

# MEADOWS ADDITION NEIGHBORHOOD ACTION PLAN



**PROUDLY PRESENTED BY THE RESIDENTS OF THE MEADOWS ADDITION NEIGHBORHOOD  
OCTOBER 2003**

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# Acknowledgements

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**EXECUTIVE  
SUMMARY**

The Meadows Addition is a mixed community consisting of “old-timer” owner residents who bought their homes when the subdivision was new (1960s) and the renters who have been moving into the neighborhood over the past two decades. Since December, 2002, planners and various City departments have been working with the residents of the Meadows Addition to ascertain how to best meet the needs of the neighborhood.

The Meadows Addition Neighborhood was selected to participate in the Neighborhood Planning Program because of the challenges facing the area. Through the use of traditional methods, such as surveys and neighborhood meetings, planners have gathered information on the residents’ hopes and concerns for their community. In a series of meetings, the Neighborhood Planning Team identified needs and desires of residents with regard to their neighborhood. The team then developed five goals and supporting objectives that help to define what the Meadows Addition residents are trying to achieve.

The table on the following page outlines the concerns and the goals of the Meadows Addition Residents:

## **MEADOWS ADDITION ACTION PLAN CONCERNS & GOALS**

<b>CONCERN</b>	<b>GOAL</b>
A large number of houses in disrepair	Maintain the quality of existing residential properties and reinforce a positive community image through the encouragement of rehabilitation and enforcement of property standards.
Excessive cars parked in street & speeding in neighborhood	Address issues of excessive vehicles on streets to assure safe and efficient mobility while protecting the stability of the neighborhood.
Too dark in alleys, streets and Shoshoni park	Improve and increase lighting to create a feeling of safety in neighborhood.
Trees one of strengths of neighborhood	Preserve neighborhood trees as part of the resources that contribute to the character and beauty of the neighborhood.
Stray animals running loose throughout neighborhood	Increase animal control patrols through neighborhood to remove stray animals and to promote feeling of safety for pedestrians.

This plan establishes a series of objectives that offer specific plans of action to help achieve the stated goals, and identifies the parties responsible for implementation. A matrix of cost and responsibility can be found in the back of this document.

There are no unbudgeted costs for implementing the Meadows Addition Action Plan.

## HISTORY & BACKGROUND

The Meadows Addition was built primarily in 1961 and 1962 by Centennial Homes. Long time residents describe the neighborhood in the early 1960's:

The Central Baptist Church, founded by Sylvester Matthews in 1961, originally met in a residential home, and then later in the Plano elementary school on 18<sup>th</sup> Street. The front building of the actual Church was built in 1962. At that time 18th Street ended coming from downtown east at the Cemetery and began again at the front door of the Church. Ridgewood was the extreme east. Meadows Additions ended at Debbie Drive with a few homes on 18th. Judy Street didn't go through to 14th, Jupiter and Shiloh weren't extended at that time, consequently muddy meadows, fields and woods surrounded the Church and a small area of new home development built by Centennial Homes called, "The Meadows". As they were finished each section was given a name, "High Meadows", "Enchanted Meadows". There were a few homes built to the West of Central developed by Herbert Hunt. The tales of the folks trying to navigate in their great new cars through the mud are wonderfully hilarious, typically human, involving large winches, mud and many lost shoes.



Figure 1 - Central Baptist Church under construction in 1962

Texas Instruments and Collins Radio employed about 50 - 70% of the people purchasing these homes, making the Meadows Addition the "bedroom" residential section of those particular corporations. Among them was the laconic engineer who developed the tools, that built the tools that made the micro - chips, an SMU Professor, a Paint Store Manager and Salesman and their lovely, well coiffed, make - up in place at all times, high heel and apron wearing, very much involved wives. The Church was important to the neighborhood and they among others were instrumental in financing and physically building it.

The neighborhood grocery store wasn't big, (located at Jupiter and 14<sup>th</sup> Street, where the bingo parlor is presently) and carried few groceries. Shopping was done in Garland, McKinney or Richardson and Dallas.

The Chamber of Commerce distributed maps that described Plano as "The Eyecatcher of Texas".

*Source: Dani Gaither, Meadows Resident*

## HISTORY & BACKGROUND (Continued)



Figure 2 - The house where the congregation met until the Baptist Church was completed in 1962.

