



## CITY COUNCIL

**1520 K Avenue, Plano, TX 75074**  
**Senator Florence Shapiro Council Chambers**

**DATE: June 12, 2018**

**TIME: 7:00 PM**

**CALL TO ORDER**

**INVOCATION:**

**PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Carolyn Bradford, Elizabeth Nipper and Shana Summers**

OUR MISSION - THE CITY OF PLANO IS A REGIONAL AND NATIONAL LEADER, PROVIDING OUTSTANDING SERVICES AND FACILITIES THROUGH COOPERATIVE EFFORTS THAT ENGAGE OUR CITIZENS AND THAT CONTRIBUTE TO THE QUALITY OF LIFE IN OUR COMMUNITY.

**The City Council may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.**

### **PROCLAMATIONS AND SPECIAL RECOGNITIONS**

Proclamation: June 12, 2018 has been designated Women Veterans Day. **Presented**

Presentation: Firefighter/Paramedics Anthony DiMarco and David Abshier, together with Fire-Rescue Medical Director Dr. Mark Gamber, have received the 2018 Texas EMS for Children State Partnership Crew of the Year Award. **Presented**

Presentation: Plano Fire-Rescue has received reaccreditation from the Commission on Fire Accreditation International (CFAI). **Presented**

Presentation: The Texas Library Association has presented the Plano Library with two Branding Iron Awards. **Presented**

### **COMMENTS OF PUBLIC INTEREST**

**This portion of the meeting is to allow up to five (5) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Council may not discuss these items, but may respond with factual or policy information. The Council may choose to place the item on a future agenda.**

## **CONSENT AGENDA**

**The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by a Council Member, the City Manager or any citizen. Citizens are limited to two (2) items and discussion time of three (3) minutes each.**

### **Approval of Minutes**

- (a) May 29, 2018 Retreat **Approved**  
May 29, 2018 **Approved**

### **Approval of Expenditures**

**Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)**

- (b) RFP No. 2017-0359-C for a one (1) year contract with four (4) one-year City optional renewals for Distributed Antenna System for PD for Technology Services and City of Plano Police Departments to Optical & Telecommunication Solutions, Inc. in the annual estimated amount of \$116,328 in the 2017-18 Budget year; and authorizing the City Manager to execute all necessary documents. The estimated cost for maintenance and support in future years is \$5,520 in FY 2018-19, \$5,760 in 2019-20, \$6,060 in FY 2020-21, and \$6,360 in FY 2021-22. **Approved**
- (c) RFP No. 2018-0053-B for Expressway Corridor Air and Noise Pollution Study for Planning to Harris Miller Miller & Hanson in the amount of \$86,504; and authorizing the City Manager to execute all necessary documents. **Approved**
- (d) RFB No. 2018-0325-B for Mass Grading Improvements to Joel Brown & Co., LLC in the amount of \$299,048; and authorizing the City Manager to execute all necessary documents. **Approved**
- (e) RFB No. 2018-0334-B for Erosion Control 2105, 2109 & 2113 Briarcreek Lane to DCI Contracting, Inc. in the amount of \$729,974; and authorizing the City Manager to execute all necessary documents. **Approved**
- (f) RFB No. 2018-0344-B for Westgate Addition & Redbud Lane Alleys to Austin Raymond Construction LLC dba Raymond Construction in the amount of \$1,200,760; and authorizing the City Manager to execute all necessary documents. **Approved**

### **Approval of Contract Modification**

- (g) To approve an increase to the current awarded contract amount of \$249,600 by \$162,895, for a total contract amount of \$412,495, for Sidewalk Improvements - Plano Parkway from Independence Parkway to Alma Drive from Freese and Nichols, Inc.; and authorizing the City Manager to execute all necessary documents. (Project No. 6901, Modification No. 1) **Approved**
- (h) To approve the terms and conditions of a Fifth Amendment to the Communications Facilities License Agreement by and between the City of Plano, Texas and New Cingular Wireless PCS, LLC, a Delaware limited liability company; authorizing its execution by the City Manager; and providing an effective date. **Approved**



- (i) To approve the terms and conditions of a Fourth Amendment to the Communications Facilities License Agreement by and between the City of Plano, Texas and Dallas MTA, L.P. d/b/a Verizon Wireless; authorizing its execution by the City Manager; and providing an effective date. **Approved**

#### **Approval of Change Order**

- (j) To approve an increase to the current awarded contract amount of \$2,809,466 by \$106,545, for a total contract amount of \$2,916,011, for Split Trail Road - K Avenue to Spring Creek Parkway Paving, Water and Drainage Improvements from HQS Construction, LLC; and authorizing the City Manager to execute all necessary documents. (Original Bid No. 2015-347-B, Change Order No. 6) **Approved**

#### **Adoption of Resolutions**

- (k) **Resolution No. 2018-6-1(R):** To approve the Investment Portfolio Summary for the Quarter Ending March 31, 2018; and providing an effective date. **Adopted**
- (l) **Resolution No. 2018-6-2(R):** To approve the terms and conditions of an Advance Funding Agreement for a Transportation Alternatives Set-Aside Program Project with the State of Texas for the Legacy Drive at Dallas North Tollway Pedestrian Crossing Improvements project; authorizing the City Manager to execute any documents deemed necessary; and providing an effective date. **Adopted**

#### **Adoption of Ordinances**

- (m) **Ordinance No. 2018-6-3:** To repeal and replace Exhibit "B", Schedule "1" to Ordinance No. 2014-5-15 to revise the budget for Tax Increment Financing District Reinvestment Zone Number Two; and providing a severability clause, a repealer clause, and an effective date. **Adopted**
- (n) **Ordinance No. 2018-6-4:** To amend Section 15-4, of Article I, In General, Chapter 15, Parks and Recreation, of the Code of Ordinances of the City of Plano; revising prohibited and permitted activities to align with state law; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause and an effective date. **Adopted**

#### **ITEMS FOR INDIVIDUAL CONSIDERATION:**

##### **Public Hearing Items:**

**Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The presiding officer may extend these times as deemed necessary.**

**Non-Public Hearing Items:**

**The Presiding Officer may permit limited public comment for items on the agenda not posted for a Public Hearing. The Presiding Officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order cards are received until the cumulative time is exhausted.**

- (1) Discussion, direction, and consideration of the Envision Oak Point Plan, a long-range vision and planning policy for northeast Plano's Oak Point community. (Tabled at 4/9/18 Council meeting to 5/14/18 Council meeting and, subsequently, removed from 5/14/18 Council meeting agenda.) **Discussed and amended plan to be on 7/23/2018 agenda for public hearing and consideration.**

**Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.**



**CITY OF PLANO  
COUNCIL AGENDA ITEM**

Council Meeting Date: 6/12/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

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**CAPTION**

Proclamation: June 12, 2018 has been designated Women Veterans Day. **Presented**

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**FINANCIAL SUMMARY**

**FUND(S):**

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**COMMENTS:**

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**SUMMARY OF ITEM**

**Strategic Plan Goal:**

**Plano Tomorrow Plan Pillar:**

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CITY OF PLANO  
COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

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**CAPTION**

Presentation: Firefighter/Paramedics Anthony DiMarco and David Abshier, together with Fire-Rescue Medical Director Dr. Mark Gamber, have received the 2018 Texas EMS for Children State Partnership Crew of the Year Award. **Presented**

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**FINANCIAL SUMMARY**

**FUND(S):**

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**COMMENTS:**

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**SUMMARY OF ITEM**

**Strategic Plan Goal:**

**Plano Tomorrow Plan Pillar:**

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## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

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### CAPTION

Presentation: Plano Fire-Rescue has received reaccreditation from the Commission on Fire Accreditation International (CFAI). **Presented**

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### FINANCIAL SUMMARY

**FUND(S):**

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**COMMENTS:**

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### SUMMARY OF ITEM

**Strategic Plan Goal:**

**Plano Tomorrow Plan Pillar:**

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## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

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### CAPTION

Presentation: The Texas Library Association has presented the Plano Library with two Branding Iron Awards. **Presented**

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### FINANCIAL SUMMARY

**FUND(S):**

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**COMMENTS:**

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### SUMMARY OF ITEM

**Strategic Plan Goal:**

**Plano Tomorrow Plan Pillar:**

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## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: City Secretary

Department Head: Lisa Henderson

Agenda Coordinator:

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### CAPTION

May 29, 2018 Retreat **Approved**  
May 29, 2018 **Approved**

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### FINANCIAL SUMMARY

**FUND(S):**

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**COMMENTS:**

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### SUMMARY OF ITEM

**Strategic Plan Goal:**

**Plano Tomorrow Plan Pillar:**

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### ATTACHMENTS:

Description	Upload Date	Type
May 29, 2018 Retreat	5/30/2018	Minutes
May 29, 2018 Work Session	5/30/2018	Minutes
May 29, 2018 Regular Session	5/30/2018	Minutes

**PLANO CITY COUNCIL RETREAT**  
**May 29, 2018**

**COUNCIL MEMBERS PRESENT**

Harry LaRosiliere, Mayor  
Rick Grady, Mayor Pro Tem  
Ron Kelley, Deputy Mayor Pro Tem  
Angela Miner  
Anthony Ricciardelli  
Kayci Prince  
Tom Harrison  
Rick Smith

**STAFF PRESENT**

Bruce Glasscock, City Manager  
Mark Israelson, Senior Deputy City Manager  
Brandi Youngkin, Assistant City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor LaRosiliere convened the Council into open session on Tuesday, May 29, 2018, at 10:03 a.m., at the Plano Municipal Center, 1520 K Avenue, Training Room A, Plano, Texas. A quorum was present.

**Discussion and Direction regarding City of Plano Vision, Mission, Strategic Plan and Goals, Council Governance, Roles, Interactions and Responsibilities. Discussions may also include Discussion and Direction of Fiscal Year 2018-2019 Budget and Long Range Planning vision.**

Ron Holifield and Mike Mowery with Strategic Government Resources facilitated the retreat. Mr. Mowery spoke to the common themes discussed during the individual council interviews and overlying issues. The group discussed Council Member Harrison's Facebook post timeline, resulting actions, and evaluated the actions to improve future processes.

The Council took a brief recess at 11:07 a.m. and resumed discussions at 11:22 a.m.

The Council discussed social media posting and individual responsibility, rebuilding trust, connections, and communication.

The Council took a brief recess at 12:46 p.m. and resumed discussions at 12:55 p.m.

Mr. Holifield discussed the council's roles and responsibilities in governance, relationships, and systems. He spoke to traits of effective board governance.

The Council took a brief recess at 1:54 p.m. and resumed discussions at 2:01 p.m.

The Council discussed a "Listening Tour" to gather information from citizens related to long-term goals for the city.



Nothing further was discussed. Mayor LaRosiliere adjourned the meeting at 4:50 p.m.

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**Harry LaRosiliere, MAYOR**

ATTEST

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Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL  
PRELIMINARY OPEN MEETING  
May 29, 2018**

**COUNCIL MEMBERS PRESENT**

Harry LaRosiliere, Mayor  
Rick Grady, Mayor Pro Tem – arrived at 5:01 p.m.  
Ron Kelley, Deputy Mayor Pro Tem  
Angela Miner  
Anthony Ricciardelli  
Kayci Prince  
Tom Harrison – arrived at 5:01 p.m.  
Rick Smith

**STAFF PRESENT**

Bruce Glasscock, City Manager  
Mark Israelson, Senior Deputy City Manager  
Jim Parrish, Deputy City Manager  
Jack Carr, Deputy City Manager  
Brandi Youngkin, Assistant City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor LaRosiliere called the meeting to order at 5:00 p.m., Tuesday, May 29, 2018, in the Senator Florence Shapiro Council Chambers of the Municipal Center, 1520 K Avenue. A quorum was present. Mayor LaRosiliere then stated that the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney and receive Legal Advice, Section 551.071; to receive information regarding Economic Development, Section 551.087; and to discuss Real Estate, Section 551.072; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required.

Mayor LaRosiliere reconvened the meeting back into the Preliminary Open Meeting at 5:45 p.m. in the Senator Florence Shapiro Council Chambers.

- **Consideration and action resulting from Executive Session discussion**
- **Council Appointments to Various Committees and Organizations**

Mayor LaRosiliere made the following appointments:

**Board and Commission Review Committee** – Tom Harrison, Anthony Ricciardelli and Rick Smith

**Community Finance** – Mayor Pro Tem Rick Grady and Deputy Mayor Pro Tem Ron Kelley

**Joint PISD/Council Committee** – Deputy Mayor Pro Tem Ron Kelley and Angela Miner

**Multi-Cultural Outreach Roundtable** – Angela Miner and Kayci Prince

**Animal Shelter Advisory Committee** – Tom Harrison and Rick Smith

**Board of Adjustment** – Angela Miner and Anthony Ricciardelli

**Building Standards Commission** – Mayor Pro Tem Rick Grady and Tom Harrison

- **Council Appointments to Various Committees and Organizations(Cont'd.)**

**Civil Service Commission** – City Manager Bruce D. Glasscock

**Collin County Appraisal District Board** – Kayci Prince

**Community Relations Commission** – Mayor Pro Tem Rick Grady and Kayci Prince

**Cultural Affairs Commission** – Mayor Pro Tem Rick Grady and Deputy Mayor Pro Tem Ron Kelley

**Heritage Commission** – Deputy Mayor Pro Tem Ron Kelley and Kayci Prince

**Library Advisory Board** – Tom Harrison and Anthony Ricciardelli

**North Texas Municipal Water District Board** – Mayor Pro Tem Rick Grady and Deputy Mayor Pro Tem Ron Kelley

**Parks and Recreation Planning Board** – Tom Harrison and Rick Smith

**Photographic Traffic Signal Advisory Committee** – Angela Miner and Anthony Ricciardelli

**Planning and Zoning Commission** – Deputy Mayor Pro Tem Ron Kelley and Angela Miner

**Plano Housing Authority** – Anthony Ricciardelli and Rick Smith

**Retirement Security Plan Committee** – City Manager Bruce D. Glasscock

**Senior Advisory Board** – Kayci Prince and Anthony Ricciardelli

**Tax Increment Financing Reinvestment Zone No. 2 Board** – Angela Miner and Rick Smith

- **Planning Departmental Presentation**
- **Public Works Departmental Presentation**
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting was adjourned at 6:48 p.m.

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**Harry LaRosiliere, MAYOR**

ATTEST:

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Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL  
REGULAR SESSION  
May 29, 2018**

**COUNCIL MEMBERS PRESENT**

Harry LaRosiliere, Mayor  
Rick Grady, Mayor Pro Tem  
Ron Kelley, Deputy Mayor Pro Tem  
Angela Miner  
Anthony Ricciardelli  
Kayci Prince  
Tom Harrison  
Rick Smith

**STAFF PRESENT**

Bruce Glasscock, City Manager  
Mark Israelson, Senior Deputy City Manager  
Jim Parrish, Deputy City Manager  
Jack Carr, Deputy City Manager  
Brandi Youngkin, Assistant City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor LaRosiliere convened the Council into the Regular Session on Tuesday, May 29, 2018 at 7:02 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

**Invocation and Pledge**

Father Jack Hopka with St. Mark the Evangelist Catholic Church led the invocation and Girl Scout Troop 3357 with Wilson Middle School and Williams High School led the Pledge of Allegiance and Texas Pledge.

**Proclamations and Special Recognitions**

**Special Recognition:** The Plano Senior High School Girls Basketball Team recently won the State Championship.

**Proclamation:** Pet Appreciation Week in Plano is June 3 – 9, 2018.

**Comments of Public Interest**

No one appeared to speak.

### **Consent Agenda**

**MOTION:** Upon a motion made by Council Member Prince and seconded by Mayor Pro Tem Grady, the Council voted 8-0, to approve all items on the Consent Agenda as follows:

#### **Approval of Minutes**

May 14, 2018  
(Consent Agenda Item “A”)

#### **Approval of Expenditures**

**Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)**

**RFB No. 2018-0259-B** for Residential Concrete Pavement Repair Zone I3 North, Project No. 6812, for Public Works to EJ Smith Construction Company, LLC in the amount of \$3,377,419; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

**RFB No. 2018-0313-B** for Residential Concrete Pavement Repair Zone I7, Project No. 6922, for Public Works to Alvand Construction Inc. DBA Advance Contracting in the amount of \$7,310,886; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

**RFB No. 2018-0287-B** for Legacy Drive at Headquarters Drive Pedestrian Crossing and SH 121 at Legacy Drive - Northbound Frontage Road Improvements to FNH Construction, LLC in the amount of \$669,615; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

**RFB No. 2018-0341-B** for Russell Creek Drive Phase 2 to Ed Bell Construction Company in the amount of \$1,039,989; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

**RFB No. 2018-0293-B** for Bridge Repairs Part II to Joe Funk Construction, Inc. in the amount of \$1,994,620; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

#### **Purchase from an Existing Contract**

To approve the purchase of a back-up and recovery solution for Technology Services in the amount of \$459,195 from Freeit Data Solutions, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (State of Texas Department of Information Resources Contract No. DIR-TSO-3944) (Consent Agenda Item “G”)

To approve the purchase of one (1) Toro GM 4000-D rough area mower for Fleet Services to be utilized by Grounds Maintenance in the amount of \$57,272 from Professional Turf Products through an existing BuyBoard contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 529-17) (Consent Agenda Item “H”)

### **Approval of Expenditure**

To approve an expenditure for a Bridge/Trail Underpass Sedimentation Study, Project No. 6992, in the amount of \$98,309 from Pacheco Koch Consulting Engineers, Inc.; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “I”)

To approve an expenditure in the amount of \$225,000 for a grant of hotel-motel tax revenues to USA Softball DFW for hosting the USA Softball 2018 18U and 16U Gold Nationals softball tournament; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “J”)

To approve an expenditure in the amount of \$126,884 for the purchase of blinds and audiovisual equipment for the Saigling House; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “K”)

### **Approval of Contract / Agreement**

To approve a Development Agreement between the City of Plano and BGC SH190TPS LL Plano TX Land Acquisition, LLC for construction of a hike and bike trail at a cost of \$38,610 in conjunction with the Towneplace Suites Project; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “L”)

### **Adoption of Resolutions**

**Resolution No. 2018-5-1(R):** To approve the hiring of Victor A. Flores as Assistant City Attorney III by the City Attorney; and providing an effective date. (Consent Agenda Item “M”)

### **Adoption of Ordinances**

**Ordinance No. 2018-5-2:** To transfer the sum of \$225,000 from the Convention & Tourism Fund Unappropriated fund balance to the Convention & Tourism Operating Appropriation for fiscal year 2017-18 for the purpose of providing funding for the USA Softball 18U and 16U Gold National Tournament, amending the Budget of the City adopted by Ordinance No. 2017-9-6, specifically Section 1, Item “H”, to reflect the actions taken herein; declaring this action to be a case of public necessity; and providing an effective date. (Consent Agenda Item “N”)

**Ordinance No. 2018-5-3:** To amend Section 12-73.1(d) of Article IV, Chapter 12, Motor Vehicles and Traffic, of the Code of Ordinances of the City of Plano, Texas to enact school zones for summer school sessions; providing a penalty clause, a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date. (Consent Agenda Item “O”)

With no further discussion, the Regular City Council Meeting adjourned at 7:36 p.m.

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**Harry LaRosiliere, MAYOR**

ATTEST:

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Lisa C. Henderson, City Secretary



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Technology Services

Department Head: Chris Chiancone

Agenda Coordinator: Vernie Rambo

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### CAPTION

RFP No. 2017-0359-C for a one (1) year contract with four (4) one-year City optional renewals for Distributed Antenna System for PD for Technology Services and City of Plano Police Departments to Optical & Telecommunication Solutions, Inc. in the annual estimated amount of \$116,328 in the 2017-18 Budget year; and authorizing the City Manager to execute all necessary documents. The estimated cost for maintenance and support in future years is \$5,520 in FY 2018-19, \$5,760 in 2019-20, \$6,060 in FY 2020-21, and \$6,360 in FY 2021-22. **Approved**

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### FINANCIAL SUMMARY

#### Operating Expense

FISCAL YEAR: 2017-18 thru 2021-22	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	300,000	23,700	323,700
Encumbered/Expended Amount	0	0	0	0
This Item	0	-116,328	-23,700	-140,028
Balance	0	183,672	0	183,672

**FUND(S):** Criminal Investigation Fund & Technology Services Fund

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**COMMENTS:** Funding for this item is available in the Criminal Investigation and Technology Services Funds. This item approves the purchase, installation and configuration for a distributed antenna system. Maintenance costs for the first year will be paid from the Criminal Investigation Fund with future years paid from the Technology Services Fund. The estimated amount to be spent in FY 2017-18 is \$116,328 with future year expenditures of \$5,520 in FY 2018-19, \$5,760 in FY 2019-20, \$6,060 in FY 2020-21, and \$6,360 in FY 2021-22.

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## SUMMARY OF ITEM

See Recommendation Memo.

### Strategic Plan Goal:

Financially Strong City with Service Excellence, Safe Large City

### Plano Tomorrow Plan Pillar:

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### ATTACHMENTS:

Description	Upload Date	Type
2017-0359-C Recommendation Memo	6/5/2018	Memo
2017-0359-C RFP Recap	6/4/2018	RFP Recap

**Date:** Wednesday, May 23, 2018

**To:** Diane Palmer-Boeck, Director of Procurement and Project Management

**From:** Chris Chiancone, Chief Information Officer

**Subject:** Neutral Host In-Building Multi-Band Cellular Distributed Antenna System (DAS) for Police Department – RFP 2017-0359-C

The technology being proposed will help improve cell phone services in the police department, addressing areas with limited to no cellular signals, and helping to reduce impacts on staff productivity. Technology Services released the RFP 2017-0359-C to select a neutral host multi-band cellular distributed antenna system or “DAS” to meet the immediate needs of the Police Department. The DAS system chosen will take designated external signals directly from assigned tower sectors from each wireless carrier and rebroadcast them into the building to supplement coverage gaps and improve poor cellular service. The system selected is a modular system that is easily upgradable to support additional bands and upgraded networks as mobile technologies continue to evolve. The solution chosen is easily expandable to other carriers, and as FirstNet becomes available in our area.

The evaluation committee received and reviewed six proposals for DAS solutions. Several of the proposed solutions met the desired coverage and needs of the department. Optical Telecom’s proposal was selected based on the following evaluation criteria:

CRITERIA	WEIGHT
Company Profile / Team Knowledge and Experience / Resumes / Certifications – SECTION II	15%
Solutions Delivery Plan – SECTION V	15%
Work History / Past Performance / Subcontractors – SECTION VI	10%
Requirements Traceability Matrix and Proposed Solution – SECTIONS I & III	20%
Cost – SECTION VIII	40%

It is the recommendation of the Technology Services department to award the contract to Optical Telecommunication Solutions, Inc. in the amount of \$140,028.18 which includes the total cost of equipment purchase, installation, and configuration, maintenance, and monitoring for five years. This item was budgeted for by the Police Department in supplemental #05300001 for FY 2017-18 from the Treasury Forfeiture Fund Program. There is a potential that the cost may increase depending on the carrier, and, any additional unforeseeable costs incurred for equipment that will not be absorbed by the carrier, would be routed back through council for approval if the cost exceeds \$50,000.

