



2009 Neighborhood Planning Annual Report



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Community Services Division
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Revisiting Neighborhoods Project – *NEW!*

“Revisiting Neighborhoods” simply means Neighborhood Planning facilitates a neighborhood engagement effort to reconnect with neighborhoods that have completed a neighborhood planning project. **Please click the “Neighborhood Information” link for details on each project.**

In 2009, Neighborhood Planning completed four revisiting projects with the following neighborhoods:

▪ Meadows Addition

- Visit the [Meadows Neighborhood Information](#) page for more revisiting effort details.
- Met from March 2009 through October 2009
- Meadows is located at the southeast corner of 18th St. and Jupiter Rd. – [see map](#)
- Staff attended meetings to discuss and identify the neighborhood’s goals. The neighborhood wanted to focus on clean-up projects, organize a crime watch, and neighborhood activism.
- Hosted **two clean-up projects**:
 - One – on May 16, 2009 (cancelled due to rain)
 - One – on August 15, 2009
- Held **two writing workshops** to draft a neighborhood brochure
- Hosted a **National Night Out** (NNO) Event – October 13, 2009

▪ Village Creek

- Visit the [Village Creek Neighborhood Information](#) page for more revisiting effort details.
- Met from July 2008 through October 2009
- Village Creek is located at the east of Hwy 75 and divided by E. Parker Rd. – [see map](#)
- Staff attended the association’s monthly meetings intermittently from July 2008 through October 2009 for the revisiting project.
- Developed a **neighborhood survey**
- Hosted a **block party** in Shawnee Park – May 19, 2009
- Hosted a **National Night Out** (NNO) Event – October 13, 2009

▪ Stratford Estates

- Visit the [Stratford Estates Neighborhood Information](#) page for more revisiting effort details.
- Met from April 2009 through October 2009
- Stratford Estates is located as the southeast corner of Park Blvd. and Custer Rd.
- Hosted a **Neighborhood BBQ/Spring Meeting** –June 6, 2009
- Stratford Estates is located at the southeast corner of Park Blvd. & Independence Pkwy. – [see map](#)
- CIP Program completed **alley reconstruction** behind Cloisters Way
- CIP Program completed **new screening wall** along 15th St.
- **Resident Initiatives**: Installed the “Stratford Estates” entryway sign and partnered with Calloway’s Nursery for the Good Neighborhood Yard-of-the-Month Program
- **Ongoing Resident Initiatives**: Developed a contract referral database for residents, an association website, and promoted a home security system!

▪ Douglass Community

- Visit the [Douglass Neighborhood Information](#) page for more revisiting effort details
- Met from June 2009 through September 2009
- Douglass is located at the southeast corner of 14th St. and F Ave. – [see map](#)
- Staff (Planners, Neighborhood Police Officers, and Property Standards Specialists) followed up on several property standards, transportation, traffic circulation, and quality of life issues.
- New developments regarding the Douglass Community Center motivated residents to postpone the “revisiting effort;” the effort should reconvene in 2010.

Neighborhood Plans

In 2009, the Neighborhood Planning Program completed two Fast-Track plans for the following neighborhoods:

- [Cross Creek Neighborhood](#) (February 2009 through June 2009)
- [Caddo Park Neighborhood](#) (August 2009 through November 2009)

These projects started as Full-Scale plans but transitioned to Fast-Track plans at the neighborhood's request.

Community Outreach

Every year, Neighborhood Planning works with the **Plano Homeowners Council (PHC)** to enhance the program's presence in Plano neighborhoods. Neighborhood Planning attends PHC meetings, forums, and boot camps to share and exchange information and to remain informed about activities and changes impacting Plano neighborhoods.

Since 2007, Neighborhood Planning has contacted the **Plano Independent School District (PISD)** to inform the administration of the city's actions and efforts in Plano neighborhoods. At the beginning of each planning project, staff invites PISD to attend meetings and exchange information about a project area in an effort to enhance stakeholder participation in the neighborhood planning project.

Neighborhood Enhancement Tool (N.E.T.) Program

Neighborhood Planning worked throughout 2009 to develop a neighborhood evaluation model, which is a new method designed to help staff select neighborhood project areas more objectively and strategically. If approved, this new method will allow the city to evaluate the conditions of Plano neighborhoods; help identify target areas for city service and resource allocation, and measure a neighborhood's progress on an annual basis. The program's efforts are centered on an Indicator Tool. The tool will show areas in Plano that have a combined concentration of crime, property standards, and housing stability impediments. After a project area is chosen, staff will conduct a process consisting of research, neighborhood engagement, and corrective action to complete a N.E.T. Program project. Staff developed a pilot project that was discussed in October 2009. Staff is in the process of making adjustments to the analysis; once the revised analysis is complete, a final report will be developed and discussed in early 2010.

