

Spring Creek Parkway Estates Neighborhood Summary Plan

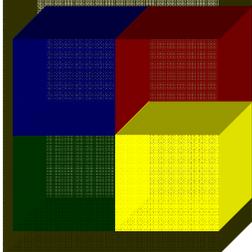


Developed by the Spring Creek Parkway Estates Neighborhood Planning Team
Project Completed November 2008

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NEIGHBORHOOD DESCRIPTION

Description

Boundaries

The Spring Creek Parkway Estates neighborhood is located at the NE corner of Coit Road and Spring Creek Parkway.

The neighborhood boundaries are:

- N: Lone Star Park
- S: Spring Creek Parkway
- E: Independence Parkway
- W: Coit Road

Please see Appendix C page 17 for details.

Land Use

The neighborhood planning project area is located south of Lone Star Park and consists of approximately 353 single-family housing units within three subdivisions: Spring Creek Parkway Estates 4, Spring Creek Parkway Estates 5, and Spring Creek Parkway Estates 6. *Please see Appendix C page 18 for more details.*

Most homes in this neighborhood were built in the 1980s, making housing units in the neighborhood 20-30 years old.

Despite typical trends of an aging community, this neighborhood is very well maintained with minor property standards and safety issues. Overall, the Neighborhood Planning Team (residents and city staff) concluded Spring Creek Parkway Estates is a neighborhood sustaining its vitality.

The Spring Creek Parkway Estates neighborhood falls within two Plano Independence School District (PISD) Attendance Districts (Zones) – Districts 25 and 101. Many families in the neighborhood either currently have school age children or did at one time. District 25, which includes Carlisle Elementary, Schimelpfenig Middle School, Jasper High School, and Plano Senior High, covers Spring Creek Parkway Estates subdivisions 4 and 5. District 101, which includes Gulledge Elementary, Robinson Middle School, Jasper HS, and Plano West Senior High, encompasses Spring Creek Parkway 6 subdivision. *Please see Appendix C page 20 for details.*

NEIGHBORHOOD VISION

The Spring Creek Parkway Estates residents desire a neighborhood with the following characteristics:

- Safe
- Clean
- Well-maintained
- Pedestrian-friendly
- Well-lit
- Neighborly



The Neighborhood Planning Team (residents and city staff) determined that the neighborhood currently possesses all of these characteristics. Nevertheless, high-speed traffic has been the topic of discussion in Spring Creek Parkway Estates as well as the neighborhoods to the north and south for a number of years. Previous efforts to address this issue did not result in a consensus among the residents. Although there are no immediate plans to take action, staff will continue to monitor and evaluate traffic circulation.

NEIGHBORHOOD ASSESSMENT



In August 2008, Neighborhood Planning staff began its review of Spring Creek Parkway Estates to better understand neighborhood conditions as well as the resident's perception of quality of life in the area. This assessment included research and discussion with the Property Standards and the Police Departments, an analysis of census data (*demographics, see Appendix B*) and a resident survey. Following the initial assessment, six consecutive neighborhood meetings were held in October and November.

The collected information provided details regarding housing and property conditions; housing stock age; crime statistics in the area; and traffic circulation concerns.

After further analysis, a Fast-Track planning process seemed to be most appropriate for the neighborhood. Staff determined that the area had relatively few property maintenance concerns (65 complaints that were resolved between August 2007 and August 2008) and few non-violent crimes (36 offenses between August 2007 and August 2008).

Following the mail-out of 353 surveys, staff received and analyzed 44 survey responses (13% response from the overall neighborhood). The main concerns expressed in survey responses included speeding issues on Mission Ridge Drive (a collector street that provides access to Spring Creek Parkway), some animal control issues (specifically vicious dog complaints), and general yard maintenance complaints. Additionally, survey respondents provided very positive feedback concerning local government responsiveness, infrastructure maintenance, quality of life, and neighborhood appeal. *Please see Appendix A for more details.*

NEIGHBORHOOD PLANNING PROCESS

Neighborhood Planning initiated the process by sending out an introductory letter informing residents of the neighborhood planning project along with a neighborhood survey to the 353 homes in Spring Creek Parkway Estates.

The main components of the neighborhood planning process included an initial assessment, resident survey, and a series of meetings between city staff and residents from the project area. City staff noted that the primary goals are to establish a relationship with the neighborhood, inform residents of city services, and provide residents with strategies for long-term interaction with each other and the city.