Due to carrier signal strength, building density, and construction materials - the building that the Police Department occupies does not allow for reliable connectivity with our citizens. If this purchase is not awarded, those who communicate with the public using cellular phones and technologies within the Police Department facility will continue to be hindered by poor coverage and result in further disruption to police business and operational functions that require cellular connectivity.

# CITY OF PLANO

RFP No. 2017-0359-C

## Distributed Antenna System (DAS) Solution

### RFP Recap

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**Proposal Opening Date/Time:** September 20, 2017 @ 3:00 PM

**Number of Vendors Notified:** 10,563

**Vendors Submitting "No Bids":** 0

**Number of Proposals Submitted Non-Responsive:** 1

**Number of Proposals Submitted:** 6

#### **Vendor Name**

#### **Proposal**

iB Wireless Solutions LLC	\$131,177
Wireless Information Networks, LLC	\$137,455
Optical & Telecommunication Solutions, Inc.	\$157,390
Advanced Telecom Solutions	\$170,810
Pierson Wireless Corp	\$264,275
Asociar LLC	\$587,425

#### **Best and Final Offers Requested**

#### **Amount**

Optical & Telecommunication Solutions, Inc.	\$140,028
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#### **Recommended Vendor(s):**

Optical & Telecommunication Solutions, Inc. with their Best and Final Offer of \$140,028.

*Vernie Rambo*

Vernie Rambo, Contract Specialist

May 30, 2018

Date



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Planning

Department Head: Christina Day

Agenda Coordinator: Kimberly Williams ext. 7204

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### CAPTION

RFP No. 2018-0053-B for Expressway Corridor Air and Noise Pollution Study for Planning to Harris Miller Miller & Hanson in the amount of \$86,504; and authorizing the City Manager to execute all necessary documents. **Approved**

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### FINANCIAL SUMMARY

Operating Expense

FISCAL YEAR:	2017-18 & 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		0	334,162	0	334,162
Encumbered/Expended Amount		0	-183,559	0	-183,559
This Item		0	-66,608	-19,896	-86,504
BALANCE		0	83,995	-19,896	64,099

**FUND(S):** General Fund

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**COMMENTS:** Funding for this item is available in the 2017-18 Planning Budget and will be carried forward into future year. The Expressway Corridor Air and Noise Pollution Study, in the amount of \$86,504, will leave a balance of \$64,099 available for future Planning related professional services expenditures.

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### SUMMARY OF ITEM

See Recommendation Memo.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Strong Local Economy, Great Neighborhoods - 1st Choice to Live

## Plano Tomorrow Plan Pillar:

Built Environment, Economic Environment

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### ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memo	6/4/2018	Memo
Purpose Memo	6/5/2018	Memo
Bid Recap	5/29/2018	Bid Recap

**Date:** May 17, 2018

**To:** Diane Palmer-Boeck, Director of Procurement & Project Management

**From:** Christina Day, Director of Planning

**Subject:** Award Recommendation for the Expressway Corridor Air and Noise Pollution Study (2018-0053-B)

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As part of the FY 2016-17 budget process, the City Council approved a request by the Planning Department to conduct a study of noise and air pollution impacts on residential land uses situated near the city's expressway corridors. The objectives of this study are to:

1. Conduct an acoustical analysis of roadway traffic noise in Plano Expressway Corridors and develop graphic noise contours depicting current and future traffic noise levels.
2. Identify best management practices for air pollution mitigation, specific to the siting and design of new residential structures.
3. Develop an environmental risk map, which identifies recommended setbacks for new residential structures from Plano Expressway Corridors based on projected noise and air quality impacts.

For this project, the Planning Department collaborated with the Purchasing Division to develop a Request for Proposals (RFP) for planning consultant services. The city received four responses to this RFP, which were evaluated by a four-person evaluation committee based on the following criteria:

- Project Approach & Management Plan – 45%
- Personnel Qualifications – 30%
- Project Cost – 25%

Of the four submittals received, the evaluation committee determined that two proposals sufficiently responded to the proposal criteria. These two respondents were invited to conduct a one-hour interview with the evaluation committee. At the conclusion of these interviews, the evaluation committee reconvened to discuss interview results and to evaluate the merits of each respondents' proposal.

Following this period of additional deliberation, Harris Miller Miller & Hanson (HMMH) was the highest scoring respondent. It is our recommendation to award to HMMH for an estimated total of \$86,504.

Failure to award this contract may limit the city's ability to accurately quantify the public health risk associated with the siting of residential land uses in proximity to the city's expressway corridors.

**Date:** June 5, 2018

**To:** Bruce D. Glasscock, City Manager

**From:** Christina D. Day, AICP, Director of Planning

**Subject:** Purpose of Expressway Corridor Air and Noise Pollution Study

This study seeks to develop scientifically-grounded tools to aid the City Council and Planning & Zoning Commission in making more informed land use decisions regarding the quality of life impacts of rezoning for residential uses within proximity of major expressways, including U.S. Highway 75, the President George Bush Turnpike, the Dallas North Tollway, and the Sam Rayburn Tollway.

With less than one percent of the City's land both undeveloped and zoned for residential use, there continues to be pressure for downzoning commercial property in expressway corridors for residential use. The City has long held a philosophy of prioritizing quality of life for residential development. To that end, the prior Comprehensive Plan included a 1,200 foot setback policy for residential uses adjacent to expressways, and the built environment of the city reflects a fairly consistent application of this policy. This prior policy recognized, but did not define, the impact of variations in topography, highway elevation, noise levels, and mitigation techniques on the quality of life for residents adjacent to expressways.

Scientific analysis of future noise and air quality impacts will provide more precision in land use recommendations in these corridors, allowing the city to make well informed zoning decisions which emphasize quality of life for all Plano residents.

With the continued demand for new residential uses near expressways, a technical study and analysis to address the environmental quality of life impacts of residential development adjacent to expressway corridors is needed and proposed by this agenda item. This study will model environmental impacts on new development, and enable planning staff to create data-driven land use recommendations and/or design guidelines for consideration. Due to the precise expertise and equipment required by this study, the scope required is beyond the capabilities of existing Planning staff. The funds are utilized to hire qualified environmental consultants, HMMH, to assist in completing this study to improve the precision of our land use recommendations to both the City Council and Planning & Zoning Commission.

Based on our research, taking an informed, proactive stance for residential quality of life will be an example of the Visionary and Excellence values to our community – delivering services that go above and beyond; and embracing our past achievements while maintaining a leading edge focus on success. This study will deliver information to city officials, unavailable in many other communities, which will foster exceptionally informed decisions to the benefit of our citizens – further demonstrating how Plano continues as the City of Excellence.

**CITY OF PLANO**

**RFP No. 2018-0053-B**

**Expressway Corridor Air and Noise Pollution Study**

**Proposal Recap**

=====

**Proposal Opening Date/Time:** February 2, 2018 at 2:00 PM

**Number of Vendors Notified:** 9,419

**Vendors Submitting “No Bids”:** 0

**Proposals Deemed “Non-Responsive”:** 0

**Number of Responsive Proposals Received:** 4

**VENDOR NAME**

**AMOUNT**

Harris Miller Miller & Hanson  
NewFields  
Paul Carpenter Associates  
LJA Engineering

\$122,000  
\$102,565  
\$109,347  
\$234,250

**BEST AND FINAL OFFER**

**AMOUNT**

Harris Miller Miller & Hanson  
NewFields

\$86,504  
\$77,165

**RECOMMENDED VENDOR**

**AMOUNT**

Harris Miller Miller & Hanson

\$86,504

*Kimberly Williams*

\_\_\_\_\_  
Kimberly Williams, Buyer II

May 21, 2018

\_\_\_\_\_  
Date





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Facilities

Department Head: B. Caleb Thornhill

Agenda Coordinator: Michael Parrish x7554

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### CAPTION

RFB No. 2018-0325-B for Mass Grading Improvements to Joel Brown & Co., LLC in the amount of \$299,048; and authorizing the City Manager to execute all necessary documents. **Approved**

---

### FINANCIAL SUMMARY

Operating Expense, CIP

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	19,800	15,780,200	0	15,800,000
Encumbered/Expended Amount	-19,800	-1,526,084	0	-1,545,884
This Item	0	-299,048	0	-299,048
Balance	0	13,955,068	0	13,955,068

**FUND(S):** General Fund, Fire & Public Safety Facilities CIP

---

**COMMENTS:** Funding for this item is available in the 2017-18 General Fund Budget and 2017-18 Fire & Public Safety Facilities CIP. Mass grading improvements at the future site of the Sand/Salt Storage Facility and Fire Training Center, in the amount of \$299,048, will leave a combined balance of \$13,955,068 available for the construction and outfitting of the two facilities.

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### SUMMARY OF ITEM

See Recommendation Memo.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Safe Large City, Strong Local Economy

**Plano Tomorrow Plan Pillar:**

Built Environment, Economic Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memo	5/31/2018	Memo
Location Map	6/5/2018	Map
Bid Recap	5/31/2018	Bid Recap

**Date:** May 25, 2018  
**To:** Bruce D. Glasscock, City Manager  
**Via:** B. Caleb Thornhill, Director of Engineering  
**From:** Jim Razinha, Facilities Division Manager  
**Subject:** Mass Grading Improvements – Bid #2018-0325-B

I have reviewed the bids submitted to perform Mass Grading Improvements at the McDermott Rd. and Rasor Blvd. property. I recommend award to the lowest, responsive, responsible bid, submitted from Joel Brown & Co., LLC, for \$299,048.30.

There were three additional bids submitted:

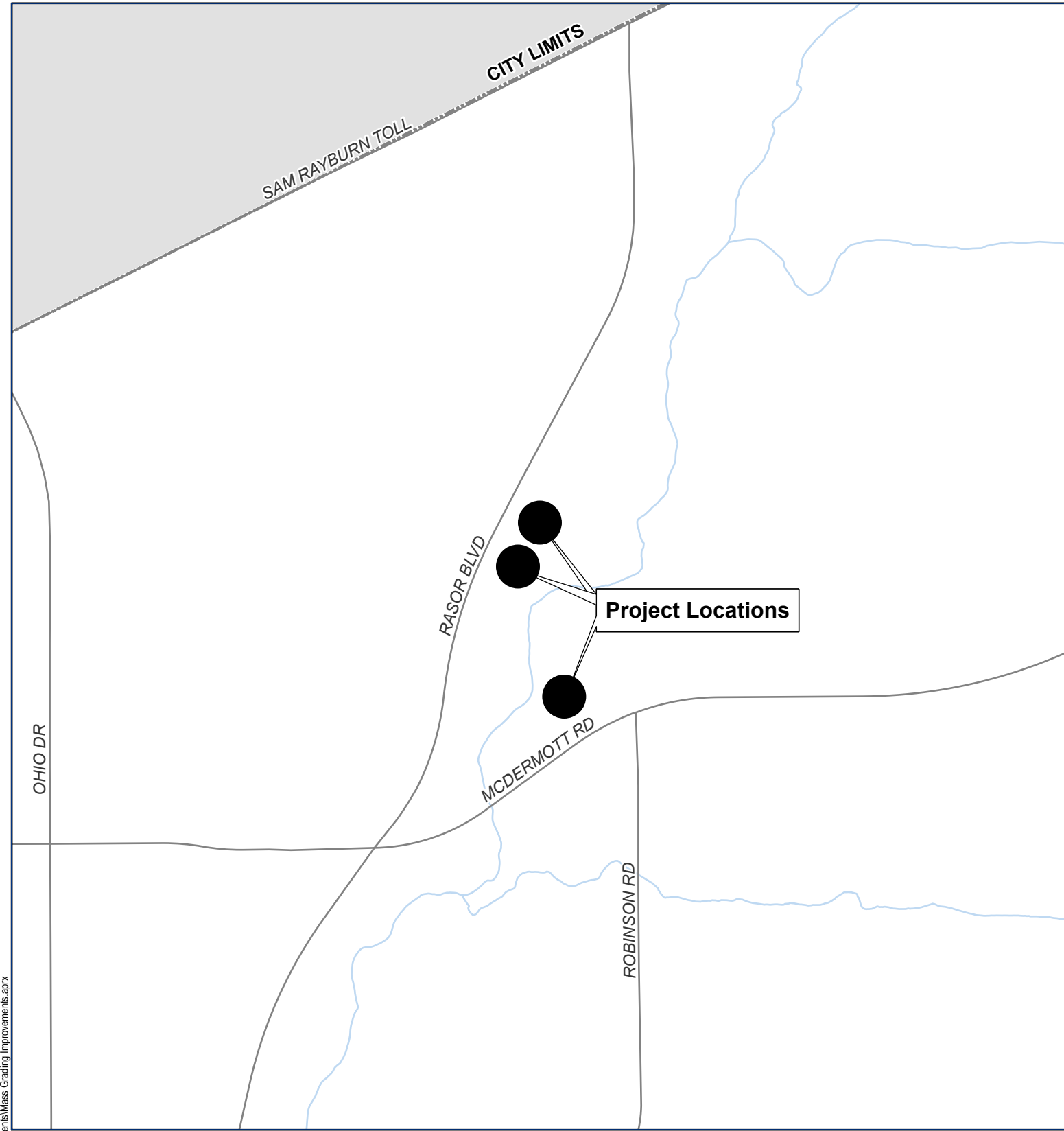
The Holbrook Company, Inc.	\$362,007.00
RLM EarthCo	\$540,445.00
Ed Bell Construction Company	\$559,389.00

This project is necessary to prepare sites for the new Sand/Salt Storage Facility at Rasor Blvd. and the Fire Training Facility at McDermott Rd. and Robinson Rd.; and coordinate floodplain reclamation and mitigation for the White Rock Creek Trail project.

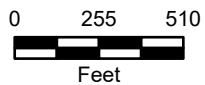
The funding for the project is split 60% Sand/Salt Storage Facility at Rasor Blvd. and 40% Fire Training Center.

Please let me know if you have any questions.

cc: Matt Yager  
Paul Kunze  
Michael Parrish  
Jessica Walden

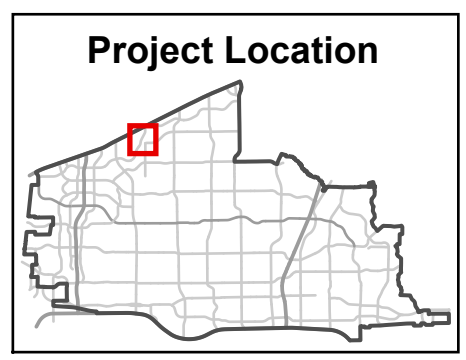


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City of Plano GIS Division  
June 2018

## Mass Grading Improvements at McDermott Road & Rasor Boulevard



# CITY OF PLANO

## BID NO. 2018-0325-B MASS GRADING IMPROVEMENTS BID RECAP

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**Bid Opening Date/Time:** May 8, 2018 @ 2:00 PM

**Number of Vendors Notified:** 11,137

**Vendors Submitting "No Bids":** 0

**Number of Non-Responsive Bids:** 0

**Number of Responsive Bids Submitted:** 4

<b><u>Vendor Name</u></b>	<b><u>Total Base Bid</u></b>
Joel Brown & Co., LLC	\$299,048.30
The Holbrook Company, Inc.	\$362,007.00
RLM Earthco	\$540,445.00
Ed Bell Construction Company	\$559,389.00

**Recommended Vendor:**

Joel Brown & Co., LLC	\$299,048.30
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*Michael Parrish*

May 24, 2018

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Michael Parrish, Senior Buyer

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Date

**CITY OF PLANO  
COUNCIL AGENDA ITEM**

Council Meeting Date: 6/12/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Libby McCabe

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**CAPTION**

RFB No. 2018-0334-B for Erosion Control 2105, 2109 & 2113 Briarcreek Lane to DCI Contracting, Inc. in the amount of \$729,974; and authorizing the City Manager to execute all necessary documents. **Approved**

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**FINANCIAL SUMMARY**

CIP

FISCAL YEAR:	2017-18 & 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		60,866	663,694	150,000	<b>874,560</b>
Encumbered/Expended Amount		-60,866	-48,591	0	<b>-109,457</b>
This Item		0	-600,000	-129,974	<b>-729,974</b>
BALANCE		0	15,103	20,026	<b>35,129</b>

**FUND(S):** Municipal Drainage CIP, Sewer CIP

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**COMMENTS:** Funding for this item is available in the 2017-18 Municipal Drainage CIP and Sewer CIP, with additional funds programmed for 2018-19 in the Municipal Drainage CIP. Construction services for the Erosion Control 2105, 2109 & 2113 Briarcreek Lane project, in the total amount of \$729,974, will leave a project balance of \$35,129 available for future expenditures on municipal drainage and sewer projects.

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**SUMMARY OF ITEM**

See Recommendation Memorandum.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Great Neighborhoods - 1st Choice to Live

## Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment

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### ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memorandum	5/31/2018	Memo
Map	5/31/2018	Map
Bid Recap	5/31/2018	Bid Recap

**Date:** June 12, 2018

**To:** Bruce D. Glasscock, City Manager

**Via:** B. Caleb Thornhill, P.E., Director of Engineering

**From:** Daniel Prendergast, P.E., Engineering Manager

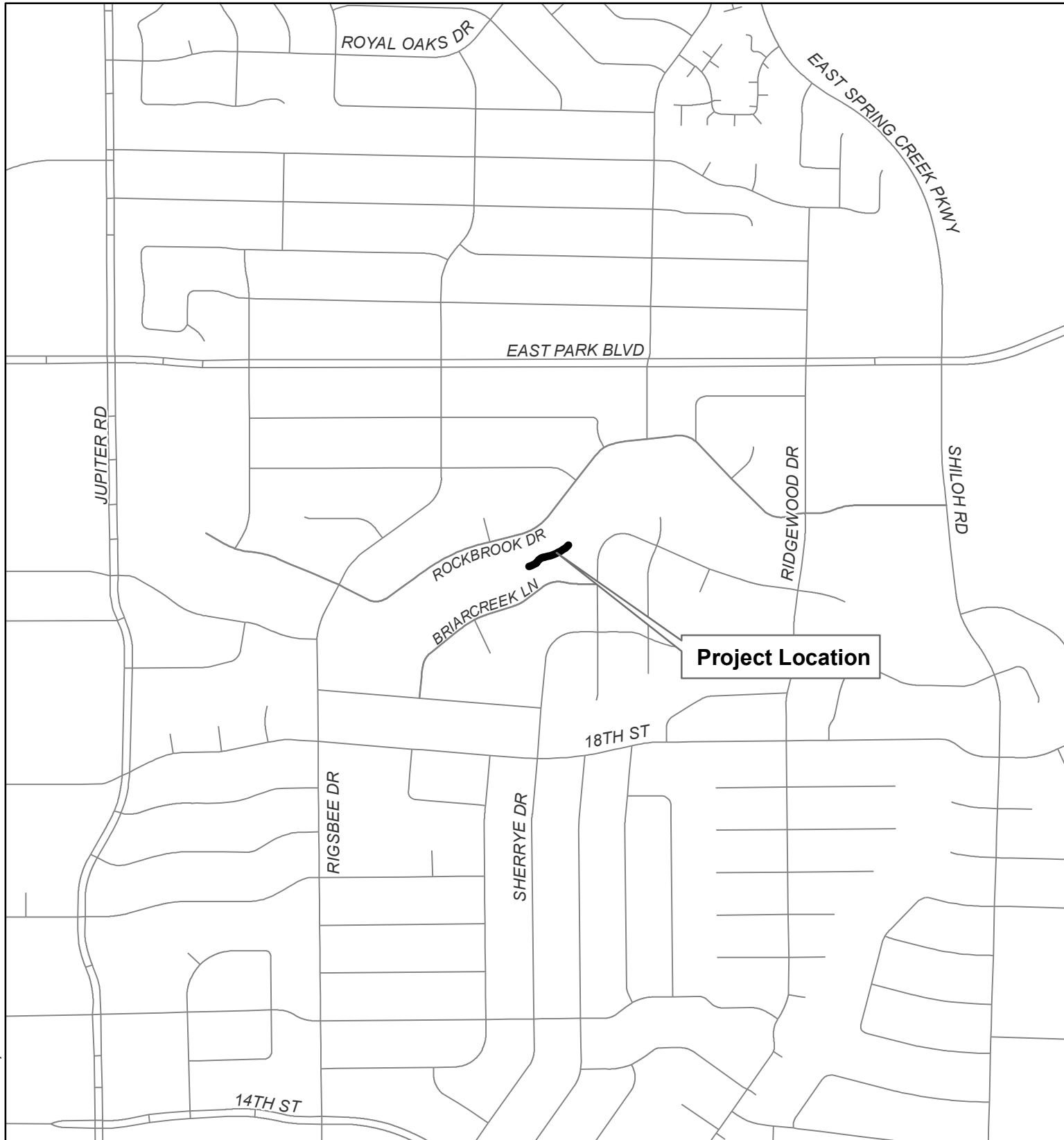
**Subject:** Award of Bid 2018-0334-B for Erosion Control 2105, 2109 & 2113 Briarcreek Lane - Project No. 6837

The Engineering Department accepted bids on May 17, 2018 for the Erosion Control 2105, 2109 & 2113 Briarcreek Lane project. The project includes the installation of gabion streambank protection consisting of approximately 700 cubic yards of gabion baskets and 257 square yards of gabion mattress and related appurtenances. The project also includes the replacement of an existing sanitary sewer aerial crossing behind 2113 Briarcreek Lane.

The lowest responsive and responsible bid was submitted by DCI Contracting, Inc., in the amount of \$729,973.99. There were a total of 11,802 vendors notified of this project. Seven (7) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, erosion will continue to wear away the streambanks resulting in impacts to adjacent properties as well as the aerial sanitary sewer crossing will be susceptible to a catastrophic failure resulting in potential discharge of wastewater into the creek.

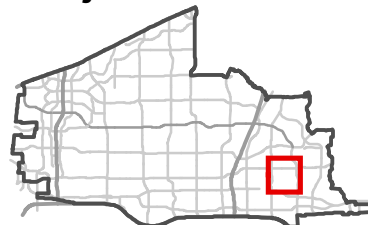




## Erosion Control 2105, 2109 & 2113 Briarcreek Lane

**Project No. 6837**

### Project Location



# CITY OF PLANO

## RFB (CIP)

**Bid No. 2018-0334-B**

**Erosion Control 2105, 2109, & 2113 Briarcreek Lane**

**Project No. 6837**

### **Bid Recap**

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**Bid Opening Date/Time:** May 17, 2018 @ 3:00 PM (CST)

**Number of Vendors Notified:** 11,802

**Vendors Submitting "No Bids":** 0

**Number of Non-Responsive Bids Submitted:** 0

**Number of Responsive Bids Submitted:** 7

<b><u>Vendor:</u></b>	<b><u>Total Bid</u></b>
DCI Contracting, Inc.	\$729,973.99
Joe Funk Construction, Inc.	\$845,765.40
Austin Filter Systems, Inc.	\$848,824.00
FNH Construction, LLC	\$895,725.00
ERS of MS, Inc.	\$981,645.00
Stoic Civil Construction, Inc.	\$1,028,056.00
HQS Construction, LLC	\$1,148,780.00

### **Recommended Vendor:**

DCI Contracting, Inc.	\$729,973.99
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*Angie Morales*

Angie Morales, Purchasing Assistant

May 17, 2018

Date



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Libby McCabe

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### CAPTION

RFB No. 2018-0344-B for Westgate Addition & Redbud Lane Alleys to Austin Raymond Construction LLC dba Raymond Construction in the amount of \$1,200,760; and authorizing the City Manager to execute all necessary documents. **Approved**

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### FINANCIAL SUMMARY

CIP

FISCAL YEAR:	2017-18 & 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		51,728	558,833	1,217,000	<b>1,827,561</b>
Encumbered/Expended Amount		-51,728	-152,833	0	<b>-204,561</b>
This Item		0	-300,760	-900,000	<b>-1,200,760</b>
BALANCE		0	105,240	317,000	<b>422,240</b>

**FUND(S):** Street Improvements CIP

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**COMMENTS:** Funding for this item is available in the 2017-18 Street Improvements CIP and is planned for 2018-19 as well. Project construction services for the Westgate Addition & Redbud Lane Alleys project, in the total amount of \$1,200,760, will leave a project balance of \$422,240 available for future expenditures on this or other street improvements projects.