Neighborhood Planning Program Manual

Since the Neighborhood Planning Program's inception in 1998, processes and procedures have changed and evolved. As a result, staff began developing a guide or manual explaining the standard operating procedures and functions of the program. Most importantly, in the absence of the lead Neighborhood Planner, anyone administering the program should be able to use the manual as a guide to perform duties, facilitate functions, follow procedures, assist customers, and find information. Manual development began in late 2009 and will be concluded in 2010.

Revisiting Neighborhoods Process Manual

Since revisiting with neighborhoods is becoming more frequent, staff recognized the need to standardize the revisiting process by focusing on the following framework: overall structure, project length, pre-developed print material, and community projects. Manual development began in late 2009 and was completed in January 2010.

Plano Quick Link

In June 2009, Neighborhood Planning activated the Plano Quick Link – www.planquicklink.org. The online resource offers a one-stop shop to help residents find specific city service information more quickly. The city's main Web site has more than 2,500 pages of information, so searching through the array of information can become overwhelming. Plano Quick Link features the most frequently asked questions by residents to find HOA information, report property standards complaints, file a traffic enforcement request and much more. The site is designed to route residents to information needed. The site will be updated every four to six months to ensure information is current and relevant.

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Section One: Completed Full-Scale Plans

The neighborhood plans listed below are complete. Please note, Stratford Estates, Meadows Addition, and Village Creek neighborhoods successfully completed revisiting projects culminated by October 13 National Night Out events – see **updated** neighborhood information pages! **Please click the neighborhood information page links for more details!**

Stratford Estates (2008) - **Updated**

- [Neighborhood Information](#) page
- **Revisited** with this neighborhood to implement action plan objectives from April 2009 through October 2009

Thunderbird (2005)

- [Neighborhood Information](#) page
- *No updates in 2009*

Park Forest II (2005)

- [Neighborhood Information](#) page
- *No updates in 2009*

Ridgewood (2004)

- [Neighborhood Information](#) page
- *No updates in 2009*

Haggard Park (2004)

- [Neighborhood Information](#) page
- **Revisiting project planned for 2010**

Briarwood (2004)

- [Neighborhood Information](#) page
- *No updates in 2009*

Meadows Addition (2003) - **Updated**

- [Neighborhood Information](#) page
- **Revisited** with this neighborhood from March 2009 through October 2009

Dallas North Estates (2003)

- [Neighborhood Information](#) page
- **Revisiting project planned for 2010**

Plano Park (2003)

- [Neighborhood Information](#) page
- *No updates in 2009*

Armstrong Park (2001)

- [Neighborhood Information](#) page
- **Revisiting project planned for 2010**

Village Creek (2000) - **Updated**

- [Neighborhood Information](#) page
- **Revisited** with this neighborhood from July 2008 through October 2009

Old Towne (1999)

- [Neighborhood Information](#) page
- **Revisiting project planned for 2010**

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Section Two: Fast-Track Plans

This section is new to the Neighborhood Planning Program Annual Report! The Fast-Track planning process was established in 2005. Although Fast-Track planning projects are not presented to, considered, or adopted by City Council, Fast-Track projects are proving to be an integral component to the Neighborhood Planning Program's effort to stay connected with various types of neighborhoods throughout Plano. Since Fast-Track projects are occurring more frequently, an annual update of Fast-Track project actions and accomplishments will be provided in the Neighborhood Planning Annual Report. To date, the following projects have been completed:

Caddo Park (2009)

The Caddo Park Fast-Track planning project was completed in 2009. Caddo Park is located at the southwest corner of Parker Road and Custer Road. The Caddo Park project began as a Full-Scale project and the residents opted to transition to a Fast-Track planning project. View the [Caddo Park Report](#).

Cross Creek (2009)

The Cross Creek Fast-Track planning project was completed in 2009. Cross Creek is located at the northwest corner of Alma Drive and Baxter Drive. The Cross Creek project began as a Full-Scale project and the residents opted to transition to a Fast-Track planning project. View the [Cross Creek Report](#) and [Additional Information](#).

