resources with other local governments to increase efficiencies and reduce expenditures. However, opportunities to share facilities and services with other entities will need to be examined carefully to ensure that the quality services Plano residents are accustomed to receiving are not diminished by the cost saving efforts.

Cultural Facilities

Like most suburban cities in the Dallas-Fort Worth metroplex, Plano relies on the central cities to provide major cultural amenities such as art, science, and natural history museums; zoos, wildlife parks, and botanical gardens. The continued growth of Plano and other suburban cities, coupled with increased demand on existing facilities, may create a demand for more cultural facilities in Collin County and surrounding areas.

This increased demand is likely to place the City of Plano in one of two roles relating to the provision of future cultural facilities: "initiator" or "facilitator." The city must carefully examine challenges and opportunities of proposed cultural facilities to determine involvement and the role it should play.

As initiator, the city would lead the effort to plan, design, build, and operate a cultural facility. In doing so, Plano must determine if the facility accomplishes city objectives and if the commitment of municipal resources and leadership are necessary to complete the project.

An example of a project in which the city was the initiator is the Courtyard Theater. The city leased the Cox Gymnasium from the PISD in 1999 and provided funding for the restoration of the building. The historic exterior of the structure was maintained while the interior was restored to accommodate a performing arts center.

In the facilitator role, the city would evaluate a proposal from another organization (public or private), determine if it will meet objectives, compare its priority to other projects, and evaluate the potential for partnering with the organization to complete the project. The city's role could include the purchase of land or the provision of an existing city-owned property for the facility while operation becomes the responsibility of the other organization.

An example of a project in which the city was the facilitator is the ArtCentre of Plano. The organization owns the property and operates the facility. The city provides funds for restoration of the building through Heritage Preservation grants and Cultural Affairs grants for programming.

When determining whether or not to participate in the provision of public facilities and the role that it should take in response to certain facility proposals, the city should consider the following:

1. In general, what types of cultural facilities is the city willing to support?
2. Where are the current and future gaps in the provision of cultural facilities?
3. Which types of cultural amenities are best served by regional, sub-regional, or local facilities?
4. What is the demand and value to the community if the facility is provided?
5. What will the impact be without the facility?
6. What public and private funding options are available to support certain types of facilities?
7. Based on the above, should the city:
 - a. Support the facility?
 - b. If yes, as a facilitator or initiator?
 - c. Seek support from a local, sub-regional, or regional base?

Objectives for Theme III – City in Transition

- **Objective C.1** Adapt the provision of municipal services and facilities to a changing population.
- **Objective C.2** Provide for appropriately located and functional public facilities in response to the diminishing availability of appropriate sites for both public and private development.
- **Objective C.3** Utilize city-owned properties in downtown Plano to enhance its role as a major focal point and gathering place for the community.
- **Objective C.4.** Establish a framework for upgrading and/or redeveloping city facilities over time.
- **Objective C.5** Define and regularly update Plano's role and responsibility in the overall network of "Homeland Security."
- **Objective C.6** Provide high quality city services despite leveling revenues.

- **Objective C.7** Define the role of the city in the provision and funding of cultural amenities available to Plano residents.

Strategies for Theme III – City in Transition

- **Strategy C.1** Study the needs of different cultures living in Plano and the possible impacts on municipal service content and delivery and make adjustments where appropriate.
- **Strategy C.2** Study the impacts of an aging population on the content and delivery of municipal services.
- **Strategy C.3** Update the Master Facilities Plan on a periodic basis and use it to prioritize and schedule projects for the CIP.
- **Strategy C.4** Evaluate city-owned properties in downtown Plano to determine how they can be utilized to accommodate city services and support private redevelopment and reinvestment in the area.
- **Strategy C.5** Develop a comprehensive program for updating, renovating, and if necessary, replacing municipal facilities over time. This should include a comprehensive inventory of these facilities, dates of construction, and “life expectancy.”
- **Strategy C.6** Update Plano's Emergency Management Plan to improve preparedness, response, and recovery efforts from a disaster.
- **Strategy C.7** Establish a process for identifying alternative resources for funding facility improvements and municipal services.
- **Strategy C.8** Consider opportunities of sharing facilities and service delivery with other entities that could improve efficiency without compromising the quality Plano residents expect.
- **Strategy C.9** Develop a policy framework that can be consistently applied to requests for the city's involvement in the development and operation of cultural facilities.

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 15, 2006

Agenda Item No. 9

Public Hearing: Zoning Case 2006-06

Applicant: City of Plano

DESCRIPTION:

A request to amend Section 3.1600 (Sign Regulations) of Article 3 (Supplementary Regulations) of the Zoning Ordinance to create a definition and standards for multistory office building sign. Tabled 04/17/06 & 05/01/06.

REMARKS:

At their May 1, 2006, meeting, the Planning & Zoning Commission tabled consideration of this item to the May 15, 2006, meeting.

Staff needs additional time to research information as requested by the Commission and requests to leave this item on the table until June 19, 2006, meeting.

RECOMMENDATION:

Recommended that this item remain on the table until the June 19, 2006, Planning & Zoning Commission meeting.

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 15, 2006

Agenda Item No. 10

Public Hearing - Replat & Revised Preliminary Site Plan: Lakeside Market,
Phase 1, Block A, Lots 1R, 2, 3, 4, 5, & 6

Applicant: Holt Lunsford Commercial

DESCRIPTION:

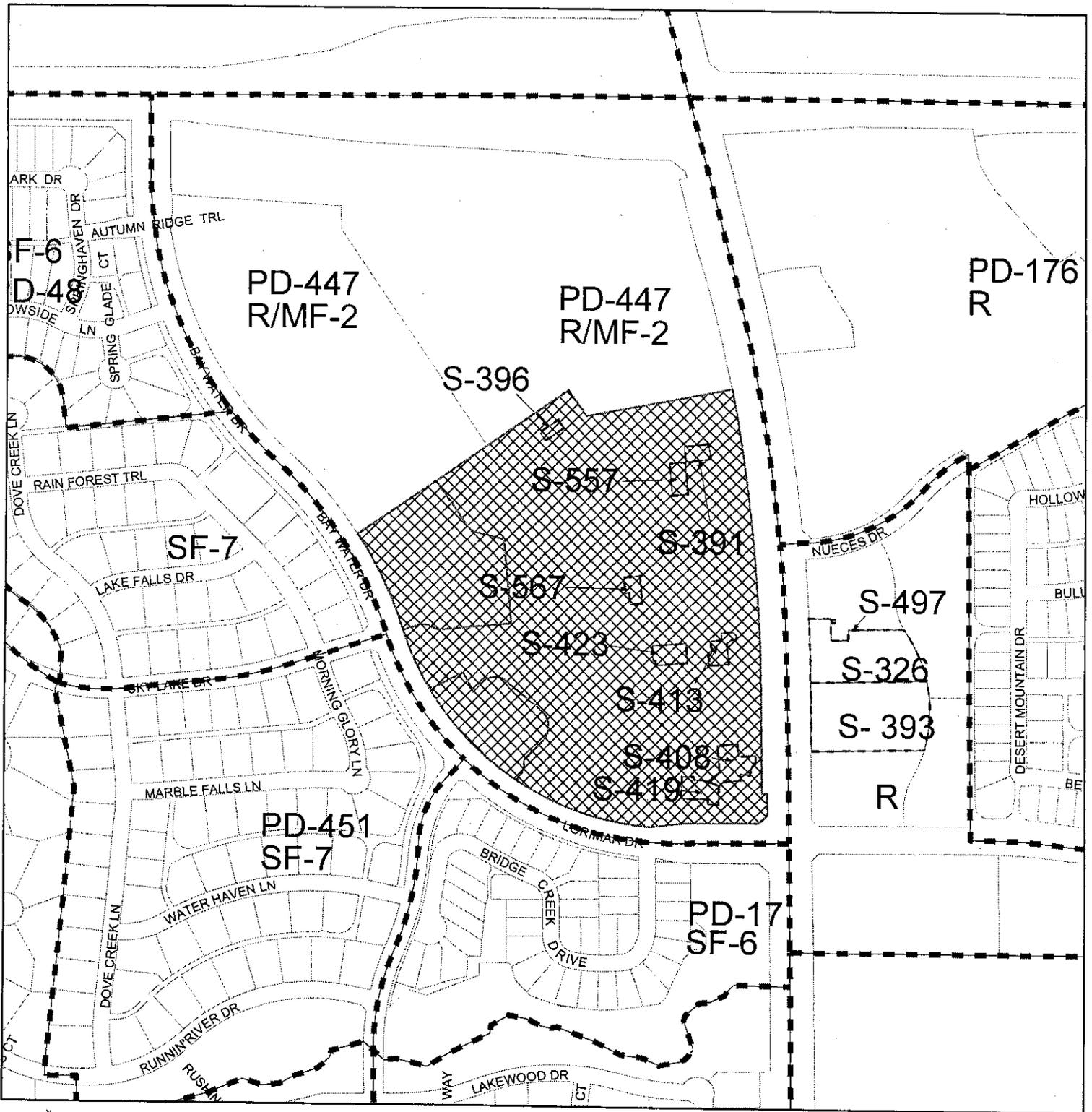
A retail center on six lots on 27.2± acres located at the southwest corner of Spring Creek Parkway and Preston Road. Zoned Planned Development-447-Retail/Multifamily Residence-2. Neighborhood #31.