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### SUMMARY OF ITEM

See Recommendation Memorandum.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Great Neighborhoods - 1st Choice to Live

## Plano Tomorrow Plan Pillar:

Built Environment

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### ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memorandum	5/31/2018	Memo
Map	5/31/2018	Map
Bid Recap	5/31/2018	Bid Recap

**Date:** June 12, 2018

**To:** Bruce D. Glasscock, City Manager

**Via:** B. Caleb Thornhill, P.E., Director of Engineering

**From:** Daniel Prendergast, P.E., Engineering Manager

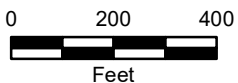
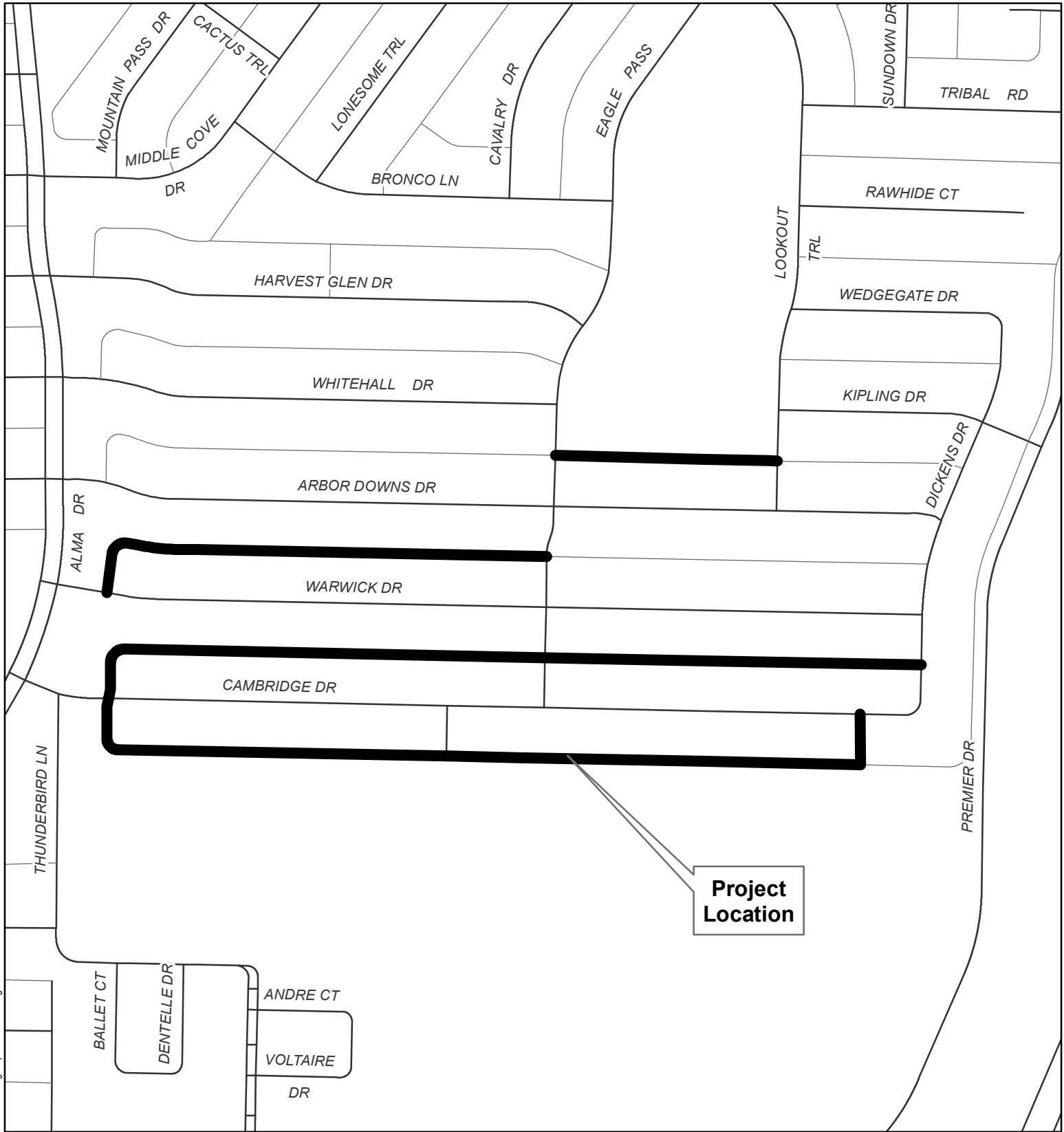
**Subject:** Award of Bid 2018-0344-B for Westgate Addition & Redbud Lane Alleys - Project No. 6830

The Engineering Department accepted bids on May 10, 2018 for the Westgate Addition & Redbud Lane Alleys project. The project includes the entire alley reconstruction for six (6) alleys at the following locations:

1. Alley North of Arbor Downs Dr. – between Eagle Pass and Lookout Trail (600 linear feet);
2. Alley North of Warwick Dr.– between Warwick Dr. and Eagle Pass (1,340 linear feet);
3. Alley North of Cambridge Dr. - between Cambridge Dr. and Eagle Pass (1,330 linear feet);
4. Alley North of Cambridge Dr. - between Eagle Pass and Dickens Dr. (1,040 linear feet);
5. Alley South of Cambridge Dr. – between Cambridge Dr. and Cambridge Dr. (2,370 linear feet);
6. Alley North of Red Bud Ln. – between 18<sup>th</sup> St. and R Ave. (1,280 linear feet).

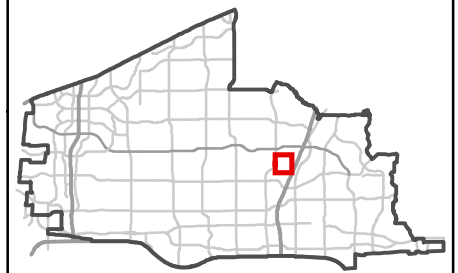
The lowest responsive and responsible bid was submitted by Austin Raymond Construction LLC dba Raymond Construction in the amount of \$1,200,760. There were a total of 12,451 vendors notified of this project. Eleven (11) complete bids were received for the project as shown in the attached bid recap.

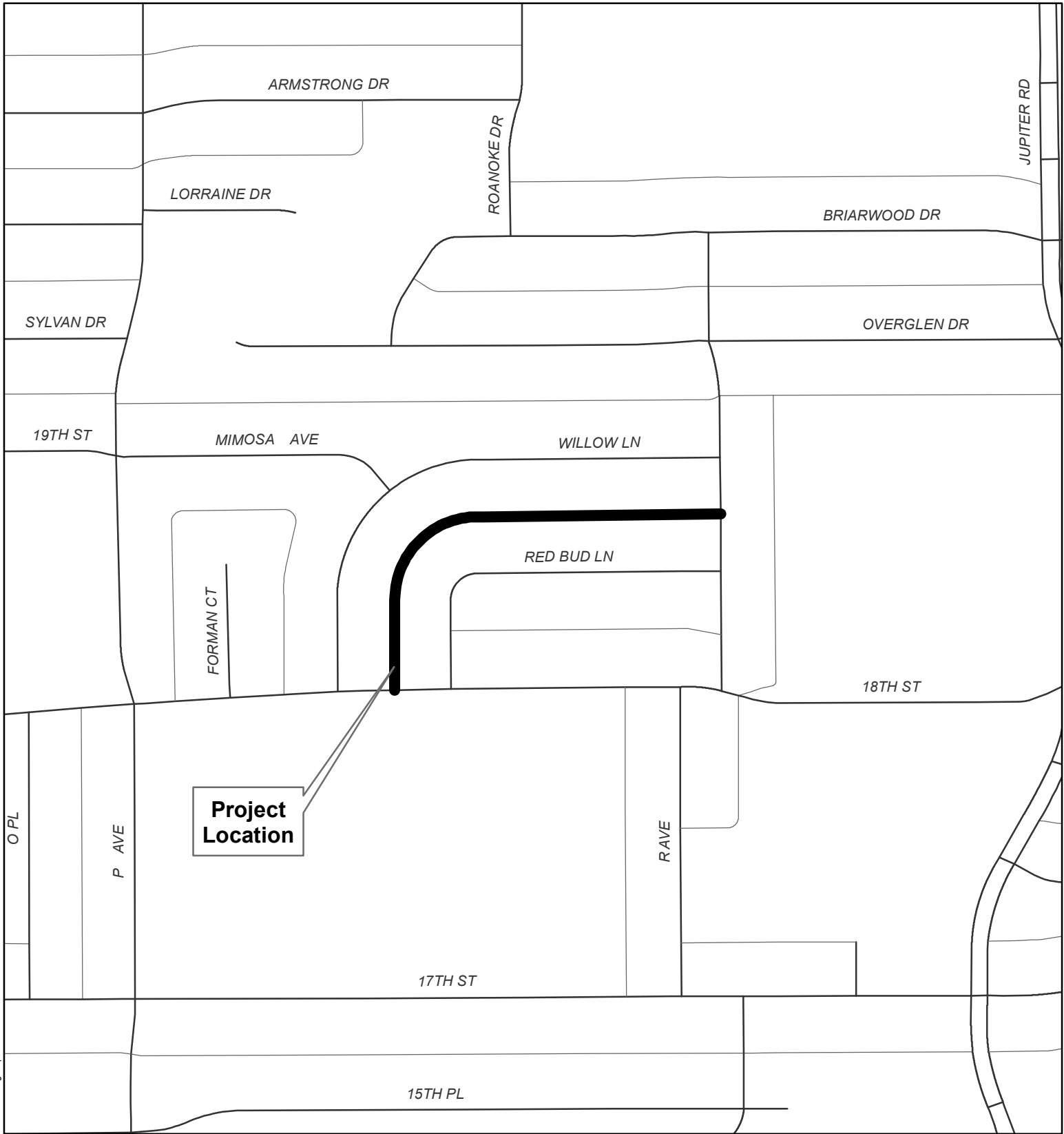
If this project is not awarded, the result will be continued deterioration of the existing alley pavement and will have a negative impact on the quality of life for the adjacent residents.



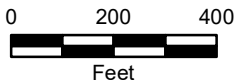
## Westgate Addition & Red Bud Lane Alleys Project No. 6830

### Project Location



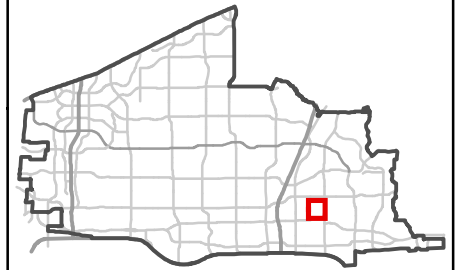


georgelau D:\Projects\Engineering\Local\Maps\201705-10\_Project 6830 Paving Replacement\Red Bud Ln.mxd



## Westgate Addition & Red Bud Lane Alleys Project No. 6830

### Project Location



# CITY OF PLANO

## RFB (CIP)

**Bid No. 2018-0344-B**

**Westgate Addition & Redbud Lane Alleys**

**Project No. 6830**

### **Bid Recap**

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**Bid Opening Date/Time:** May 10, 2018 @ 3:30 PM (CST)

**Number of Vendors Notified:** 12,451

**Vendors Submitting "No Bids":** 0

**Number of Non-Responsive Bids Submitted:** 0

**Number of Responsive Bids Submitted:** 11

<b><u>Vendor:</u></b>	<b><u>Total Bid</u></b>
Austin Raymond Construction LLC dba Raymond Construction	\$1,200,760.00
Camino Construction, L.P.	\$1,226,988.40
Ratliff Hardscape, Ltd	\$1,268,380.50
Urban Infraconstruction, LLC	\$1,272,255.00
Jim Bowman Construction Company, L.P.	\$1,295,027.50
I IPL USA LLC	\$1,389,115.00
HQS Construction, LLC	\$1,395,875.00
Joe Funk Construction, Inc.	\$1,398,043.00
RBR Infrastructure & Road, LLC	\$1,549,225.00
Indus Road & Bridge, Inc.	\$1,570,480.00
FNH Construction, LLC	\$1,584,155.00

### **Recommended Vendor:**

Austin Raymond Construction LLC dba Raymond Construction	\$1,200,760.00
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*Angie Morales*

Angie Morales, Purchasing Assistant

May 10, 2018

Date





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Libby McCabe

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### CAPTION

To approve an increase to the current awarded contract amount of \$249,600 by \$162,895, for a total contract amount of \$412,495, for Sidewalk Improvements - Plano Parkway from Independence Parkway to Alma Drive from Freese and Nichols, Inc.; and authorizing the City Manager to execute all necessary documents. (Project No. 6901, Modification No. 1) **Approved**

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### FINANCIAL SUMMARY

CIP

FISCAL YEAR:	2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		0	480,000	1,600,000	<b>2,080,000</b>
Encumbered/Expended Amount		0	-249,600	0	<b>-249,600</b>
This Item		0	-162,895	0	<b>-162,895</b>
BALANCE		0	67,505	1,600,000	<b>1,667,505</b>

**FUND(S):** Street Improvements CIP

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**COMMENTS:** Funding is available in the 2017-18 Street Improvements CIP for this item. The first modification to the existing professional services agreement for the Sidewalk Improvements - Plano Parkway from Independence Parkway to Alma Drive project, in the amount of \$162,895, will leave a project balance of \$1,667,505 available for future expenditures on this or other street improvements projects.

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### SUMMARY OF ITEM

See Recommendation Memorandum.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Safe Large City, Great Neighborhoods - 1st Choice to

Live

**Plano Tomorrow Plan Pillar:**

Built Environment, Economic Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memorandum	6/6/2018	Memo

**Date:** June 12, 2018

**To:** Bruce D. Glasscock, City Manager

**Via:** B. Caleb Thornhill, P.E., Director of Engineering

**From:** Daniel Prendergast, P.E., Engineering Manager

**Subject:** Approval of Contract Modification No. 1 for Sidewalk Improvements – Plano Parkway from Independence Parkway to Alma Drive - Project No. 6901

The Engineering Department recommends approval of Contract Modification No. 1 for the increase in the professional services agreement with Freese and Nichols, Inc., a Texas “S” Corporation, in the amount of \$162,895, for the Sidewalk Improvements – Plano Parkway from Independence Parkway to Alma Drive project.

Contract Modification No. 1 includes additions to the original scope to incorporate a 10' wide trail along the south side of Plano Parkway, in response to resident safety concerns over pedestrian and bicycle access in this corridor. The project includes trail design, three pedestrian bridge crossings, geotechnical engineering and structural engineering for the pedestrian bridges, and new alignments to determine easement acquisition and franchise utility impacts along the project limits.

If this contract modification is not approved, the pedestrian network along Plano Parkway cannot be completed which would have a negative impact on the safety of pedestrians in this corridor.



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Gov Relations

Department Head: Brandi Youngkin

Agenda Coordinator: Andrea Park

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### CAPTION

To approve the terms and conditions of a Fifth Amendment to the Communications Facilities License Agreement by and between the City of Plano, Texas and New Cingular Wireless PCS, LLC, a Delaware limited liability company; authorizing its execution by the City Manager; and providing an effective date.

**Approved**

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### FINANCIAL SUMMARY

Revenue

<b>FISCAL YEAR: 2017-18 thru 2028-29</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
<b>Budget</b>	0	0	0	0
<b>Encumbered/Expended Amount</b>	0	0	0	0
<b>This Item</b>	0	66,609	1,002,890	1,069,499
<b>Balance</b>	0	66,609	1,002,890	1,069,499

**FUND(S):** Water & Sewer Fund

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**COMMENTS:** This item is to approve a Fifth Amendment to increase the rental fee for the Communications Facilities License Agreement from \$65,583 to \$66,609 annually beginning in May 2018. The agreement includes an annual rental fee increase of 3% at renewal for each of the remaining years. The annual estimated revenue for 2017-18 budget year is \$66,609. The future estimated revenue from 2018-19 through 2028-29 budget years is \$1,002,890, and will be dependent on contract renewals.

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### SUMMARY OF ITEM

To approve the terms and conditions of a Fifth Amendment to the Communications Facilities License

Agreement by and between the City of Plano, Texas and New Cingular Wireless PCS, LLC, a Delaware limited liability company.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Partnering for Community Benefit

**Plano Tomorrow Plan Pillar:**

Economic Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Amendment	6/6/2018	Agreement

**Cell Site No. DX1053/FA#:10003703**  
**Market: North Texas**  
**Address: California & Chinaberry, Plano, Texas**

## **FIFTH AMENDMENT TO COMMUNICATIONS FACILITIES LICENSE**

**THIS FIFTH AMENDMENT TO COMMUNICATIONS FACILITIES LICENSE** ("Fifth Amendment"), dated as of the latter of the signature dates below, is by and between City of Plano, Texas having a mailing address of 4120 West Plano Parkway, Plano, Texas 75093 (hereinafter referred to as "Licensor") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor to Southwestern Bell Wireless, Inc., having a mailing address of 575 Morosgo Drive NE, Atlanta, GA 30324 (hereinafter referred to as "Licensee").

**WHEREAS**, Licensor and Licensee entered into a Communications Facilities License dated October 6, 1999, and into a First Amendment to Communications Facilities License on September 22, 2008, and into a Second Amendment to Communications Facilities License on April 5, 2011, and into a Third Amendment to Communications Facilities License on July 27, 2011, and into a Fourth Amendment to Communications Facilities License on August 16, 2017, whereby Licensor licensed to Licensee certain Premises, therein described, that are a portion of the Property located at California & Chinaberry, Plano, Texas ("Agreement"); and

**WHEREAS**, Licensor and Licensee desire to modify, as set forth herein, the rent payable under the Agreement; and

**WHEREAS**, Licensee desires to modify the Site Plan as currently included in the Agreement and alter and make improvements to the Property or Premises as indicated on the Site Plan attached hereto as Exhibit "A"; and

**WHEREAS**, based upon the Site Plan attached hereto as Exhibit "A" and pursuant to the City of Plano's existing rate structure for the attachment of communications facilities to City water towers, approval of the Site Plan attached hereto as Exhibit "A" will result in a modified rent payment becoming due for the remaining term of the Agreement; and

**WHEREAS**, Licensor and Licensee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

**NOW THEREFORE**, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Licensor and Licensee agree as follows:

1. **Rent. Appendix "B" Payment Terms and Conditions** of the Agreement is hereby modified to reflect that the LICENSEE's annual Rental Fee upon the execution of this Fifth Amendment shall be increased by One Thousand Twenty-Five and 79/100 Dollars (\$1,025.79) per annum so that the total annual Rental Fee shall thereafter be in the amount

of Sixty Six Thousand Six Hundred Nine and 19/100 Dollars (\$66,609.19). Said increase shall become effective on the effective date of this Fifth Amendment. Any increased rent due and payable under the terms of this Fifth Amendment for the remainder of the current Lease Year (i.e., until LICENSEE's next annual Rent Payment becomes due) shall be pro-rated based upon the new Rent Payment identified herein and shall become due and payable thirty (30) days after the effective date of this Fifth Amendment. Rental Fees shall continue to be increased each year by three percent (3%) of the previous year's Rental Fee, including the next year after the execution of this Fifth Amendment.

2. **Equipment.** Licensors consents to the equipment modifications all in a manner in accordance with the Site Plan attached hereto as Exhibit "A" and incorporated herein by reference.
3. **Back Rental Fee Amount.** Licensors and Licensee agree and acknowledge that Licensee shall pay to Licensors within one hundred twenty (120) days of receipt of the fully executed originals of this Fifth Amendment One and 50/100 Dollars (\$1.50) as back rent owed by Licensee to Licensors due to an error in the Fourth Amendment to the Agreement.
4. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Fifth Amendment, the terms of this Fifth Amendment shall control. Except as expressly set forth in this Fifth Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Fifth Amendment.

[SIGNATURES ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Amendment on the dates set forth below.

CITY OF PLANO, TEXAS


By: \_\_\_\_\_  
Bruce D. Glasscock  
CITY MANAGER  
1520 Avenue K  
PO Box 860358  
Plano, TX 75086-0358

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
Paige Mims, CITY ATTORNEY

Date: \_\_\_\_\_

New Cingular Wireless PCS, LLC, a  
Delaware limited liability company,  
By: AT&T Mobility Corporation, its  
Manager

By:   
Name: Leigh Ann Dodson  
Title: Area Manager-RE&C NTX  
Network Ops

Date: 4/19/18



## LICENSOR ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, A Notary Public in and for the State of Texas, on this day personally appeared Bruce D. Glasscock known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for and as the act of the CITY OF PLANO, of the State of Texas, Collin County, Texas, and as the City Manager thereof, and for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_

## LICENSEE ACKNOWLEDGEMENT

STATE OF TEXAS

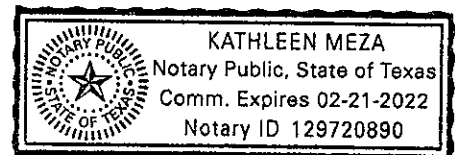
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Leigh Ann Dodson, Area Manager-RE&C NTX Network Ops of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said New Cingular Wireless PCS, LLC, and that he executed the same as the act of such Limited Liability Company for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of April, 2018.