Spring Creek Parkway Estates (2008)

The Spring Creek Parkway Estates Fast-Track planning project was completed in 2008. The Spring Creek Parkway Estates neighborhood is located at the northwest corner of Spring Creek Parkway and Independence Parkway. View the [Spring Creek Parkway Estates Summary Plan](#).

Liberty Park (2007)

The Liberty Park Fast-Track planning project was completed in 2007. The Liberty Park neighborhood is located at the southwest corner of 15th Street and Independence Parkway. This neighborhood includes the Dallas North Estates HOA. View the [Liberty Park Summary Plan](#). View the [Dallas North Estates HOA website](#).

Silverwood (2006)

The Silverwood Fast-Track planning project was completed in 2006. The Silverwood Neighborhood is located at the northeast corner of 15th St. and Woodburn Corners. View the [Silverwood Summary](#) for more neighborhood project details.

Creekdale (2006)

The Creekdale Fast-Track planning project was completed in 2006. The Creekdale Neighborhood is located at the southwest corner of Legacy Dr. and Alma Dr. The neighborhood consists of two active mandatory homeowners associations: Creekdale and Russell Creek. Staff remains in contact with the neighborhood since the completion of the revisiting effort in April 2008. View the following documents for this neighborhood: 1) [Creekdale Fast-Track Planning Actions](#) 2) [Revisiting Project Notes](#)

Forman (2006)

The Forman Fast-Track planning project was completed in 2006. The Forman Neighborhood is located at the northeast corner of Shiloh Rd. and 15th St. No summary plan is available for this area.

Timber Brook Estates (2005)

The Timber Brook Estates Fast-Track planning project (the very first Fast-Track project) was completed in November 2005. Timber Brook Estates is located at the northwest corner of Jupiter Rd. and Timber Brook Dr. Timber Brook Estates has an active HOA.

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Section Three: Plans with Pending Projects

The Douglass Community, Park Forest, and Clearview Neighborhood Action Plans all have projects that have not been completed at this time. The pending Engineering and/or Parks and Recreation projects are on hold due to budget constraints.

Since these action plans are adopted by City Council, staff will continue to provide annual updates until all approved neighborhood projects are complete.

Please note, Neighborhood Planning revisited with the Douglass Community in 2009 (see page 6 for details).

2009 Revisiting Project

From June 2009 through September 2009, Neighborhood Planning met with the Douglass Community on a monthly basis to assess the neighborhood's condition. Over four months, police officers enhanced patrol and enforcement efforts and Property Standards conducted a Saturday cleanup project and mowed overgrown vacant properties throughout the community. The revisiting process revealed that apathy was a prominent concern challenging the Douglass Community. Historically, the Douglass Community is known as an African American community; however, due to the neighborhood revitalization efforts of the City of Plano Housing Rehabilitation Program, Habitat for Humanity and House on the Corner, the present-day Douglass Community is greatly diverse in age, race, gender, and culture. These demographic changes are presenting new opportunities and challenges for the Douglass Community. Staff will continue to work with Douglass to ensure the neighborhood's sustainability.



The [Douglass Community Action Plan](#) was adopted by City Council in 2002. In June 2009, Neighborhood Planning revisited with the Douglass Community to address pending and new neighborhood concerns.



Pending Projects

Objective	Cost	Responsibility
Develop Douglass Community Park	\$200,000 (preliminary estimate)	Parks & Recreation

Pending Project Status Updates

- ❖ As noted in the 2007 annual report, Parks & Recreation acquired the land for the **Douglass Community Park** (site outlined in red on map). In 2008, Parks & Recreation met with consultants from Thompson Landscape Architects as well as the Douglass Community Residents Group to discuss park plans. As a result of the 2009 Bond Referendum, funding is available to develop the park. The consultants have completed a schematic plan for the park; however, the project is currently on hold due to budget constraints. No funding is currently available in the city's general fund to maintain the park once it's developed.