### Another resident describes the neighborhood:

Our telephone was a party line when we first moved in, but later became switchboard operated. Our telephone numbers were three digits.

I worked at Collins Radio in Richardson which was a Long Distance call at the time. On August 10, 1961, the Plano Star Courier reported that “Direct Dialing to Dallas Ready Soon”. The project which cost an estimated \$200,000 according to a letter written to then City Manager, Elmo Drumb, would contribute to the improvement and betterment of the City of Plano.

There was a large working farm between our home and downtown Plano. One morning while sipping coffee on my back porch, a cow wandered across the backyard. At the time there was no Animal Control department, so we called the police and they took the cow away.

Elmo C. Drumb, who assumed his duties as City Manager on June 1, 1961, lived on our street and we were on first name basis with most of the City Council. The City of Plano police force consisted of four full-time police officer; Chief Otho Nitcholas, Assistant Chief J.B. Toler, and officers Dick Sheridan and R. L. Keaton.

Avenue K was known as Highway 5 and there was a roadside park near Fairview en route between Plano and McKinney. The posted speed limit on 5 was 70 mph, until September, 1960 when City Council approved a speed limit of 30 mph in hopes of slowing traffic and saving lives.

The west side of Plano consisted of Dallas North Estates; model homes opened in February, 1961. The remainder of West Plano was still undeveloped except for a few apartment buildings. In 1964 Herbert Hunt built his new venture called the Dallas North Research Park in “West” Plano.

There were five restaurants in East Plano in 1960; Hamburger Grill owned by John O’Neal, Dairy Mart owned by Jack Painter, Plano Dining Room owned by Al & Scooter England, Allman Ice Cream Parlor, and Dutchess Café. In July 1961 the Dairy Queen on 1410 K Avenue, owned by Lewis & Peggy Cowart, opened its doors to an enthusiastic crowd.

*Source: Art & Mary Harding, Meadows Residents*

**PURPOSE**

**THE PLANNING PROCESS**

The Meadows Addition Neighborhood Action Plan was developed by members of the Meadows Addition Neighborhood working in conjunction with the City of Plano Neighborhood Planning Program to define a vision for the future of the neighborhood. The Plan utilizes a strategic planning methodology to accomplish this vision through direct revitalization efforts and targeted action plans. The plan is based on the City of Plano Neighborhood Planning program initiated in 1998.

The Meadows Addition Neighborhood was selected to participate in the Neighborhood Planning Program because of the challenges facing the area, which were listed in the table on page two, and a demonstrated interest by the residents to improve their neighborhood. The planning effort began in December 2002 and meetings were held monthly through July 2003 to identify community issues and review the plan's progress.

Efforts at community outreach, an important facet of the planning process, included direct mailings, an e-mail distribution list, hand distribution of flyers and a neighborhood survey. Meeting notices were mailed to lot owners and targeted stakeholders. Neighborhood surveys (please see Appendix I), in both English and Spanish, were distributed to every home and apartment in the neighborhood.

In a series of meetings the Meadows Addition Neighborhood Planning team met with representatives from City departments to formulate action strategies. Information gathered in these meetings was used to help develop the goals contained in this plan.

## **VISION**

The vision for Meadows Addition includes an established neighborhood with large lots and neat and tidy homes. Streets are trash and graffiti-free and there are sidewalks throughout the tree-lined community. Traffic travels through the neighborhood at a safe speed ensuring pedestrian safety.

The residents of Meadows Addition envision a neighborhood with long-time residents who really care about the community. They see a neighborhood that is centrally located with well-lit streets.

The vision for Meadows Addition is that of a close-knit community where neighbors help neighbors, with an active neighborhood association in which people volunteer their time and resources to help improve the neighborhood. Members are informed and active in local issues, they help each other out because they know and care for each other, and they are committed to their community.