From these meetings, the Neighborhood Planning Team concluded Spring Creek Parkway Estates is a very healthy and vital neighborhood. However, ongoing concerns regarding the impact of high-speed traffic on Mission Ridge Drive will continue to present challenges to this neighborhood as well as the neighborhoods to the north and south, which are also served by Mission Ridge Drive. In fact, 66% of survey respondents feel neighborhood safety is impacted by high-speed traffic. As shown in the survey, most comments following each traffic circulation response identified Mission Ridge Drive as the location presenting the most concern to the neighborhood. *Please see Appendix A for Survey Results. Click [here](#) to view the Survey Response database.*

PROJECT RESULTS

Property Standards



On October 9, the [Property Standards](#) Department met with residents to answer questions and discuss concerns expressed in the neighborhood survey. According to survey results, 80% of all responses indicated yard maintenance as a primary concern in the neighborhood.

Property Standards stated the overall condition of the neighborhood is well maintained, but as the neighborhood continues to age, Property Standards staff and residents will have to continue to proactively address problem areas as they arise. *Please see Appendix A for survey details. Also, click [here](#) for meeting notes.*

Environmental Waste

On October 16, Spring Creek Parkway Estates met with the [Environmental Waste](#) Division. Residents received information regarding [recycling](#), new waste disposal [rates](#), [bulky waste](#) disposal, and [yard trimmings](#). *Please click [here](#) to review the notes from this meeting.*

Live Green in Plano



On October 23, an [Environmental Education](#) Coordinator spoke with residents on the importance of keeping Plano beautiful. Primarily, the discussion addressed litter prevention. *Please click [here](#) to review the notes from this meeting.*

Safe Streets



On October 23, the [Transportation Engineering Division](#) met with residents from Spring Creek Parkway Estates (click [here](#) for meeting notes). Neighborhood residents were familiar with the Safe Streets Program because in April 2004, the neighborhood requested a traffic study to determine if speed cushions (pictured above) were needed along Mission Ridge Drive to calm high-speed traffic. *The map illustrated on the right shows the proposed locations for device installation.* The Safe Streets Program involves an 18-24 month process, which includes the installation of temporary devices and meetings to gain neighborhood input while the devices are in place. Ultimately, residents rejected the permanent installation plan and the temporary devices (identified on the map near Brunchberry Ln, Ashington Ln, and

Eisenhower Ln) were removed on December 29, 2006.

Residents attending the October 23 meeting explained the high-speed traffic problem still exists. Transportation staff explained to residents that the [Safe Streets Program](#) is a resident/neighborhood driven program and its success primarily depends on support from the residents in the impacted area. Staff informed residents that addressing traffic safety and circulation problems will require a team effort between staff and residents to resolve. Nevertheless, staff suggested the best solutions are:

- Education and public awareness, and
- Innovative traffic management designs



Please see Appendix C, Page 19 for an enlarged version of map.

Innovative Traffic Designs

In the 1980s, specified locations in Plano including Spring Creek Parkway and Coit Road at the southwest corner of this neighborhood were proposed for future grade-separated interchanges (elevated ramps) to enhance traffic flow. In 2004, City Council and staff determined that the City of Plano should not move forward with this type of design.

In recent years, City Transportation Engineers have observed significant increases in traffic congestion at major intersections (including Spring Creek Parkway and Coit Road) in Plano. Since the grade-separated interchanges were not approved in previous years, City Transportation Engineers proposed a new innovative traffic management design called a Median Left-Turn or MLT (an at-grade or street-level modification). In August 2008, the design was presented to the City Council, which found it to be a feasible and effective strategy to help address traffic congestion, air quality, and the quality of life for Plano

citizens. One of the three planned MLT locations is Spring Creek Parkway and Coit Road. *Please review the presentation made by the City of Plano's Transportation Engineer, discussing the [MLT Design](#), the locations where the design will be implemented, as well as the benefits and potential issues of this design.*

Neighborhood Police

On November 6, residents met with the [Plano Police Department](#) to discuss general safety concerns for the neighborhood. The police officers addressed concerns mentioned in survey responses and provided helpful resources for residents. Officers informed residents where to go to obtain daily information regarding crime in the neighborhood, the location of [registered sex offenders](#) in the area, general [crime statistics](#), as well as a website to request [special traffic enforcement](#) to combat speeders along Mission Ridge Drive.

Please see Appendix A for survey results. Click [here](#) to review the meeting notes.