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Ongoing

Objective	Cost	Responsibility	Status
Neighborhood policing	Staff Time	Neighborhood Police	Ongoing

Completed

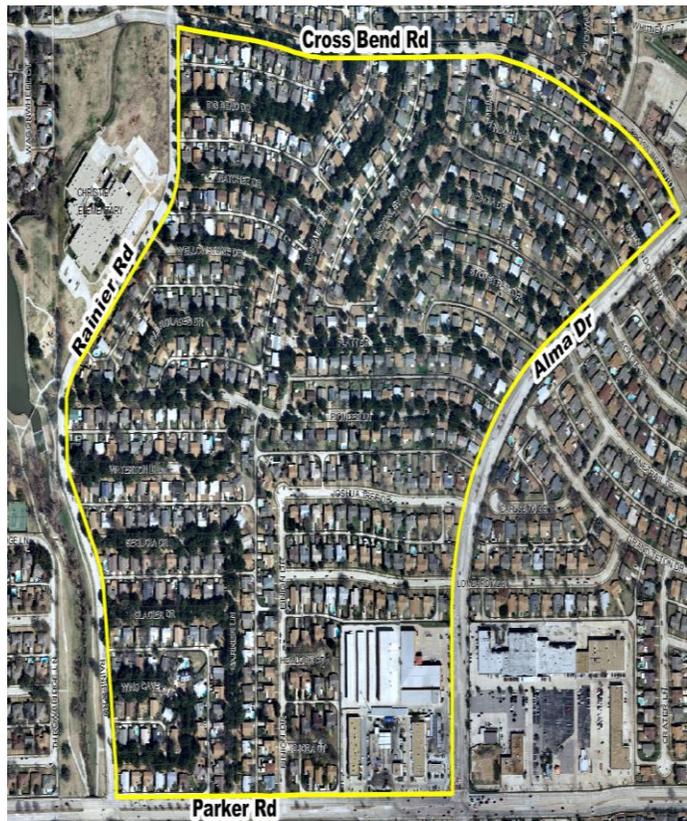
Objective	Cost	Responsibility	Status
Sidewalks along F Avenue	\$100,000	Engineering	Completed
Mitigate neighborhood speeding	N/A	Residents/ Transportation Engineering	Some speeding alleviated due to narrowing of F Avenue. Increased police enforcement
Install sign toppers	\$1,650	Neighborhood Planning	Completed
Alley abandonment	N/A	Douglass Community	Completed
Acquire land for park improvements	\$135,000	Parks & Recreation	Completed

Other

Objective	Cost	Responsibility	Status
Construct sidewalks throughout the community	\$100,000	Engineering	Requires easements from residents. Engineering cannot construct sidewalks until residents provide easements.

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The [Park Forest Neighborhood Action Plan](#) is one of the more recent neighborhood projects. The project started in 2005 and projections indicate that the major projects will all be completed by 2008. This particular project requires efforts from the Parks & Recreation and the residents in the Park Forest neighborhood.



Pending Projects

Objective	Cost	Responsibility
Install additional lights along pathway in Big Lake Park	\$8,000-12,000	Parks & Recreation

Pending Project Status Updates

- ❖ On April 9, 2009, Parks & Recreation staff met with residents who live adjacent to Big Lake Park to review the plans for lighting the pathway as well as other park improvements. Thirty to forty residents attended the meeting and those in attendance opposed the lighting around Big Lake Park or anywhere along the trail. Therefore, **lighting is no longer part of the planned improvements**. Improvements that are still planned include trail overlooks, tree planting, stone border around the pond, fishing pier, and aesthetic enhancements to the street bridges at Cross Bend Drive and Deerfield Drive. These improvements are tentatively scheduled for 2011 (depending on budget conditions).

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Ongoing

Objective	Cost	Responsibility	Status
Maintain the existing tree canopy by replacing dead or dying trees	N/A	Residents	Ongoing (Resident Initiative)
Ensure that neighborhood streets, alleys, and sidewalks are well maintained. Work with the City of Plano Public Works Department to complete an inventory of existing conditions and necessary repairs	Staff Time	Public Works	Public Works inventories the condition of all streets, sidewalks, alleys, and screening walls on a 3 to 4 year schedule
Report and enforce property standards issues	Staff Time	Residents/ Property Standards	Ongoing (Resident Initiative)
Provide an opportunity for neighbors to get to know one another by organizing an annual block party	N/A	Residents	Ongoing (Resident Initiative)
Request a survey of neighborhood trees by City of Plano Urban Forester to identify and inventory neighborhood trees. Meet with the City of Plano Urban Forester to review the survey results and to learn about tree care and maintenance	Staff Time	Residents/ Parks & Recreation	The City's Urban Forester inventoried the neighborhood then met with residents to discuss the current tree inventory and maintenance
Conduct a periodic review to ensure that these parks continue to meet the needs of a changing neighborhood demographic	N/A	LRP staff/ Residents/ Parks & Recreation	Ongoing

