



**A Better Neighborhood
Begins With You!**



Welcome to the Caddo Park Neighborhood Planning Project

Presented by Neighborhood Planners

Monique Coleman and Jon Hubach

August 6, 2009

Today's Agenda

- **Meet and Greet**
 - Get a name tag
 - Sign the sign-in sheet
- **Presentations**
 - Neighborhood Planning Program
 - Stratford Estates video clips!
 - Planning and Zoning Process
- **SWOT Exercise**
- **Announce next meeting**

Getting to know your neighbors!

Tell us who you are!

State the following:

- Your name
- The street you live on
- How long you've lived in the neighborhood



Caddo Park Neighborhood Planning Project Schedule

Location	Date & Time	Topic	Speaker(s)
Liberty Rec Center AB Room 2601 Glencliff Dr.	August 6, 2009 6:30PM – 8:00PM	Kick-off Meeting Introduce Neighborhood Planning Program SWOT Analysis	Monique Coleman, Neighborhood Planner Jon Hubach, Neighborhood Planner
Liberty Rec Center AB Room 2601 Glencliff Dr.	August 20, 2009 6:30PM – 8:00PM	Neighborhood Policing and Crime Prevention	Officer Richard Glenn, NPO Unit Officer Mark Dawson, CP Unit
Liberty Rec Center AB Room 2601 Glencliff Dr.	September 3, 2009 6:30PM – 8:00PM	Housing Conditions/Property Standards	Sherry Burton, Property Standards Specialist
Liberty Rec Center AB Room 2601 Glencliff Dr.	September 17, 2009 6:30PM – 8:00PM	Residential Traffic Safety	Rick Berry, Sr. Transportation Engineer Sachiko Huang, Transportation Engineer Lieutenant Jeff Wise, Plano PD Traffic Division
Plano Aquatic Center Classroom West 2301 Westside Dr.	October 1, 2009 6:30PM – 8:00PM	Discuss Action Plan	Monique Coleman, Neighborhood Planner Jon Hubach, Neighborhood Planner (Planners and Residents)
Plano Aquatic Center Classroom West 2301 Westside Dr.	October 15, 2009 6:30PM – 8:00PM	Review and Draft Action Plan	Monique Coleman, Neighborhood Planner Jon Hubach, Neighborhood Planner (Planners and Residents)
Plano Aquatic Center Classroom West 2301 Westside Dr.	October 29, 2009 6:30PM – 8:00PM	Finalize Action Plan	Monique Coleman, Neighborhood Planner Jon Hubach, Neighborhood Planner (Planners and Residents)
Plano Aquatic Center Classroom West 2301 Westside Dr.	November 12, 2009 <i>Tentative</i>	TBD	TBD
Plano City Hall Council Chambers 1520 Ave K	November 16, 2009 6:30PM – 8:00PM	Present Action Plan to Planning & Zoning Commission	Neighborhood Planning Team (Planners and Residents)
Plano City Hall Council Chambers 1520 Ave K	December 14, 2009 6:30PM – 8:00PM	Present Action Plan to City Council	Neighborhood Planning Team (Planners and Residents)

What is Neighborhood Planning?

Neighborhood Planning is a process that:

- Provides an opportunity for citizens to shape the type of neighborhood they would like to live in
- Embraces a strategy of cooperative problem-solving and mutual responsibility!
- Helps identify concerns in neighborhoods
- Discovers potential solutions to existing problems