Crime Prevention

Spring Creek Parkway Estates established its active crime watch group (for Area #261) on April 26, 1999. On November 6, residents met with a Crime Watch Coordinator from the Plano Police Department Crime Prevention Unit., (*click [here](#) to review meeting notes*). The crime prevention discussion was a great refresher for residents. The Crime Watch Coordinator stressed the two most important acts of crime prevention:

1. Get to know your neighbor
2. Report suspicious activity



Lone Star Park

On November 13, the City's Urban Forester met with Spring Creek Parkway Estates residents.



Residents expressed an interest in seeing updated playground equipment for different age groups, bike trail lighting, more trees, handicap/ADA accessibility to playground areas, and shaded seating. Staff informed residents that budget constraints prevented improvements at this time. However, when feasible, the Parks and Recreation Department will consider the recommendations. *Please click [here](#) to review the meeting notes for more details.*

APPENDIX A: SURVEY RESULTS

Survey Results

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

- a. Strongly Agree - 7%
- b. Agree - 61%
- c. Neutral - 30%
- d. Disagree - 2%
- e. Strongly Disagree - 0%

Households Surveyed: 350

Overall Number of Responses: 44

2. **Overall, my neighborhood is free of litter and debris**

- a. Strongly Agree - 25%
- b. Agree - 66%
- c. Neutral - 5%
- d. Disagree - 5%
- e. Strongly Disagree - 0%

Overall Percentage of Responses: 13%

3. **Overall, my neighborhood is well-maintained**

- a. Strongly Agree - 23%
- b. Agree - 57%
- c. Neutral - 11%
- d. Disagree - 7%
- e. Strongly Disagree - 2%

4. **I feel comfortable walking in my neighborhood at night**

- a. Strongly Agree - 27%
- b. Agree - 52%
- c. Neutral - 11%
- d. Disagree - 9%
- e. Strongly Disagree - 0%

5. **Crime is a serious problem in my neighborhood**

- a. Strongly Agree - 2%
- b. Agree - 2%
- c. Neutral - 16%
- d. Disagree - 57%
- e. Strongly Disagree - 20%

6. **Streets, sidewalks, curbs, and alleys in my neighborhood are in good condition**
 - a. Strongly Agree – 9%
 - b. Agree – 59%
 - c. Neutral – 16%
 - d. Disagree – 16%
 - e. Strongly Disagree – 0%

YES/NO Questions

7. **Have you heard of the City of Plano's Neighborhood Planning Program?**
 - a. YES – 16%
 - b. NO – 84%
8. **Do you use DART for transportation?**
 - a. YES – 25%
 - b. NO – 75%
9. **IF YES, which DART services**
 - a. DART Rail – 91%
 - b. DART On-Call (shuttle services)
 - c. DART Vanpools
 - d. DART Bus – 18%
 - e. DART Para Transit Services
 - f. DART Carpool/RideMatch
10. **Do you feel neighborhood safety is impacted by high-speed traffic and/or stop sign runners in your area?**
 - a. YES – 66%
 - b. NO – 34%
11. **Have you requested Special Enforcement from the police department to address common traffic violations?**
 - a. YES – 11%
 - b. NO – 89%
12. **Have you heard of the Safe Streets Program (SSP)?**
 - a. YES – 5%
 - b. NO – 95%
13. **Did you know traffic safety information is available at www.planotraffic.org?**
 - a. YES – 11%
 - b. NO – 89%
14. **Are you aware of Property Standards' Top 10 Code Violations?**
 - a. YES – 11%
 - b. NO – 89%

Survey Results

15. **Would you like to receive educational material from Property Standards?**
 - a. YES – 75%
 - b. NO – 25%
16. **Are property standards violations a concern in your neighborhood?**
 - a. YES – 45%
 - b. NO – 48%
17. **If YES, which violations are a concern**
 - a. Yard Maintenance – 80%
 - b. Tree Limbs and Branches – 40%
 - c. Inoperative (Junk) Motor Vehicles – 20%
 - d. Fences – 60%
 - e. Junk, Trash, and Debris – 45%
 - f. Home Occupations – 10%
 - g. Open Storage – 5%
 - h. Commercial Equipment – 20%
 - i. Off-Street Parking of Vehicles – 35%
 - j. Substandard Structures – 25%
18. **Do parks in your neighborhood meet your recreational needs?**
 - a. YES – 89%
 - b. NO – 9%
19. **Have you traveled to a neighboring city to use their park and/or facilities?**
 - a. YES – 27%
 - b. NO – 73%
20. **Do you feel the park in your area serves as a focal point or gathering place for your neighborhood?**
 - a. YES – 36%
 - b. NO – 59%
21. **Do member(s) of your family attend:**
 - a. Gulledge Elementary – 5%
 - b. Carlisle Elementary – 5%
 - c. Robinson Middle School – 2%
 - d. Schimelpfenig Middle School – 11%
 - e. Jasper High School – 9%