Completed

Objective	Cost	Responsibility	Status
Ensure that streets and sidewalks are well lit. Evaluate existing street lighting to make certain that it meets minimum city distance standards. In cases where lighting is obscured by the tree canopy, work with property owners to get these trees trimmed	Staff Time Approx. \$3,000 per light, if warranted (existing budgets)	Residents/ Engineering	Completed – Additional lights not warranted
Improve compliance with Property Standards by educating residents about the Top Ten Code Violations	Staff Time	Property Standards	Completed
Repair damage to the playground equipment at Chisholm Trail Park	Existing Parks Budget	Parks & Recreation	Two playgrounds have been replaced
Treat for fire ants around Big Lake Park, especially under the benches	Existing Parks Budget	Parks & Recreation	Treated for fire ants

Objective	Cost	Responsibility	Status
Seek funding to offset the cost of buying trees by participating in the KPB Matching Grant Program and/or the Plano Parks Foundation's Matching Grant Program	Existing Budgets	Resident	Resident Initiative
Promote home ownership by sending a targeted mailer about the City of Plano First Time Homebuyer's Program to rental properties in the neighborhood	Staff Time Approx. \$150 from CDBG Funding	Neighborhood Services	Completed
Encourage home maintenance by educating residents about the City of Plano Housing Rehabilitation Program	Staff Time	Neighborhood Services	Resident Initiative
Promote broader recognition of Park Forest's name and boundaries with the installation of sign toppers in the neighborhood	Sign Toppers – Approx. \$1,500 (from existing Neighborhood Planning Budget)	Residents / Neighborhood Planning	Completed (in late 2006)

Other

Objective	Cost	Responsibility	Status
Reduce crime and increase an overall sense of peace and safety in the neighborhood by forming a neighborhood crime watch group	N/A	Residents	Too few residents are willing to participate in the neighborhood crime watch program. The goal has not been completed
Improve sense of community and neighborhood cohesiveness by forming neighborhood association	N/A	Residents	At this time, residents do not want to form a neighborhood association
Protect the residential character of the neighborhood from cut-through traffic and speeding, while maintaining convenient access to and across major arterial streets by working with the City of Plano Safe Streets Program	Staff Time	Residents/ Transportation Engineering	The only investigation request received in the last couple of years in that area is Cross Bend Road from Alma Drive to Rainier Road. Safe Streets did heavy enforcement and then mailed out a temporary plan to the residents. The temporary plan failed due to lack of response. There was a 46% response rate on the survey, and Safe Streets requires at least 50% response from the neighborhood. Of those that responded, 76% were in support of the temporary plan

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Resident Initiatives

The Clearview Neighborhood hosted an end-of-the-year neighborhood picnic in August 2009. The Clearview Neighborhood Association President continues to inquire about the Clearview Park Revitalization project on behalf of the neighborhood. The neighborhood has been informed the project is still pending due to budget constraints. For more information about the neighborhood, view the [Clearview Neighborhood website](#).



The [Clearview Neighborhood Action Plan](#) was adopted by City Council in August 2007. The Clearview Park Revitalization project is the only pending project for this action plan. Please review project status updates for more details.



Pending Projects

Objective	Cost	Responsibility
Clearview Park Revitalization Plan	\$675,000	Parks & Recreation

Pending Project Status Updates

- ❖ The Clearview Park Revitalization Plan was included in the May 2009 Bond Referendum, which passed; however, the project is still on hold due to budget constraints. Clearview Park improvements include:
 - Enhance park playground equipment to provide equipment appropriate for more age groups.
 - Create a more inviting environment by adding shade structures and trees.
 - Establish the park as a neighborhood focal point – update pavilion and shade seating areas.
 - Ensure Clearview Park complies with current ADA regulations.

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Ongoing

Objective	Cost	Responsibility	Status
Maintain the existing tree canopy by replacing dead or dying trees	N/A	Residents	Ongoing (Resident Initiative)
Ensure that neighborhood streets, alleys, and sidewalks are well maintained. Work with the City of Plano Public Works Department to complete an inventory of existing conditions and necessary repairs	Staff Time	Public Works	Public Works inventories the condition of all streets, sidewalks, alleys, and screening walls on a 3 to 4 year schedule
Report and enforce property standards issues	Staff Time	Residents/ Property Standards	Ongoing (Resident Initiative)
Provide an opportunity for neighbors to get to know one another by organizing an annual block party	N/A	Residents	Ongoing (Resident Initiative)
Request a survey of neighborhood trees by City of Plano Urban Forester to identify and inventory neighborhood trees. Meet with the City of Plano Urban Forester to review the survey results and to learn about tree care and maintenance	Staff Time	Residents/ Parks & Recreation	The City's Urban Forester inventoried the neighborhood then met with residents to discuss the current tree inventory and maintenance
Conduct a periodic review to ensure that these parks continue to meet the needs of a changing neighborhood demographic	N/A	LRP staff/ Residents/ Parks & Recreation	Ongoing