## NEIGHBORHOOD DESCRIPTION

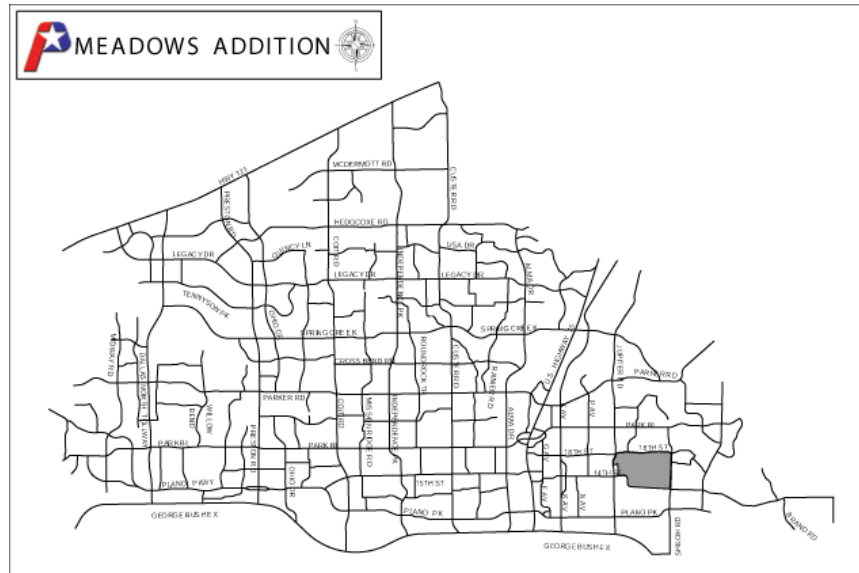


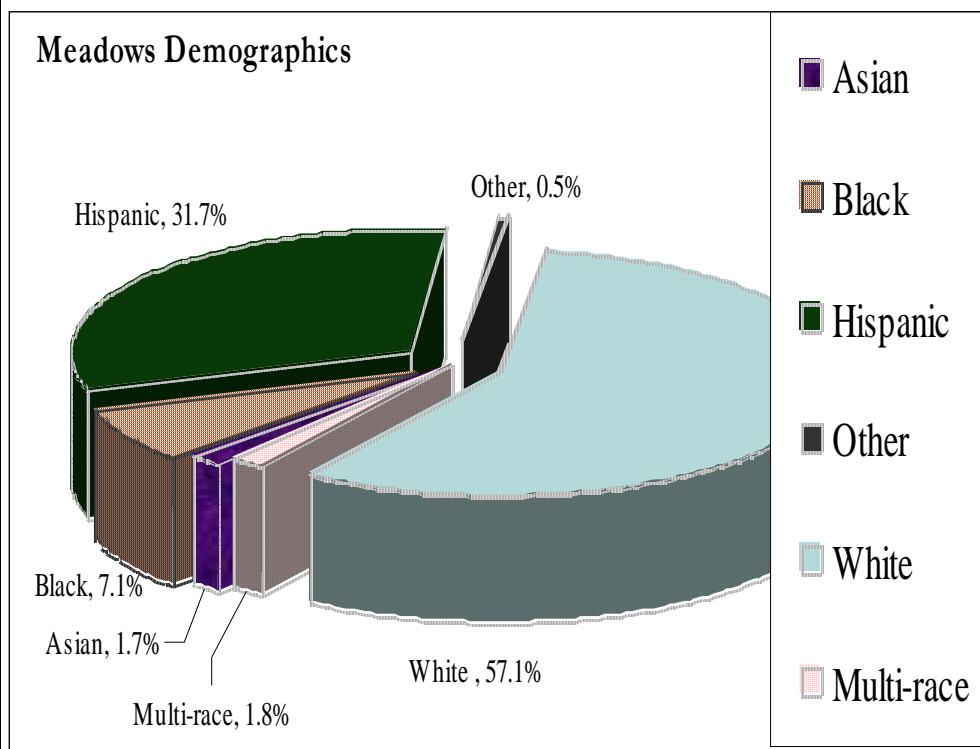
Figure 4 - Meadows Addition Locator Map

The neighborhood includes over 1,500 homes as well as the Meadows Elementary School and Shoshoni Park. The majority of the Meadows Addition neighborhood is zoned for single-family residential use (SF-7) with the exception of the apartments located south of 14<sup>th</sup> Street and north of Rigsbee Drive and the apartments on the northwest corner of Shiloh and 14th which are zoned for multi-family (MF-2). There are some smaller areas of the community zoned SF-6 and S-86, which is a specific use permit allowing for a private school (please see zoning map located in Appendix II).