Specific Questions

22. **How long have you lived in your neighborhood?**
- a. 0-5 years – **25%**
 - b. 5-10 years – **18%**
 - c. 10-15 years – **20%**
 - d. 15-20 years – **5%**
 - e. 20-25 years – **23%**
 - f. >25 years – **9%**
23. **What do you like most about your neighborhood?**
- a. Location/Proximity to major highways (i.e. 75, Bush Turnpike, or 121) – **45%**
 - b. It's quiet – **66%**
 - c. Neighborly (Friendly) – **34%**
 - d. Close to Work or School – **32%**
24. **What improvements would you like to see in your neighborhood?**
- a. No Improvements – **18%**
 - b. Street/Sidewalk Repair – **41%**
 - c. Other(misc. responses see database) – **41%**
25. **In your neighborhood, which of the following crimes concern you the most?**
- a. Drugs – **2%**
 - b. Vandalism – **32%**
 - c. Auto Burglary/Theft – **34%**
 - d. Juvenile mischief – **34%**
 - e. Home Burglary/Robbery – **41%**
26. **How do you and your family members travel to work, school, and other places from your neighborhood?**
- a. Automobile – **98%**
 - b. Bicycle – **14%**
 - c. DART Light Rail – **9%**
 - d. Walk – **25%**
 - e. Bus – **5%**
27. **Would any of the following increase your desire to walk/bicycle in your neighborhood?**
- a. Speed bumps – **18%**
 - b. Sidewalks – **25%**
 - c. Pedestrian & bicycle pathways – **25%**
 - d. Pedestrian crosswalks – **25%**
 - e. Improved access to parks – **9%**
 - f. Improved lighting – **52%**

Survey Results

28. **On average, how often do you or someone who lives with you visit a city park or recreation area near your neighborhood?**
- a. Daily – **11%**
 - b. Weekly – **50%**
 - c. Monthly – **9%**
 - d. A few times a year – **11%**
 - e. Never – **1%**
29. **What features make a park more attractive (or inviting) to you or persons in your household?**
- a. Play Ground – **50%**
 - b. Picnic Tables – **41%**
 - c. Backstop – **2%**
 - d. Multi-use Court – **25%**
 - e. Benches – **50%**
 - f. Barbeque Grill – **7%**
 - g. Shelter – **30%**
 - h. Shade structures – **50%**
 - i. Landscaped areas (beautification) – **48%**
 - j. Shaded seating areas – **70%**
 - k. Trees – **73%**
 - l. More seating options – **36%**
 - m. Decorative park entry points – **20%**
 - n. Walking/jogging trail – **59%**
30. **How has school traffic affected safety and transportation in your neighborhood?**
- a. It hasn't – **66%**
 - b. A little bit – **9%**
 - c. Somewhat – **9%**
 - d. Moderately – **9%**
 - e. Tremendously – **2%**

APPENDIX B: DEMOGRAPHICS

Demographics

Spring Creek Pkwy Estates Neighborhood	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Population estimate outside census data	985		998		13	1.3
Population within census data	709		717		8	1.1
Gender Distribution						
Male	No data		341	47.6		
Female	No data		376	52.4		
Total Number of Households	216		244		28	11.5
Persons Per Household	3.28		2.94		-0.34	-11.6
Age Distribution						
Under 5 years	No data		51	7.1		
5 to 9 years	No data		61	8.5		
10 to 14 years	No data		59	8.2		
15 to 19 years	No data		50	7.0		
20 to 24 years	No data		20	2.8		
25 to 34 years	No data		64	8.9		
35 to 44 years	No data		158	22.0		
45 to 54 years	No data		147	20.5		
55 to 64 years	No data		67	9.3		
Over 64 years	12	1.7	40	5.6	28	70.0
Age Distribution for Comparison						
Under 18 years	234	33.0	162	22.6	-72	-44.4
18 to 64 years	463	65.3	515	71.8	52	10.1
Over 64 years	12	1.7	40	5.6	28	70.0
Median Age	No data		38.4 years			

