

November 2009

Caddo Park Report



Developed by the Caddo Park Neighborhood

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Executive Summary

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The Caddo Park Neighborhood (located at the southwest corner of Parker Road and Custer Road) began meeting with city staff on August 6, 2009. From August through November 2009, staff held 8 meetings to discuss neighborhood conditions. The planning process began as a Full-Scale planning project. However, after the educational phase of the planning project, the Neighborhood Planning Team (residents and staff) decided to transition to a Fast-Track planning project (click link for [two types of plans](#)). Ultimately, the Neighborhood Planning Team chose to write a report of experiences, findings, and recommendations. The Caddo Park Report will highlight the following:



- Neighborhood Goals
- Neighborhood Background
- Planning Process – Methodology
- Neighborhood Vision Statement
- Project Accomplishments
- Public and Private Investments
- Recommendations and Requests
- Neighborhood Forecast

Neighborhood Goals

The Caddo Park Neighborhood established the following goals:



Sustain a quality neighborhood while supporting its growth and change

Protect the integrity of the neighborhood through home maintenance and code enforcement

Promote awareness of emerging erosion concerns to all homeowners and work with the City to preempt major problems

Guard the sense of neighborhood safety by enhancing police patrol to combat high-speed traffic on residential streets

Physical Characteristics

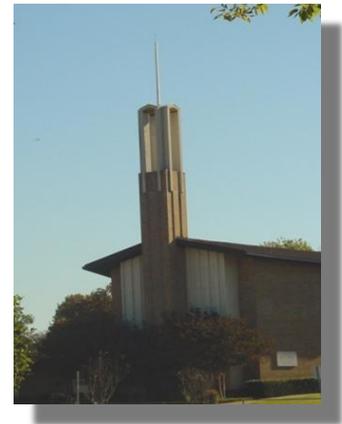
Caddo Park, a well-maintained and sustaining neighborhood, is bounded by Parker Road to the north, Parkhaven Drive and Stone Creek Drive to the south, Custer Road to the east, and Independence Parkway to the west ([click here for neighborhood map](#)). There are approximately 920 housing units in the subdivisions (Park Blvd Estates West 2-A, Park Blvd. Estates West 2-B, University Estates 2-1, University Estates 2-2, Teakwood Estates, Stone Creek, and Town Bluff Condos) that make up the area designated as the Caddo Park Neighborhood ([click here for subdivision map](#)).

History

The development of the Caddo Park neighborhood began in the early 1970's. Some existing neighborhood residents recall moving to the area when Custer Road was a two-lane blacktop (asphalt) street, and Armstrong Parkway (now Independence Parkway) was the western border of Plano. The Caddo Park neighborhood was originally owned by Mary Katherine and Sally Owens by way of a 2,302.30 acre [land grant](#) issued on June 20, 1860. Before the Texas Revolution, this area (and most of Plano) was occupied by branches of the Caddo Indians (hence the name of the present day neighborhood park). Beginning in 1971, the neighborhood was subdivided and developed as follows: Park Blvd. Estates West 2-A and Park Blvd. Estates West 2-B were both developed by Providence Park Inc. in February 1971 and March 1972 respectively; Nickey Naumovich began developing University Estates 2-1 and 2-2 in February 1972; Robert S. Folsom started developing the Stone Creek subdivision in March 1973; Kendrick Development developed Teakwood Estates in December 1976; and Towcon Properties Inc. started developing the Town Bluff Condominiums in July 1981.

Public Spaces and Community Features

This family oriented neighborhood consists of a neighborhood park, a church (Church of Jesus Christ of Latter-day Saints) and several schools. Caddo Park (located north of Davis Elementary) features a walking trail and an abundance of open space, which is often utilized for recreation or as a sports practice field. The Caddo Park Neighborhood falls within Plano Independent School District Attendance District 23 ([see map](#)). PISD Attendance District 23 includes Davis Elementary, Haggard Middle School, Vines High School, and Plano Senior High School.



Demographics and Trends

The Caddo Park Neighborhood demographic trends are consistent with most neighborhoods in Plano; the neighborhood is aging and becoming more diverse. Of the 142 survey responses, 34% of respondents have lived in the neighborhood for more than 25 years. Surprisingly, the second largest group of respondents (24%) was residents who have lived in Caddo Park 0-5 years. The 24% of respondents could be an indication that younger families are moving to the neighborhood because of its proximity to employment centers, schools, and major highways. In fact, 51 survey respondents indicated they have children attending a school in the area and of those respondents, 37% have children attending Davis Elementary.