City of Plano Neighborhood Plans Map

SOURCE: City of Plano, Long Range Planning Division
Revised: June 2009



Map Legend

- City Council Areas
- Roads

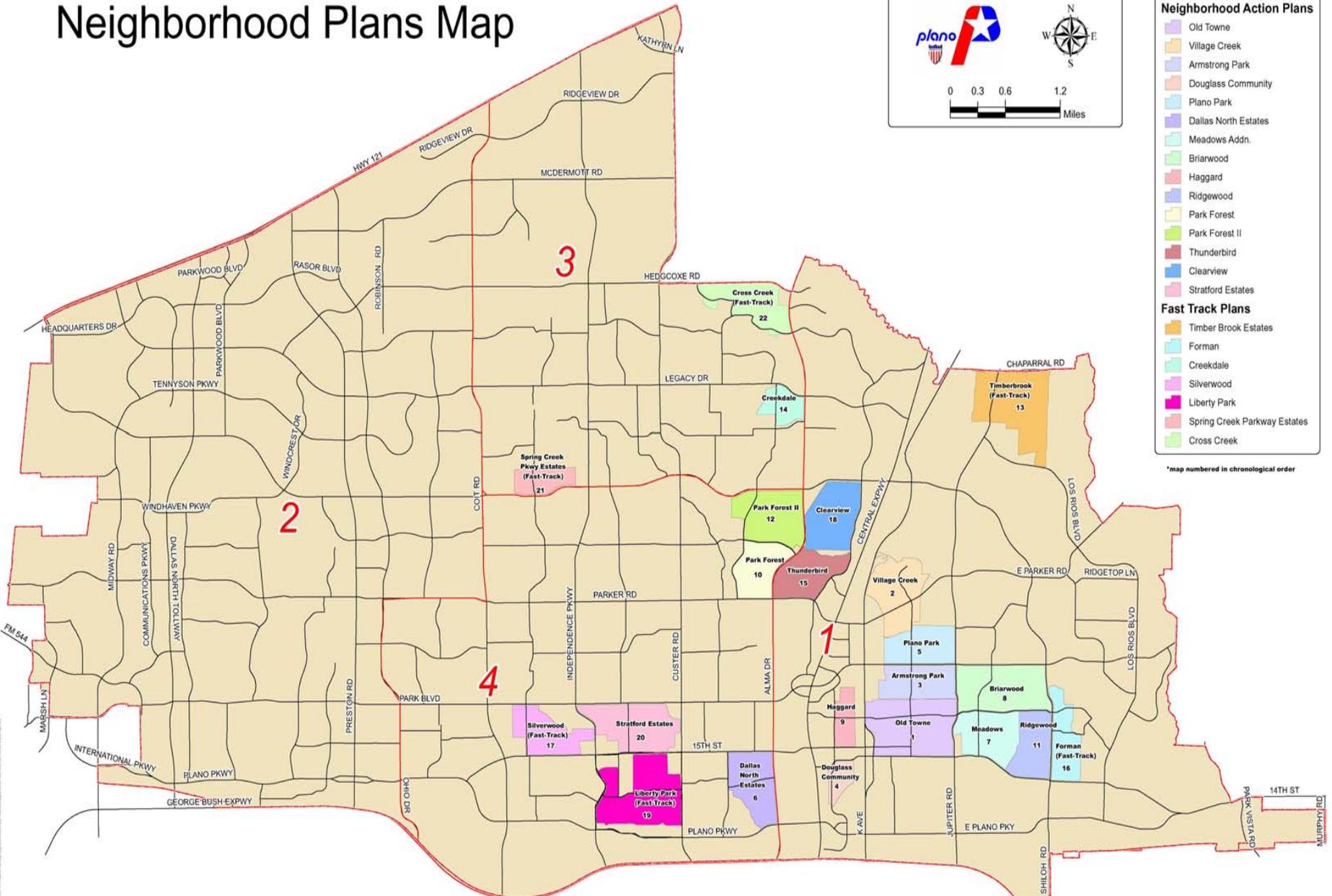
Neighborhood Action Plans

- Old Towne
- Village Creek
- Armstrong Park
- Douglass Community
- Plano Park
- Dallas North Estates
- Meadows Addn.
- Briarwood
- Haggard
- Ridgewood
- Park Forest
- Park Forest II
- Thunderbird
- Clearview
- Stratford Estates