Demographics

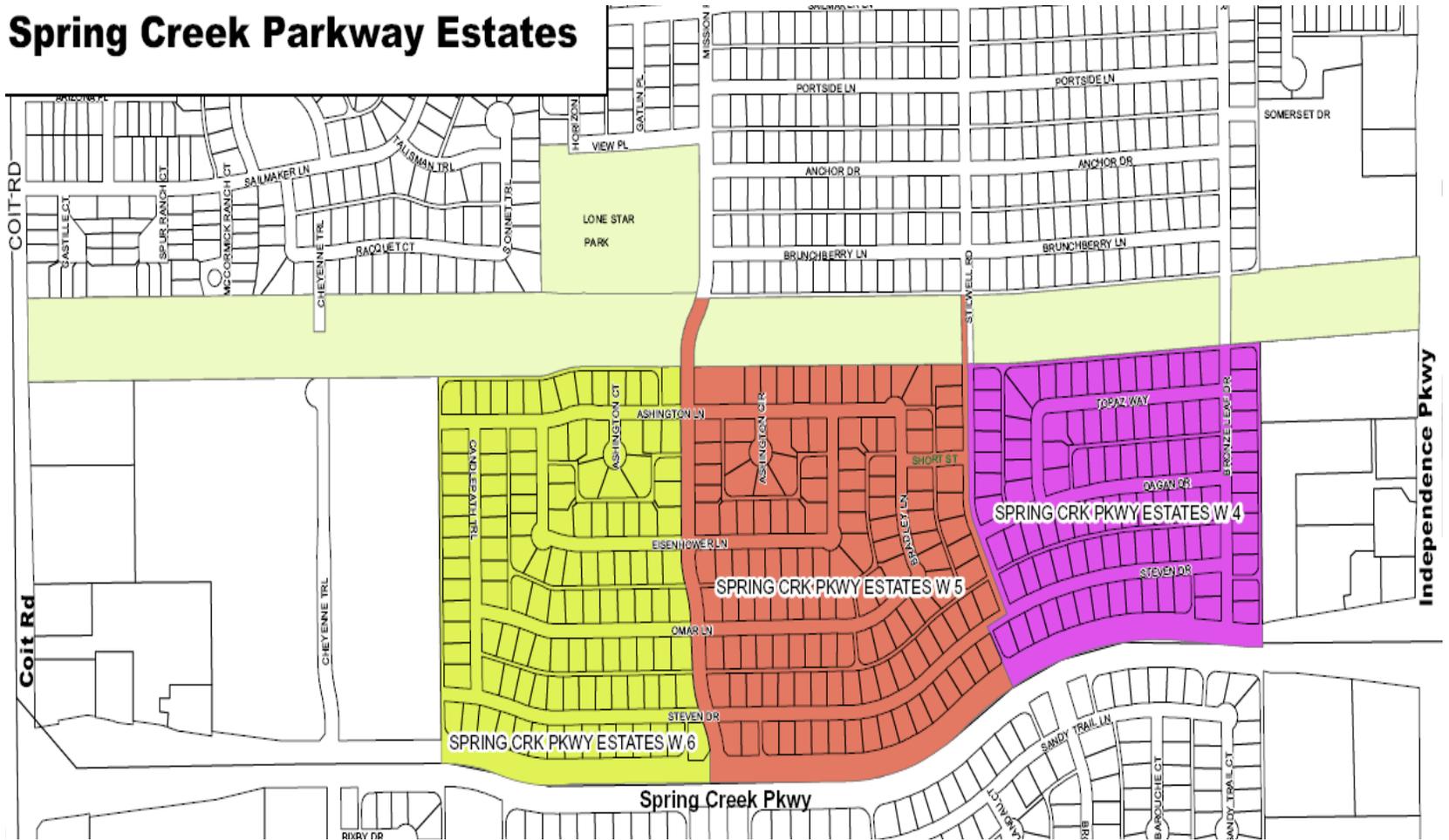
Spring Creek Pkwy Estates Neighborhood	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Ethnicity						
Hispanic	20	2.8	36	5.0	16	44.4
Non-Hispanic	689	97.2	681	95.0	-8	-1.2
Race						
<i>Non-Hispanic, one race</i>						
African American or Black	22	3.1	26	3.6	4	15.4
American Indian Alaska Native	0	0.0	2	0.3	2	100.0
Asian	33	4.7	50	7.0	17	34.0
Native Hawaiian Other Pacific Islander*	0	0.0	0	0.0	0	0.0
Some other race	0	0.0	0	0.0	0	0.0
White	634	89.4	601	83.8	-33	-5.5
<i>Non-Hispanic, two or more races*</i>						
*Categories did not exist during the 1990 Census.						
Household Tenure						
Occupied Housing Units	219		248		29	11.7
Owner Occupied Housing	196	89.5	229	92.3	33	14.4
Renter Occupied Housing	23	10.5	19	7.7	-4	-21.1
	219	100	248	100.0		
Housing Vacancy						
All housing units including outside census data	330		347		17	4.9
Total Housing Units	235		252		17	6.7
Occupied Housing Units	219	93.2	248	98.4	29	11.7
Vacant housing units	16	6.8	4	1.6	-12	-300.0
Calculated Mean Value of House - actual						
	140559		135415		-5144	-3.8
Calculated Mean Value of House -corrected for inflation						
	188848		135415		-53433	-39.5
The calculated mean value of housing for 2000 was derived from using data at the block group level. The data from 1990 was at the census block level. Therefore, the decline in value must be taken into consideration as houses may have higher value in the neighborhood than in the block group as a whole.						