Completed

Objective	Cost	Responsibility	Status
Ensure that streets and sidewalks are well lit. Evaluate existing street lighting to make certain that it meets minimum City distance standards. In cases where lighting is obscured by the tree canopy, work with property owners to get these trees trimmed	Staff Time Approx. \$3,000 per light, if warranted (existing budgets)	Residents/ Engineering	Completed – Additional lights not warranted
Improve compliance with Property Standards by educating residents about the Top Ten Code Violations	Staff Time	Property Standards	Completed
Repair damage to the playground equipment at Chisholm Trail Park	Existing Parks Budget	Parks & Recreation	Two playgrounds have been replaced
Treat for fire ants around Big Lake Park, especially under the benches	Existing Parks Budget	Parks & Recreation	Treated for fire ants

Objective	Cost	Responsibility	Status
Seek funding to offset the cost of buying trees by participating in the KPB Matching Grant Program and/or the Plano Parks Foundation's Matching Grant Program	Existing Budgets	Resident	Resident Initiative
Promote home ownership by sending a targeted mailer about the City of Plano First Time Homebuyer's Program to rental properties in the neighborhood	Staff Time Approx. \$150 from CDBG Funding	Neighborhood Services	Completed
Encourage home maintenance by educating residents about the City of Plano Housing Rehabilitation Program	Staff Time	Neighborhood Services	Resident Initiative
Promote broader recognition of Park Forest's name and boundaries with the installation of sign toppers in the neighborhood	Sign Toppers – Approx. \$1,500 (from existing Neighborhood Planning Budget)	Residents / Neighborhood Planning	Completed (in late 2006)

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Neighborhood Action Plans List

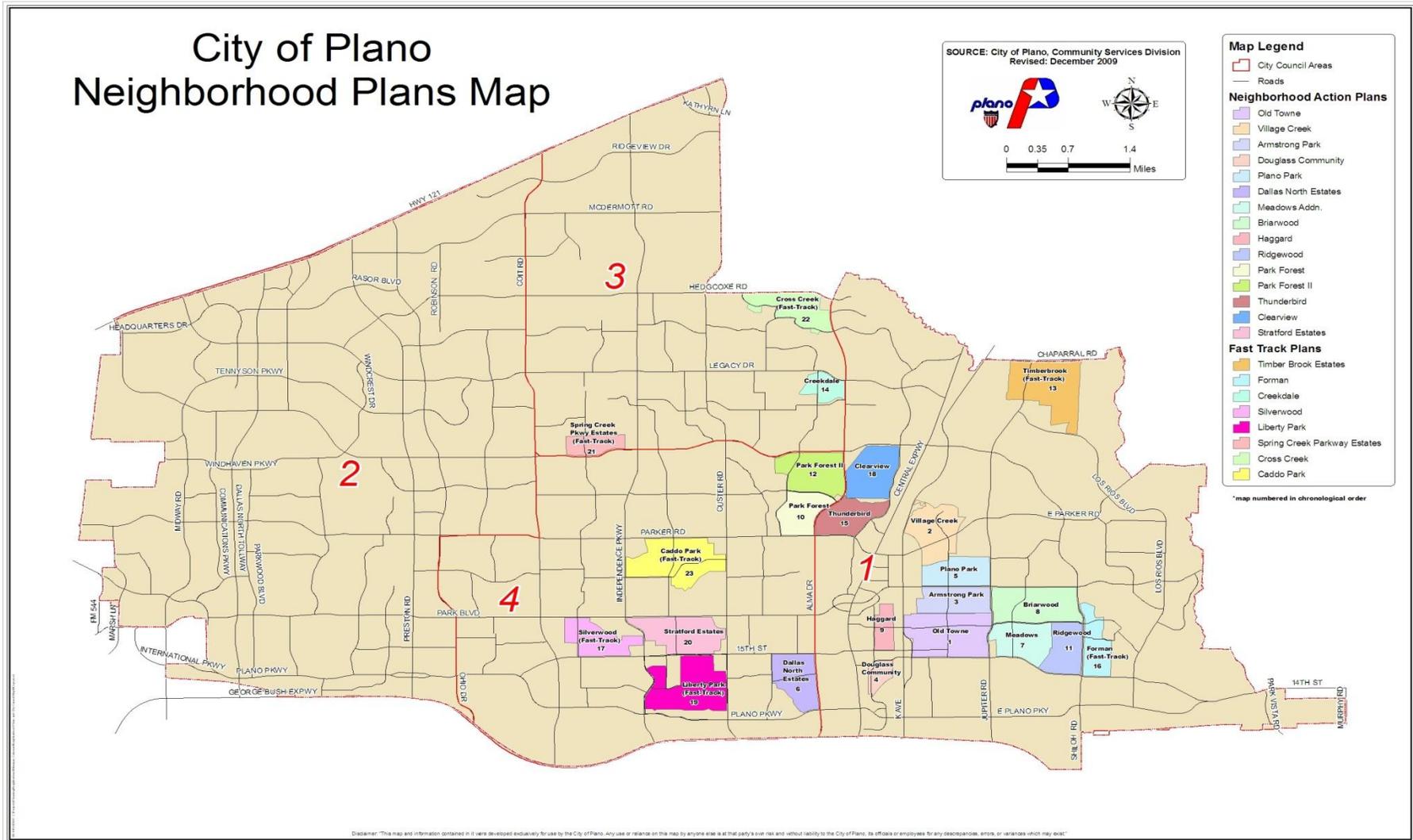
All Neighborhood Action Plans (Fast-Track and Full-Scale) are listed in chronological order