REMARKS:

The purpose of the replat is to subdivide Lot 1R into Lots 1R, 4, 5, and 6 and to dedicate additional easements. The revised preliminary site plan proposes to create three new lots.

RECOMMENDATIONS:

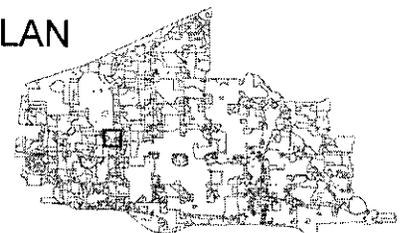
Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED PRELIMINARY SITE PLAN

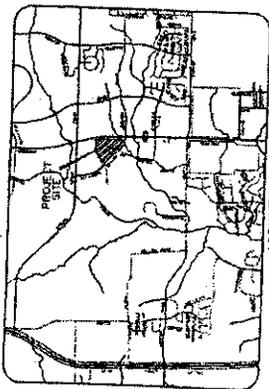
Title: LAKESIDE MARKET
BLOCK A, LOTS 1R, 2, 3, 4, 5 & 6

Zoning: PLANNED DEVELOPMENT-447-
RETAIL/MULTIFAMILY RESIDENCE-2 w/
S-391, S-396, S-408, S-413, S-419, S-423,
S-557 & S-567