Neighborhood Map



Subdivision Map

Spring Creek Parkway Estates

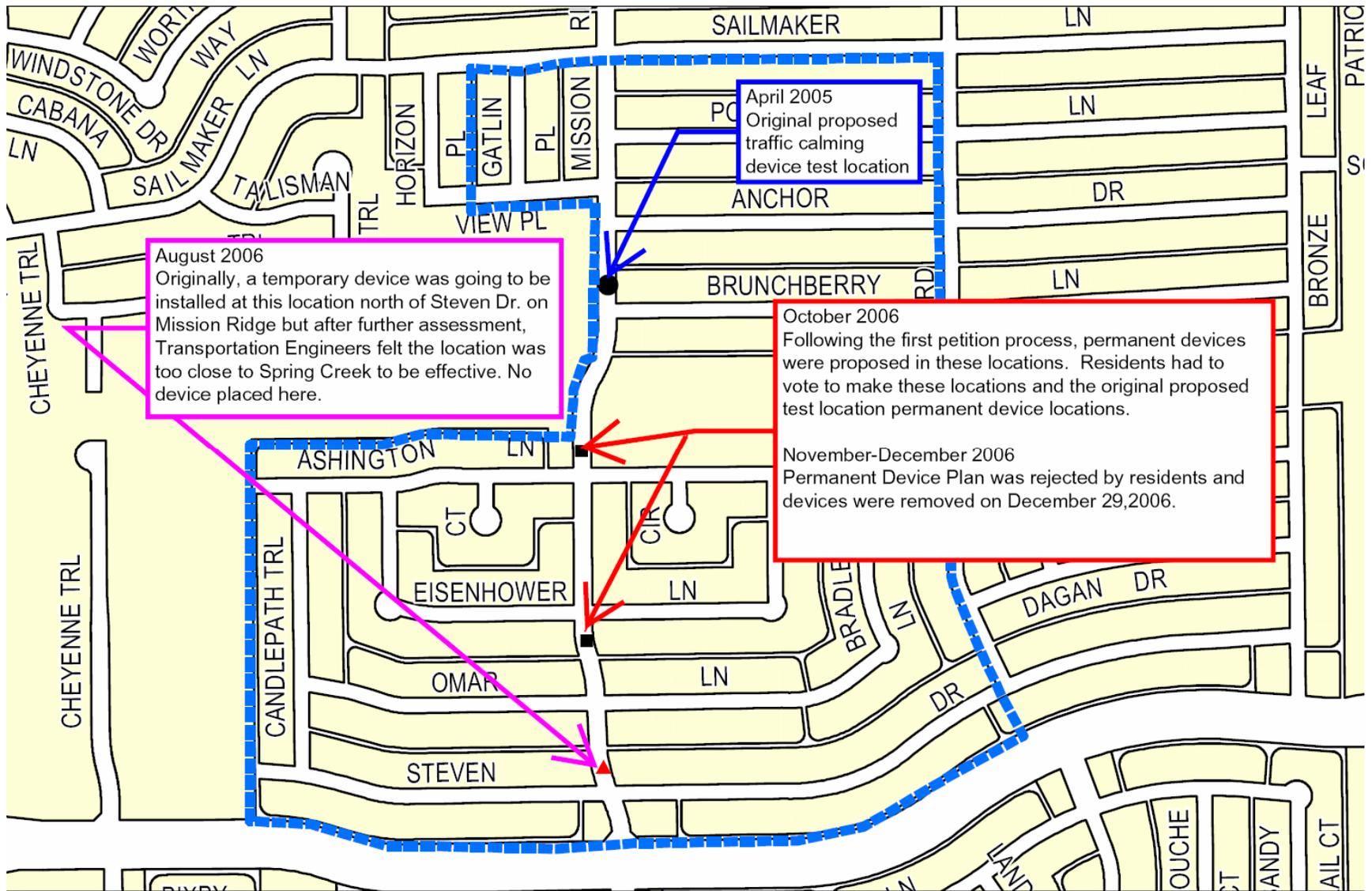


Spring Creek Parkway Estates 4 subdivision – 99 housing units