Kathleen Meza  
Notary Public in and for the State of Texas

My Commission Expires 2-21-22



## PROJECT INFORMATION

## APPLICANT/LESSEE:

NAME: AT&T MOBILITY  
ADDRESS: 1801 VALLEY VIEW LANE  
CITY, STATE, ZIP: FARMERS BRANCH, TX 75234  
CONTACT:  
PHONE:

## BUILDING OWNER:

NAME: CITY OF PLANO  
ADDRESS: 1520 AVENUE K  
CITY, STATE, ZIP: PLANO, TX 75074  
CONTACT:  
PHONE: 972-941-7000

## PROPERTY OWNER:

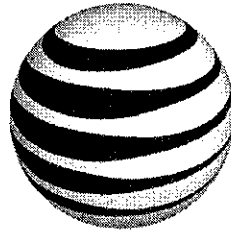
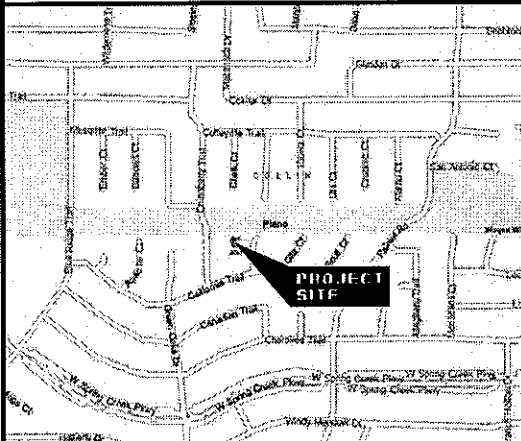
NAME:  
ADDRESS:  
CITY, STATE, ZIP:  
CONTACT:  
PHONE:

LATITUDE: 33° 3' 35.3874" (NAD83)  
LONGITUDE: -96° 43' 18.012" (NAD83)  
AMSL: 701'  
JURISDICTION: CITY OF PLANO  
TELEPHONE CO.: UNKNOWN  
POWER CO.: UNKNOWN

## DRIVING DIRECTIONS

FROM DT DALLAS: TAKE I-75 NORTH TO THE SPRING CREEK PKWY EXIT. MAKE A LEFT ONTO SPRING CREEK AND FOLLOW IT TO GREEN OAKS DR. MAKE A RIGHT ONTO GREEN OAKS DR. AND A RIGHT ONTO CALIFORNIA TRAIL. THEN TAKE A LEFT ON DODGE CT. SITE IS LOCATED APPROX. 70 YARDS AHEAD ON THE LEFT SIDE OF THE ROAD.

## VICINITY MAP



# at&t

1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

## SITE NAME

## PLANO WATER TOWER-SPRING CREEK

### 4TXRX/3C/4C/5C/6C LTE UPGRADE

## SITE NUMBER

## DX1053

## PACE ID NUMBERS

## MRNTX031899 / MRNTX030687

## SITE ADDRESS

## 6405 DODGE CT. PLANO, TX 75023

(COLLIN COUNTY)

## SITE PHOTO



## DESIGN TEAM

## DESIGNER/ENGINEER:

NAME:  
ADDRESS:  
CITY, STATE, ZIP:  
CONTACT:  
PHONE:

THE CELERIS GROUP, INC.  
2000 E. LAMAR BLVD., STE. 550  
ARLINGTON, TX 76006  
MARK STAPLETON  
817-446-1700



2/1/2018

## APPROVALS

AT&T CONSTRUCTION MGR.

NEXIUS ENGINEER

NEXIUS CONSTRUCTION MGR.

CONTRACTOR

PROPERTY OWNER

CONTRACTOR

## SHEET INDEX

SHT. #	DESCRIPTION	REV. #
T01	TITLE SHEET	1
M01	NOTES	1
C01	SITE PLAN	1
C02	EXISTING SITE PLAN	1
C03	TOWER ELEVATION	1
C03.1	ANTENNA MOUNT DETAIL	1
C04	ANTENNA CONFIGURATION	1
C05	DETAILS	1
C05	PAINT NOTES	1

## SCOPE OF WORK

## FOR DESIGN SCOPE:

FOR LTE 4C (MRNTX031899): ADD 120 B14 IN SHELTER. MOUNT BRUS-11 ON EXISTING H-FRAME (CHECK IF THERE IS PLACES). RUN 2X 12" OF JUMPER ON TOP, 2X 15" OF JUMPER ON GROUND, 1X 30" DC JUMPER AND 1X 20W FIBER JUMPER.  
FOR LTE 5C (MRNTX031899): ADD AWS BRUS-32 80W ON TOWER. MOUNT PLUS-32 AWS ON NEW DSI BRACKET BEHIND ANTENNA ON POSS. RUN 4X 20" OF JUMPER, 1X 30" DC JUMPER FROM POSS TO DEC AND 1X 30" DC JUMPER FROM DEC TO F413 AND 2X 20W FIBER JUMPER. USE EXISTING F413, DC AND FIBER TRUNKS FROM DC BUILD.  
FOR LTE 4C (MRNTX031899): ADD 850 BRUS-11 IN SHELTER. MOUNT BRUS-11 ON EXISTING H-FRAME (CHECK IF THERE IS PLACES). RUN 2X 12" OF JUMPER ON TOP, 2X 15" OF JUMPER ON GROUND, 1X 30" DC JUMPER AND 2X 20W FIBER JUMPER.  
FOR LTE 3C (MRNTX030687): ADD AWS BRUS-32 80W ON TOWER. MOUNT PLUS-32 AWS ON NEW DSI BRACKET BEHIND ANTENNA ON POSS. RUN 4X 20" OF JUMPER, 1X 30" DC JUMPER FROM POSS TO NEW DEC AND 1X 30" DC JUMPER FROM DEC TO F413 AND 2X 20W FIBER JUMPER. USE EXISTING F413, DC AND FIBER TRUNKS FROM DC BUILD.  
FOR 41899 (MRNTX031726): COMPLETED BY MRNTX031899

## BUILDING CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

- |                           |                     |
|---------------------------|---------------------|
| 1. 2015 IBC               | 2. N/A              |
| 3. 2014 NEC               | 4. ANSI/TIA/EIA-222 |
| 5. CITY/COUNTY ORDINANCES |                     |



IF YOU DIG IN ANY STATE DIAL 811  
FOR THE LOCAL 'ONE CALL CENTER'  
IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REVISIONS	DATE
ISSUED FOR CONSTRUCTION	11/26/17
ISSUED FOR CONSTRUCTION	02/01/18

CELERIS PROJECT NO.: 17-9921

**CELERIS GROUP**  
CONSULTING ENGINEERS  
2000 E. LAMAR BLVD., SUITE 550  
ARLINGTON, TX 76006  
Office: 817.445.1700  
Fax: 817.495.0895  
TX Firm Reg. # F-13992

## NEXIUS

1301 CENTRAL EXPRESSWAY  
SOUTH, SUITE 200  
ALLEN, TX 75013  
OFFICE: 972-581-9888

# at&t



1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

PLANO WATER  
TOWER-SPRING CREEK  
SITE NUMBER  
DX1053  
P.A. NUMBER  
10003703

DRAWN BY:	CH
CHECKED BY:	ZG
DATE:	02/01/18
PLT SCALE:	1:2
DRAWING NUMBER:	
TITLE SHEET:	
SHEET NO.:	T01

# Exhibit A

## 1. GENERAL REQUIREMENTS

### A. PURPOSE AND INTENT

1. THE DRAWING AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. CONTRACTOR SHALL MAINTAIN THE SAME INDICATES OF SPECIFIED ON ONE AND NOT THE OTHER. IT SHALL BE BOUND THE SAME AS IF SHOWN, ALABASTER, OR OTHERWISE IN BOTH CASES. THE CONTRACTOR SHALL DISREGARD ANY DISCREPANCIES BETWEEN REQUIREMENTS SHOWN IN BOTH, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
2. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS SPECIFIED IN THE CONTRACT.

### B. CONFLICTS

1. VERIFY ALL MEASUREMENTS AT THE SITE BEFORE ORDERING MATERIAL OR DOING ANY WORK. NO EXTRA CHARGE FOR CONSTRUCTION WILL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS OR DIMENSIONS SHOWN ON PLANS. SHOWING NOTICE OF ANY DISCREPANCY IN DIMENSIONS OR OTHERWISE TO AVAL FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
2. NO PLAG OF OBTAINMENT OF CONDITIONS THAT EXIST, OR OF DIMENSIONS OF CONDITIONS THAT MAY BE ENCOUNTERED, OR OF ANY OTHER RELEVANT MATTER CONCERNING THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS DURING THE WORK.

### C. CLEANING

1. KEEP THE SITE FREE FROM ACCUMULATION OF WASTE AND RUBBISH CAUSED BY EMPLOYEES. AT THE COMPLETION OF THE WORK, REMOVE ALL WASTE AND NON-CONSTRUCTION MATERIAL, INCLUDING ALL CONSTRUCTION TOOLS, SCRAPINGS, AND SURPLUS MATERIAL AND LEAVE SITE CLEAN AND READY FOR USE.

### D. CODES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND ORDINANCES OF THE STATE AND LOCAL JURISDICTIONS WITH JURISDICTION OVER THE SITES. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.

### E. LICENSING

1. CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED FOR SUBORDINATES THAT LICENSE MEMORIAL TRAIL, THE TOWNSHIPS OF SUBORDINATE PERFORMING THESE THINGS SHALL BE LICENSED. REGISTRATION AND COMPLY WITH THE LICENSING LAWS, PAY LICENSE FEES, AND SELECT AND INFORM SUBORDINATES REGARDING THESE LAWS.

### F. OSHA

1. FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND STATE AND LOCAL LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUBORDINATE PERFORMING THESE THINGS SHALL BE LICENSED. REGISTRATION AND COMPLY WITH THE LICENSING LAWS, PAY LICENSE FEES, AND SELECT AND INFORM SUBORDINATES REGARDING THESE LAWS.

### G. PHOTOS

1. PROVIDE PHOTOGRAPHIC EVIDENCE OF ALL FOUNDATION INSTALLATION, GROUNDING, AND TRENCHING AFTER PLACEMENT OF UTILITIES PRIOR TO BACKFILL.

### H. BUILDING PERMITS

1. CONTRACTOR WILL SUBMIT CONSTRUCTION DOCUMENTS TO THE JURISDICTIONAL AUTHORITY FOR PLAN CHECK AND REVIEW. CONTRACTOR WILL SUBMIT LICENSING AND NECESSARY CONSTRUCTION NOTIFICATION TO THE JURISDICTIONAL AUTHORITY TO OBTAIN THE BUILDING PERMIT. CONTRACTOR SHALL COORDINATE AND SCHEDULE REQUIRED INSPECTIONS AND TEST REQUIRED PERMITS AT THE JOB SITE. COMPLY WITH SPECIFIC PROJECT RELATED REQUESTS AND SUGGESTIONS MADE BY BUILDING INSPECTOR, AND INFORM CONSTRUCTION MANAGER OF ANY SUCH WORK THAT MAY BE BEYOND THE SCOPE OF THE CONTRACT OR COME FROM THE CONSTRUCTION DOCUMENTS. AVAL WILL REIMBURSE THE CONTRACTOR FOR FEES, FOR PLAN REVIEW, BUILDING PERMIT CONNECTIONS, AND INSPECTION (EXCLUDED IN THE BASE PRICE).

### I. ZONING REGULATIONS AND CONDITIONAL USE PERMITS

1. CONTRACTOR WILL SUBMIT FOR AND OBTAIN ALL ZONING AND CONDITIONAL USE PERMITS. SOME USE PERMITS MAY HAVE SPECIAL REQUIREMENTS FOR THE SITE RELATED TO CONSTRUCTION, SUCH AS NOISE REGULATIONS, HOURS OF WORK, ACCESS LIMITATIONS, ETC. THE CONSTRUCTION MANAGER WILL ADVISE THE CONTRACTOR OF THESE REQUIREMENTS AT THE PRE-START MEETING OR AS SHOWN IN THE CONSTRUCTION DOCUMENTS.

### J. FAN PERMIT AND TOWER LIGHTING

1. REFER TO CONSTRUCTION DOCUMENTS AND CONSTRUCTION MANAGER FOR FAN AND STATE LIGHTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE TEMPORARY FAN AFTERNOON LIGHTING UNTIL PERMANENT LIGHTING IS OPERATIONAL.

### K. TOWER SECURITY

1. IF REQUIRED, TOWER MUST BE FENCED, TEMPORARILY OR PERMANENTLY WITHIN 24 HOURS OF ORDER. DO NOT ALLOW THE SITE ACCESSING THE TOWER AREA TO REMAIN OPEN OR UNATTENDED ANY TIME FOR ANY REASON. KEEP THE GATE CLOSED AND LOCKED WHEN NOT IN USE.

### L. SITE CONTROL

1. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR MAINTENANCE OF SEGMENT AND CONTROL OF ACCESS AT THE SITE. ANY CHANGE TO ALLOWANCE OR CONSTRUCTION PROPERTIES WILL BE COMPLETED BY THE CONTRACTOR AT NO EXPENSE TO AVAL.
2. THE CONTRACTOR IS TO MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES, DO NOT ALLOW WATER TO STAND OR POOL. ANY DAMAGE TO STRUCTURES OR ROADS ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROPERTIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.

3. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE CONSTRUCTION MANAGER AND IN ACCORDANCE WITH AEROSOL/TOXIC AUTHORITIES.

### M. EROSION PREVENTION

1. PROTECT AND SECURE EXISTING, MAINTAIN AND SECURE EXISTING PERMETER FENCING AND OR GATED ENCLOSURES.

### 2. SITE PREPARATION

#### A. SCOPE OF WORK INCLUDES

1. PROTECTION OF EXISTING TREES, VEGETATION AND LANDSCAPE MATERIALS WHICH MUST BE CHARGED BY CONSTRUCTION ACTIVITIES.
2. TRIMMING OF EXISTING TREES AND VEGETATION AS REQUIRED FOR PROTECTION DURING CONSTRUCTION ACTIVITIES.
3. CLEANING AND GRUBBING OF STUMPS, VEGETATION, DEBRIS, RUBBISH, DISCARDED DRELS AND SITE IMPROVEMENTS.
4. TOPSOIL STRIPPING AND STOCKPILING.
5. TEMPORARY EROSION CONTROL, SALTATION CONTROL, AND DUST CONTROL CONFORMING TO LOCAL REQUIREMENTS AS APPLICABLE.
6. TEMPORARY PROTECTION OF ADJACENT PROPERTY, STRUCTURES, BENCHMARKS, AND MONUMENTS.
7. PROTECTION AND TEMPORARY PROTECTION, STORAGE AND RE-INSTATEMENT OF EXISTING FENCING AND OTHER SITE IMPROVEMENTS SOLELY FOR REUSE.
8. REMOVAL AND LEGAL DISPOSAL OF EXCAVATED MATERIALS.

#### B. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS)

1. MATERIALS USED FOR TREE PROTECTION, EROSION CONTROL, SALTATION CONTROL, AND DUST CONTROL.

### 3. EARTHWORKS

#### A. SCOPE OF WORK INCLUDES

1. EXCAVATION, TRENCHING, FILLING, COMPACTION, AND GRADING FOR STRUCTURES, SITE IMPROVEMENTS AND UTILITIES.
2. MATERIALS FOR SUB-BASE, DRAINAGE, BACKFILL AND GRAVEL FOR SLABS, PAVEMENTS AND IMPROVEMENTS.
3. ROCK EXCAVATION THROUGH EXISTING.
4. SUPPLY OF ADDITIONAL MATERIALS FROM OFFSITE AS REQUIRED.
5. REMOVAL AND LEGAL DISPOSAL OF EXCAVATED MATERIALS AS REQUIRED.

#### B. QUALITY ASSURANCE

1. COMPACTION:
  - A. UNDER STRUCTURES, BUILDING SLABS, PAVEMENTS AND MATERIALS WILL OBTAIN A 95 PERCENT COMPACTION AT A MINIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
  - B. GRAVING TOLERANCES OUTSIDE BUILDING LINES:
    - A. LARMS, UNPAVED AREAS AND WALKS PLUS OR MINUS 1 INCH
    - B. LARMS PAVEMENTS, PLUS OR MINUS 1/2 INCH
  - C. GRADING TOLERANCES FOR FILL UNDER ALL CONCRETE APPLICATIONS:
    - A. PLUS OR MINUS 1/2 INCH MEASURED WITH 10 FOOT STAKE/STAKE.

#### C. PRODUCTS AND MATERIALS (AS APPROVED BY CONSTRUCTION MANAGER OR AS NOTED IN CONSTRUCTION DOCUMENTS)

1. SUB-BASE MATERIAL: GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHER STONE OR SAND, AND NATURAL SAND.
2. FILLING MATERIAL: LOOSELY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL WITH 95 PERCENT PASSING A 1-1/2 INCH SIEVE.
3. GRAVING MATERIAL: WILL COMPLY OF SATISFACTORY MIXTURE OF APPROVED SOIL MATERIALS FREE OF CLAY, ROCK OR GRAVEL NOT LARGER THAN 2 INCHES IN ANY DIMENSION. (EXCEPT: WASTE, PROVEN MATERIALS AND OTHER DANGEROUS MATERIALS WILL NOT BE ALLOWED FOR USE. UNPAVED MATERIALS HAVE A DAY DRAINAGE NO MORE THAN 5 PERCENT.
4. GRAVEL MATERIAL: DENSELY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL WITH 95 PERCENT PASSING A 1-1/2 INCH SIEVE.
5. GEOTEXTILE FABRIC: AS PER CONSTRUCTION DOCUMENTS.

#### D. CLEANING AND GRUBBING

1. REMOVE ALL VEGETATION AND MATERIALS AS REQUIRED. REMOVE STUMPS COMPLETELY UNDER FOUNDATIONS AND REMOVE DISPOSE OF CLEANING AND GRUBBING OFF-SITE OR IN AN ON-SITE LOCATION APPROVED BY CONSTRUCTION MANAGER.

#### E. STRIPPING

1. STRIP NOT LESS THAN 3 INCHES OF SOIL AND TOPSOIL FROM AREAS THAT WILL UNDERLIE GRAVING, IN OR NEAR STRUCTURES OR NEW EMBANKMENTS. STOCKPILE STRIPPING ON-SITE FOR RE-USE IN FINAL LANDSCAPING.

#### F. COMMON EXCAVATION

1. EXCAVATE TO DEPTH, LINES AND GRADES SHOWN ON THE PLANS OR AS OTHERWISE SPECIFIED.
2. TEMPORARILY STOCKPILE ON-SITE EXCAVATION AT AN APPROVED LOCATION WITHIN THE WORK AREA UNTIL SITE GRADING IS COMPLETE. STOCKPILE SHALL NOT EXCEED 15 FEET IN HEIGHT.
3. LEGALLY DISPOSE OF EXCESS COMMON EXCAVATION OFF-SITE.

## D. EMBANKMENT

1. CONSTRUCT EMBANKMENT TO THE LINES AND GRADES SHOWN ON THE DRAWINGS.
2. CONSTRUCT EMBANKMENT FROM ON-SITE EXCAVATION MATERIALS WHEN FEASIBLE. USE IMPORTED BACKFILL ONLY AFTER APPROVED ON-SITE EXCAVATION MATERIALS HAVE BEEN USED.
3. CONSTRUCT IN LOTS OF NOT MORE THAN 15 INCHES IN LENGTH DITCH THE FULL WIDTH OF THE CROSS SECTION SHALL BE BROUGHT UP UNIFORMITY.
4. MATERIAL SHALL BE PLACED IN LAYERS AND SHALL BE NEAR OPTIMUM MOISTURE CONTENT BEFORE BEING TO GRADUALLY THE PRESCRIBED COMPACTION. STOPPING OR STOPPING OF THE MATERIAL AND MANIPULATION TO SECURE A UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYER MAY BE REQUIRED. SUCH OPERATIONS SHALL BE INCLUDED IN THE APPROXIMATE BID. FILL SHOULD THE MATERIAL BE TO NOT TO PERMIT PROPER COMPACTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VIBRATE MATERIAL WITH AN ACCEPTABLE MOISTURE CONTENT.
5. DO NOT PLACE FROZEN MATERIAL IN THE EMBANKMENT AND DO NOT PLACE EMBANKMENT MATERIAL UPON FROZEN MATERIAL.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND THE REPLACEMENT OF ANY PORTION WHICH HAS BECOME DISPLACED DUE TO THE CONTRACTOR'S OPERATIONS.
7. START LAYERS IN THE DEEPEST PORTION OF THE FILL AND AS PLACEMENT PROGRESSES, CONSTRUCT LAYERS APPROXIMATELY PARALLEL TO THE FINISHED GRADE LINE.
8. ROLLER EQUIPMENT, BOTH LOADED AND EMPTY, OVER THE FULL WIDTH OF EMBANKMENT TO ENSURE UNIFORMITY OF MATERIAL PLACEMENT.
9. CONTRACT EMBANKMENT UNDERLIES NEW GRAVEL, FLOOR SLABS AND STRUCTURES TO A 95 PERCENT COMPACTION AT A MINIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT. CONTRACT NON-STRUCTURAL AREA EMBANKMENTS TO A MINIMUM OF 90 PERCENT OF ASTM D-1557.

## M. SITE GRADING

1. LEAVE ON-SITE EXCAVATION MATERIALS, DRIVE FINAL, FINISH AND COMPLET SURFACE AREAS TO CONFORM TO THE LINES, GRADES AND CROSS SECTIONS SHOWN ON THE DRAWINGS OR AS DESIGNATED BY THE CONSTRUCTION MANAGER.
2. GRADE SURFACES TO DRAIN AND ELIMINATE ANY POONDING OR EROSION.
3. EXCAVATE WHEEL RILLS BY REGRADING.
4. COMPLET AREAS OF UNDERLIES NEW GRAVEL, FLOOR SLABS AND STRUCTURES TO A 95 PERCENT COMPACTION AT A MINIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. CONSTRUCT FINISHED SURFACE OF SITE GRADING AREAS WITHIN ONE INCH FROM SPECIFIED GRADE.

### 6. SURFACE PREPARATION

1. SHOVE TOP OF SUBGRADE TO THE LINES AND CROSS SECTIONS ON THE DRAWINGS.
2. MAXIMUM TOP OF SUBGRADE IN A PREP-DRAINING DRAINAGE.
3. DO NOT STOCKPILE MATERIALS ON TOP OF SUBGRADE UNLESS AUTHORIZED BY CONSTRUCTION MANAGER.
4. COMPLET THE TOP 12 INCHES OF SUBGRADE TO A 95 PERCENT COMPACTION AT A MINIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. COMPLET TOP OF SUBGRADE WITHIN ONE INCH OF ESTABLISHED GRADE AND SPRES-SECTION.

### 7. GEOTEXTILE FABRIC

1. LAY GEOTEXTILE FABRIC OVER COMPLETED SUBGRADE IN THE COMPOUND AREA AND UNDER LENGTH OF ROAD (WHEN REQUIRED). LAP ALL JOINTS TO A MINIMUM OF 36 INCHES.

### K. GRAVEL SURFACING

1. CONSTRUCT GRAVEL SURFACING AREAS USING CRUSHER AGGREGATE BASE AND FINISH DITCHES AS SPECIFIED BY CONSTRUCTION MANAGER. STRENGTH GRAVEL AND ROAD TO OBTAIN A CUSTOM SURFACE AREA.