## LAND USE AND ZONING

The Meadows Neighborhood is located about a mile east of Plano's historic downtown. The neighborhood is bounded on the north by 18<sup>th</sup> Street, on the south by 14<sup>th</sup> Street, on the west by Jupiter Road and on the east by Shiloh Road (See Figure 4).

**NEIGHBORHOOD  
DESCRIPTION  
(CONTINUED)**



**POPULATION AND  
DEMOGRAPHICS**

Census data for the Meadows Addition neighborhood indicate that the area is relatively stable. Of the 1,567 housing units, 1,509 (96%) are occupied. Over 60% of homes are owner occupied, which is in line with the City average of 69% owner occupied and 31% renter occupied.

Figure 5 – Demographic breakdown for Meadows Addition

There are some demographic changes occurring in the area; the 2000 U.S. Census shows that the neighborhood is home to a more diverse group of people than ever before. The demographics have changed dramatically over the past 20 years. The neighborhood has shifted from a primarily white neighborhood to a more diverse community. (See figure 5)

**NEIGHBORHOOD  
DESCRIPTION  
(CONTINUED)**

The age structure of the neighborhood is not following national trends, which indicate there are fewer children and more people 55 and over in neighborhoods. There are more children (27%) than the national average in the Meadows neighborhood. In keeping with national trends, there are a greater number of people from different races and ethnicities; today the neighborhood is 57% white, 32% Hispanic, 7% black, 2% Asian and 2% multi race.

The primary language in the community is English at 70%, followed by Spanish at 29%.

The 2000 U.S. Census indicates that the average household income for Meadows Addition was between \$25,000 and \$50,000 annually.

**NEIGHBORHOOD  
MAINTENANCE**

Homes in Meadows Addition were mostly built during the 1960s and early 1970s and many have been well maintained. However, there are a few concerns with poorly maintained homes and yards. There are also some infrastructure problems that need to be addressed. Some streets in the area need to be patched or repaved, as do some sidewalks and alleys.

Other areas do not drain properly, resulting in pools of standing water. This is especially a problem on Rigsbee at Meadows Drive.



Figure 6 – Example of successful street maintenance in Meadows.

**Goal:** Create a positive community image and instill community pride. Maintain and preserve the quality of the existing residential properties through the encouragement of rehabilitation and code compliance.

## NEIGHBORHOOD MAINTENANCE (CONTINUED)

**Objective:** Educate residents concerning the most common code violations and encourage strict enforcement of city codes. Improve compliance with city codes by encouraging residents to report violations to City departments.

**Objective:** Educate residents about the City of Plano Housing Rehabilitation Program to encourage home maintenance.



Figure 8 – Rehabilitated home in Meadows Addition



Figure 7 – Junked vehicle in Meadows Addition

**Objective:** Encourage residents to use City services by distributing educational materials in both English and Spanish.

**Objective:** Encourage residents to use City services by calling animal control for stray animal issues

## TRANSPORTATION

### Vehicle Access



Figure 9 – Street Repair in Meadows

The roads in the Meadows Addition neighborhood are generally in good condition. Repair work is underway in the few locations that need maintenance. There is concern about the number of cars parked on the street, which might impede emergency vehicle access.

There are many benefits of a pedestrian friendly environment, including a feeling of community and connection to the neighborhood, less automobile traffic, and safer streets. It is important for a neighborhood to be pedestrian friendly as this adds to the overall livability of an area. Families should be able to walk safely in their neighborhood. Children should be able to walk or ride their bikes safely to and from schools and parks. The elderly should be able to walk to and from mass transit.

In Meadows Addition, pedestrian facilities, with a few exceptions, are good; the neighborhood has a continuous network of sidewalks. However, some areas are not well lighted, creating a feeling that the area is unsafe.

**TRANSPORTATION  
(CONTINUED)**

**Goal:** Assure safe and efficient mobility for cars, trucks and pedestrians while protecting the stability of the neighborhood.

**Objective:** Work with the City of Plano Safe Streets program to minimize the speed and traffic volume.

**Objective:** Ensure streets, alleys and sidewalks are continuous, well maintained and unobstructed by surveying existing conditions and working with City of Plano Engineering and Public Works to address these concerns.

