



Spring Creek Parkway Estates Neighborhood Meeting Notes (10/09/08)

City Staff in attendance

| | |
|---|---|
| Property Standards Jessica Allen Property Standards Specialist jessicaa@plano.gov (972) 208-8153 | Neighborhood Planning Program Monique Coleman Neighborhood Planner moniquec@plano.gov (972) 941-5397 |
|---|---|

The meeting started at 7pm with a meet and greet between city staff and residents.

Monique Coleman, Neighborhood Planner, gave a presentation outlining what Neighborhood Planning is and set expectations for residents as we go through the process. Click on the link – [Neighborhood Planning Presentation](#) - for details.

Residents also discussed the ongoing speeding concerns on Mission Ridge around Steven as well as sidewalk repair concerns surrounding the neighborhood. Monique also informed residents she would request special enforcement on Mission Ridge for the area as well as a radar trailer to help deter high-speed traffic.

Monique turned the meeting over to [Property Standards](#) Specialist, [Jessica Allen](#) who provided the following information:

1. Services the Department Provides
 - Property Standards specialists are assigned to specific areas to inspect residential, commercial, and industrial districts for compliance with city code and zoning ordinances, and to assist in the education of residents and business owners in code and ordinance matters.
2. Solutions to the problems discovered in the [survey results](#):

Property Standards Specialist investigates complaints and does routine inspections by driving down each street and alley in the assigned inspector's area once per month.

- [Yard Maintenance](#) – highest ranked concern on the survey -- Yard maintenance is the responsibility of every property owner/tenant. High grass/weeds over 12 inches are a violation. Plants/shrubs, etc shall not be in a position that will obstruct visibility at intersections. Visibility in all right of ways must remain clear between 2 ½ ft and 9 ft above the average street grade.
- [Fences](#) – A fence may not be more than 1 ' out of alignment or have any broken, loose, damaged, insect damaged or missing parts that total more than 20 SF. Fencing material/supports may not be located within a street or alley right of way.
- [Tree branches](#) – Foliage, hedges, trees, and shrubs shall be maintained 7' over sidewalks and 14' over the street. In the alleys, tree branches must also be maintained at 14' height and one foot back from the alley edge.
- [Home Occupations](#) – A home occupation is any activity carried out for gain by a resident that is conducted as an accessory use within the dwelling unit. Home occupations may only have 1 employee other than occupants of the residence. No

interior/exterior signage shall be used to advertise the business & vehicles bearing business signs shall not be parked on the street or within 30 feet of the curb. Excessive traffic, outside display, and open storage of materials are prohibited.

- [Trash/Debris](#) – Accumulation of junk, trash, and debris is not allowed. This includes discarded items, auto parts, appliances, furniture, building materials, tires, paper, cardboard, plastics, and dead tree limbs/branches. Garbage should be properly disposed of and placed at the appropriate collection point. Solid Waste 972.769.4150
- [Off-Street Parking of Vehicles](#) – Motor vehicles must be parked on an improved surface : concrete or asphalt Special Vehicles (any trailer, including boats, designed to be towed on public streets or any self propelled vehicle exceeding 22 feet) must be parked on an improved surface: concrete, asphalt, paving stones, or brick. Gravel or crushed rock may be used in side or rear yards as long as continuous from the driveway & are full length and width of vehicle.
- Substandard Structures – [Jamal Murray](#) is the contact for your neighborhood- Any building with existing conditions that may endanger the life, limb, health, property, safety, and welfare of the public or its occupants may be deemed unsafe or substandard. Contact Jamal Murray immediately.
- Commercial Equipment – It is a violation to park, stand, or store any truck exceeding 1 ½ tons capacity on a residential property.
- [Junk Vehicles](#) – A vehicle must have an expired registration and inspection sticker AND be either wrecked, dismantled, partially dismantled, or discarded or has been inoperable for more than 30 consecutive days on private property.

Antique auto – manufactured at least 25 yrs ago:

- A. must be completely enclosed in a building that is not visible from the street or other public/private property (garage)
 - B. if stored on driveway it must be
 1. maintained in an orderly manner
 2. not a health hazard screened from ordinary public view by appropriate means (fitted car cover)
- [Open Storage](#) – Open storage is prohibited in all residential districts. Generally, any equipment/materials/furnishings that would not be used outdoors may not be stored outdoors.

Monique closed the meeting at 8:30pm after reminding residents of the details for the next meetings:

Date: October 16, 2008

Location: [Schimelpfenig Library](#) – Program Room

Time: 7pm – 8:30pm

Topics: Planning and Zoning Process and Environmental Waste – see [schedule](#)

CHANGES: NOTE - Property Standards was supposed to give a presentation. Since Jessica Allen unexpectedly had to attend the first meeting (10/9) instead of the second (10/16), we will have a Property Standards Supervisor attend the 10/16 meeting. He will be available to answer general questions since residents will most likely be expecting to speak with an employee from Property Standards on Oct. 16. He should arrive just before 8pm to close out the meeting.

Please review the [Spring Creek Parkway Estates](#) Web site for meeting and project details!