○ 200' Notification Buffer

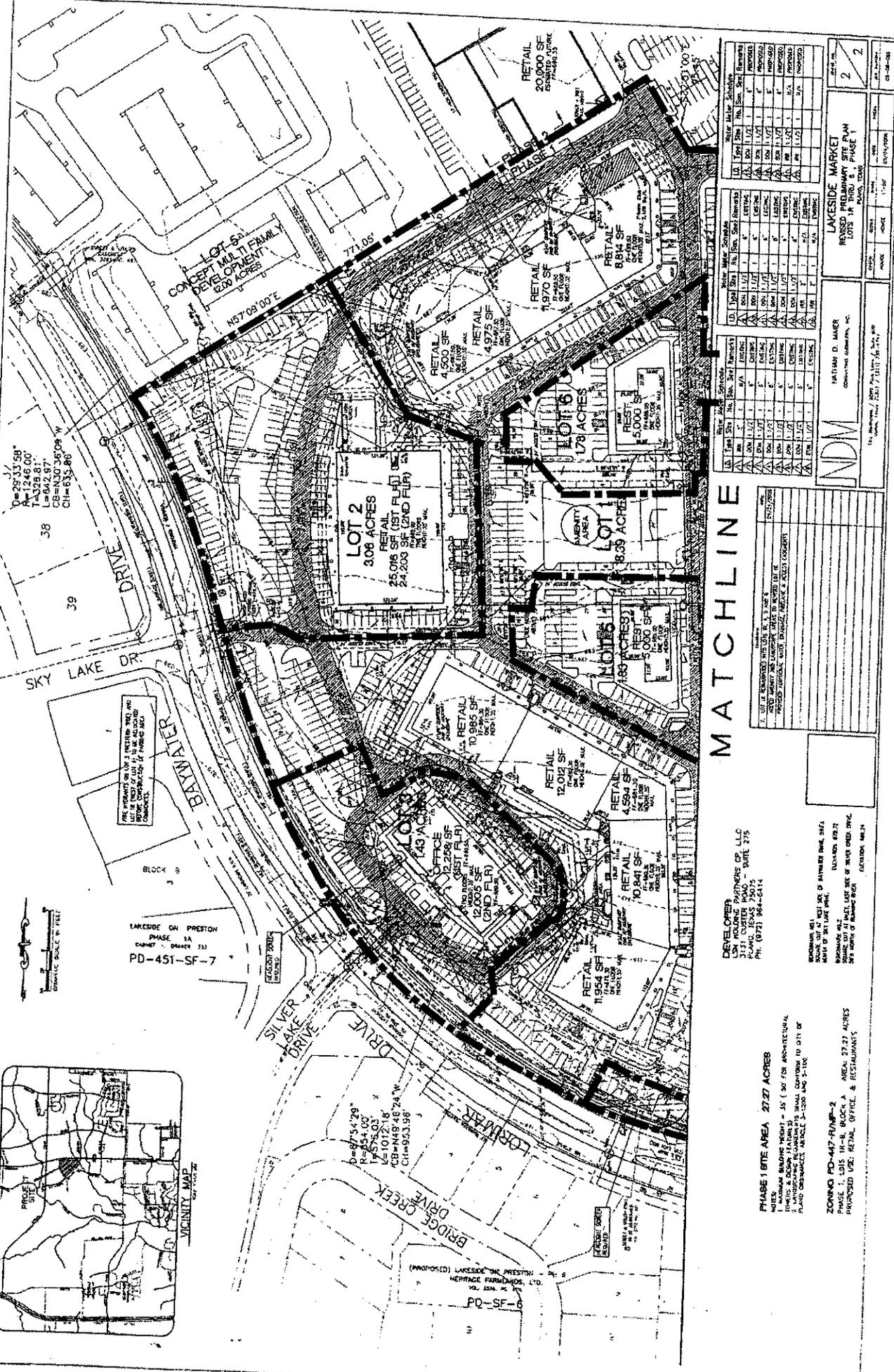




D=29'53.59"
 A=1246.00'
 I=329.81'
 C=1042.87'
 CB=107.8609 W
 CH=633.86

LAKESIDE ON PRESTON
 PHASE 1A
 CARNET - DRAWER 333
 PD-451-SF-7

(PROPOSED) LAKESIDE ON PRESTON - PH. B
 HERITAGE FARMINGS, LTD.
 PD-SF-6



MATCHLINE

DEVELOPER
 LSN HOLDING PARTNERS GP LLC
 3131 CANTON ROAD - SUITE 275
 CHICAGO, ILLINOIS 60607
 PH: (617) 964-6414

PHASE 1 SITE AREA 27.27 ACRES
 NOTES:
 1. THIS PLAN SHOWS THE PROPOSED LAYOUT OF THE PHASE 1 SITE.
 2. THE PHASE 1 SITE IS BOUNDARY TO THE PHASE 2 SITE.
 3. THE PHASE 1 SITE IS BOUNDARY TO THE PHASE 3 SITE.
 4. THE PHASE 1 SITE IS BOUNDARY TO THE PHASE 4 SITE.
 5. THE PHASE 1 SITE IS BOUNDARY TO THE PHASE 5 SITE.
 6. THE PHASE 1 SITE IS BOUNDARY TO THE PHASE 6 SITE.
 7. THE PHASE 1 SITE IS BOUNDARY TO THE PHASE 7 SITE.
 8. THE PHASE 1 SITE IS BOUNDARY TO THE PHASE 8 SITE.
 9. THE PHASE 1 SITE IS BOUNDARY TO THE PHASE 9 SITE.
 10. THE PHASE 1 SITE IS BOUNDARY TO THE PHASE 10 SITE.

ZONING PD-47-R/MF-2
 PHASE 1, LOTS 1H-B, BLOCK A
 PROPOSED USE: RETAIL, OFFICE, & RESTAURANTS

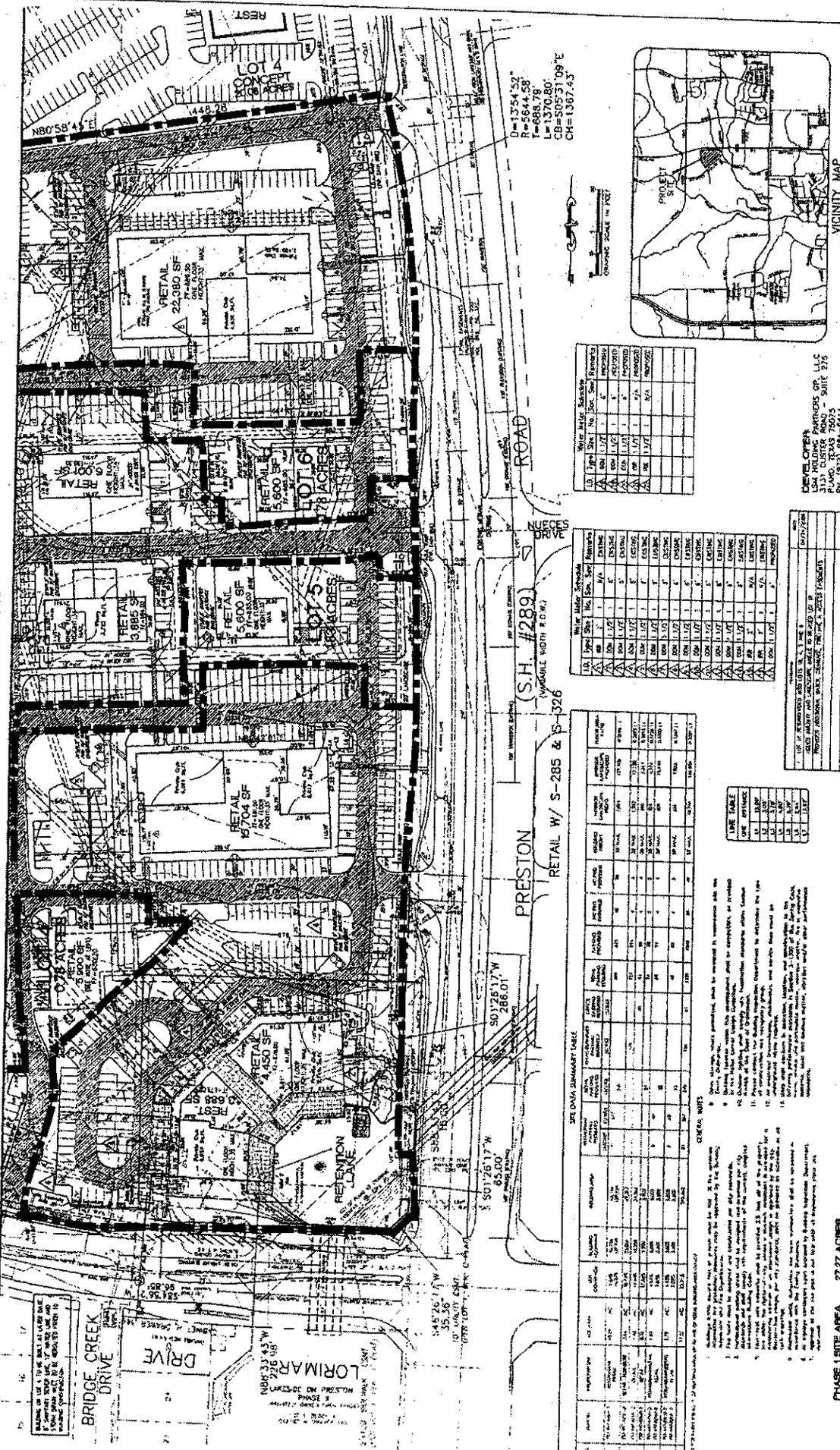
REGISTERED MEASUREMENTS
 1. THE MEASUREMENTS WERE MADE BY THE MEASURER ON THE DATE SHOWN.
 2. THE MEASUREMENTS WERE MADE BY THE MEASURER ON THE DATE SHOWN.
 3. THE MEASUREMENTS WERE MADE BY THE MEASURER ON THE DATE SHOWN.
 4. THE MEASUREMENTS WERE MADE BY THE MEASURER ON THE DATE SHOWN.
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 7. THE MEASUREMENTS WERE MADE BY THE MEASURER ON THE DATE SHOWN.
 8. THE MEASUREMENTS WERE MADE BY THE MEASURER ON THE DATE SHOWN.
 9. THE MEASUREMENTS WERE MADE BY THE MEASURER ON THE DATE SHOWN.
 10. THE MEASUREMENTS WERE MADE BY THE MEASURER ON THE DATE SHOWN.

| Lot | Area | Use |
|-----|------|--------|------|--------|------|--------|------|--------|------|--------|
| 1 | 1.00 | RETAIL |
| 2 | 1.00 | RETAIL |
| 3 | 1.00 | RETAIL |
| 4 | 1.00 | RETAIL |
| 5 | 1.00 | RETAIL |
| 6 | 1.00 | RETAIL |
| 7 | 1.00 | RETAIL |
| 8 | 1.00 | RETAIL |
| 9 | 1.00 | RETAIL |
| 10 | 1.00 | RETAIL |

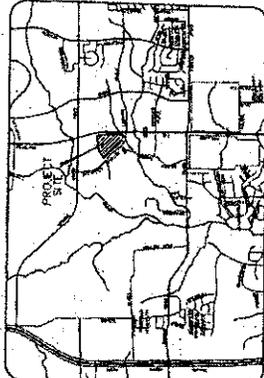
REVISIONS
 1. DATE: 10/15/2011
 2. DESCRIPTION: PRELIMINARY SITE PLAN
 3. DRAWN BY: NDM
 4. CHECKED BY: NDM
 5. APPROVED BY: NDM

NDM
 NATHAN D. MAHER
 CONSULTING SURVEYOR, INC.
 111 W. WASHINGTON ST., SUITE 700, CHICAGO, IL 60601
 TEL: (312) 733-7333