### L. LANDSCAPING

1. FURNISH, INSTALL AND MAINTAIN LANDSCAPE WORK AS SHOWN AND OR REQUIRED WITHIN THE CONSTRUCTION DOCUMENTS OR AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

### M. COMPLETE FORM WORK

1. FORMS: SMOOTH AND TRUE TO SURFACE. PREPARE FORMS UNPAID FORM RELEASE AGENTS.
2. CHWATER EXPOSED EDGES OF ALL TOWER FOUNDATION SHALL RECEIVE A 3/4" X 3/4" AS BECOME CHWATER. OTHER EXPOSED EDGES SHALL RECEIVE A TYPICAL RADIUS PANEL.
3. UPON COMPLETION, REMOVE ALL FORMS INCLUDING THOSE CONCEALED OR BURIED.
4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

## 5. GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS AND COORDINATE THE WORK WITH THE WORK OF ALL OTHER CONTRACTORS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A NEAT AND CLEANLY SITE, ROAD AND DRAINAGE. CONTRACTOR SHALL REMOVE AND DISPOSE OFF SITE ALL RUBBISH, WASTE MATERIALS, LITTER AND ALL FOREIGN SUBSTANCES REMOVED PERIODICALLY. SPILLS, STUMPS AND OTHER FOREIGN DEPOSITS MUST EXPOSED TO A SMOOTH EVEN-TEXTURED SURFACE.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA. EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATIONS OF SUCH UTILITIES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN AND IT SHALL BE NO RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXCAVATION ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST CALL LOCAL UTILITY LOCATOR COMPANY.
4. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
5. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS SITE DURING THE PERFORMANCE OF THE CONTRACT.
6. THE CONTRACTOR SHALL RESTORE ALL DAMAGED, PUBLIC OR PRIVATE, PROPERTY TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PERMITS.
8. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE AND DIMENSIONAL ANY NONCONFORMANCE (EXCEPTED AS JUDGED BY THE OWNER OR OWNER'S REPRESENTATIVE) SHALL BE REPLACED.
9. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH TRENCH PROTECTION FOR CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
11. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY OWNER BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
12. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
13. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS AS DEFINED BY THE OWNER OR OWNER'S REPRESENTATIVE ON THE DRAWINGS OR GEOTECHNICAL REPORT RECOMMENDATIONS.
14. CONTRACTOR TO GRADE ALL AREAS OF THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING OR EQUIPMENT PAD AND THE TOWER.
15. IF NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND RECONSTRUCTING REINFORCING AND ANY DISTURBED AREAS FOLLOWING INSTALLATION OF UTILITIES.
16. NO COMMERCIAL MESSAGES TO BE DISPLAYED ON TOWER.
17. WATER AND SEWER SERVICES ARE NOT REQUIRED FOR THIS DEVELOPMENT.
18. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS UNLESS NOTED.

REVISIONS	DATE
1. ISSUED FOR CONSTRUCTION	11/20/17
2. ISSUED FOR CONSTRUCTION	02/01/18

CELERIS PROJECT NO.: 17-5921

**CELERIS GROUP**  
CONSULTING ENGINEERS  
2000 E. Lamar Blvd., Suite 550  
Arlington, TX 76006  
Office: 817.445.1700  
Fax: 817.446.0655  
TX Firm Reg. # F-15992

**NEXIUS**  
1301 CENTRAL EXPRESSWAY  
SOUTH SUITE 200  
ALLEN, TX 75013  
OFFICE: 972-581-9888

**at&t**  
1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

**PLANO WATER**  
TOWER-SPRING CREEK  
SITE NUMBER  
DX1053  
F.A. NUMBER  
10003703

DRAWN BY	
CHECKED BY	
DATE	02/01/18
PLAT SCALE	1/2"
DRAWING NUMBER	NOTES
SHEET NO.	NO1

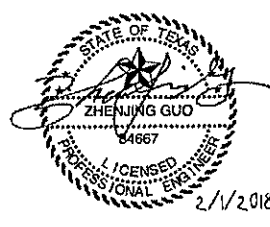


Exhibit A



Imagery Date: 12/1/2015 33°03'38.75" N 96°43'22.56" W Elev: 704ft eye

① **SITE PLAN**  
SCALE: (34" X 22") 1"=40'-0"  
SCALE: (11" X 11") 1"=80'-0"  
SCALE (FEET)

A horizontal scale bar with markings at 0, 40, 80, 120, and 160 feet.

[illegible]

CELESTIS PROJECT NO. 17-9921



NEXIUS

1301 CENTRAL EXPRESSWAY  
SOUTH, SUITE 200  
ALLEN, TX 75013  
OFFICE: 972-581-9688



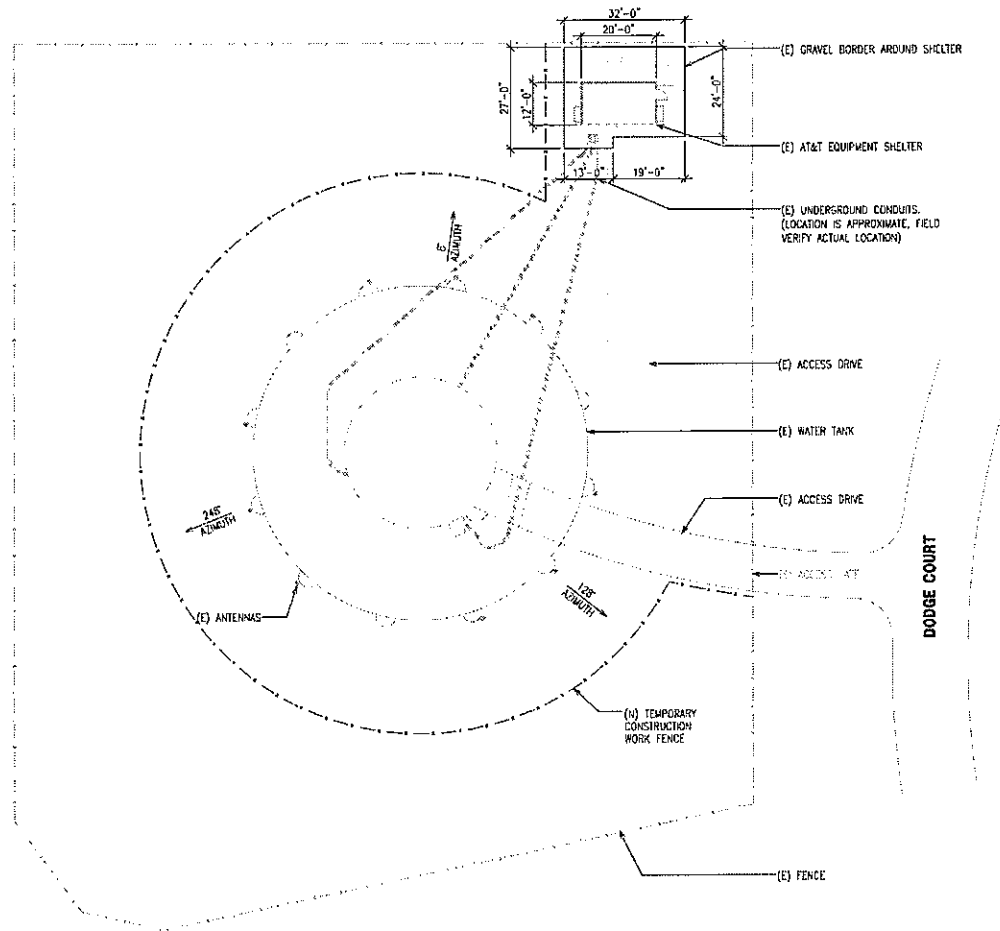
PLANO WATER  
TOWER-SPRING CREEK

SITE NUMBER:  
DX1053

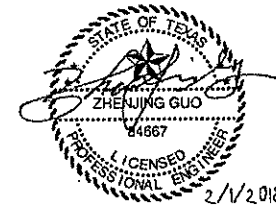
F.A. NUMBER  
10003703

DRAWN BY:  
 JH  
 CIRCLED BY:  
 ZG  
 DATE:  
 02/01/18  
 PLOT SCALE:  
 1:2  
 DRAWING NAME:  
 SITE PLAN  
 SHEET NO.:  
 C01

# Exhibit A



① EXISTING DETAIL SITE PLAN  
 SCALE: (34' x 22') 3/32"=1'-0"  
 SCALE: (11' x 17') 3/64"=1'-0"  
 GRAPHIC SCALE  
 0' 6' 12' 24' 36'



REVISIONS	DATE
Δ ISSUED FOR CONSTRUCTION	11/20/17
Δ ISSUED FOR CONSTRUCTION	02/01/18

CELERIS PROJECT NO. 17-9021

**CELERIS GROUP**  
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 Fax: 817.496.0675  
 TX Firm Reg. # F-13992

**NEXIUS**  
 1301 CENTRAL EXPRESSWAY  
 SOUTH SUITE 200  
 ALLEN, TX 75013  
 OFFICE: 972-561-9888

**at&t**  
 1801 VALLEY VIEW LANE  
 FARMERS BRANCH, TX 75234

**PLANO WATER TOWER-SPRING CREEK**  
 SITE NUMBER  
 DX1053  
 F.A. NUMBER  
 10003703

DRAWN BY	
CHECKED BY	
DATE	02/01/18
PLAT SCALE	1/2
DRAWING TITLE	EXISTING ROOF PLAN
SHEET NO.	C02

THIS DRAWING IS COMPILED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PROVIDED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

# Exhibit A

**SITE NOTES:**

1. MAX LIFT WORK WILL BE LIMITED TO TIMES OF DRY WEATHER, AND LIMITED TO AREAS WITHIN CONSTRUCTION FENCING AS SHOWN ON SHEET C03, TO BE APPROVED BY THE CITY OF PLANO.
2. ANY RUTS CAUSED BY MAN LITS WILL REQUIRE DIGGING OUT RUTS, HAND GRADING, AND PLACING AND ESTABLISHING SOLID SOG.
3. ALL RESTORATION WORK WILL NEED TO BE TO THE SATISFACTION OF THE CITY OF PLANO.

**NOTE:**  
BEFORE INSTALLING ANY EQUIPMENT CONTRACTOR MUST CHECK WITH AT&T PROJECT MANAGER AND AT&T RF ENGINEER FOR MOST RECENT RF CONFIGURATION SHEET.

PRIOR TO INSTALLING ANY EQUIPMENT ON TOWER, CONTRACTOR SHALL REFER TO THE CURRENT STRUCTURAL EVALUATION PERFORMED.

REVISIONS	DATE
ISSUED FOR CONSTRUCTION	11/20/17
ISSUED FOR CONSTRUCTION	02/01/18

CELERIS PROJECT NO.: 17-9921

**CELERIS GROUP**  
CONSULTING ENGINEERS  
2000 E. Lamar Blvd., Suite 550  
Arlington, TX 76006  
Office: 817.445.1700  
Fax: 817.696.0895  
TX Firm Reg. # F-13992

## NEXIUS

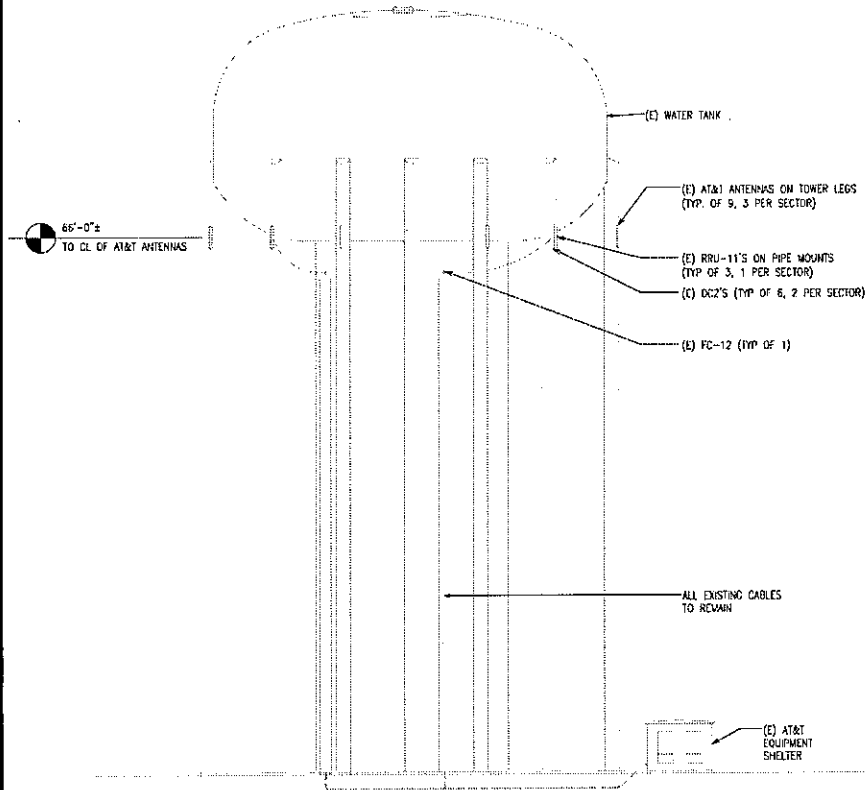
1801 CENTRAL EXPRESSWAY  
SOUTH, SUITE 200  
ALLEN, TX 75013  
OFFICE: 972-581-9888



**PLANO WATER TOWER-SPRING CREEK**  
SITE NUMBER  
**DX1053**  
F.A. NUMBER  
**1003703**

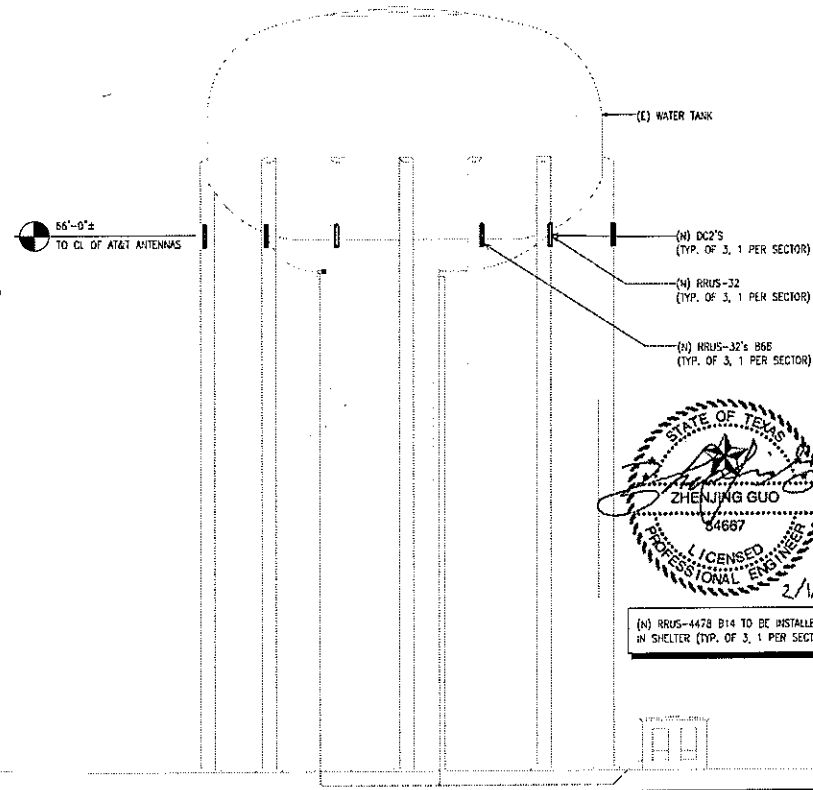
GRAPH BY	JH
CHECKED BY	ZG
DATE	02/01/18
FIG. SCALE	1:2
DRAWING NAME	TOWER ELEVATION
SHEET NO.	C03

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED.



## 1 EXISTING TOWER ELEVATION

SCALE: (34" X 22") 3/32"=1'-0"  
SCALE: (11" X 17") 3/64"=1'-0"  
GRAPHIC SCALE



## 2 PROPOSED TOWER ELEVATION

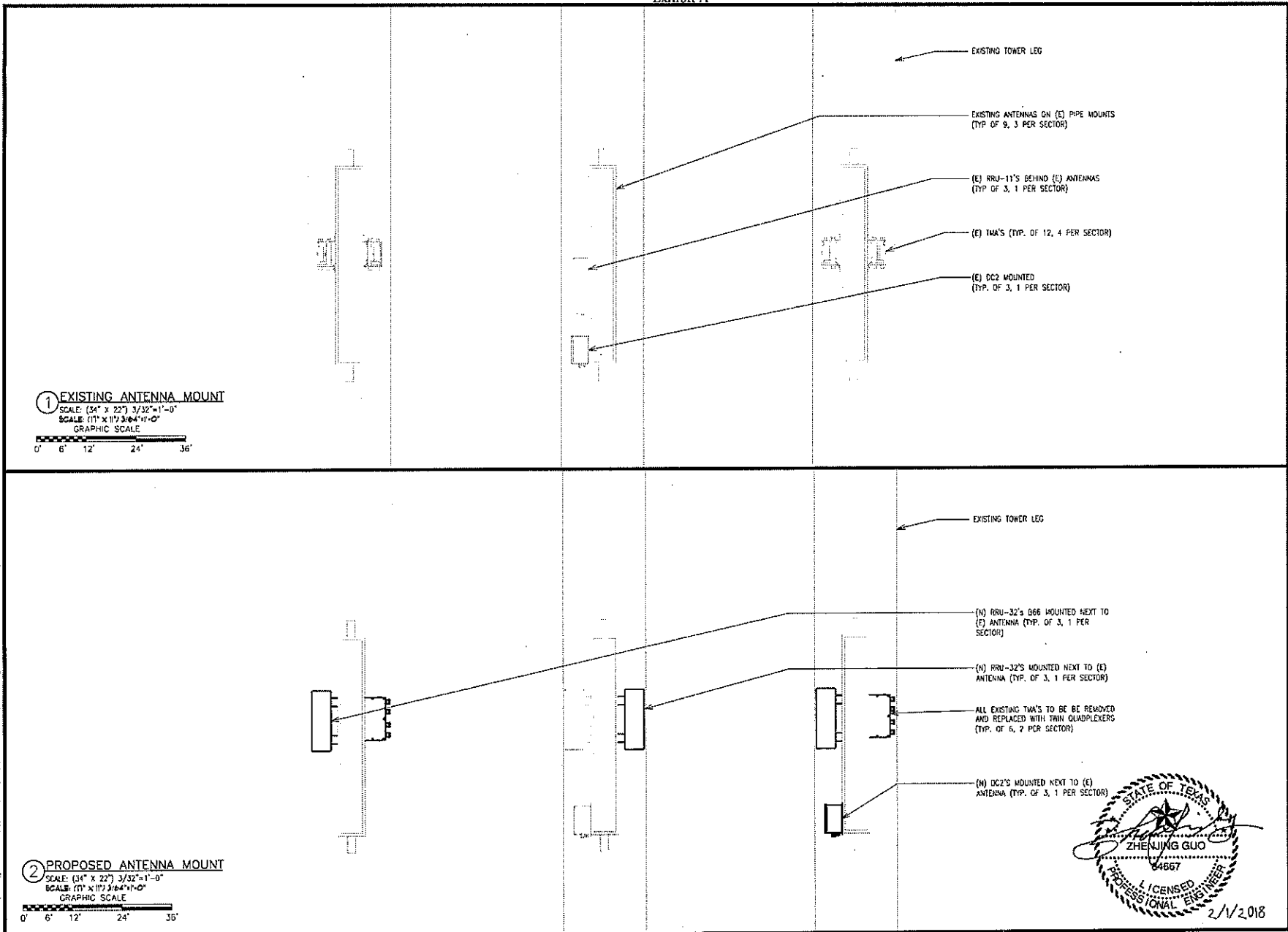
SCALE: (34" X 22") 3/32"=1'-0"  
SCALE: (11" X 17") 3/64"=1'-0"  
GRAPHIC SCALE



**TOWER NOTE:**

1. ALL RRU'S ARE TO BE MOUNTED BEHIND ANTENNAS.
2. ANTENNAS, RRU'S, AND ANY OTHER EQUIPMENT FACTORY COATED/PAINTED IN WHITE, OR OFF WHITE COLOR DOES NOT REQUIRE PAINTING.
3. ANY DARK METAL OR DARK COLORED EQUIPMENT OR MOUNTS REQUIRE PAINTING PER CITY OF PLANO SPECIFICATIONS.
4. ALL HARDWARE SHOULD BE STAINLESS STEEL.
5. ALL EXISTING AND NEW CABLE THAT WOULD NORMALLY BE EXPOSED REQUIRES PLACEMENT IN WHITE UV RATED SMOOTH-WALL FLEX DUCT.
6. NO CABLEING SHALL BE IN DIRECT CONTACT WITH THE WATER TOWER.

# Exhibit A



REVISIONS	DATE
ISSUED FOR CONSTRUCTION	11/26/17
ISSUED FOR CONSTRUCTION	02/01/18

CELERIS PROJECT NO.: 17-9921

**CELERIS GROUP**  
 CONSULTING ENGINEERS  
 2000 E. Lamar Blvd., Suite 550  
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 Fax: 817.496.0695  
 TX Firm Reg. # F-13992

**NEXIUS**  
 1301 CENTRAL EXPRESSWAY  
 SOUTH SUITE 200  
 ALLEN, TX 75013  
 OFFICE: 972-581-9888

**at&t**  
 1801 VALLEY VIEW LANE  
 FARMERS' BRANCH, TX 75234

**PLANO WATER TOWER-SPRING CREEK**  
 SITE NUMBER  
**DX1053**  
 F.A. NUMBER  
**10003703**

DRAWN BY	JH
CHECKED BY	ZG
DATE	02/01/18
PLOT SCALE	1:2
DRAWING NAME	ANTENNA MOUNT DETAIL
SHEET NO.	C03.1

# Exhibit A

ANTENNA NUMBER	ANTENNA INFO.		AZIMUTH	RAD. CENTER	700/850		1900/850		WCS	MECH. DOWNTILT	COAX INFO.	
	MAKE	MODEL			ELEC. DOWNTILT	ELEC. DOWNTILT	ELEC. DOWNTILT	ELEC. DOWNTILT			SIZE	LENGTH
A-1	CCI	TPA-65R-LCUIUUU-H5-K	8°	66°		4°				3'	7/8"	140'±
A-2											7/8"	140'±
A-3	CCI	TPA-65R-LCUIUUU-H5-K	8°	66°	8°		2°			2'	SEE CABLE NOTES	
A-4												
A-5	CCI	TPA-65R-LCUIUUU-H5-K	8°	66°	8°	8°				2'	(2) 7/8"	140'±
B-1	CCI	TPA-65R-LCUIUUU-H5-K	118°	66°		4°				2'	7/8"	195'±
B-2											7/8"	195'±
B-3	CCI	TPA-65R-LCUIUUU-H5-K	118°	66°	7°		3°			0'	SEE CABLE NOTES	
B-4												
B-5	CCI	TPA-65R-LCUIUUU-H5-K	118°	66°	4°	4°				2'	(2) 7/8"	140'±
C-1	CCI	TPA-65R-LCUIUUU-H5-K	248°	66°		4°				2'	7/8"	190'±
C-2											7/8"	190'±
C-3	CCI	TPA-65R-LCUIUUU-H5-K	248°	66°	7°		2°			0'	SEE CABLE NOTES	
C-4												
C-5	CCI	TPA-65R-LCUIUUU-H5-K	248°	66°	4°	4°				2'	(2) 7/8"	140'±
											SEE CABLE NOTES	

CABLE NOTE	TYPE OF CABLE	CABLE INFO.	QTY.	LENGTH
NOTE 1	FIBER		(E) 3	125'±
NOTE 2	DC POWER		(E) 6	125'±

## NOTES:

1. LENGTHS POSED ON THIS CHART ARE ESTIMATED FROM AVAILABLE INFORMATION.
2. TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON THE ESTIMATED LENGTH OF THE CABLES. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN THE FIELD PRIOR TO INSTALLATION AND NOTIFY THE AT&T FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
3. CONTRACTOR TO PROVIDE AS-BUILTS FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.