**Objective:** Ensure that streets and sidewalks are well lighted by evaluating dark areas and installing additional lighting where street light spacing does not meet current standards.

## **PRESERVATION OF NEIGHBORHOOD TREES**

Just as streets, sidewalks, public buildings and recreational facilities are a part of a community's infrastructure; neighborhood trees are important assets that require care and maintenance. The Meadows Addition residents have indicated that trees are important to the community.

**Goal:** Preservation of neighborhood trees as part of the resources that contribute to the character and beauty of the neighborhood.



Figure 10 – Tree lined Meadows street

**Objective:** Educate residents on tree maintenance and preservation by having the City of Plano Urban Forester attend a neighborhood meeting.

**Objective:** Develop a program to maintain the existing tree canopy by replacing dead or dying trees.

## AREA PARK

The Meadows Addition neighborhood is served by Shoshoni Park. Residents feel that overall the park is well maintained. They are satisfied with park size, location and park facilities.

**Goal:** Continue to maintain Shoshoni Park.

**Objective:** Keep Park free of trash and the grass mowed at all times.



Figure 11 – Shoshoni Park

## NEIGHBORHOOD IDENTITY

The Meadows Addition neighborhood lacks a positive identity. However, residents are proud of the diversity and history in their neighborhood and would like to develop a clear, recognizable identity.

**Goal:** Celebrate the diversity of the neighborhood while creating a unified feeling and identity for the neighborhood.

**Objective:** Use sign toppers to improve recognition of the neighborhood name and boundaries (see figure12).



Figure 12 – Meadows Addition sign topper

**Objective:** Promote the diverse cultures of the neighborhood and encourage neighbors to get to know one another through neighborhood block parties.

**Objective:** Encourage the currently dormant Neighborhood Association to resume meetings.

# Appendix I

Meadows Addition Neighborhood Action Plan: Implementation Matrix

Neighborhood Maintenance	Responsible Parties	Cost
<b>Goal:</b> Create a positive community image and instill community pride. Maintain and preserve the quality of the existing residential properties through the encouragement of rehabilitation and code compliance.		
<b>Objective:</b> Reduce the number of code violations in the neighborhood by educating residents concerning the most common code violations and advocating strict enforcement of city codes.	Residents/City of Plano Property Standards and Police Departments	Staff Time
<b>Objective:</b> Encourage home maintenance by educating residents about the City of Plano Housing Rehabilitation Program.	Residents/City of Plano Property Standards and Police Departments	Staff Time
<b>Objective:</b> Ensure that all residents know how to properly utilize city services by distributing educational materials in both English and Spanish.	Residents/City of Plano	Existing Budgets
<b>Objective:</b> Improve compliance with city codes by encouraging residents to report violations to City departments.	City of Plano Neighborhood Services	Staff Time
<b>Objective:</b> Improve compliance with bulk trash requirements by posting signs in the neighborhood to remind residents when bulk trash collection day is coming up.	City of Plano Neighborhood Services/Residents	Signs – existing Neighborhood Planning budget
<b>Objective:</b> Reduce number of stray animals in neighborhood by educating residents on animal control procedures.	City of Plano Animal Control/Residents	Staff Time

<b>Transportation</b>	<b>Responsible Parties</b>	<b>Cost</b>
<b>Goal:</b> Assure safe and efficient mobility for cars, trucks and pedestrians while protecting the stability of the neighborhood.		
<b>Objective:</b> Protect the stability and residential character of the neighborhood by working with the City of Plano Safe Streets program to minimize the speed and volume of cut-through traffic.	City of Plano Traffic Engineering (Safe Streets)	Existing Safe Streets Budget
<b>Objective:</b> Ensure streets, alleys and sidewalks are continuous, well maintained and unobstructed by surveying existing conditions and working with City of Plano	City of Plano Public Works	Approximately \$1.2 Million (from existing CIP budget)
<b>Preservation of Neighborhood Trees</b>	<b>Responsible Parties</b>	<b>Cost</b>
<b>Goal:</b> To preserve neighborhood trees as part of the resources that contribute to the character and beauty of the neighborhood.		
<b>Objective:</b> Create a strategy for preserving neighborhood trees by working with City of Plano Urban Forester.	Residents/City of Plano Parks Department	Staff Time
<b>Area Parks</b>	<b>Responsible Parties</b>	<b>Cost</b>
<b>Goal:</b> Continue to maintain Shoshoni Park.		
<b>Objective:</b> Continue to mow park and keep area free of debris.	Residents/ City of Plano Parks Maintenance	Staff Time