MATCHLINE



D=1354.52'
R=5644.58'
L=1370.80'
CB=50531.09°E
CH=1367.43'



VICINITY MAP
New York, NY

DATE	DESCRIPTION
1/2	PROPOSED PRELIMINARY SURVEY PLAN
1	PROPOSED PRELIMINARY SURVEY PLAN

NDM
NATHAN D. MAIER
CORPORATE ENGINEER, INC.
1000 WEST 25TH STREET, SUITE 100
PHILADELPHIA, PA 19104
PH: (215) 904-2614

DEVELOPER
USA HOLDING PARTNERS GP, LLC
3133 CUSTER ROAD - SUITE 375
PHILADELPHIA, PA 19104
PH: (215) 904-2614

Lot No.	Area (sq. ft.)	Use
1	22,380	RETAIL
2	6,000	RETAIL
3	3,885	RETAIL
4	5,600	RETAIL
5	5,600	RETAIL
6	1,704	RETAIL

Lot No.	Area (sq. ft.)	Use
1	22,380	RETAIL
2	6,000	RETAIL
3	3,885	RETAIL
4	5,600	RETAIL
5	5,600	RETAIL
6	1,704	RETAIL

Lot No.	Area (sq. ft.)	Use
1	22,380	RETAIL
2	6,000	RETAIL
3	3,885	RETAIL
4	5,600	RETAIL
5	5,600	RETAIL
6	1,704	RETAIL

Lot No.	Area (sq. ft.)	Use
1	22,380	RETAIL
2	6,000	RETAIL
3	3,885	RETAIL
4	5,600	RETAIL
5	5,600	RETAIL
6	1,704	RETAIL

SITE DATA SUMMARY TABLE

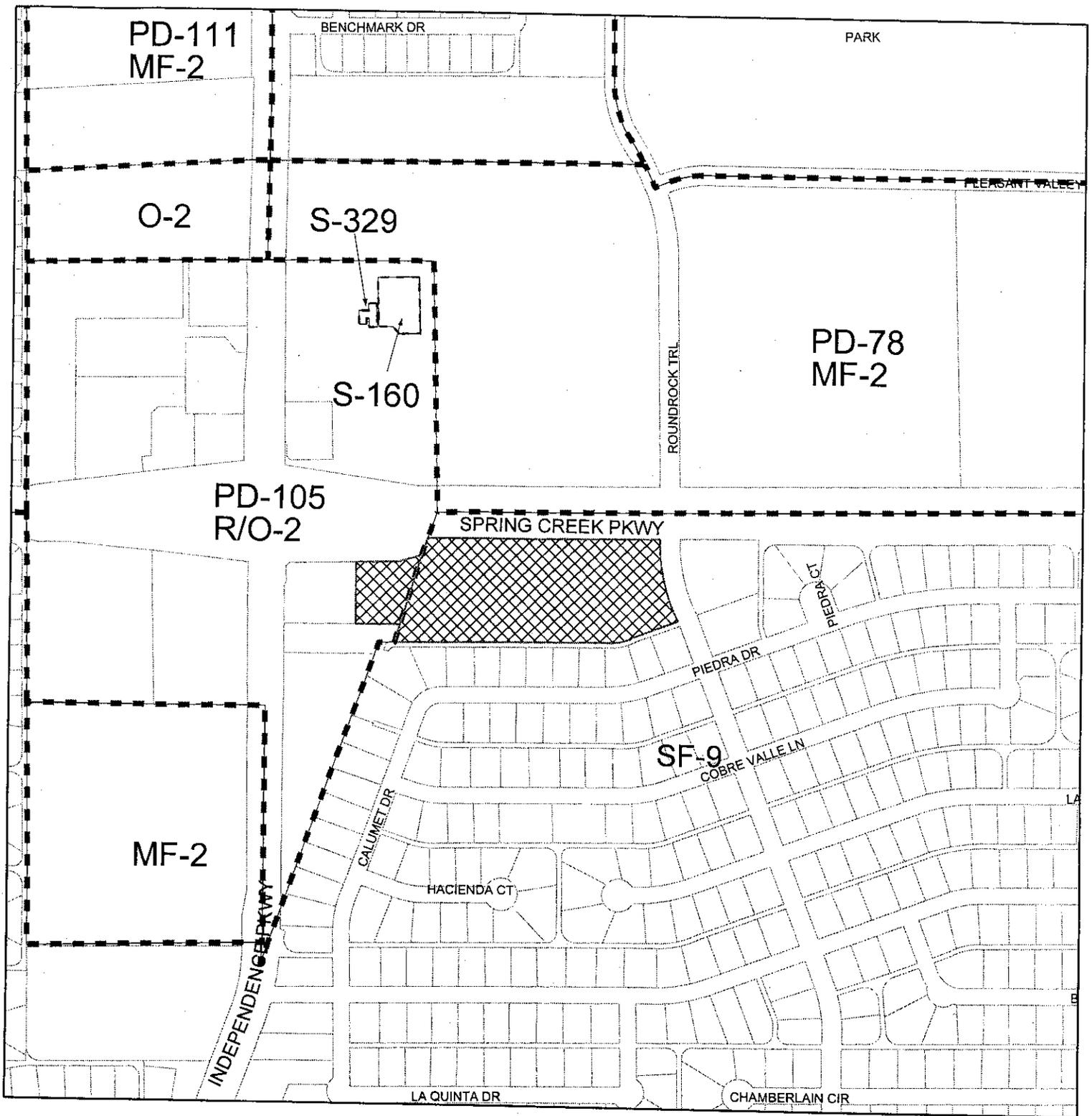
Lot No.	Area (sq. ft.)	Use	Volume (cu. ft.)	Weight (lb.)
1	22,380	RETAIL	1,119,000	111,900,000
2	6,000	RETAIL	300,000	30,000,000
3	3,885	RETAIL	194,250	19,425,000
4	5,600	RETAIL	280,000	28,000,000
5	5,600	RETAIL	280,000	28,000,000
6	1,704	RETAIL	85,200	8,520,000

- NOTES:**
1. All dimensions are in feet unless otherwise noted.
 2. The lot area is based on the survey data.
 3. The lot area is based on the survey data.
 4. The lot area is based on the survey data.
 5. The lot area is based on the survey data.
 6. The lot area is based on the survey data.
 7. The lot area is based on the survey data.
 8. The lot area is based on the survey data.
 9. The lot area is based on the survey data.
 10. The lot area is based on the survey data.

PHASE 1 SITE AREA: 27.27 ACRES

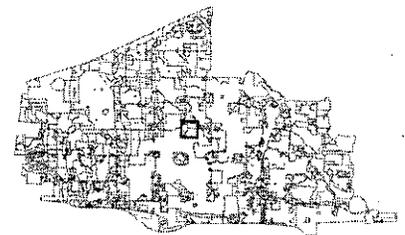
NOTES:

1. All dimensions are in feet unless otherwise noted.
2. The lot area is based on the survey data.
3. The lot area is based on the survey data.
4. The lot area is based on the survey data.
5. The lot area is based on the survey data.
6. The lot area is based on the survey data.
7. The lot area is based on the survey data.
8. The lot area is based on the survey data.
9. The lot area is based on the survey data.
10. The lot area is based on the survey data.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: ST. ELIZABETH ANN SETON ADDITION
BLOCK 1, LOT 1R



Zoning: SINGLE-FAMILY RESIDENCE-9

○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

May 15, 2006

Agenda Item No. 12

Public Hearing - Replat: Granite Park, Phase I, Block A, Lots 1R & 2

Applicant: Tollway/121 Partnership, Ltd.