Spring Creek Parkway Estates 5 subdivision – 135 housing units

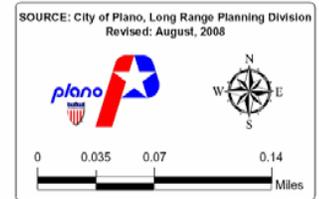
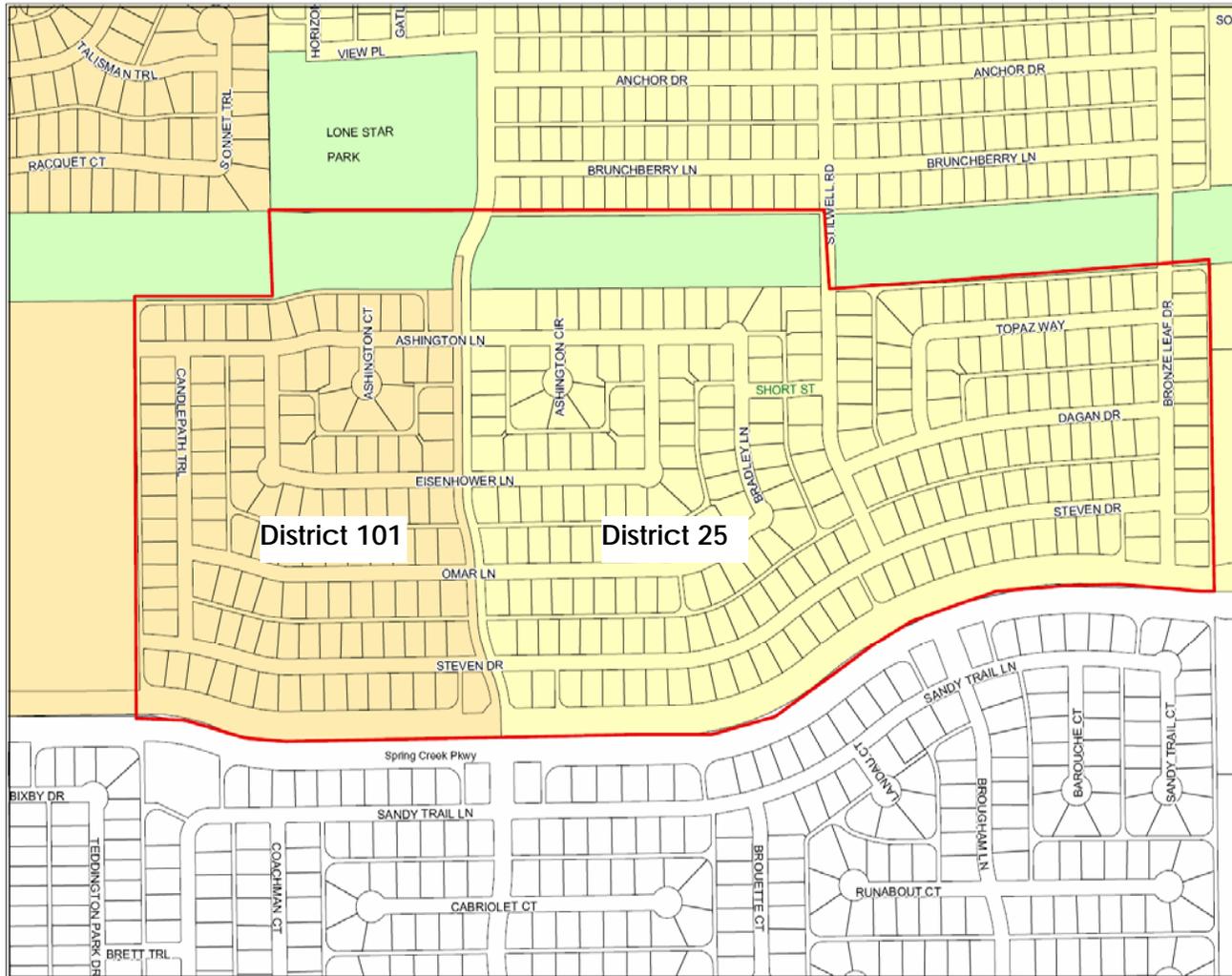
Spring Creek Parkway Estates 6 subdivision – 119 housing units