1 ANTENNA CONFIGURATION  
SCALE: NTS

EXISTING EQUIPMENT	
AMOUNT	EQUIPMENT TYPE
9	ANTENNAS
9	PIPE MOUNTS
12	TMA'S
3	RRU'S
12	COAX
3	FIBER
6	DC POWER
1	FC12
3	DC2'S

FINAL EQUIPMENT	
AMOUNT	EQUIPMENT TYPE
9	ANTENNAS
9	PIPE MOUNTS
6	QUADPLEXERS
0	TMA'S
9	RRU'S
6	COAX
3	FIBER
6	DC POWER
1	FC12
6	DC2'S



REVISIONS	DATE
1. ISSUED FOR CONSTRUCTION	11/26/17
2. ISSUED FOR CONSTRUCTION	02/01/18

CELERIS PROJECT NO.: 17-9921

**CELERIS GROUP**  
CONSULTING ENGINEERS  
2000 E. Lamar Blvd., Suite 650  
Arlington, TX 76010  
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Fax: 817.496.0695  
TX Firm Reg. # F-13992

**NEXIUS**  
1301 CENTRAL EXPRESSWAY  
SOUTH, SUITE 200  
ALLEN, TX 75013  
OFFICE: 972-581-8888

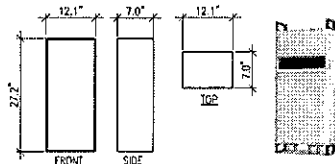
**at&t**  
1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

**PLANO WATER TOWER-SPRING CREEK**  
SITE NUMBER  
**DX1053**  
P.A. NUMBER  
**10003703**

Drawn By: JH  
Checked By: ZG  
Date: 02/01/18  
Plot Scale: 1:2  
Drawing Title: ANTENNA CONFIGURATION  
Sheet No.: **C04**

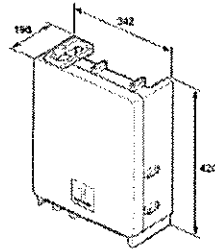


Exhibit A



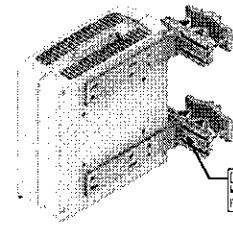
MANUFACTURER: ERICSSON  
MODEL: RRUS-32 B2  
WEIGHT: 53 LBS  
DIMENSIONS: HxWxD: 27.2"x12.1"x7.0"

① RRUS-32 DETAIL  
SCALE: (34" X 22") NTS  
SCALE: (1" X 1") NTS



Dimensions without Fan Unit	
Height	420 mm
Width	342 mm
Depth	190 mm
Dimensions with Fan Unit	
Height	420 mm
Width	342 mm
Depth	207 mm
Weight without Fan	27.2 kg

② RRUS-4478 DETAIL  
SCALE: (34" X 22") NTS  
SCALE: (1" X 1") NTS



③ D21 BRACKET DETAIL  
SCALE: (34" X 22") NTS  
SCALE: (1" X 1") NTS



REVISIONS	DATE
ISSUED FOR CONSTRUCTION	11/26/17
ISSUED FOR CONSTRUCTION	02/01/18

CELERIS PROJECT NO.: 17-9921

**CELERIS GROUP**  
CONSULTING ENGINEERS  
2000 E. Lamar Blvd., Suite 550  
Arlington, TX 76010  
Office: 817.446.1700  
Fax: 817.496.0895  
TX Pm Reg. # F-13992

**NEXIUS**  
1201 CENTRAL EXPRESSWAY  
SOUTH, SUITE 200  
ALLEN, TX 75013  
OFFICE: 972-581-9888

**at&t**  
1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

**PLANO WATER**  
TOWER-SPRING CREEK  
SITE NUMBER  
DX1053  
P.A. NUMBER  
10003703

DATE: 02/01/18
DESIGNED BY: ZG
CHECKED BY: ZG
DATE: 02/01/18
SCALE: 1:2
DRAWN BY: ZG
EXISTING EQUIP. DETAILS
SHEET NO.: C05

# Exhibit A

## TECHNICAL SPECIFICATIONS SECTION TSI -COATING SYSTEM REPAIRS

### SURFACE PREPARATION

All exterior surfaces on the Tank shall be power tooled cleaned with vacuums or be abrasive blasted to a commercial finish in accordance with SSPC-SP06. Surface preparation shall remove all paint and mill scale. Blasting of any previously painted surfaces requires, the blast finish to be feathered to provide a smooth uniform paint finish.

Final determination of surface preparation quality prior to coating shall be determined by the City. All power tool cleaning and abrasive blasting shall be performed in full accordance with the latest regulations issued by the Texas Air Control Board.

All blasting or the power tool cleaning on the exterior shall achieve an anchor pattern as required by the paint manufacturer. All weld flux and splatter shall be removed by grinding. Contractor shall work with City inspectors to accomplish compliance on removal of flux and splatter. Sharp edges and projections shall be ground smooth.

### Exterior Steel Painting

After exterior surfaces have been properly prepared and surface profile achieved, they shall be painted by spraying, rolling or brushing one coat of Tnemec Series 90-97 or 91-H.O Zinc. Minimum dry film thickness shall be 3.0 mils throughout.

The second exterior coat shall be applied by spraying, rolling or brushing one or more coats of Tnemec Series 1075 or Series 73 Endura Shield II. The minimum dry film thickness shall be 3.0 mils throughout.

The third exterior coat shall be applied by spraying or rolling one or more coats of Tnemec Series 700 Color Hydro Flo. The minimum dry film thickness shall be 2.5 mils throughout. Small areas of Series 700 can be brushed as directed by Tnemec.

The minimum total dry film thickness of the exterior paint system shall be no less than 8.5 mils. Each coat of paint shall be applied in a uniform thickness and shall be feathered as necessary at its edges to prevent lap marks and provide a smooth paint finish. The third coat may require placing this coating in more than one (1) coat to insure a uniform color. It shall be the Contractor's responsibility to produce the uniform cover on the exterior of this tank. If additional coats are used they shall be placed in thickness of 1.5 mils minimum.

Color of the exterior of steel shall be: Exterior: Tnemec Tank White 15BL

### A. Application

Coatings shall be applied in accordance with paint manufacturer's recommendations found on the paint data sheets and are subject to inspection at all times by the City's representatives. Contractor shall follow the Steel Structures Painting Council Good Painting Practice except where exceeded in these specifications.

No painting shall take place utilizing the first coat of exterior paint system unless the atmospheric temperature is above 50°F and metal surface temperatures is above 50°F and a minimum of 5°F above the dew point. The relative humidity shall not be greater than 85%. No painting shall take place utilizing the second and final coat of the exterior paint system unless the atmospheric temperature is above 40°F and metal surface temperature is above 40°F and a minimum of 5°F above the dew point. The relative humidity shall not be greater than 80%. Painting utilizing the exterior system shall not proceed if the temperature is expected to fall below 40°F before the paint has dried to the recoat window (24 hours) or if the surface temperature is at or above 110°F.

All spray equipment shall be inspected and approved by Owner's representative before any application is begun. A moisture trap shall be placed in line from air supply to pressure pot and spray gun. This trap shall be opened slightly to provide a continuous bleed. Regulators and gauges shall be provided for air to both pressure pot and spray gun.

Prior to commencing the coating, all abrasive and dust from steel preparation operation shall be removed from surfaces before paint application is begun. Surfaces shall be coated the same day that surface preparation is completed.

Spray guns must be held perpendicular to the surface being painted, handled and adjusted in such a manner so dry overspray is kept at a minimum. Rigging shall be adjusted as required to maintain a maximum distance from the steel surface of two-feet.

The Contractor shall at all times protect area buildings, businesses, automobiles and other items from surface preparation and paint that is being applied to the tank. Contractor shall be solely liable for all claims of damage of whatever nature which results from the surface preparation and/or painting operations on this project.

### B. Inspection

All work shall be done in a workmanlike manner, so that the finished coating on the exterior and all painted surfaces of the tank and structures shall be free from bubbles, runs, drips, ridges, over-spray, waves and unnecessary brush marks and variations in color. The City shall make final determination of finished work.

Inspection and acceptance of the surface preparation shall be achieved prior to application of the prime coat of paint on the tank. The Contractor shall schedule and coordinate his work with the City to allow for expeditious prosecution of the inspection. All rigging, lifts, staging and the dikes shall remain in place until all inspections by the City are complete. All rigging, lifts and staging shall conform to applicable safety requirements. Contractor shall provide rigging, lifts and staging as required by the City to facilitate inspection and testing.

All paint will be inspected by the City for applied dry film thickness using a non-destructive magnetic gauge such as a Mikrotest Gauge or an Elcometer. General paint inspection will be done by an independent laboratory employed by the City or by the City. All work shall be done in a workmanlike manner, so that the finished coating on the exterior of the tank shall be free from bubbles, runs, drips, ridges, over-spray, waves, brush marks and variations in color.

### C. Safety Precautions

The Contractor shall be fully responsible for the safety of the workmen on this project and public in the vicinity of this tank at all times during the work. The Contractor shall be responsible for meeting all OSHA Safety Standards and Regulations. Protective equipment, abrasive resistant clothing, safety shoes, leather gloves, ear protection and OSHA approved respirators shall be utilized as a minimum during surface preparation and painting on this tank.

### D. Contractor Liability

Contractor shall be solely liable for all claims for personal and property damage, including death, which result from the surface preparation and painting on this project. The Contractor shall take special precautions to control paint from spraying onto homes and other facilities in the area around the tank. If complaints are received by the Contractor or the City, the Contractor shall investigate the complaint immediately and report in writing to the City corrective action he is taking. It shall be the Contractor's responsibility to correct or make whole any damage or injuries caused by his surface preparation and painting operations.

### Annual Inspection

An annual inspection shall be performed at the 12th & 21st month after project completion prior to the expiration of the guarantee. The Contractor shall furnish such personnel lifts, rigging, power tools, spot cleaning equipment and necessary for inspection and touch-up. The inspection shall be conducted in the presence of the Owner and their designated representative.

REVISIONS	DATE
1. ISSUED FOR CONSTRUCTION	11/20/17
2. ISSUED FOR CONSTRUCTION	02/01/18

CELERIS PROJECT NO. 17-9921

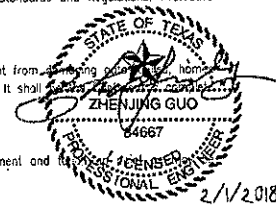
**CELERIS GROUP**  
CONSULTING ENGINEERS  
2000 E. Lottor Blvd, Suite 550  
Arlington, TX 76006  
Office: 817.446.1700  
Fax: 817.446.0695  
TX Perm Reg. # F-13992

**NEXIUS**  
1301 CENTRAL EXPRESSWAY  
SOUTH SUITE 200  
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OFFICE: 972-581-9888

**at&t**  
1801 VALLEY VIEW LANE  
FARMERS BRANCH, TX 75234

**PLANO WATER TOWER-SPRING CREEK**  
SITE NUMBER  
**DX1053**  
F.A. NUMBER  
**10003703**

DESIGN BY  
CHECKED BY  
ZC  
02/01/18  
PRINT SCALE  
1:12  
PRINT NOTES  
SHEET NO.  
**C06**





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Gov Relations

Department Head: Brandi Youngkin

Agenda Coordinator: Andrea Park

---

### CAPTION

To approve the terms and conditions of a Fourth Amendment to the Communications Facilities License Agreement by and between the City of Plano, Texas and Dallas MTA, L.P. d/b/a Verizon Wireless; authorizing its execution by the City Manager; and providing an effective date. **Approved**

---

### FINANCIAL SUMMARY

Revenue

<b>FISCAL YEAR: FY 2017-18 thru FY 2034-35</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
<b>Budget</b>	0	0	0	0
<b>Encumbered/Expended Amount</b>	0	0	0	0
<b>This Item</b>	0	48,950	715,545	764,495
<b>Balance</b>	0	48,950	715,545	764,495

**FUND(S):** Water & Sewer Fund

---

**COMMENTS:** This item is to approve a Fourth Amendment to decrease the annual rental fee by \$151.15 for the Communications Facilities License Agreement for FY 2017-18 beginning in June 2018. The Agreement includes an annual rental fee increase of 3% for each of the remaining years. The annual revenue for the 2017-18 Budget year is \$48,950. The future revenue from 2018-19 through 2034-35 Budget years is \$715,545.

---

### SUMMARY OF ITEM

Approval of the terms and conditions of a Fourth Amendment to the Communications Facilities License

Agreement by and between the City of Plano, Texas and Dallas MTA, L.P. d/b/a Verizon Wireless.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Partnering for Community Benefit

**Plano Tomorrow Plan Pillar:**

Economic Environment

---

**ATTACHMENTS:**

Description	Upload Date	Type
Fourth Amendment	5/25/2018	Agreement
Exhibit A	5/25/2018	Exhibit

Site Name: **Tennyson Center Water Tower**  
Site Number: **165357**

#### **FOURTH AMENDMENT TO COMMUNICATIONS FACILITIES LICENSE**

**THIS FOURTH AMENDMENT TO COMMUNICATIONS FACILITIES LICENSE** ("Fourth Amendment"), dated as of the latter of the signature dates below (the "Effective Date"), is by and between The City of Plano, a home-rule municipal corporation ("City" or "Licensor") and DALLAS MTA, L.P. d/b/a VERIZON WIRELESS (hereinafter referred to as "Licensee").

**WHEREAS**, Licensor and Licensee entered into a Communications Facilities License dated November 29, 2005; a First Amendment to Communications Facilities License on May 1, 2015; a Second Amendment to Communications Facilities License on September 14, 2016; and a Third Amendment to Communications Facilities License on August 16, 2017 (collectively, the "Agreement"), whereby Licensor licensed to Licensee certain Premises, therein described, that are a portion of the Property located at ; 6825 Communications Parkway, Plano, Collin County, TX 75024

**WHEREAS**, Licensor and Licensee desire to modify, as set forth herein, the rent payable under the Agreement; and

**WHEREAS**, Licensee desires to modify the Site Plan as currently included in the Agreement and alter and make improvements to the Property or Premises as indicated on the Site Plan attached hereto as Exhibit "A"; and

**WHEREAS**, based upon the Site Plan attached hereto as Exhibit "A" and pursuant to the City of Plano's existing rate structure for the attachment of communications facilities to City water towers, approval of the Site Plan attached hereto as Exhibit "A" will result in a modified rent payment becoming due for the remaining term of the Agreement; and

**WHEREAS**, Licensor and Licensee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

**NOW THEREFORE**, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Licensor and Licensee agree as follows:

- 1.1 **Paragraph 5.1 of the Agreement, Rent Payment**, is hereby modified to reflect that the LICENSEE's annual Rental Fee upon the execution of this Fourth Amendment shall be decreased to Forty-Eight Thousand Nine Hundred Fifty and 31/100 Dollars (\$48,950.31) annually. Said decrease shall become effective on the effective date of this Fourth Amendment. Any credit related to decreased rent under the terms of this Fourth Amendment for the remainder of the current Lease Year (i.e., until LICENSEE's next

annual Rent Payment becomes due) shall be pro-rated based upon the new Rent Payment identified herein and shall be credited against LICENSEE's next Rent Payment.

1.2 Nothing herein shall be construed to alter the terms of Paragraph 5.2 of the Agreement, **Rent Adjustment**, which shall continue to increase the annual Rent Payment by three percent (3%) each Lease Year, including the next Lease Year after the execution of this Fourth Amendment.

1.3 **Equipment.** Licensor consents to the equipment modifications in accordance with the Site Plan attached hereto as Exhibit "A" and incorporated herein by reference. Exhibit "A" hereby supplements Appendix "A" (Site Plan) in Third Amendment to Communications License dated February 17, 2017.

1.4 **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Fourth Amendment, the terms of this Fourth Amendment shall control. Except as expressly set forth in this Fourth Amendment, the Agreement otherwise is unmodified and remains in full force and effect.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Fourth Amendment on the dates set forth below.

CITY OF PLANO, TEXAS

By: \_\_\_\_\_  
Bruce D. Glasscock  
CITY MANAGER  
1520 Avenue K  
PO Box 860358  
Plano, TX 75086-0358

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
Paige Mims, CITY ATTORNEY

Date: \_\_\_\_\_

By Authority of Resolution No. \_\_\_\_\_

**Licensee:** Dallas MTA, L.P. d/b/a  
Verizon Wireless

By: Verizon Wireless Texas, LLC  
its general partner.

By: \_\_\_\_\_  
Jacob Hamilton  
Director – Network Field Engineering

Date: 5/14/18

## TECHNICAL SPECIFICATION NOTES

1. SOURCE DATA REGARDING SUBJECT STRUCTURE HAVE BEEN OBTAINED FROM LIMITED DRAWINGS BY LANDMARK STRUCTURES. NO RECENT SITE VISIT PERFORMED BY MEI. THEREFORE ACTUAL SITE DIMENSIONS SHOULD BE VERIFIED PRIOR TO FABRICATION OF ANY MATERIAL OR FIELD PROVISION FOR ADAPTATION SHOULD BE MADE.
2. THESE DRAWINGS INDICATE THE MAJOR OPERATIONS TO BE PERFORMED, BUT DO NOT SHOW EVERY FIELD CONDITION THAT MAY BE ENCOUNTERED. THEREFORE, PRIOR TO BEGINNING OF WORK, THE CONTRACTOR SHOULD SURVEY THE JOB SITE THOROUGHLY TO MINIMIZE FUTURE FIELD PROBLEMS. BID PRICE TO INCLUDE ALL RELATED COSTS TO FAMILIARIZE WITH ACTUAL SITE CONDITIONS AND FIELD DETERMINATIONS/VERIFICATION OF NOTED DIMENSIONS. MATERIAL QUANTITIES AND LENGTH ARE FOR BIDDING PURPOSE - CONTRACTOR TO BE RESPONSIBLE FOR PROPER FIT AND CLEARANCES.
3. ALL PERMITS, LICENSES, APPROVALS, AND OTHER REQUIREMENTS FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO BUILDING INSPECTION DEPARTMENT TO SCHEDULE ANY REQUIRED INSPECTIONS.
4. ALL INSTALLATION PROCEDURES, SAFEGUARDS AND MEANS AND METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA REQUIREMENTS AND NATE GUIDELINES. ALL CONSTRUCTION INSTALLATION STRESSES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REVIEWED/PERFORMED BY A COMPETENT PROFESSIONAL EXPERIENCED IN SIMILAR WORK.
5. MINIMUM RECOMMENDED WEATHER CONDITION THAT SHOULD BE OBSERVED TO INSURE A SAFE WORKING CONDITION SHALL BE: WIND SPEED NOT TO EXCEED 10-15 MPH AT GROUND LEVEL & NO THUNDERSTORMS FORECASTED. FOLLOW ALL APPLICABLE OSHA SAFETY GUIDELINES.
6. CONTRACTOR SHALL SUBMIT TO STRUCTURAL ENGINEER ANY INTENT TO DEVIATE FROM PLANS AND DETAILS FOR APPROVAL PRIOR TO START OF ANY WORK. CONTACT THE STRUCTURAL ENGINEER CONCERNING ANY CHANGES, DISCREPANCIES &/OR MODIFICATIONS TO THE SHOWN DESIGN THAT MAY BE REQUIRED DUE TO THE EXISTING CONDITIONS AND SHALL NEED TO BE RESOLVED BEFORE PROCEEDING WITH THE WORK. SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION/ORDERING/INSTALLATION.
7. PHOTOGRAPHS SHALL BE TAKEN OF OVERALL SITE AND MOUNTS PRIOR TO THE CONSTRUCTION, DURING CONSTRUCTION AND AFTER CONSTRUCTION. A CLOSE-OUT REPORT WITH PHOTOS IS TO BE SUBMITTED TO THE ENGINEER OF RECORD WITHIN REASONABLE TIME AFTER COMPLETION OF WORK.

8. ALL STEEL FABRICATION AND INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL AND SPECIFICATIONS "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
9. ALL WELDING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY (A.W.S.) STANDARDS AND SPECIFICATIONS, ANSI/AWS D1.1-latest edition.
10. ALL ELECTRODES SHALL BE LOW HYDROGEN, MATCHING FILLER METAL, IN ACCORDANCE WITH AWS D1.1, UNLESS NOTED OTHERWISE.
11. BASE MATERIAL SHALL BE CORRECTLY PREHEATED BEFORE WELDING AND POSTHEATED AFTER WELDING IN ACCORDANCE WITH THE AWS SPECIFICATIONS. ALL WELDS SHALL BE CHECKED WITH MAGNETIC PARTICLE PROCESS (MAGNFLUX) AND ALL SUSPICIOUS MATERIAL SHALL BE CHECKED BY ULTRASONIC.
12. THE FINISHED DIAMETER OF BOLT HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER UNLESS OTHERWISE NOTED.
13. MATERIAL MAY BE CUT BY SHEARING, SAWING, OR CUTTING WITH A ROUTER OR GAS CUT. MATERIAL GREATER THAN 1/2" THICKNESS SHALL NOT BE SHEARED.
14. ALL STEEL MATERIAL SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 AND ALL STEEL HARDWARE SHALL BE EITHER STAINLESS STEEL OR HOT DIPPED GALVANIZED PER ASTM A153 SPECIFICATIONS AFTER FABRICATION.
15. NEW STEEL MATERIAL SHALL BE DOMESTIC AND SHALL CONFORM TO THE FOLLOWING STEEL SPECIFICATIONS UNLESS NOTED OTHERWISE:

BOLTS - 3/8" DIA. A307  
U-BOLTS A193  
(GR. 8)  
SEP 27 2012  
E. MARK MALOUF  
64167  
REGISTERED PROFESSIONAL ENGINEER

MEI PROJECT ID	SHEET NUMBER	REV
TX03726W-17V1	<b>S01</b>	0







## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Libby McCabe

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### CAPTION

To approve an increase to the current awarded contract amount of \$2,809,466 by \$106,545, for a total contract amount of \$2,916,011, for Split Trail Road - K Avenue to Spring Creek Parkway Paving, Water and Drainage Improvements from HQS Construction, LLC; and authorizing the City Manager to execute all necessary documents. (Original Bid No. 2015-347-B, Change Order No. 6) **Approved**

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### FINANCIAL SUMMARY

CIP

FISCAL YEAR:	2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		2,995,402	341,000	0	3,336,402
Encumbered/Expended Amount		-2,995,402	-189,531	0	-3,184,933
This Item		0	-106,545	0	-106,545
BALANCE		0	44,924	0	44,924

**FUND(S):** Street Improvements CIP, Water CIP

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**COMMENTS:** Funding for this item is available in the 2017-18 Street Improvements CIP, with previous expenditures also recorded in the Water CIP. The sixth change order to the construction contract for the Split Trail Road - K Avenue to Spring Creek Parkway Paving, Water and Drainage Improvements project, in the amount of \$106,545, will leave a balance of \$44,924 available for future expenditures related to this or other projects.