DESCRIPTION:

A general office building with parking garage on one lot and a drainage and floodway lot on 9.1± acres located on the south side of Granite Parkway, 345± feet east of Dallas North Tollway. Zoned Central Business-1. Neighborhood #8.

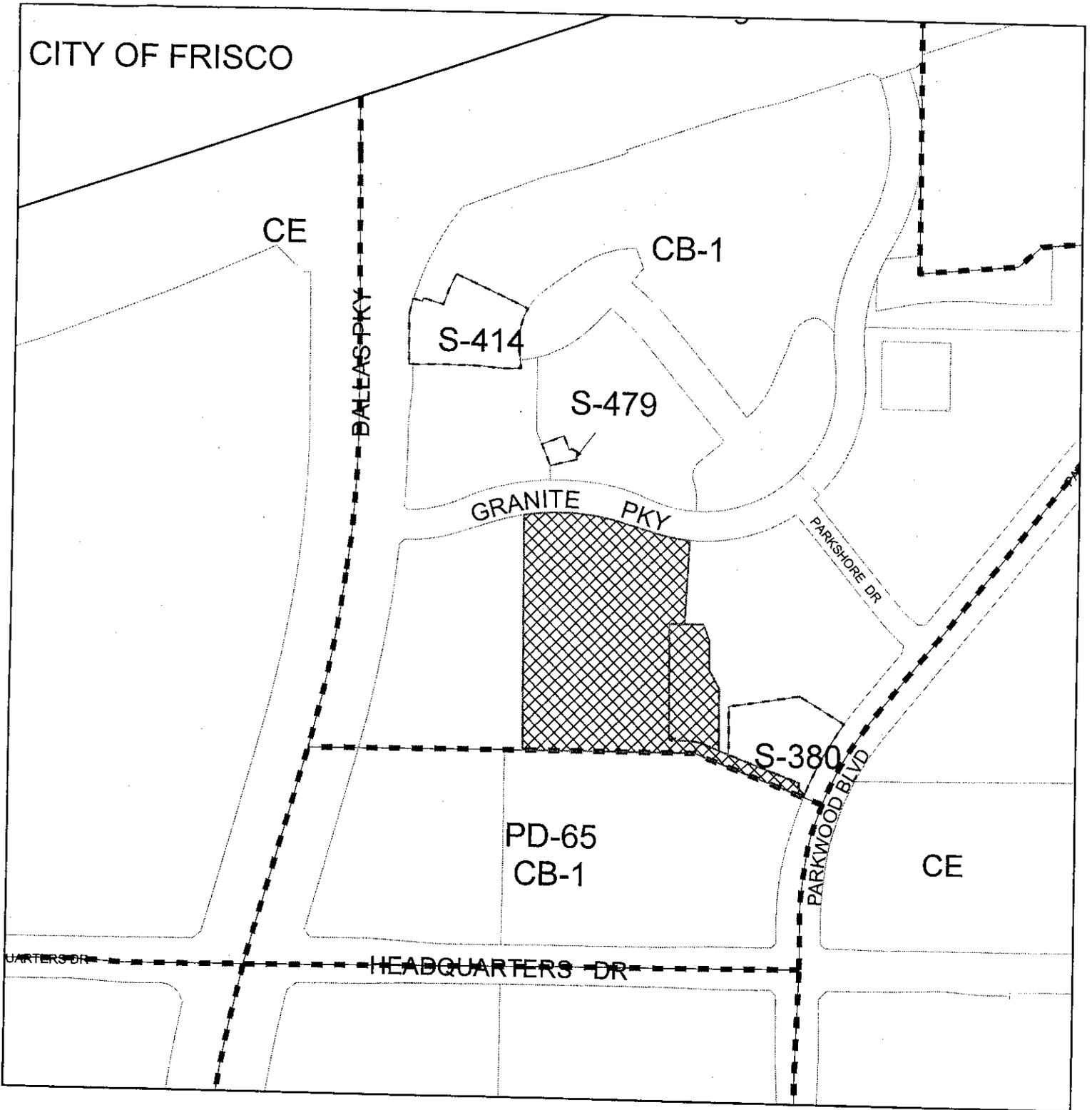
REMARKS:

The purpose for the replat is to dedicate right-of-way and revise easements to accommodate the development of townhouses to the south of these existing lots.

RECOMMENDATIONS:

Recommended for approval as submitted.

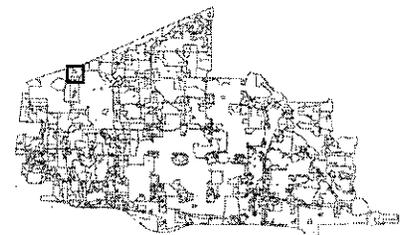
CITY OF FRISCO



Item Submitted: REPLAT

Title: GRANITE PARK, PHASE I
BLOCK A, LOTS 1R & 2

Zoning: CENTRAL BUSINESS-1



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

May 15, 2006

Agenda Item No. 13

Concept Plan: Bush Business Park

Applicant: Billingsley Company

DESCRIPTION:

An office and restaurant development on one lot on 85.0± acres located on the west side of Coit Road, 750± feet south of Plano Parkway. Zoned Corridor Commercial. Neighborhood #71.

REMARKS:

The purpose of the concept plan is to change the proposed interior street from a four-lane divided street to a two-lane collector street. The proposed change is consistent with the Transportation Element of the Comprehensive Plan.

The applicant submitted a Traffic Impact Analysis (TIA) for review. Although a TIA is not required until the preliminary site plan phase of the development process, a TIA was submitted in conjunction with the original concept plan. The Transportation Engineering staff has reviewed the consultant's revised TIA and agrees with the conclusions of the traffic study. A memo from Jeff Green, Senior Traffic Engineer, regarding the staff review of the TIA, is attached for your review.

RECOMMENDATIONS:

Recommended for approval subject to the Planning & Zoning Commission finding, based upon the TIA, that the thoroughfares can accommodate anticipated traffic volumes at an acceptable level of service.