The 1990 and 2000 Census data show some of the following changes have occurred over the past 20 years: the neighborhood’s population has declined; there has been an increase in the occupation of housing units and an increase in homeownership, and household income exceeding \$100,000 increased significantly in Caddo Park. The 2000 Census data is the most current demographic information available. Demographic changes in the Caddo Park Neighborhood will be further explained following the completion and release of the 2010 Census data. Please review the [Caddo Park Demographic Profile](#) for more details.

Zoning

Caddo Park Neighborhood includes Single Family, Multifamily, and Two Family Residential zoning. Retail, Neighborhood Office, and General Office zoning surrounds the exterior of the neighborhood. ([Click here for zoning map](#)).

Residential Zoning	Year Built
SF-9 Single Family Residence – 9	1970s
MF-2 Multifamily Residence – 2	
<ul style="list-style-type: none"> Laurel Ridge Apartments PD-119 	1970s
<ul style="list-style-type: none"> Townbluff Condominiums 	1980s
2F-Two Family Residence (Duplex)	
<ul style="list-style-type: none"> Duplexes along Townbluff Dr. 	1970s
<ul style="list-style-type: none"> Duplexes along Teakwood Ln. 	1970s

Non-Residential Zoning	Existing Businesses
R-Retail (NE & NW corners of Caddo Park Neighborhood) <ul style="list-style-type: none"> “R” districts are intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. 	Tom Thumb, Kroger, Hallmark, Little Caesar’s, Schlotzsky’s
PD- 87 O-1-Neighborhood Office (NW corner) <ul style="list-style-type: none"> “O-1” districts are intended to provide for low-rise, garden-type office development providing professional, medical and other office services to residents in adjacent neighborhoods. O-1 districts shall have principal access to major thoroughfares and may serve as an area of transition between residential and high-intensity non-residential uses. 	Edward Jones
S-196, S-215, S-280 “S” indicates Specific Use Permits <ul style="list-style-type: none"> S-196 – Private Club (Ordinance No. 92-7-40) S-215 – Commercial Antenna Support Structure (Ordinance No. 93-2-12) S-280 – Commercial Antenna Support Structure (Ordinance Nos. 2000-3-29 and 95-2-44) 	Check City of Plano Zoning Ordinance for Details
O-2-General Office (NE corner) <ul style="list-style-type: none"> “O-2” districts are intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities. 	Currently unoccupied and available for lease

Selection Process

Before the Caddo Park project began, staff met with Property Standards and Police departments to discuss the conditions in the area. Staff assessed 12 months of property standards and police statistics to try to determine neighborhood conditions. After the initial assessment, Neighborhood Planning determined Caddo Park to be good candidate for a planning project and initiated contact with residents from the area.

Outreach

An introductory letter and a survey were mailed to 920 housing units ([click here for survey results](#)). 142 survey responses were received, which is a 15.4% survey response rate. Staff kicked off the Caddo Park planning project on August 6, 2009 with over 30 residents. The first 4 meetings, which were educational meetings, included the kick-off meeting; a meeting with Police Neighborhood Police Officer (NPO) and Crime Prevention (CP) Units; Property Standards; and Residential Traffic Safety, which consisted of Transportation Engineering and Police Traffic Unit. The last four meetings involved planners meeting with residents to deliberate on lessons learned, the content for the Caddo Park project report, and how the project should conclude.

Click links for meeting notes and the project schedule.

- [August 6 Notes](#)
- [August 20 Notes](#)
- [September 3 Notes](#)
- [September 17 Notes](#)
- [Caddo Park Project Schedule](#)

Project Conclusion

At the October 15 meeting, the Neighborhood Planning Team (residents and city staff) discussed options of drafting a project report instead of an action plan. Residents agreed that the educational phase of the process was invaluable. Additionally, residents stated the importance of documenting what occurred during the project, but did not feel it was necessary to produce an action plan that needed to be presented to the Planning & Zoning Commission or City Council. The final meeting was held on November 12, 2009 where residents approved the Caddo Park Report.

The report will be utilized as an informational tool because it summarizes current conditions, documents action that occurred during the neighborhood project, and it should be used to guide future plans and activity for the Caddo Park Neighborhood.

Neighborhood Vision Statement

The Caddo Park residents envision a neighborhood that:

- Embraces increasing age and income diversity
- Works to become more of a community through neighborly action
- Matures overtime while maintaining its character and value.