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### SUMMARY OF ITEM

See Recommendation Memorandum.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence

**Plano Tomorrow Plan Pillar:**

Built Environment, Natural Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Recommendation Memorandum	5/31/2018	Memo

**Date:** June 12, 2018

**To:** Bruce D. Glasscock, City Manager

**Via:** B. Caleb Thornhill, P.E., Director of Engineering

**From:** Daniel Prendergast, P.E., Engineering Manager

**Subject:** Approval of Change Order No. 6 – Original Bid No. 2015-347-B for Split Trail Road – K Avenue to Spring Creek Parkway Paving, Water and Drainage Improvements - Project No. 5991.

The Engineering Department recommends approval of Change Order No. 6 for the increase in the construction contract with HQS Construction, LLC , in the amount of \$106,545.00, for the Split Trail Road – K Avenue to Spring Creek Parkway Paving, Water and Drainage Improvements project.

Change Order No. 6 includes the construction of a Gabion Wall structure upstream of the recently constructed box culverts under Split Trail Road. The structure will protect the slope from erosion.

If this change order is not approved, the additional improvements to stabilize DART's embankment will not be constructed and erosion will continue causing further damage to the railroad embankment.



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Finance

Department Head: Denise Tacke

Agenda Coordinator: Susan Oldham

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### CAPTION

**Resolution No. 2018-6-1(R):** To approve the Investment Portfolio Summary for the Quarter Ending March 31, 2018; and providing an effective date. **Adopted**

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### FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2017-2018	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

**FUND(S):** N/A

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**COMMENTS:** This item has no fiscal impact.

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### SUMMARY OF ITEM

Quarterly Investment Report Ending March 31, 2018.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence

**Plano Tomorrow Plan Pillar:**

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**ATTACHMENTS:**

Description  
Resolution

Upload Date  
5/30/2018

Type  
Resolution

**A Resolution of the City of Plano, Texas, approving the Investment Portfolio Summary for the quarter ending March 31, 2018 and providing an effective date.**

**WHEREAS**, the City Council has been presented the City of Plano's Investment Portfolio Summary for the quarter ending March 31, 2018, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Investment Portfolio Summary"); and

**WHEREAS**, the Public Funds Investment Act at Texas Government Code, Section 2256.005, requires the governing body of an investing entity to review its investment policy and investment strategies not less than annually; and

**WHEREAS**, upon full review and consideration of the Investment Portfolio Summary, and all matters attendant and related thereto, the City Council is of the opinion that the same should be approved.

**NOW, THEREFORE, BE IT REOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The City of Plano's Investment Portfolio Summary for the Quarter Ending March 31, 2018, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City of Plano and its citizens, is hereby in all things approved.

**Section II.** This Resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** this the 12th day of June, 2018.

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

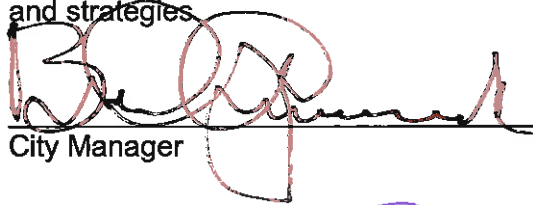
\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY

**City of Plano**  
**INVESTMENT PORTFOLIO SUMMARY**  
**For the Quarter Ended**  
**March 31, 2018**

The investment portfolio of the City of Plano is in compliance with the Public Funds Investment Act and the City's Investment Policy and strategies.



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City Manager



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Director of Finance



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Treasurer



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Treasury Analyst

Release Date: May 02, 2018

Information received since the Federal Open Market Committee met in March indicates that the labor market has continued to strengthen and that economic activity has been rising at a moderate rate. Job gains have been strong, on average, in recent months, and the unemployment rate has stayed low. Recent data suggest that growth of household spending moderated from its strong fourth-quarter pace, while business fixed investment continued to grow strongly. On a 12-month basis, both overall inflation and inflation for items other than food and energy have moved close to 2 percent. Market-based measures of inflation compensation remain low; survey-based measures of longer-term inflation expectations are little changed, on balance.

Consistent with its statutory mandate, the Committee seeks to foster maximum employment and price stability. The Committee expects that, with further gradual adjustments in the stance of monetary policy, economic activity will expand at a moderate pace in the medium term and labor market conditions will remain strong. Inflation on a 12-month basis is expected to run near the Committee's symmetric 2 percent objective over the medium term. Risks to the economic outlook appear roughly balanced.

In view of realized and expected labor market conditions and inflation, the Committee decided to maintain the target range for the federal funds rate at 1-1/2 to 1-3/4 percent. The stance of monetary policy remains accommodative, thereby supporting strong labor market conditions and a sustained return to 2 percent inflation.

In determining the timing and size of future adjustments to the target range for the federal funds rate, the Committee will assess realized and expected economic conditions relative to its objectives of maximum employment and 2 percent inflation. This assessment will take into account a wide range of information, including measures of labor market conditions, indicators of inflation pressures and inflation expectations, and readings on financial and international developments. The Committee will carefully monitor actual and expected inflation developments relative to its symmetric inflation goal. The Committee expects that economic conditions will evolve in a manner that will warrant further gradual increases in the federal funds rate; the federal funds rate is likely to remain, for some time, below levels that are expected to prevail in the longer run. However, the actual path of the federal funds rate will depend on the economic outlook as informed by incoming data.

Voting for the FOMC monetary policy action were Jerome H. Powell, Chairman; William C. Dudley, Vice Chairman; Thomas I. Barkin; Raphael

Asset Type	Avg Yield	March 31, 2018		December 31, 2017	
		End Book Value	End Market Value	End Book Value	End Market Value
Pools/NOW Accounts	1.27%	63,151,206.74	63,151,206.74	97,264,205.12	97,264,205.12
Certificates of Deposit/Fixed Term	1.48%	111,982,637.08	111,982,637.08	61,825,427.52	61,825,427.52
FAMCA Bonds	1.24%	12,000,295.80	11,967,396.00	12,000,459.13	11,973,300.00
FFCB Bonds	1.13%	22,988,719.11	22,686,551.00	22,978,616.38	22,714,657.00
FHLB Bonds	2.86%	17,001,693.01	17,000,000.68	-	-
FHLMC Bonds	1.82%	45,000,000.00	44,670,250.00	29,000,000.00	28,729,192.00
FNMA Bonds	1.47%	42,001,284.59	41,167,502.74	42,001,509.41	41,312,500.00
TVA Bonds	1.60%	12,554,999.51	12,381,308.00	12,604,152.31	12,547,054.00
Municipal Bonds	1.57%	240,213,525.92	237,222,693.75	230,027,902.79	227,556,205.05
<b>Totals</b>		<b>566,894,361.76</b>	<b>562,229,545.99</b>	<b>507,702,272.66</b>	<b>503,922,540.69</b>

Quarter Average Yield (1):		Fiscal Year-to-Date Average Yield (2):	
Total Portfolio	1.48%	Total Portfolio	1.39%
<b>This Quarter:</b>		<b>Last 12 Months:</b>	
Rolling Six Month Treasury Yield	1.77%	Rolling Six Month Treasury Yield	1.33%
Rolling Two Year Treasury Yield	2.16%	Rolling Two Year Treasury Yield	1.62%
TexasDaily Yield	1.41%	TexasDaily Yield	1.08%

<b>Investment Earnings (3):</b>		Quarter	\$ 995,341
		Fiscal Year To Date	\$ 1,082,463

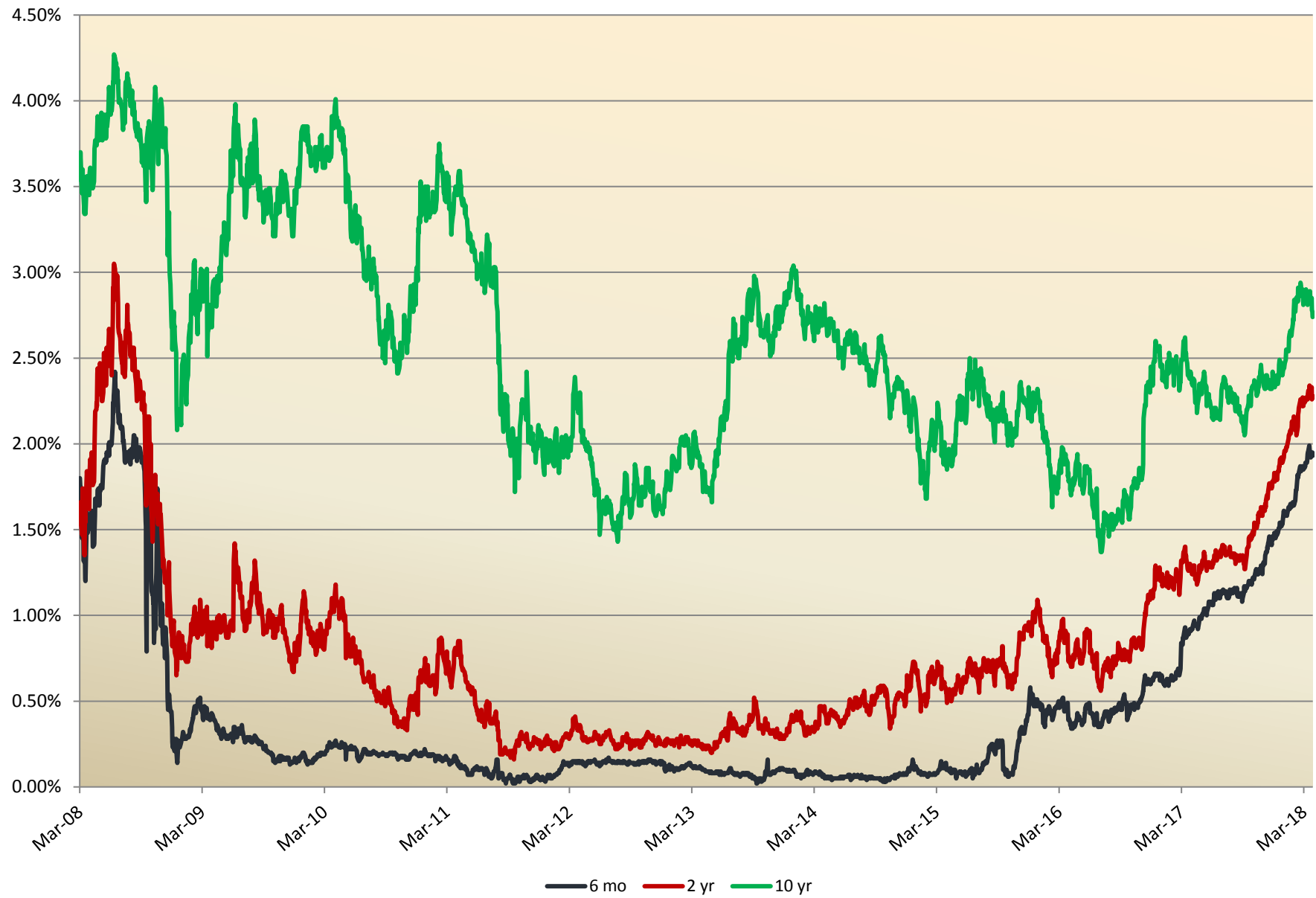
(1) Average Yield calculated using quarter end report yields and adjusted book values does not reflect a total return analysis or account for advisory fees.

(2) Fiscal Year-to-Date Average Yields calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

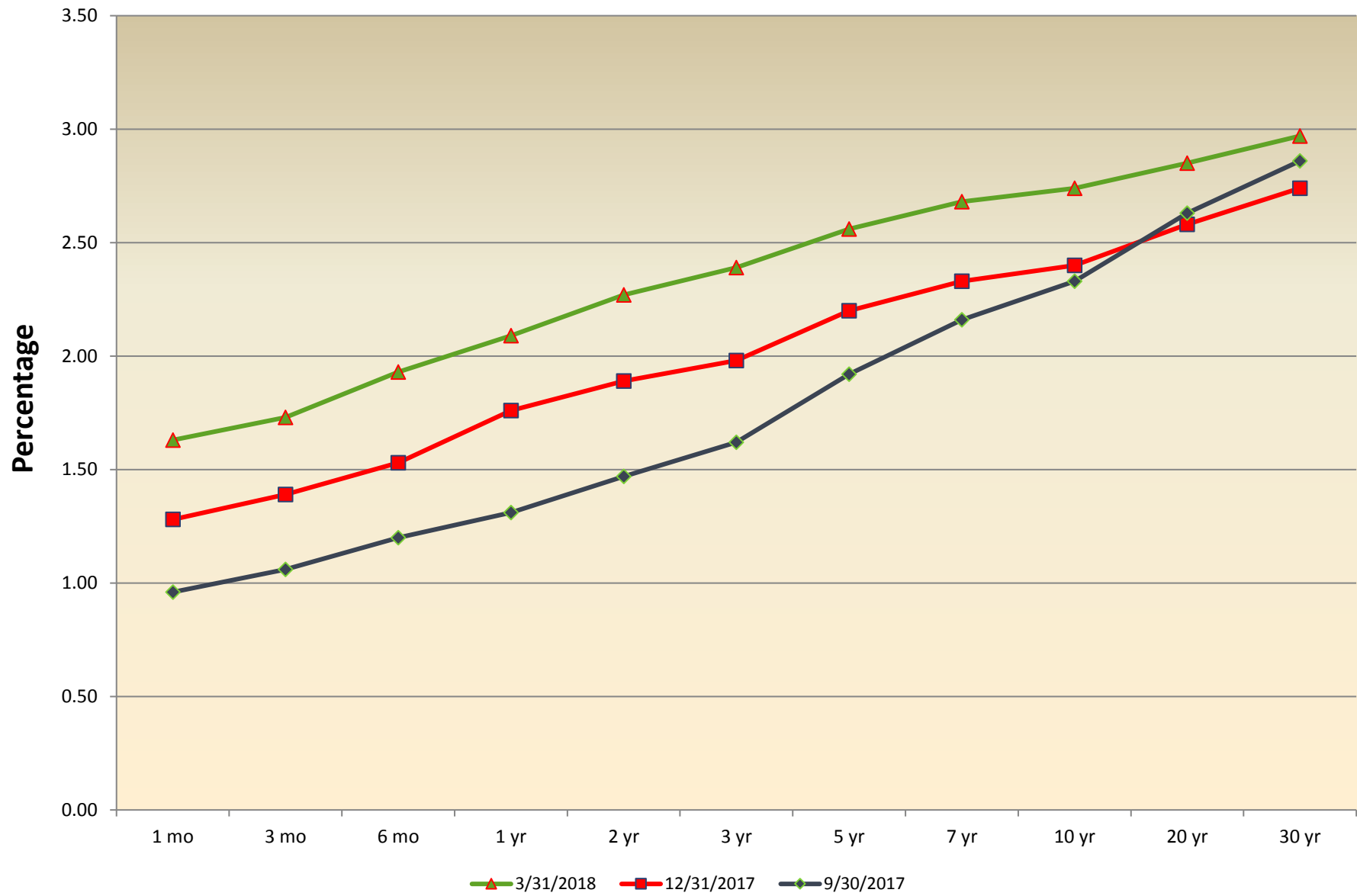
(3) Interest earnings are obtained from the general ledger - Interest plus/minus Gain or Loss on Investments, Unrealized Gain or Loss and Amortized Premium/Discount.



## US Treasury Historical Yields



## Treasury Yield Curves



## S & P 500



**Detail of Security Holdings**  
**March 31, 2018**

By Sector

Security Description	Moody's/S&P Ratings*	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Capital One NOW Account	NA/NA	0.70%	04/01/2018	03/31/2018		15,600,613.72	15,600,613.72	15,600,613.72	100.00	15,600,613.72	0.03	0.70%	-
Legacy NOW Account	NA/NA	1.62%	04/01/2018	03/31/2018		35,197,383.00	35,197,383.00	35,197,383.00	100.00	35,197,383.00	0.03	1.62%	-
Texas Daily	AAAm	1.50%	04/01/2018	03/31/2018		12,353,210.02	12,353,210.02	12,353,210.02	100.00	12,353,210.02	0.03	1.50%	-
Texas Term	AAAf	1.67%	04/30/2018	01/31/2018		25,000,000.00	25,000,000.00	25,000,000.00	100.00	25,000,000.00	0.03	1.67%	-
Texas Term	AAAf	1.75%	08/02/2018	01/08/2018		25,000,000.00	25,000,000.00	25,000,000.00	100.00	25,000,000.00	0.03	1.75%	-
Texas Term	AAAf	2.00%	11/02/2018	02/08/2018		25,000,000.00	25,000,000.00	25,000,000.00	100.00	25,000,000.00	0.03	2.00%	-
Certificate of Deposit	NA/NA	0.80%	04/10/2018	11/10/2016		101,166.36	101,166.36	101,166.36	100.00	101,166.36	0.33	0.80%	1,121.98
Certificate of Deposit	NA/NA	0.75%	06/01/2018	12/01/2016		247,000.00	247,000.00	247,000.00	100.00	247,000.00	2.03	0.75%	2,461.54
Certificate of Deposit	NA/NA	1.10%	06/05/2018	06/05/2017		10,000,000.00	10,000,000.00	10,000,000.00	100.00	10,000,000.00	2.16	1.10%	90,109.59
Certificate of Deposit	NA/NA	1.20%	07/13/2018	01/13/2017		5,235,150.80	5,235,150.80	5,235,150.80	100.00	5,235,150.80	3.41	1.20%	76,074.63
Certificate of Deposit	NA/NA	1.79%	07/31/2018	02/01/2018		5,032,874.10	5,032,874.10	5,032,874.10	100.00	5,032,874.10	4.00	1.79%	14,315.42
Certificate of Deposit	NA/NA	1.95%	09/10/2018	03/10/2018		3,144,194.27	3,144,194.27	3,144,194.27	100.00	3,144,194.27	5.34	1.95%	3,527.53
Certificate of Deposit	NA/NA	1.50%	09/11/2018	09/11/2017		2,751,586.47	2,751,586.47	2,751,586.47	100.00	2,751,586.47	5.38	1.50%	22,728.86
Certificate of Deposit	NA/NA	1.80%	01/30/2019	01/30/2018		10,470,665.08	10,470,665.08	10,470,665.08	100.00	10,470,665.08	10.00	1.80%	30,981.69
FAMCA	NA/NA	1.25%	09/10/2018	03/30/2017		12,000,000.00	12,000,960.00	12,000,295.80	99.73	11,967,396.00	5.34	1.24%	8,750.00
FFCB	P1/A1	0.00%	05/22/2018	08/21/2017		3,000,000.00	2,972,828.33	2,994,843.33	99.76	2,992,800.00	1.70	1.21%	-
FFCB	AAA/AA+	1.02%	07/12/2019	09/21/2016		20,000,000.00	19,986,600.00	19,993,875.78	98.47	19,693,751.00	15.34	1.04%	44,766.67
FHLB	AAA/AA+	2.00%	03/27/2020	03/28/2018	06/27/2018	17,000,000.00	17,001,700.00	17,001,693.01	100.00	17,000,000.68	23.84	2.86%	3,777.78
FHLMC	AAA/AA+	1.05%	03/29/2019	09/29/2016		16,000,000.00	16,000,000.00	16,000,000.00	98.88	15,820,736.00	11.90	1.05%	933.33
FHLMC	AAA/AA+	1.45%	05/28/2019	02/28/2017	05/28/2018	13,000,000.00	13,000,000.00	13,000,000.00	98.87	12,852,970.00	13.87	1.45%	64,404.17
FHLMC	AAA/AA+	2.35%	06/28/2021	03/28/2018	09/28/2018	16,000,000.00	16,000,000.00	16,000,000.00	99.98	15,996,544.00	38.85	2.96%	3,133.33
FNMA	AAA/AA+	1.45%	09/16/2019	03/16/2016	06/16/2018	12,000,000.00	12,000,000.00	12,000,000.00	98.84	11,861,251.44	17.51	1.45%	7,250.00
FNMA	AAA/AA+	1.58%	06/15/2020	06/22/2016	06/15/2018	10,000,000.00	10,018,000.00	10,009,990.37	98.31	9,831,251.30	26.46	1.53%	46,522.22
FNMA	AAA/AA+	1.40%	08/28/2020	09/21/2016	05/28/2018	20,000,000.00	19,985,800.00	19,991,294.22	97.38	19,475,000.00	28.89	1.42%	25,666.67
TVA	AAA/AA+	1.75%	10/15/2018	08/31/2017		2,000,000.00	2,009,382.07	2,004,530.85	99.83	1,996,668.00	6.49	1.33%	16,138.89
TVA	AAA/AA+	3.88%	02/15/2021	02/16/2017		10,000,000.00	10,763,958.40	10,550,468.66	103.85	10,384,640.00	34.49	1.88%	49,513.89
Municipal Bond	AA1/AA-	1.64%	05/01/2018	04/21/2017		12,000,000.00	12,042,720.00	12,003,531.52	99.98	11,997,600.00	1.02	1.29%	82,000.00
Municipal Bond	AA2/AA+	4.44%	05/01/2018	02/06/2014		500,000.00	556,895.00	501,141.58	100.16	500,805.00	1.02	1.65%	9,256.25
Municipal Bond	AA2/AA+	4.44%	05/01/2018	02/06/2014		250,000.00	278,447.50	250,570.79	100.16	250,402.50	1.02	1.65%	4,628.12
Municipal Bond	AA1/AA+	1.88%	05/01/2018	06/25/2015		280,000.00	285,633.60	280,167.76	100.00	280,008.40	1.02	1.16%	2,193.33
Municipal Bond	AAA/AAA	4.02%	05/01/2018	06/25/2015		745,000.00	804,786.25	746,780.38	100.16	746,184.55	1.02	1.15%	12,481.85
Municipal Bond	AA2/AA	5.20%	05/01/2018	08/24/2017		1,075,000.00	1,103,519.75	1,078,536.45	100.24	1,077,537.00	1.02	1.30%	23,291.67
Municipal Bond	AA1/AA+	5.51%	06/01/2018	02/03/2014		2,720,000.00	3,177,803.20	2,737,975.81	100.58	2,735,694.40	2.03	1.48%	49,957.33
Municipal Bond	NA/AAA	1.42%	06/01/2018	06/25/2015		2,000,000.00	2,013,380.00	2,000,773.84	99.92	1,998,400.00	2.03	1.18%	9,440.00
Municipal Bond	AAA/AAA	3.70%	06/01/2018	02/12/2014		245,000.00	268,662.10	245,934.43	100.27	245,661.50	2.03	1.38%	3,021.67
Municipal Bond	AA1/AA+	1.50%	06/15/2018	08/24/2017		2,000,000.00	2,004,640.00	2,001,195.39	99.93	1,998,620.00	2.49	1.21%	8,833.33
Municipal Bond	AA3/AA	2.11%	07/01/2018	02/13/2014		225,000.00	229,329.00	225,249.07	100.06	225,130.50	3.02	1.65%	1,185.19
Municipal Bond	AA3/AA	2.11%	07/01/2018	02/13/2014		1,970,000.00	2,007,902.80	1,972,180.77	100.06	1,971,142.60	3.02	1.65%	10,376.98
Municipal Bond	AA3/AA	2.11%	07/01/2018	02/12/2014		605,000.00	616,646.25	605,669.66	100.06	605,350.90	3.02	1.65%	3,186.84
Municipal Bond	AA3/AA	2.11%	07/01/2018	04/29/2015		5,000,000.00	5,086,900.00	5,006,898.02	100.06	5,002,900.00	3.02	1.54%	26,337.50
Municipal Bond	AA1/AA+	1.68%	07/01/2018	08/28/2017		875,000.00	877,345.00	875,702.74	99.93	874,413.75	3.02	1.36%	3,681.56
Municipal Bond	AAA/AAA	1.73%	07/01/2018	06/24/2016		890,000.00	905,646.20	891,953.12	99.97	889,724.10	3.02	0.85%	3,849.25
Municipal Bond	AA1/AA-	1.68%	08/01/2018	05/04/2015		450,000.00	456,826.50	450,708.57	99.91	449,613.00	4.03	1.20%	1,259.25
Municipal Bond	AA1/AA+	2.50%	08/01/2018	02/02/2016		5,000,000.00	5,184,500.00	5,024,910.54	100.16	5,007,900.00	4.03	1.00%	20,833.33
Municipal Bond	AA1/AA+	3.92%	08/01/2018	01/31/2014		2,630,000.00	2,899,785.40	2,650,196.96	100.62	2,646,332.30	4.03	1.55%	17,178.28
Municipal Bond	AAA/AAA	1.92%	08/15/2018	11/07/2013		250,000.00	250,000.00	250,000.00	100.01	250,012.50	4.49	1.92%	613.97
Municipal Bond	AAA/AAA	4.03%	08/15/2018	02/03/2014		1,205,000.00	1,336,598.05	1,215,900.20	100.77	1,214,302.60	4.49	1.53%	6,209.70
Municipal Bond	AAA/AAA	3.23%	08/15/2018	01/30/2014		2,500,000.00	2,682,925.00	2,515,115.03	100.44	2,510,875.00	4.49	1.55%	10,302.08
Municipal Bond	AA1/AAA	1.80%	10/01/2018	08/28/2017		1,925,000.00	1,933,912.75	1,929,110.14	99.87	1,922,555.25	6.03	1.37%	17,325.00
Municipal Bond	AAA/AAA	2.89%	10/01/2018	07/12/2016		1,000,000.00	1,047,090.00	1,010,683.80	100.46	1,004,630.00	6.03	0.75%	14,470.00
Municipal Bond	AA2/NA	2.00%	02/01/2019	03/22/2016		450,000.00	460,719.00	453,146.02	99.81	449,140.50	10.07	1.15%	1,500.00
Municipal Bond	AA1/AA	5.10%	02/01/2019	08/28/2017		1,000,000.00	1,052,010.00	1,030,588.26	102.34	1,023,440.00	10.07	1.40%	8,500.00
Municipal Bond	AA3/AA-	2.00%	02/01/2019	02/24/2014		10,000,000.00	10,141,400.00	10,024,076.43	99.87	9,986,600.00	10.07	1.70%	33,333.33
Municipal Bond	AAA/AAA	2.44%	02/15/2019	08/28/2017		1,000,000.00	1,015,040.00	1,009,007.16	100.23	1,002,300.00	10.52	1.40%	3,120.33
Municipal Bond	A1/AA-	4.39%	02/15/2019	02/12/2014		1,550,000.00	1,749,996.50	1,585,100.53	101.58	1,574,490.00	10.52	1.69%	8,692.66
Municipal Bond	AA2/AA	3.25%	02/15/2019	06/27/2016		10,000,000.00	10,583,200.00	10,194,400.00	100.81	10,080,800.00	10.52	1.00%	41,527.78
Municipal Bond	MIG1/NA	2.25%	03/01/2019	09/01/2017		6,000,000.00	6,052,320.00	6,032,101.10	99.92	5,995,080.00	10.98	1.66%	11,250.00
Municipal Bond	AA2/AA	4.67%	03/01/2019	09/17/2015		500,000.00	547,930.00	512,733.19	102.22	511,095.00	10.98	1.80%	1,947.50