Fast Track Plans

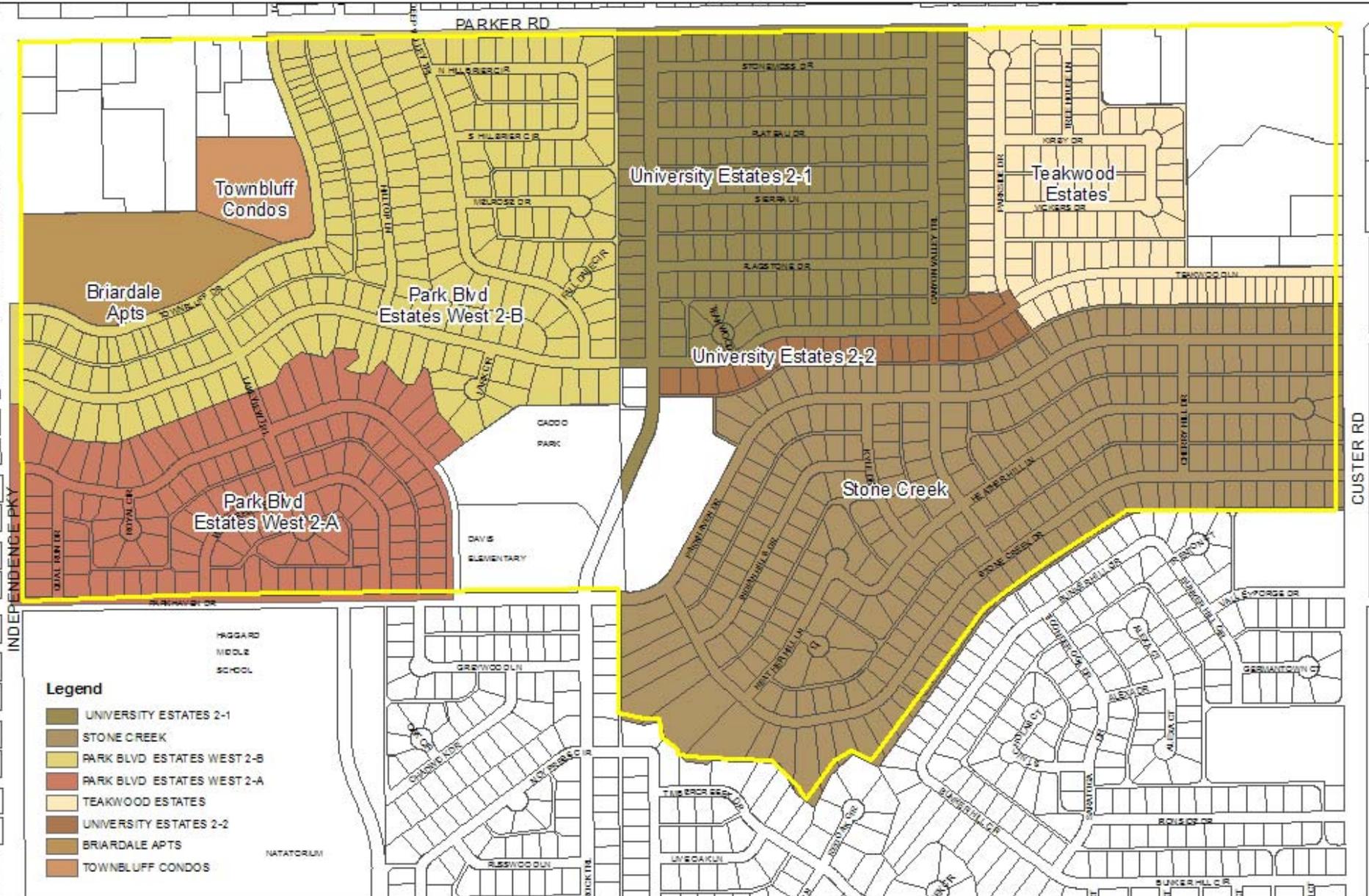
- Timber Brook Estates
- Forman
- Creekdale
- Silverwood
- Liberty Park
- Spring Creek Parkway Estates
- Cross Creek

*map numbered in chronological order



Disclaimer: This map and information contained in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at that party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or omissions which may exist.

Caddo Park Neighborhood Subdivisions



- Legend**
- UNIVERSITY ESTATES 2-1
 - STONE CREEK
 - PARK BLVD ESTATES WEST 2-B
 - PARK BLVD ESTATES WEST 2-A
 - TEAKWOOD ESTATES
 - UNIVERSITY ESTATES 2-2
 - BRIARDALE APTS
 - TOWNBLUFF CONDOS