Project Accomplishments

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Property Standards

From August-October 2009 there were 68 property standards cases opened (14 of which were complaints and the remainder were staff inspections). As of mid-October, 47 code violations were resolved and 21 cases were pending resolution. Of those 47 cases, 26 cases were high grass/weed and 2 cases were abated at \$30/abatement. Please review the [Staff Report](#) for more details.



Public Works

Erosion Control

During a meeting in mid-August, residents requested Public Works remove vegetation in Pittman Creek south of Parker Rd., which included homes in the Stone Creek subdivision that abut Pittman Creek. Public Works removed the vegetation growing through the existing gabion rock walls to ensure wall sustainability.

Action Item	Location	Cost	Request Date	Outcome
Erosion Control	Pitman Creek	\$4,789	8-18-09	Issue Resolved

Pothole Repair

During a meeting, Caddo Park residents requested the City repair various potholes on Pinehurst Drive. Public Works dispatched workers to repair the potholes. Residents were informed that temporary repairs are conducted with asphalt. However, permanent pavement repairs are planned for FY09-10 for Caddo Park through the City's Capital Reserve Funds Program.

Action Item	Location	Cost	Request Date	Outcome
Potholes filled	Pinehurst Drive	Minimal repairs in 2 locations (staff time)	9-9-09	Being Maintained

Pavement Improvements

During a neighborhood meeting, residents from the Townbluff Condominiums requested Public Works assess a broken curb and buckled sidewalk. After meeting residents at the site, Public Works issued a work order to relieve the pressure that was causing the sidewalk to bow. Staff reported an expansion joint was sawed to relieve tension; curb repairs will be conducted during upcoming maintenance improvement projects.

Action Item	Location	Cost	Request Date	Comments
Repair sidewalk and curb	2822 Townbluff Dr. (Townbluff Condos)	Staff Time	8-31-09	Issue Resolved

Transportation Engineering

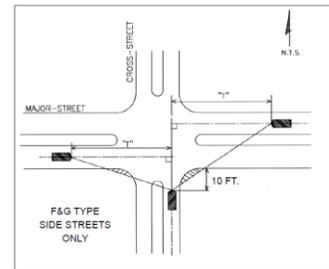
Sign Installation

In a neighborhood meeting in mid-August, residents requested staff install signs to warn motorists along Parkhaven Dr. that they are approaching speed cushions. Four (4) signs were installed at \$877 (this cost includes materials, equipment, and time & labor).

Action Item	Location	Cost	Request Date	Outcome
Speed Cushion Sign Installation	Along Parkhaven Dr.: eastbound west of Greywood Ln; eastbound west of Kyle Dr; westbound west of Cherry Hill Dr.; westbound east of Cherry Hill Dr.	\$877	8-17-09	Issue Resolved

Visibility Assessments

During a neighborhood meeting, residents requested staff to check driver visibility at four different locations (see chart below). Transportation Engineering checked visibility using the City's new [Thoroughfare Standards](#) (Section VI pgs. 28-30) criteria for Type F and G roadways intersecting arterials and determined the sight lines at all intersections met criteria.



Action Item	Location	Cost	Request Date	Outcome
Visibility Assessments	Roundrock at Parker Rd.; Hilltop at Parker Rd; Parkhaven Rd at Custer Rd; Stone Creek at Custer Rd.	Staff time	8-20-09; 9-3-09	No Action Beyond Assessment

Police Department Traffic Unit

From August-October 2009, 69 citations were issued along the perimeter of or within close proximity of the Caddo Park neighborhood. Citations issued include but are not limited to: speeding, stop-sign running, red light running, illegal turns, expired vehicle inspection or registration, and minors in consumption of alcohol. Between August-October 2009, there were two (2) accidents (1-northbound on Custer Rd. at Parker Rd. and 1- northbound on Custer Rd. between Parker Rd. and Tree House Ln.) For more details, please see the [Citations Database](#).



The table below indicates action taken to address residential traffic safety concerns mentioned at neighborhood meetings.