Neighborhood Action Plans	Date Completed (Adopted by Council)	Resolution
Old Towne	8-23-1999	99-8-24(R)
Village Creek	5-22-2000	2000-5-31 (R)
Armstrong Park	4-9-2001	2001-4-14(R)
Douglass Community	11-11-2002	2002-11-14(R)
Plano Park	3-18-2003	2003-3-5(R)
Dallas North Estates	9-22-2003	2003-9-49(R)
Meadows Addition	10-14-2003	2003-10-19(R)
Briarwood	5-24-2004	2004-5-23(R)
Haggard Park	6-28-2004	2004-6-26(R)
Ridgewood	12-21-2004	2004-12-34(R)
Park Forest	1-24-2005	2005-1-26(R)
Park Forest II	9-26-2005	2005-9-31 (R)
Timber Brook Estates	(Fast-Track) 2005	N/A
Thunderbird	9-26-2005	2005-9-32(R)
Forman	(Fast-Track) 2006	N/A
Creekdale	(Fast-Track) 2006	N/A
Silverwood	(Fast-Track) 2006	N/A
Clearview	8-27-2007	2007-8-27(R)
Liberty Park	(Fast-Track) 2007	N/A
Stratford Estates	8-25-2008	2008-8-14(R)
Spring Creek Parkway Estates	(Fast-Track) 2008	N/A
Cross Creek	(Fast-Track) 2009	N/A
Caddo Park	(Fast-Track) 2009	N/A

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Neighborhood Plans Map

Click [HERE](#) for map in PDF format



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Neighborhood Planning Program Overview

Over the past 40 years, Plano has been home to the fastest growing population in the Metroplex. Careful city planning helped to guide this growth and development, resulting in the city we know today. However, the City of Plano is approaching its growth capacity, and the focus of planning efforts must therefore shift from future growth and development to redevelopment and revitalization.

One key element in developing strategies for redevelopment and revitalization is the [Neighborhood Planning Program](#). Established in 1998, the City of Plano Neighborhood Planning Program has the following goals:

1. Guiding redevelopment and revitalization.
2. Providing opportunities to improve the quality of life.
3. Protecting neighborhood residences and existing businesses from decline.
4. Coordinating services by bringing attention, focus, and problem-solving resources to neighborhoods.

To achieve these goals, Neighborhood Planning embraces a strategy of cooperative problem-solving and mutual responsibility. Neighborhood Planning is an opportunity for citizens to shape the type of neighborhood they would like to live in and their overall quality of life. By creating a forum for citizen involvement in addressing the neighborhood's issues through the Neighborhood Planning Program, we enable creative problem solving and a spirit of teamwork between the city and the neighborhood.