May 10, 2006

MEMO

To: Tom Elgin, Development Review Manager

From: Jeff Green, P.E., Senior Traffic Engineer *JG*

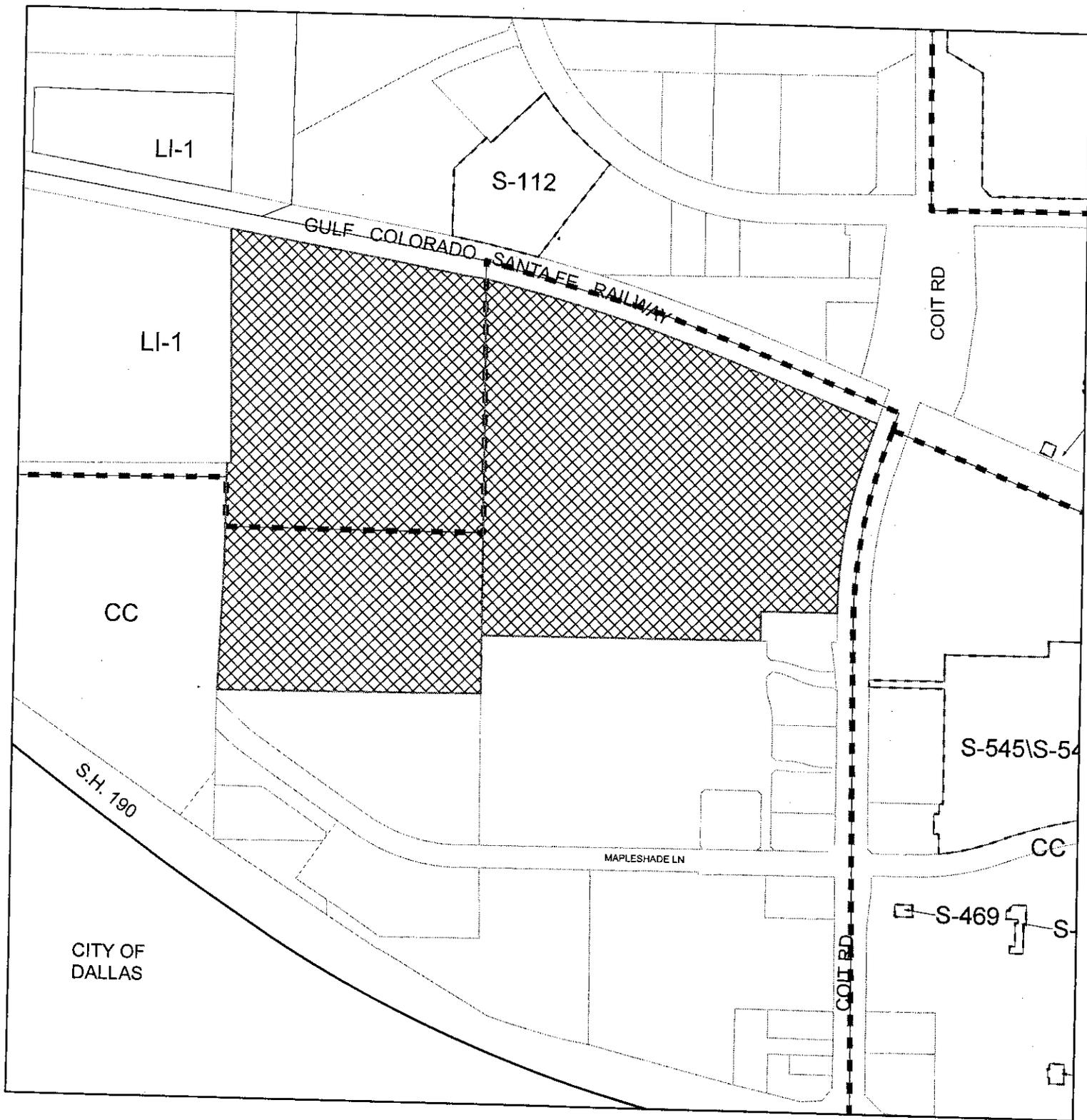
Subject: 71/TIA for Coit Crossing (NWC of Coit/Mapleshade)

The subject tract is located along the west side of Coit Road between Mapleshade Lane and the railroad tracks south of Plano Parkway. Office development with two restaurant pad sites is the proposed land use. The proposed use is projected to generate approximately 15837 additional daily trip ends, including an additional 1370 P.M. Peak Hour trips. The traffic impact of the proposed site was evaluated in terms of its impact on level of service at several surrounding intersections.

All of the intersections in the study area except Coit Road at Plano Parkway were shown to operate at Level of Service "D" or better under both existing and proposed traffic conditions. This intersection operates at Level of Service "E" under proposed conditions. The TIA recommends constructing additional northbound and southbound left turn lanes to help reduce congestion and delays. These improvements are currently under design as part of the city's annual intersection improvement program.

Based on the review of this study, staff agrees with the conclusions of the traffic study, and that the proposed intersection improvement will help mitigate delays and congestion at this intersection, and will allow the Coit Road/Plano Parkway intersection to operate at an acceptable Level of Service.

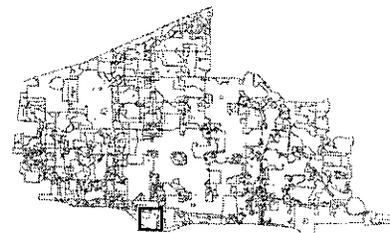
Xc: Lloyd E. Neal, P.E., Transportation Division Manager
Eric Hill, Planner



Item Submitted: CONCEPT PLAN

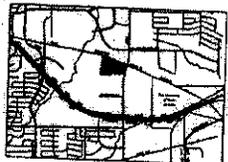
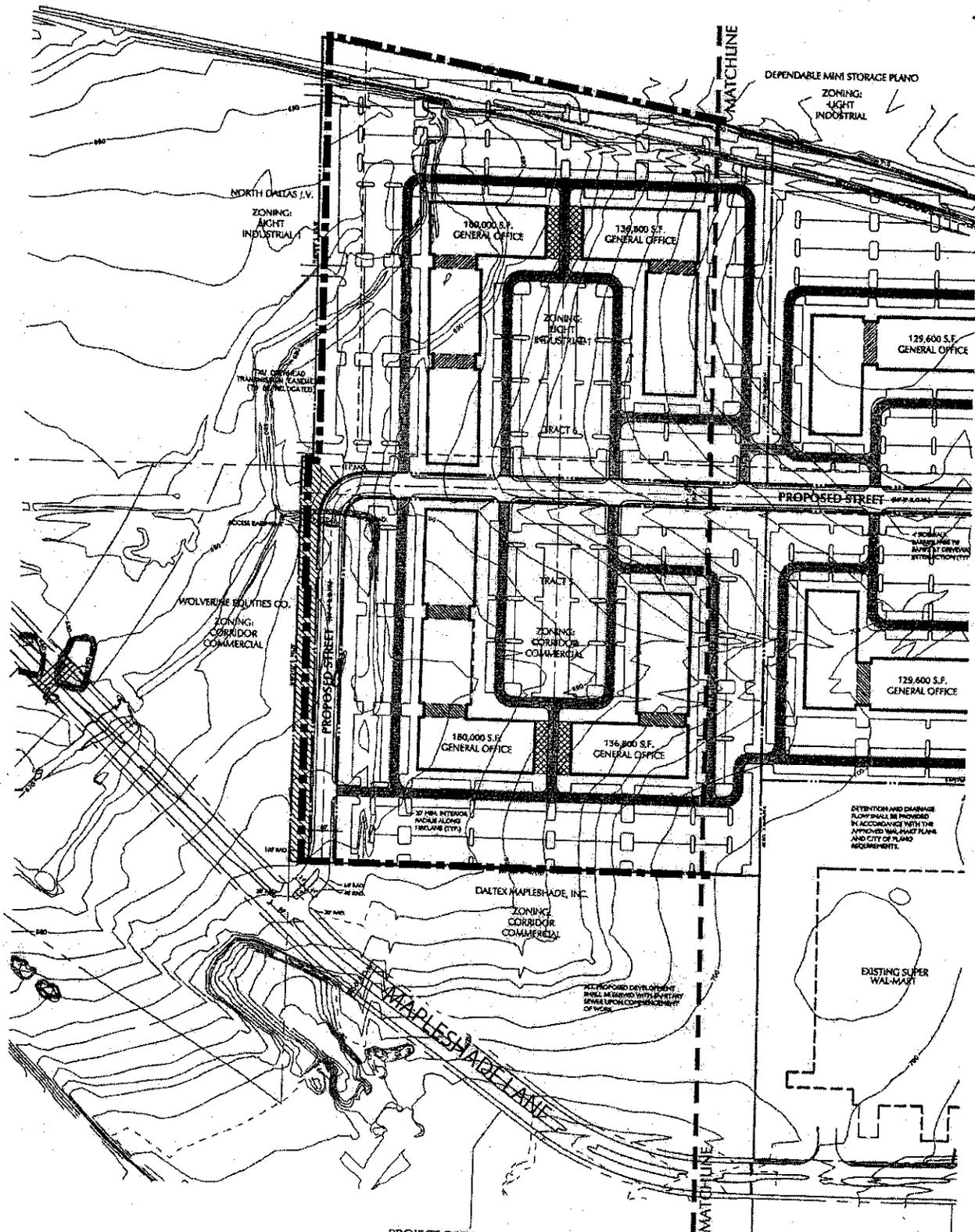
Title: BUSH BUSINESS PARK

Zoning: CORRIDOR COMMERCIAL &
LIGHT INDUSTRIAL-1



○ 200' Notification Buffer



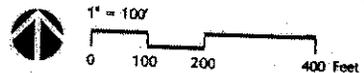


VICINITY MAP, N.T.S.