Safe Streets Program Map



This map represents the Safe Streets Program study area that petitioned for the installation of traffic calming devices from April 2004 through December 2006. In October 2008, Spring Creek Parkway Estates met with city staff and chose not to pursue the Safe Streets Program at this time. The Neighborhood Planning Team will continue to assess traffic circulation in the area.

Spring Creek Pkwy Estates and PISD Attendance Districts



Legend

-  Attendance District 25
-  Attendance District 101
-  Lone Star Park

This map shows Attendance Districts 25 and 101 overlapping the neighborhood project area known as Spring Creek Parkway Estates.

APPENDIX D: CONTACT INFORMATION

Contacts

City Service	Staff Contact
Neighborhood Planning Program	<p>Monique Coleman Neighborhood Planner moniquec@plano.gov (972) 941-5397</p>
Property Standards	<p>Jessica Allen Property Standards Specialist jessicaa@plano.gov (972) 208-8153</p>
Environmental Waste	<p>Mark Padley Environmental Waste Supervisor markp@plano.gov (972) 769-4156</p>
Safe Streets Program (traffic calming devices)	<p>Richard 'Rick' Berry Sr. Transportation Engineer richardb@plano.gov (972) 941-5464</p>
Live Green in Plano – Litter Prevention	<p>Casey Eckert Environmental Education Coordinator caseye@plano.gov (972) 769-4216</p>
Neighborhood Police	<p>Officer Brad Ewell or Officer Richard Glenn brade@plano.gov or richardg@plano.gov (972) 941-7401</p>
Crime Prevention	<p>Officer Mark Dawson markd@plano.gov (972) 941-2431</p>
Lone Star Park	<p>Michael Sultan Urban Forrester michaelsu@plano.gov (972) 941-5419</p>

NEIGHBORHOOD PLANNING TEAM: ACKNOWLEDGEMENTS

The Spring Creek Parkway Estates Fast-Track Summary Plan was developed as a result of the feedback, input, and recommendations made from residents of the neighborhood through attending the weekly neighborhood meetings, survey responses, e-mails, and phone calls. This special thank you is attributed to the residents below as well as city staff who participated in this neighborhood planning effort!

Marry Ellen England, resident
Norris Mantooth, resident
Matt Ryan, resident
Freeda Ryan, resident
Sharron Albertson, resident
Patsy Hargrave, resident
Melinda Mendoza-Ellis, resident
Leslie Brown, resident
Mike Sherman, resident
Barbara Sherman, resident
David Syrinek, resident
Walter Long, resident
Gerta Jo Long, resident
Benton Hall, III, resident
James Temme, resident
Carol Temme, resident
Harmon Norton, resident
Barbara Conte, resident
Shaun Pamplin, resident
Heidi Pamplin, resident
Richard Deteau, resident
Douglas Bretzmann, resident
Jaime Bretzmann, resident
Brent Bishop, resident
Sheri Bishop, resident
Ann Bartlett, resident

Leland Travis, Jr., resident
Sharon Redfoot, resident
Gregory Feist, resident
Jennifer Feist, resident
Brian Bradshaw, resident
Becky Bradshaw, resident
Nora Crews, resident
Philip Barnett, resident
Daniel Donnelly, resident
Lindsey Donnelly, resident
Richard Johnson, resident
George Jarvis, resident
Vasiletos Kalogirou, resident
Carole Kalogirou, resident
James Jarratt, resident
Carla Jarratt, resident
Michael Raschke, resident
Dawn Raschke, resident
Jose Flores, resident
Robert Mason, resident
Debora Mason, resident
Judith Bryant, resident
Kurt Zweig, resident
Sara A. Craven, resident