PARKER RD

Caddo Park Phase 1

CADDO
PARK

DAVIS
ELEMENTARY

HAGGARD
MIDDLE
SCHOOL

GREYWOOD LN

TIMBERCREEK DR

STONEMOSS DR

PLATEAU DR

SIERRA LN

FLAGSTONE DR

TEAKWOOD DR

PARKHAVEN DR

ANDREW HILLS DR

FEATHER HILL LN

KYLE DR

FEATHER HILL LN

SLOKE CREEK DR

BUNKER HILL DR

VALLEY FORGE DR

CHERRY HILL DR

FRENCH CT

BUNKER HILL DR

VALLEY FORGE DR

GERMANTOWN CT

TREE HOUSE LN

KIRBY DR

VICKERS DR

TEAKWOOD LN

TOWNBLUFF DR

LAKESIDE TR

WATER PLACE CIR

ROYAL CIR

QUAIL RUN DR

PARKHAVEN DR

N HILLBRIER CIR

S HILLBRIER CIR

MELROSE DR

FALLOUT CIR

LARK CIR

CANYON VALLEY TRL

PARKSIDE DR

CUSTER RD

INDEPENDENCE PKY

TOWN

HILL

TEEP

ALBERTA

HILL

TEEP

HILL

Neighborhood Action Plans

- A Neighborhood Plan is a set of recommendations about how to improve a given area of a city. These recommendations are used to guide decision-makers in future projects pertaining to the neighborhood.
- Currently, we have completed:
 - 15 Full-Scale Plans
 - 7 Fast-Track Plans
- Visit [Neighborhood Action Plans](#) web page under the Neighborhood Planning Web site for details.

Neighborhood Resources

- [Resident Services Guide](#)
- [Guide to Forming Neighborhood Associations](#)
- Community Services
 - www.planoplanning.org – view for Neighborhood Planning Program site!
 - Plano Quick Link
 - www.planoquicklink.org
 - Plano HomeSmart Knowledgebase
 - www.planohomesmart.org

Setting Expectations

- What to expect from the [Caddo Park](#) planning project.
- Expect the following:
 - Information, education, empowerment
 - Partnership/network building
 - Enhanced sense of community P.R.I.D.E.
 - More City involvement and assistance with addressing community concerns and issues.

Stratford Estates Neighborhood

- [Kick-off Event video!](#)
- [Neighborhood BBQ video!](#)

City of Plano

Planning and Zoning Process

From a Citizen's Perspective:

- **City Planning** – creating long term **vision** and a **process** for achieving it over time. The vision is a “moving target” and adjustments are critical to the process.
- **Zoning** – delineation of districts, types land uses allowed and the standards size, bulk, and location of buildings.

“Answers” Planning Provides

- **What do we want from our city?**
- **How will we judge success?**
- **How will we know when new direction is needed?**

City Planning Tools

- **Comprehensive Plan**
- **Small Area/Neighborhood Plans**
- **Zoning Ordinance**
- **Subdivision Ordinance**
- **Community Investment Program**