PROJECT DATA:

PHASE	ACREAGE	LEVEL	MAX BUILDING HEIGHT	USE	BUILDING FOOTPRINT AREA
1	4.13 AC	1-STORY	35'	RESTAURANT	14,000 SF
2	3.25 AC	1-STORY	35'	RESTAURANT	13,000 SF
3	13.06 AC	1-STORY	45'	GENERAL OFFICE	129,600 SF
4	16.16 AC	2-STORY	45'	GENERAL OFFICE	129,600 SF
5	18.54 AC	2-STORY	45'	GENERAL OFFICE	150,400 SF
6	22.13 AC	2-STORY	45'	GENERAL OFFICE	150,400 SF
TOTALS	79.27 AC				605,000 SF

NOTE: APPROX. 4.21 AC - REMAINING RIGHTS OF WAY ON INTERIOR PROPOSED STREETS
 NOTE: ALL TRACTS ARE ZONED CORRIDOR COMMERCIAL
 EXISTING OVERHEAD UTILITY LINES TO BE RELOCATED TO THE NORTH OF THE SITE



**REVISED CONCEPT PLAN
 BUSH BUSINESS PARK
 PLANO, TEXAS**

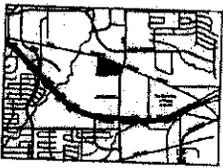
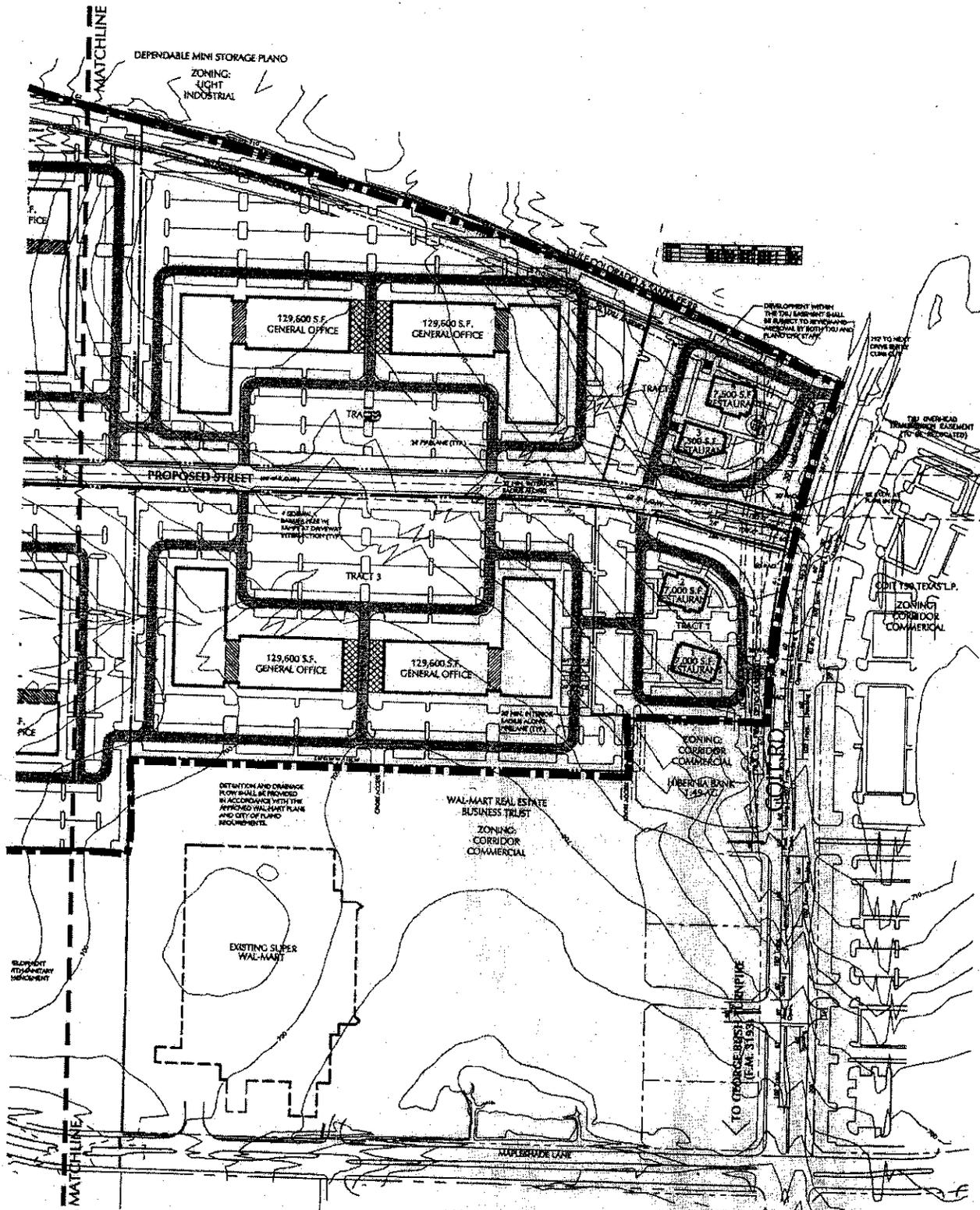
BLOCK 1 LOT 1A
 MARITA MAPES SURVEY
 ABSTRACT NO. 545
 CITY OF PLANO, COLLIN CO., TX

APPLICANT:
 BILLIMORLEY COMPANY
 4100 INTERNATIONAL PARKWAY, SUITE 1100
 CARROLLTON, TEXAS 75007
 MAY 08, 2006

REPRESENTATIVE:
 SPARKS ENGINEERING
 730 E. PARK BLVD, SUITE 210
 PLANO, TEXAS 75074

**REVISED CONCEPT PLAN -- WEST
 BUSH BUSINESS PARK
 PLANO, TEXAS**

GOOD FULTON & FARRELL
PLANNING
 2108 Fairmount, Suite 300 Dallas, TX 75201 214.262.1800 214.262.1511 Fax
 Job #031183 File Name:GFP-SP-6.dwg Date:05/08/06 Drawn by:RLG/ARS/RLG

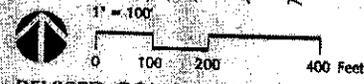


VICINITY MAP, N.T.S.

PROJECT DATA:

PHASE	ACREAGE	LEVEL	MAX. BUILDING HEIGHT	USE	BUILDING FOOTPRINT AREA
1	4.13 AC	1-STORY	8'	RESTAURANT	14,000 SF
2	3.78 AC	1-STORY	8'	RESTAURANT	15,000 SF
3	15.06 AC	2-STORY	45'	GENERAL OFFICE	129,600 SF
4	14.16 AC	2-STORY	45'	GENERAL OFFICE	129,600 SF
5	14.84 AC	2-STORY	45'	GENERAL OFFICE	129,600 SF
6	21.13 AC	2-STORY	45'	GENERAL OFFICE	129,600 SF
TOTALS	79.77 AC				608,000 SF

NOTE: APPROX. 4.71 AC = REMAINING RIGHTS OF WAY ON INTERIOR PROPOSED STREETS
 NOTE: ALL TRACTS ARE ZONED CORRIDOR COMMERCIAL
 EXISTING OVERHEAD UTILITIES TO BE RELOCATED TO THE NORTH OF THE SITE.