Action Item	Location	Cost	Request Date	Outcome
Speed Trailer Unit deployed	Southbound of Roundrock @ Sierra	Staff Time	9-24-09 to 10-05-09	Traffic Unit monitored traffic approaching southbound on Roundrock from Parker Rd.
Data Collector deployed	Teakwood (2200 block)	Staff Time	9-23-09 to 10-1-09	The following stats were collected: total of 11,540 vehicles surveyed in one week (both directions; 85 th percentile was traveling at 33mph; average speed was 25mph
Speed Trailer Unit deployed	Teakwood (2200 block)	Staff Time	10-5-09 to 10-12-09	This speed trailer was deployed after the data collector
Data Collector deployed	Pinehurst Dr, Lakeview Trail, and Winterplace Cir.	Staff Time	10-20-09 to 10-27-09	The following stats were collected: total of 18,255 vehicles surveyed in one week (both directions; 85 th percentile was traveling at 35mph; average speed was 27mph

Public and Private Investments

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Capital Reserve Funds (CRF) Program

In FY09-10, The City of Plano will begin street, alley, and sidewalk maintenance repair projects planned for the Caddo Park area. Project costs are estimated at \$47,500.



Community Investment Program (CIP) Projects



There are future plans to replace waterlines in the Caddo Park Neighborhood through the City of Plano's Community Investment Program. Water line replacements will occur in the following locations (see map below): Teakwood Lane-from Independence Parkway to Roundrock Trail; Teakwood Lane-from Canyon Valley Trail to Custer Road; Roundrock Trail-from Parker Road to Teakwood Lane; Plateau Drive-from Canyon Valley Trail to Roundrock Trail; and Canyon Valley Trail-from Teakwood Lane to Parker Road. Construction is projected to begin in 2011.



Private Investments

Between October 2008 and October 2009, 69 building permits at a value of \$5000 or more were issued in the Caddo Park Neighborhood. The sum of these private investments equaled \$866,246. [View the Caddo Park Building Permits Map](#) for more details.

Caddo Park residents made the following requests and recommendations:

Installation of a Live Screening Wall

During the development of the project report, residents requested the installation of a masonry screening wall along Parker Rd. between Custer Rd. and Independence Pkwy. Residents were informed that the City does not retrofit a neighborhood with screening walls but only repairs or reconstructs a screening wall that was built during development. As a result, residents pursued the more cost effective and affordable alternative of installing a live screening wall (bushes or shrubs). Engineering and Parks & Recreation departments researched the possibility of installing a live screening wall. Residents were informed the undertaking of this type of project would be the sole responsibility of the neighborhood. The City would oversee and approve improvement plans, but that would be the extent of the City's involvement. At the October 29 neighborhood meeting, Parks and Recreation staff informed residents that the cost of installation for a live screening wall could range between \$24,000-\$41,000 (depending upon spacing) *estimates did not include irrigation or maintenance*. If decided, residents will take the initiative to pursue this opportunity.



FEMA Floodplain Changes Impact

During discussions to develop the project report, residents raised concerns regarding the new boundaries drawn for floodplains in Plano and how these changes were going to impact housing values, their ability to sell homes, and the cost of flood insurance. Staff from Engineering and Planning informed residents of the changes to the [FEMA 100-year floodplain map](#) and made the following recommendations: 1) consider acquiring flood insurance or 2) hire a land surveyor and begin the process to submit a [Letter of Map Amendment to FEMA](#).



Engineering staff informed residents that they will assist with the application process.

Channelized T-Intersection

At the residential traffic safety meeting, residents asked if channelized 'T' Intersections would benefit the Caddo Park neighborhood (in areas such as Canyon Valley Trl and Parker Rd. or Roundrock Trl. and Park Blvd.) Residents were informed that there are areas in Plano that might benefit from this type of traffic design, the following issues were considered:

- Traffic elements (such as design, capacity, and turning movements),
- Physical elements (such as traffic control devices), and
- Economic factors (such as cost of improvements, limited right-of-way abutting residential and commercial properties)

and staff determined channelized 'T' Intersections would not be feasible for the Caddo Park neighborhood or the surrounding community.

Caddo Park Lighting Improvements



During the Caddo Park planning project, Parks and Planning staff assessed Caddo Park because residents felt the bridge connecting the Caddo Park trail to Davis Elementary was not well-lit. After staff assessments, staff determined the ambient light from the adjacent building (Davis Elementary) as well as the lighting from the street should be sufficient for this area. Staff determined no action should be taken at this time.

Parking Issue and Street Width Concern

During a neighborhood meeting, residents mentioned concerns about on-street parking near the intersection of Roundrock Trail at Parker Road (see image right). Staff assessments revealed the intersection design needed to accommodate the left-turn maneuver required the street width on the west side to be less than what is typically standard. As a result, staff determined the only feasible solution is to prohibit parking near the intersection (at the request of the residents affected by the parking prohibition). Widening the street is not a feasible option because it would require the City to purchase additional right-of-way. Additionally, street widening is not a reasonable option because the problem is intermittent; when cars are not parked at this location, there is not a problem with traffic flow and there has not been an overwhelming issue with back-up, congestion, or collisions reported for this area.