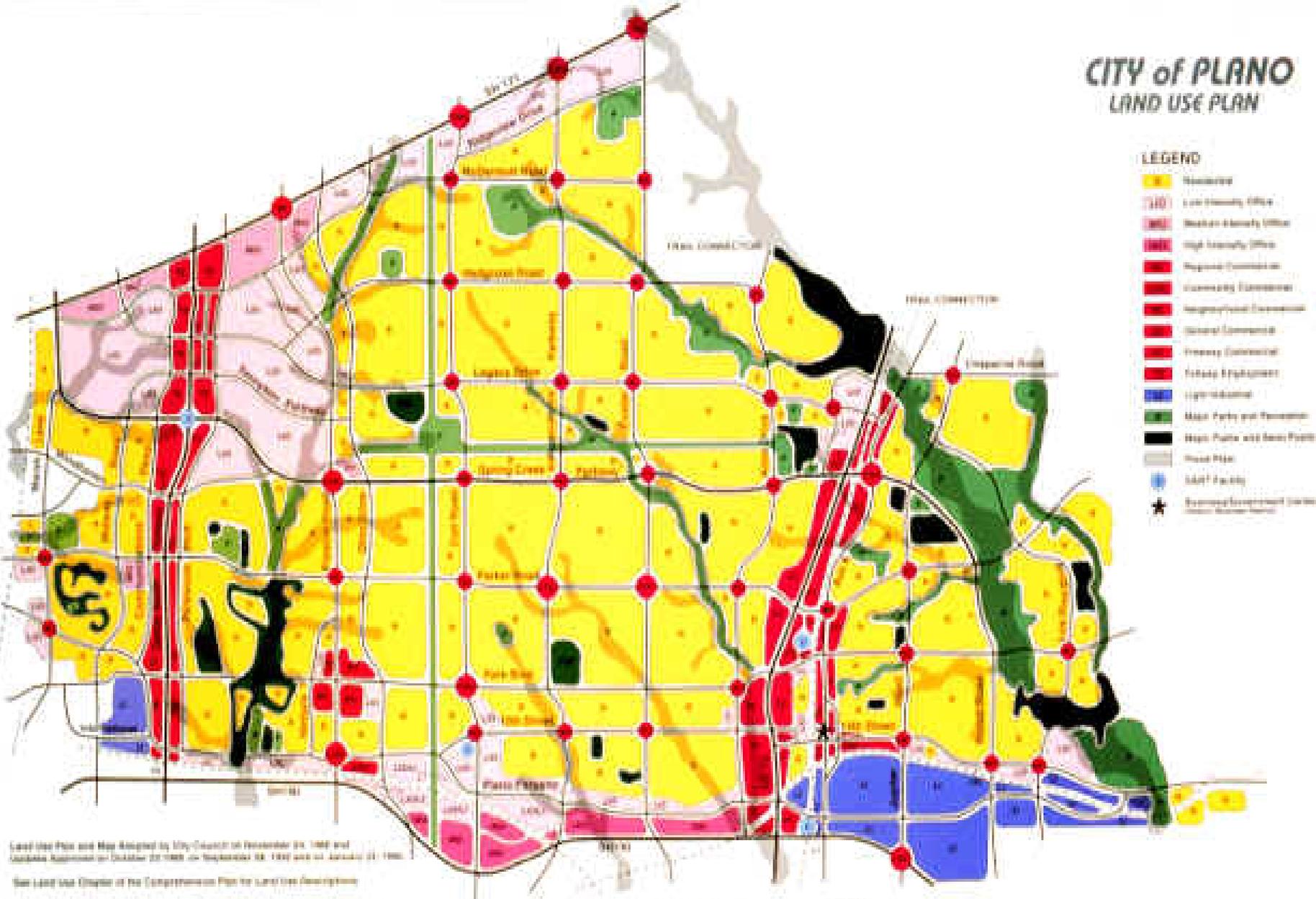
Comprehensive/General Plan

- **General guide for future growth, development and redevelopment**
- **Challenges and opportunities**
- **Various components – land use, transportation, design, public and private services, etc.**
- **Process-oriented**

CITY of PLANO LAND USE PLAN

LEGEND

- Residential
- Low Density Office
- Medium Density Office
- High Density Office
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- General Commercial
- Freeway Commercial
- Utility Equipment
- Industrial
- Mass Parks and Recreation
- Mass Parks and Open Space
- Road Right
- Golf Facility
- Economic Development Center



Land Use Plan and Map Adopted by City Council on December 24, 1988 and Ordinance Reapproved on October 22, 1989, on September 18, 1989 and on January 21, 1990.

See Land Use Chapter of the Comprehensive Plan for Land Use Descriptions.

*The Section of Wilby Road Between Parker Road and Park Boulevard is Subject to the Design and Development Planning Plan Submitted in Application Number 20-A-1543.



Plano's Plan

- **Physical environment**
- **Quality of life – public/private services & facilities**
- **Changing trends/conditions – local, regional, and national**
- **Transitions required in the future – adaptability**

Plano's Zoning Ord.

- **Legally enforceable document with rules and procedures necessary to ensure compliance.**
- **Private covenants and deed restrictions**
- rules established when a subdivision is platted (enforced privately through civil court)