**REVISED CONCEPT PLAN
 BUSH BUSINESS PARK
 PLANO, TEXAS**

BLOCK 1, LOT 8A
 MARTA McBRIDE SURVEY
 ABSTRACT NO. 351
 CITY OF PLANO, COLLIN CO., TX

APPLICANT:
 BILLYWELBY COMPANY
 1100 INTERNATIONAL BLVD, SUITE 1100
 CARROLLTON, TEXAS 75007

DESIGNER/DATE:
 SPURS ENGINEERING
 730 E. PARK BLVD, SUITE 210
 PLANO, TEXAS 75074

GOOD FULTON & FARRELL
PLANNING
 2808 Fairmont, Suite 200 Dallas, TX 75201 714.504.1500 214.503.1812 Fax
 202-455-1843 File Name: CSP-SP-3.dwg Date: 05/06/06 Drawn by: RL06/AC/RSB

REVISED CONCEPT PLAN -- EAST
BUSH BUSINESS PARK
PLANO, TEXAS

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 15, 2006

Agenda Item No. 14

Discussion and Direction: Comprehensive Plan Revision

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on the update to the Utilities Element of the Comprehensive Plan.

REMARKS:

Background

The Utilities Element of the Comprehensive Plan is a summary of public and private utility services provided by the City of Plano along with private companies and the key issues that will impact them in the future. The document was last updated in 1999 and the information is becoming outdated. The update will incorporate the new format of the Comprehensive Plan established in 2004. Emphasis will shift from facts and figures relating to the operation of the utility services to a more general document that provides guidance for decision makers.

Key Factors and Objectives

The key factors with objectives have been organized under the three themes of the Comprehensive Plan: Livable City, City of Organized Development, and City in Transition. The following is the outline of the Utilities Element with key factors and objectives for the Planning & Zoning Commission's review.

UTILITIES ELEMENT OUTLINE

Introduction

- Purpose - A general, visionary document to guide decision makers regarding issues related to utility services and facilities.

- Major Themes - What is the relationship between major themes of the Comprehensive Plan and the Utilities Element? How does this element relate to the other chapters of the Comprehensive Plan?

THEME I - LIVABLE CITY

Key Factors

- How do utility services contribute to the quality of life in a city?
- Utility Services Provided - Communications, electric, natural gas, water, and wastewater.
- Utility Rates - How do the city's rates compare with those in the metroplex? What cities should we use for comparison? What is the reason for Plano's favorable utility rates?

Objectives

- Provide adequate public and private utility services to meet the needs of city residents.
- Provide for utility rates that are competitive with those in other cities throughout the region while covering the cost of service provision.

THEME II - CITY OF ORGANIZED DEVELOPMENT

Key Factors

- Utility Service Providers - Who are they? What public and private systems are in place to provide utility services? The deregulation of private utilities has led to increased demand for access to the city's rights-of-way.
- Water Conservation - How does North Texas Municipal Water District's (NTMWD) "take or pay" system fit in with efforts to conserve water? How do our development landscape requirements impact water conservation, and should we reexamine them?
- Infrastructure Maintenance and Replacement - What should the timing be for replacement and maintenance of private and public utilities? Where will the revenue come from to pay for maintenance and replacement of utility infrastructure?
- Public Responsibility to Private Utilities - How does the city ensure adequate space within the public rights-of way for private service delivery without impacting its ability to meet its primary responsibilities?

- Storm Water Management Mandates - What are the mandates? How is Plano complying with the mandates?

Objectives

- Provide and maintain safe, effective water and wastewater systems with adequate capacities to serve the city's current and future needs.
- Systematically improve and replace the water and wastewater infrastructure to ensure ongoing service.
- Develop and maintain a comprehensive and efficient storm water management program that complies with federal mandates and protects the natural environment.
- Maintain a fair and equitable system of regulatory control over private utilities placed within the city's rights-of-way.

THEME III - CITY IN TRANSITION

Key Factors

- Changing Development Trends - Most of Plano's residentially-zoned land is developed, yet the demand for housing is still high. There is an excess amount of land zoned for nonresidential uses, and it is reasonable to rezone some of this land for residential development. Increased residential development will have a greater impact on sanitary sewer capacity, and upgrades in certain locations will be necessary. Water infrastructure is not affected in the same way because it has already been designed to accommodate fire emergencies, and its capacity exceeds demand from both residential and nonresidential development.
- Completion of Water and Wastewater System - How much has been completed?
- Impact Fees - These fees provide a revenue source for the city to build infrastructure required to service new development and redevelopment. Impact fees could be a deterrent to redevelopment. Therefore, the city should consider the appropriateness of continuing the impact fee program at the next mandated review in 2008.
- Impact of One Water Supply Source - NTMWD currently has four major supply points and multiple pumping facilities serving Plano. However, the city may need to consider other supply points, particularly in western Plano, to address temporary system problems.
- Preservation and reclamation of floodplains.

- Erosion Control of Creeks - Continued upstream development will increase water flow during storms in Plano's creeks, erode banks in certain locations, and impact the ability of the channels to function as nature intended. This will require efforts to reduce storm water runoff, but in some cases it will be necessary to stabilize creek banks.
- Cooperation with neighboring cities regarding storm water management.
- Reduction of Storm Water Runoff - The city will continue to follow federal mandates to reduce storm water runoff. The city will also need to continue to review development regulations that result in extensive amounts of impervious surface.
- Long term Energy Resources - What will the impact be on the local economy, city services, and natural environment? What role should the city play in this process?

Objectives

- Determine the feasibility of continuing the Impact Fee program.
- Ensure that Plano has the supply of water needed to meet long-term needs of the city.
- Balance sanitary sewer capacity with long-term land use requirements.
- Protect creeks and public and private property from the consequences of excess storm water runoff.
- Ensure that adequate water resources are available to address emergencies.
- Promote multi-jurisdictional approaches to storm water management.
- Promote multi-jurisdictional efforts aimed at providing for adequate long-term energy supplies to serve the region and protect its natural environment.

RECOMMENDATION:

Staff seeks the Commission's direction and thoughts regarding the organization of the key factors and issues along with the objectives identified in the preliminary outline for the Utilities Element of the Comprehensive Plan. Are there any objectives that need to be added or deleted from the outline?

CITY OF PLANO
PLANNING & ZONING COMMISSION

May 15, 2006

Agenda Item No. 15

Discussion and Direction: Upcoming Planning & Zoning Commission Training
Session Topics

Applicant: City of Plano

DESCRIPTION:

Discussion and direction on upcoming Planning & Zoning Commission training session topics.

REMARKS:

We have scheduled another training "retreat" for the Commission on Tuesday, June 6, 2006. This session will be held in Training Room A and will begin at 6:30 p.m. The session's agenda will be devoted to training topics. With the newest commissioners now having gained several months of experience, staff thought it appropriate to ask which topics would be of most interest and importance to cover in the training session. There may have been a particular legal issue or procedural issue that caught your attention, or you may have wondered how a certain case unfolded.

RECOMMENDATIONS:

Please come prepared to add to a list of topics to cover at the training session.