Neighborhood Identity	Responsible Parties	Cost
<b>Goal:</b> Celebrate the diversity of the neighborhood while creating a unified feeling and identity for the neighborhood.		
<b>Objective:</b> Improve recognition of the neighborhood name and boundaries by installing sign toppers.	City of Plano Neighborhood Planning	Sign toppers – approximately \$3,750 from existing Neighborhood Planning Budget
<b>Objective:</b> Celebrate the diversity of the neighborhood and encourage neighbors to get to know one another with block parties.	Residents	N/A

## Appendix I: Meadows Addition Survey Results

### Meadows Addition Survey Results

June, 2003

#### 1 How do you travel?

Auto	71
Bicycle	7
DART Light Rail	13
Bus/mass transit	1
Walk	18
Other	1
No answer	1

#### 2 Transport/traffic problems in neighborhood?

YES	50
NO	17
No answer	7

#### 3 What would increase your desire to walk/cycle?

Improved Lighting	44
Pedestrian/Bicycle paths	23
Speed bumps	34
Sidewalks	10
Pedestrian Crosswalks	9
Require that all animals be leashed	3
No answer	12

#### 4 Mark the appropriate box:

**A. It is convenient for me to get around on Dart:**

Strongly Agree	5
Agree	29
Disagree	20
Strongly disagree	8
No answer	12

**B. Crime is a serious problem in my neighborhood:**

Strongly Agree	9
Agree	17
Disagree	40
Strongly disagree	5
No answer	5

**C. The Neighborhood Police officer has been an asset to our neighborhood:**

Strongly Agree	10
Agree	34
Disagree	17
Strongly disagree	5
No answer	8

**D. City Government is responsive to our needs as a neighborhood:**

Strongly Agree	6
Agree	33
Disagree	17
Strongly disagree	8
No answer	10

**E. Overall, my neighborhood is clean:**

Strongly Agree	7
Agree	38
Disagree	20
Strongly disagree	11
No answer	0

**5 Do parks in your area meet your recreational needs?**

YES	63
NO	16
No answer	7
Don't know	0

**6 On average, how often do you visit a park?**

Daily	8
Weekly	18
Once/month	8
Few times/yr	20
Never	12
Other	5
No answer	4

**7 What do you like best about your neighborhood?**

Friends/Neighbors	22
Quiet	15
Lived here all my life	1
Good streets	3

Church proximity	1
Home	1
City's effort is showing	2
Cleanliness	6
Older residents	2
Safe	2
Stability	2
Affordable	1
Large Trees	5
Close to schools	2
Close to businesses	9
Don't like Neighborhood	8
No answer	11

**8 What 3 improvements would you most like to see in your neighborhood?**

Cleaner	9
Home improvement	20
Street improvements	10
Speed bumps and slower speeds	19
Sidewalks	1
More parking	6
More police	10
No drugs	
Better lighting	24
Leash laws	3
Restrict number of families in one house	8
Reduce loud vehicles and music	4
No answer	7

**9 In Plano, some home occupations, such as construction, auto repair, landscape services are prohibited in neighborhoods. Have you noticed any of these businesses operated out of people's homes?**

Yes	26
No	45
No answer	6

**If yes, what have you noticed?**

No problem	8
Extra daytime eyes	2
Increased Traffic	9
Equipment storage	11
Parking problems	15
Vehicle storage	13
Noise pollution	1
Many cars parked in front	2
Other	3
No answer	2

**10 What types of crimes concern you in your neighborhood?**

Auto theft	17
Burglary	34
Drugs	25
Juv crimes	33
Prostitution	2
Rape	8
Vandalism	38
Other	11
No answer	13