In plain English

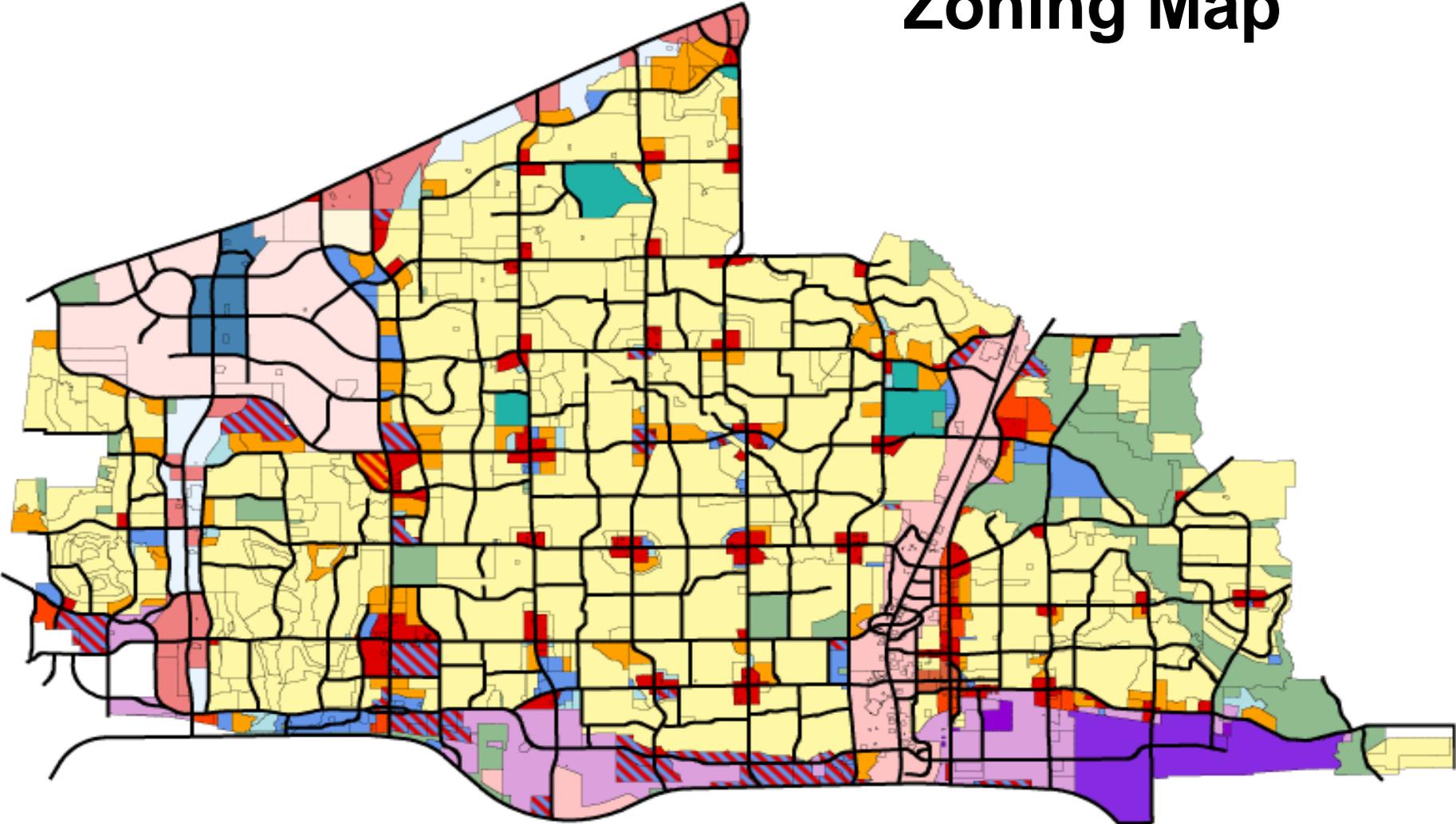
- **What goes where?**
- **How big can it be?**
- **How close can it be to other properties, streets, flood plains, etc.**
- **How can it be more attractive (within reason)?**

Zoning Ordinance

Development Standards

- **Minimum area, width and depth of lots**
- **Setbacks (from lot lines)**
- **Lot Coverage**
- **Height**
- **Parking Requirements**
- **Landscaping Requirements**

Zoning Map



Subdivision Ordinance

Necessary specifications to prepare raw land for development.

- **Streets**
- **Alleys**
- **Water**
- **Sanitary Sewer**
- **Stormwater Management**

Community Investment Program

PUBLIC IMPROVEMENTS SCHEDULE

- **Acquire sites and rights-of-way**
- **Construct public facilities & infrastructure**
- **Water & sanitary sewer – “pay as you go”**
- **Others generally require bond programs**

Common Zoning & Development Procedures

- **Rezoning – Changes to a property (P&Z & CC - public notices)**
- **Specific Use Permit – Use may be allowed after review. (P&Z & CC - public notices)**
- **Concept Plan – General development layout of large commercial tracts (P&Z -no notices)**
- **Prelim. Site Plan – Configuration site development (P&Z – no notices)**

We've heard it all

- **Family cemetery in a the back yard**
- **Annex the entire town of The Colony**
- **“Is this the ‘family planning’ department?”**
- **“Our lot is too small; can we build our pool cabana on the park land behind us?”**

Planning and Zoning

Q/A

SWOT Exercise

A group exercise that will help identify the following neighborhood characteristics for Caddo Park:

- Strengths
- Weaknesses
- Opportunities
- Threats

Questions/Comments?

- Announce next meeting
- Adjourn