Neighborhood Forecast

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Change

Caddo Park will continue to mature and the City of Plano will need to continue to track emerging social and economic trends in the area

Conditions

Housing conditions are sustaining but the city will need to continue to engage residents to ensure neighborhood sustainability and ongoing vitality

Opportunities

Although residents explicitly disapprove of the idea of high-density multi-family development surrounding the Caddo Park neighborhood, there might be opportunities to reinvigorate existing (underperforming) retail shopping centers



Acknowledgments

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This special thank you is attributed to the residents below as well as city staff who participated in the Caddo Park Neighborhood planning project! Residents provided feedback and recommendations by attending weekly neighborhood meetings, survey responses, e-mails, and phone calls; thanks for your hard work!

Zia Shamsy, resident
Cindy Miller, resident
Tom Common, resident
Kevin Geary, resident
Paul Johnson, resident
Beth George, resident
Barbara Coory, resident
Linda Oliver, resident
Wayne Beard, resident
Greg Hames, resident
Kristin Hames, resident
Rosemary Balentine, resident
Wilson Sparks, resident
Kay Sparks, resident
Lee Sherwood, resident
Mrs. Lee Sherwood, resident
Errol Rebello, resident
Ashley Wheeler, resident
Justin Wheeler, resident
Jon Scott, resident
Bobby Corgar, resident
Mike Ellsworth, resident
Patricia Kraatz, resident
Chris Schutz, resident
Alissa Schutz, resident
Mike Letzelter, resident
Tracy Letzelter, resident
Sarah Kiley, resident
Gary W. Kennedy, resident
Martha Kennedy, resident
Eric Wilson, resident
Jackie Wilson, resident
Darlene H. Parker, resident
Richard Gerke, resident
Mary Gerke, resident
Michael M Rich, resident
Ronald Knight, resident
Diane Knight, resident
Eric Baumgart, resident
Bethany Baumgart, resident
R.E. Eggerbrecht, resident

Stacey Davis, resident
Carlie Banks, resident
Kristi Ryan, resident
Tom Yoke, resident
Sherry Yoke, resident
Bill Monsees, resident
Inez Dublin, resident
Randy Wright, resident
Diana Wright, resident
Gordon Pence, resident
Murray Leaf, resident
Michelina Leaf
Rob Foster, resident
Ann Foster, resident
Norman Dyer, resident
Erica Andriano, resident
G Powers, resident
Sneila Kleinpeter, resident
William Rigsby, resident
Imogene Ross, resident
Robert Boyce, resident
Anita Boyce, resident
Robert Elliott, resident
Andy Gatewood, resident
Beverly Gatewood, resident
Marcia Moore, resident
Jim Spradley, resident
Alexis Zendejas, resident
Dr. Midgley, resident
Mrs. Jim Midgley, resident
Ronald G. Biddle, resident
Sandra Biddle, resident
Betty Smith, resident
Jon Hames, resident
Ronnie Nall, resident
Carolyn Nall, resident
Johnny Murph, resident
Rita Murph, resident
Steve Coleman, resident
Charles Kruger, resident
Lon Bara, resident

Dave Zeigler, resident
Liz Zeigler, resident
Patricia Thompson, resident
Frank Ziebell, resident
Charlotte Haney, resident
James Norris, resident
Susan Norris, resident
Frederick Hall, resident
Marylea Hall, resident
Larelle Fournier, resident
Amelita Ballard, resident
Robert Johann, resident
Ena Johann, resident
Marcie Taylor, resident
Tara Sassine, resident
Henry Venturoni, resident
Carol Venturoni, resident
Martha Kennedy, resident
Michelina Leaf, resident
Rita Murph, resident
Jerry Gleason, resident
Mike Soulakis, resident
Tracey Letzelter, resident
Christianne Herran, resident
Dora Fuller, resident
Carl Fischer, resident
Debbie Contoveros, resident
John Contoveros, resident
David Downs, resident
Kathleen Holmes, resident
D. Ann Foster, resident
James Ross, resident
Joseph Manica, resident
Roger Allen, resident
Karol Rice, resident
John 'Tony' James, resident
Jonathan D. Lovejoy, resident
James Higginbotham,
resident