**11 How long have you lived in the neighborhood?**

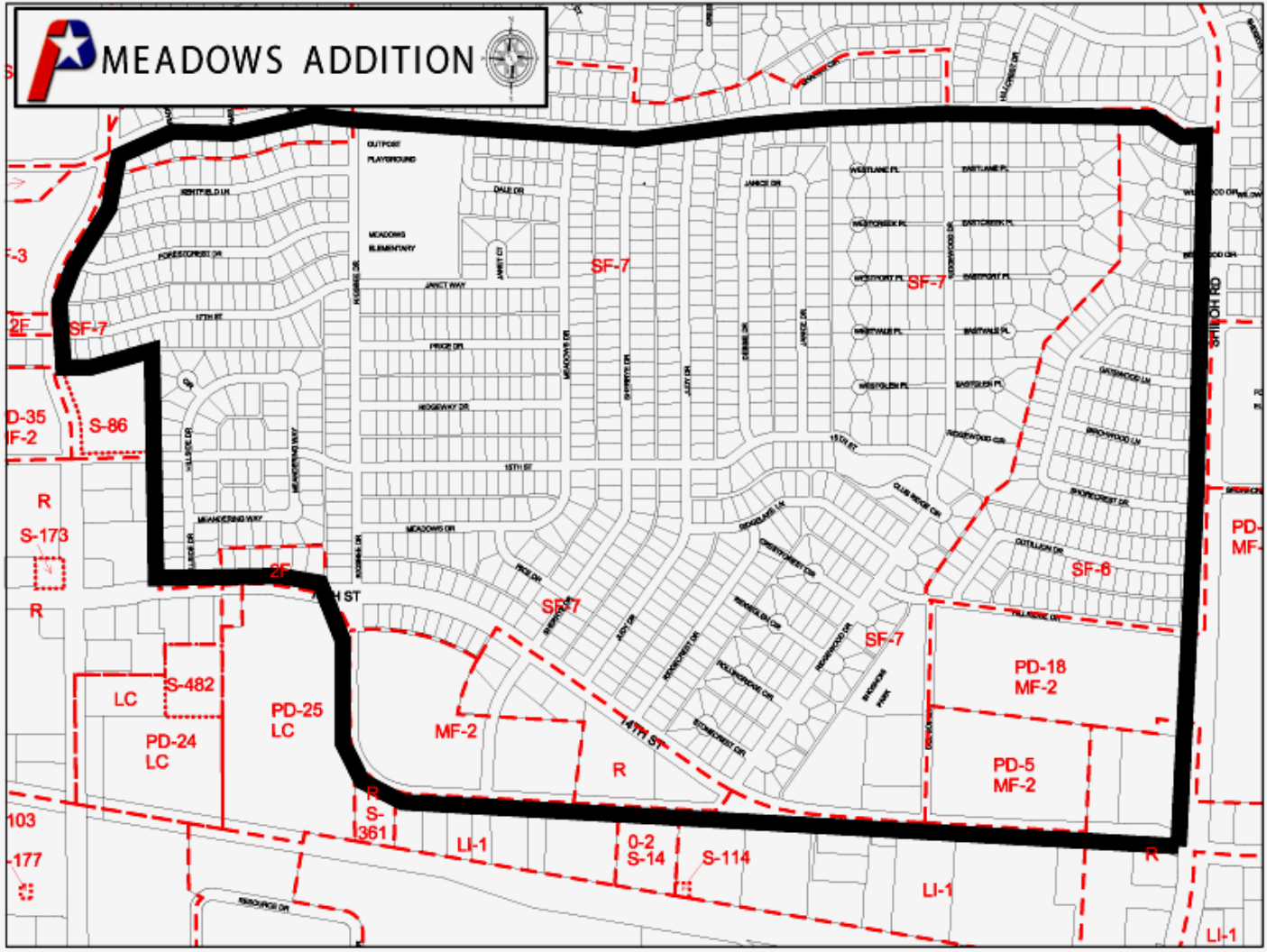
Less than one yr	0
One to five years	13
Six to ten years	9
More than ten yrs	51
Don't know	0
No answer	0

**12 What is your present housing situation?**

Own	73
Rent	1
No answer	

**13 How many wage earners in your household?**

Full-time	72
Part-time	12
Retired	19
No answer	3



Meadows Addition Neighborhood Action Plan

## Appendix II