Residents participating in the Neighborhood Planning Program use a systematic planning process to develop a Neighborhood Action Plan, which is a set of recommendations that identifies the visions, goals, objectives, and strategies to address neighborhood priorities and guide city service decisions.

Beginning in 1998, the Neighborhood Planning Program established the Full-Scale Plan, which was designed to last over the course of four to six months and target older areas of Plano. In 2005, the City of Plano decided to take a more proactive approach to rising community issues by creating the Fast-Track Plan. The Fast-Track Plan was created to pre-empt the types of issues the older areas of Plano were beginning to see. Generally, a Fast-Track Plan lasts four to six weeks, which allows time for the city to educate and communicate with the residents in the designated area(s).

To date, 15 neighborhoods have completed Full-Scale Neighborhood Action Plans and 8 neighborhoods have completed Fast-Track plans.

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Two Types of Neighborhood Action Plans

The [Neighborhood Action Plan](#) is the document created by residents to focus attention on areas that need improvement or issues that need to be addressed in a neighborhood. The action plans will act as a guide to address the discovered issues.

There are two different types of action plans: **Full-Scale Plans** and **Fast-Track Plans**. Full-Scale Plans are developed through a set of meetings with residents and other stakeholders over the course of four to six months. These plans generally target older areas of Plano that are experiencing a greater number of issues that are age-related.

In order to establish an action plan, the Neighborhood Planning Program forms a partnership between the city and area stakeholders. The city respects residents, business owners, and other stakeholders in the neighborhood as experts on their neighborhood. By drawing on the resident's skills, we can help ensure that the neighborhood plan most accurately represents the wants and needs of the neighborhood.

A **Full-Scale Plan** begins with a series of meetings. Staff conducts a "*visioning process*" with the neighborhood to establish how residents envision the future of their neighborhood. Recommendations generally represent the consensus of the stakeholders (residents, business owners, citizens, organizations and institutions, and city departments) who have participated in drafting the plan. The visioning process typically includes the following topics:

1. Land use, zoning, and neighborhood character
2. Transportation and traffic
3. Housing
4. Environment
5. Crime and safety
6. History
7. Quality of life

Through this series of meetings, the neighborhood and their assigned Neighborhood Planner will develop a Neighborhood Action Plan. The time frame for completing each Neighborhood Action Plan varies with the level of neighborhood participation and topics discussed; a typical plan is completed in approximately four to six months.

On the other hand, the **Fast-Track Plan**, which was developed in 2005 as an alternative to the Full-Scale Action Plan, is structurally different. The Fast-Track Plan is an option for newer neighborhoods beginning to see some symptoms of aging but not in need of a Full-Scale Plan. Fast-Track planning organizes neighborhoods to identify and overcome common neighborhood concerns with a survey and series of meetings.

Common concerns are typically associated with property standards, disruptive street parking, stray animals, and traffic safety within the neighborhood. The Fast-Track planning process focuses on educating citizens and collaborating with other organizations. This process generally lasts four to six weeks.

The Fast-Track planning process includes meetings to:

1. Assess the neighborhood and conduct surveys to identify concerns;
2. Compile the survey and discuss the results;
3. Introduce city department representatives that will help resolve neighborhood concerns; and
4. Summarize and review concerns and solutions.

The final product is a summary report that provides the neighborhood with demographic data, survey results, city services descriptions, contact information, and reporting procedures.

Neighborhood Planning Program Web site

[Home page](#)

- Browse the Neighborhood Planning Program Web site

[Recent Projects](#)

- Neighborhood Planning projects completed since 2006 are available on this page! View web pages created during projects, see links directing you to action plans, summaries, or reports written for projects, and view Plano Television Network (PTN) video clips for Full-Scale planning projects!

[Revisiting Projects](#)

- Browse this page for more information about the past, current, and future projects.

[Full-Scale and Fast-Track Action Plans](#)

- Browse this page to see a list of all plans (Full-Scale and Fast-Track) and read an overview of the two types of plans.

[HOA Information](#)

- Need to register your homeowners association (HOA) or neighborhood association (NA) in the city's voluntary online contact database? Need to find an HOA's contact information? View this site!

[Plano Homeowners' Council](#)

- View this page to be directed to the Plano Homeowners' Council Web site!

[Resources](#)

- Need more information? View this page for direct access to the Plano Quick Link, the HomeSmart Knowledgebase, Plano Housing Authority, the Resident Services Guide, a Guide to Forming Neighborhood Associations, and much more!

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