**Detail of Security Holdings**  
**March 31, 2018**

By Sector

Security Description	Moody's/S&P Ratings*	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	AA2/AA	2.20%	04/01/2019	09/17/2015		450,000.00	461,596.50	453,285.08	100.01	450,022.50	12.00	1.45%	4,950.00
Municipal Bond	AA2/AA+	1.80%	05/01/2019	02/24/2016		4,000,000.00	4,074,760.00	4,025,477.59	99.26	3,970,360.00	12.98	1.20%	30,000.00
Municipal Bond	AA1/AA	1.88%	05/01/2019	08/28/2017		2,000,000.00	2,015,140.00	2,009,812.50	99.33	1,986,660.00	12.98	1.42%	15,666.67
Municipal Bond	AA1/AA+	1.45%	06/15/2019	08/28/2017		6,000,000.00	6,006,000.00	6,004,033.54	99.09	5,945,100.00	14.46	1.39%	25,616.67
Municipal Bond	AA2/AAA	5.00%	06/15/2019	04/22/2016		955,000.00	1,062,972.30	996,441.07	103.01	983,745.50	14.46	1.32%	14,059.72
Municipal Bond	AAA/AAA	1.76%	07/01/2019	07/21/2016		6,600,000.00	6,744,210.00	6,661,306.02	99.27	6,551,622.00	14.98	1.00%	28,957.50
Municipal Bond	AA1/AA-	2.20%	07/01/2019	04/05/2017		3,180,000.00	3,212,585.46	3,198,227.12	99.75	3,171,986.40	14.98	1.73%	17,466.15
Municipal Bond	AA2/AA	1.80%	07/01/2019	09/17/2015		5,000,000.00	5,035,800.00	5,011,829.79	99.56	4,978,050.00	14.98	1.60%	22,450.00
Municipal Bond	AA1/AA+	3.91%	08/01/2019	01/27/2016		2,850,000.00	3,094,330.50	2,943,005.68	101.62	2,896,027.50	16.00	1.40%	18,577.25
Municipal Bond	NA/AA	4.45%	08/15/2019	09/17/2015		625,000.00	694,093.75	649,289.26	102.65	641,575.00	16.46	1.53%	3,552.22
Municipal Bond	NA/AAA	3.36%	08/15/2019	09/17/2015		500,000.00	531,235.00	510,980.37	101.06	505,310.00	16.46	1.70%	2,145.39
Municipal Bond	AA2/AAA	5.77%	08/15/2019	07/07/2016		4,020,000.00	4,604,226.60	4,278,625.88	104.51	4,201,181.40	16.46	1.00%	29,612.88
Municipal Bond	NA/AAA	1.62%	10/15/2019	10/12/2017		505,000.00	505,000.00	505,000.00	98.80	498,934.95	18.46	1.62%	3,847.64
Municipal Bond	AA2/AA	4.95%	02/01/2020	09/06/2017		5,000,000.00	5,393,200.00	5,300,945.79	104.60	5,230,000.00	22.03	1.60%	41,250.00
Municipal Bond	AA2/AA	3.00%	02/15/2020	02/19/2016		12,025,000.00	12,724,133.50	12,354,173.36	100.00	12,025,000.00	22.49	1.49%	46,095.83
Municipal Bond	AAA/AAA	3.00%	04/01/2020	10/25/2017		1,930,000.00	1,990,466.90	1,979,788.27	101.30	1,955,109.30	24.00	1.68%	25,090.00
Municipal Bond	AAA/AAA	1.90%	05/15/2020	08/14/2017		5,000,000.00	5,033,700.00	5,026,021.09	98.84	4,942,150.00	25.44	1.65%	35,926.67
Municipal Bond	AA2/AA+	2.28%	06/01/2020	01/27/2016		1,725,000.00	1,760,517.75	1,742,747.68	99.50	1,716,426.75	26.00	1.78%	13,081.25
Municipal Bond	AA2/AA	1.38%	06/01/2020	07/12/2016		3,215,000.00	3,260,813.75	3,240,584.72	97.56	3,136,586.15	26.00	1.00%	14,735.42
Municipal Bond	AA1/AA-	2.65%	07/01/2020	03/14/2016		10,270,000.00	10,708,939.80	10,500,093.92	99.91	10,261,065.10	26.98	1.62%	68,115.78
Municipal Bond	AA2/AA-	2.00%	07/01/2020	06/30/2016		3,000,000.00	3,087,570.00	3,049,295.56	98.29	2,948,610.00	26.98	1.25%	15,000.00
Municipal Bond	AA1/AA+	1.00%	08/01/2020	07/14/2016		8,120,000.00	8,107,089.20	8,112,545.08	96.58	7,842,296.00	28.00	1.04%	13,533.33
Municipal Bond	AA1/NA	1.58%	09/01/2020	07/19/2016		5,000,000.00	5,050,250.00	5,029,549.00	97.72	4,886,200.00	29.02	1.33%	6,591.67
Municipal Bond	AA1/AAA	1.75%	02/01/2021	07/12/2016		13,000,000.00	13,344,890.00	13,215,012.50	97.67	12,696,970.00	34.03	1.15%	37,916.67
Municipal Bond	AAA/AAA	2.48%	03/15/2021	03/21/2018		10,000,000.00	10,000,000.00	10,000,000.00	100.08	10,008,400.00	35.41	2.48%	6,888.89
Municipal Bond	AA1/AAA	2.90%	03/15/2021	08/04/2017		2,335,000.00	2,421,114.80	2,405,510.98	100.65	2,350,130.80	35.41	1.84%	3,009.56
Municipal Bond	NA/AA-	2.32%	05/01/2021	03/08/2018		3,445,000.00	3,414,477.30	3,415,087.75	99.06	3,412,479.20	36.95	2.62%	33,301.67
Municipal Bond	AAA/AAA	2.23%	05/15/2021	03/06/2018		10,420,000.00	10,317,884.00	10,320,073.45	98.73	10,288,082.80	37.41	2.55%	87,743.35
Municipal Bond	AAA/AAA	2.05%	05/15/2021	03/09/2018		5,000,000.00	4,925,750.00	4,927,154.56	98.21	4,910,400.00	37.41	2.54%	38,760.00
Municipal Bond	AA1/AA+	2.59%	06/01/2021	07/20/2016		535,000.00	554,538.20	547,732.27	98.69	527,986.15	37.97	1.80%	4,620.62
Municipal Bond	AA2/AA	4.82%	07/01/2021	09/06/2017		360,000.00	398,368.80	392,698.81	105.99	381,553.20	38.95	1.92%	4,340.70
Municipal Bond	NA/AA+	2.39%	07/01/2021	03/08/2018		1,550,000.00	1,543,226.50	1,543,355.15	99.60	1,543,800.00	38.95	2.53%	9,557.95
Municipal Bond	NA/AA	2.48%	08/01/2021	02/21/2018		13,360,000.00	13,291,596.80	13,293,664.68	99.48	13,290,795.20	39.97	2.64%	55,221.33
Municipal Bond	AA2/AAA	5.84%	08/15/2021	09/07/2017		6,905,000.00	7,931,359.20	7,785,042.35	109.93	7,590,666.50	40.43	1.90%	51,482.53
Municipal Bond	AA1/NA	1.78%	09/01/2021	03/02/2018		1,000,000.00	970,430.00	971,100.47	96.83	968,340.00	40.98	2.67%	1,485.00
Municipal Bond	AAA/AAA	2.80%	10/01/2021	03/28/2018		500,000.00	502,000.00	501,995.32	100.07	500,330.00	41.97	2.68%	116.67
						<b>563,353,843.82</b>	<b>571,301,849.08</b>	<b>566,894,361.76</b>		<b>562,229,545.99</b>	<b>14.82</b>	<b>1.62%</b>	<b>1,794,729.25</b>
											(1)	(2)	

(1) **Weighted average life** - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

**Moody's Ratings Definitions:**

**AAA-** obligations rated Aaa are judged to be of the highest quality, subject to the lowest level of credit risk

**AA-** obligations rated Aa are judged to be of high quality and are subject to very low credit risk

**A-** obligations rated A are judged to be upper-medium grade and are subject to low credit risk

(the modifier 1 indicates that the obligation ranks in the higher end of its generic rating category; the modifier 2 indicates a mid-range ranking;

and the modifier 3 indicates a ranking in the lower end of that generic rating category)

**MIG1** (Municipal Investment Grade) Short-Term Obligation- Superior Credit Quality

**MIG2** (Municipal Investment Grade) Short-Term Obligation- Strong Credit Quality

**MIG3** (Municipal Investment Grade) Short-Term Obligation- Acceptable Credit Quality

**Detail of Security Holdings**  
**March 31, 2018**

By Maturity

Security Description	Moody's/S&P Ratings	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Capital One NOW Account	NA/NA	0.70%	04/01/2018	03/31/2018		15,600,613.72	15,600,613.72	15,600,613.72	100.00	15,600,613.72	0.03	0.70%	-
Legacy NOW Account	NA/NA	1.62%	04/01/2018	03/31/2018		35,197,383.00	35,197,383.00	35,197,383.00	100.00	35,197,383.00	0.03	1.62%	-
Texas Daily	AAAm	1.50%	04/01/2018	03/31/2018		12,353,210.02	12,353,210.02	12,353,210.02	100.00	12,353,210.02	0.03	1.50%	-
Certificate of Deposit	NA/NA	0.80%	04/10/2018	11/10/2016		101,166.36	101,166.36	101,166.36	100.00	101,166.36	0.33	0.80%	1,121.98
Texas Term	AAAf	1.67%	04/30/2018	01/31/2018		25,000,000.00	25,000,000.00	25,000,000.00	100.00	25,000,000.00	0.03	1.67%	-
Municipal Bond	AA1/AA-	1.64%	05/01/2018	04/21/2017		12,000,000.00	12,042,720.00	12,003,531.52	99.98	11,997,600.00	1.02	1.29%	82,000.00
Municipal Bond	AA2/AA+	4.44%	05/01/2018	02/06/2014		500,000.00	556,895.00	501,141.58	100.16	500,805.00	1.02	1.65%	9,256.25
Municipal Bond	AA2/AA+	4.44%	05/01/2018	02/06/2014		250,000.00	278,447.50	250,570.79	100.16	250,402.50	1.02	1.65%	4,628.12
Municipal Bond	AA1/AA+	1.88%	05/01/2018	06/25/2015		280,000.00	285,633.60	280,167.76	100.00	280,008.40	1.02	1.16%	2,193.33
Municipal Bond	AAA/AAA	4.02%	05/01/2018	06/25/2015		745,000.00	804,786.25	746,780.38	100.16	746,184.55	1.02	1.15%	12,481.85
Municipal Bond	AA2/AA	5.20%	05/01/2018	08/24/2017		1,075,000.00	1,103,519.75	1,078,536.45	100.24	1,077,537.00	1.02	1.30%	23,291.67
FFCB	P1/A1	0.00%	05/22/2018	08/21/2017		3,000,000.00	2,972,828.33	2,994,843.33	99.76	2,992,800.00	1.70	1.21%	-
Certificate of Deposit	NA/NA	0.75%	06/01/2018	12/01/2016		247,000.00	247,000.00	247,000.00	100.00	247,000.00	2.03	0.75%	2,461.54
Municipal Bond	AA1/AA+	5.51%	06/01/2018	02/03/2014		2,720,000.00	3,177,803.20	2,737,975.81	100.58	2,735,694.40	2.03	1.48%	49,957.33
Municipal Bond	NA/AAA	1.42%	06/01/2018	06/25/2015		2,000,000.00	2,013,380.00	2,000,773.84	99.92	1,998,400.00	2.03	1.18%	9,440.00
Municipal Bond	AAA/AAA	3.70%	06/01/2018	02/12/2014		245,000.00	268,662.10	245,934.43	100.27	245,661.50	2.03	1.38%	3,021.67
Certificate of Deposit	NA/NA	1.10%	06/05/2018	06/05/2017		10,000,000.00	10,000,000.00	10,000,000.00	100.00	10,000,000.00	2.16	1.10%	90,109.59
Municipal Bond	AA1/AA+	1.50%	06/15/2018	08/24/2017		2,000,000.00	2,004,640.00	2,001,195.39	99.93	1,998,620.00	2.49	1.21%	8,833.33
Municipal Bond	AA3/AA	2.11%	07/01/2018	02/13/2014		225,000.00	229,329.00	225,249.07	100.06	225,130.50	3.02	1.65%	1,185.19
Municipal Bond	AA3/AA	2.11%	07/01/2018	02/13/2014		1,970,000.00	2,007,902.80	1,972,180.77	100.06	1,971,142.60	3.02	1.65%	10,376.98
Municipal Bond	AA3/AA	2.11%	07/01/2018	02/12/2014		605,000.00	616,646.25	605,669.66	100.06	605,350.90	3.02	1.65%	3,186.84
Municipal Bond	AA3/AA	2.11%	07/01/2018	04/29/2015		5,000,000.00	5,086,900.00	5,006,898.02	100.06	5,002,900.00	3.02	1.54%	26,337.50
Municipal Bond	AA1/AA+	1.68%	07/01/2018	08/28/2017		875,000.00	877,345.00	875,702.74	99.93	874,413.75	3.02	1.36%	3,681.56
Municipal Bond	AAA/AAA	1.73%	07/01/2018	06/24/2016		890,000.00	905,646.20	891,953.12	99.97	889,724.10	3.02	0.85%	3,849.25
Certificate of Deposit	NA/NA	1.20%	07/13/2018	01/13/2017		5,235,150.80	5,235,150.80	5,235,150.80	100.00	5,235,150.80	3.41	1.20%	76,074.63
Certificate of Deposit	NA/NA	1.79%	07/31/2018	02/01/2018		5,032,874.10	5,032,874.10	5,032,874.10	100.00	5,032,874.10	4.00	1.79%	14,315.42
Municipal Bond	AA1/AA-	1.68%	08/01/2018	05/04/2015		450,000.00	456,826.50	449,708.57	99.91	449,613.00	4.03	1.20%	1,259.25
Municipal Bond	AA1/AA+	2.50%	08/01/2018	02/02/2016		5,000,000.00	5,184,500.00	5,024,910.54	100.16	5,007,900.00	4.03	1.00%	20,833.33
Municipal Bond	AA1/AA+	3.92%	08/01/2018	01/31/2014		2,630,000.00	2,899,785.40	2,650,196.96	100.62	2,646,332.30	4.03	1.55%	17,178.28
Texas Term	AAAf	1.75%	08/02/2018	01/08/2018		25,000,000.00	25,000,000.00	25,000,000.00	100.00	25,000,000.00	0.03	1.75%	-
Municipal Bond	AAA/AAA	1.92%	08/15/2018	11/07/2013		250,000.00	250,000.00	250,000.00	100.01	250,012.50	4.49	1.92%	613.97
Municipal Bond	AAA/AAA	4.03%	08/15/2018	02/03/2014		1,205,000.00	1,336,598.05	1,215,900.20	100.77	1,214,302.60	4.49	1.53%	6,209.70
Municipal Bond	AAA/AAA	3.23%	08/15/2018	01/30/2014		2,500,000.00	2,682,925.00	2,515,115.03	100.44	2,510,875.00	4.49	1.55%	10,302.08
Certificate of Deposit	NA/NA	1.95%	09/10/2018	03/10/2018		3,144,194.27	3,144,194.27	3,144,194.27	100.00	3,144,194.27	5.34	1.95%	3,527.53
FAMCA	NA/NA	1.25%	09/10/2018	03/30/2017		12,000,000.00	12,000,960.00	12,000,295.80	99.73	11,967,396.00	5.34	1.24%	8,750.00
Certificate of Deposit	NA/NA	1.50%	09/11/2018	09/11/2017		2,751,586.47	2,751,586.47	2,751,586.47	100.00	2,751,586.47	5.38	1.50%	22,728.86
Municipal Bond	AA1/AAA	1.80%	10/01/2018	08/28/2017		1,925,000.00	1,933,912.75	1,929,110.14	99.87	1,922,555.25	6.03	1.37%	17,325.00
Municipal Bond	AAA/AAA	2.89%	10/01/2018	07/12/2016		1,000,000.00	1,047,090.00	1,010,683.80	100.46	1,004,630.00	6.03	0.75%	14,470.00
TVA	AAA/AA+	1.75%	10/15/2018	08/31/2017		2,000,000.00	2,009,382.07	2,004,530.85	99.83	1,996,668.00	6.49	1.33%	16,138.89
Texas Term	AAAf	2.00%	11/02/2018	02/08/2018		25,000,000.00	25,000,000.00	25,000,000.00	100.00	25,000,000.00	0.03	2.00%	-
Certificate of Deposit	NA/NA	1.80%	01/30/2019	01/30/2018		10,470,665.08	10,470,665.08	10,470,665.08	100.00	10,470,665.08	10.00	1.80%	30,981.69
Municipal Bond	AA2/NA	2.00%	02/01/2019	03/22/2016		450,000.00	460,719.00	453,146.02	99.81	449,140.50	10.07	1.15%	1,500.00
Municipal Bond	AA1/AA	5.10%	02/01/2019	08/28/2017		1,000,000.00	1,052,010.00	1,030,588.26	102.34	1,023,440.00	10.07	1.40%	8,500.00
Municipal Bond	AA3/AA-	2.00%	02/01/2019	02/24/2014		10,000,000.00	10,141,400.00	10,024,076.43	99.87	9,986,600.00	10.07	1.70%	33,333.33
Municipal Bond	AAA/AAA	2.44%	02/15/2019	08/28/2017		1,000,000.00	1,015,040.00	1,009,007.16	100.23	1,002,300.00	10.52	1.40%	3,120.33
Municipal Bond	A1/AA-	4.39%	02/15/2019	02/12/2014		1,550,000.00	1,749,996.50	1,585,100.53	101.58	1,574,490.00	10.52	1.69%	8,692.66
Municipal Bond	AA2/AA	3.25%	02/15/2019	06/27/2016		10,000,000.00	10,583,200.00	10,194,400.00	100.81	10,080,800.00	10.52	1.00%	41,527.78
Municipal Bond	MIG1/NA	2.25%	03/01/2019	09/01/2017		6,000,000.00	6,052,320.00	6,032,101.10	99.92	5,995,080.00	10.98	1.66%	11,250.00
Municipal Bond	AA2/AA	4.67%	03/01/2019	09/17/2015		500,000.00	547,930.00	512,733.19	102.22	511,095.00	10.98	1.80%	1,947.50
FHLMC	AAA/AA+	1.05%	03/29/2019	09/29/2016		16,000,000.00	16,000,000.00	16,000,000.00	98.88	15,820,736.00	11.90	1.05%	933.33
Municipal Bond	AA2/AA	2.20%	04/01/2019	09/17/2015		450,000.00	461,596.50	453,285.08	100.01	450,022.50	12.00	1.45%	4,950.00
Municipal Bond	AA2/AA+	1.80%	05/01/2019	02/24/2016		4,000,000.00	4,074,760.00	4,025,477.59	99.26	3,970,360.00	12.98	1.20%	30,000.00
Municipal Bond	AA1/AA	1.88%	05/01/2019	08/28/2017		2,000,000.00	2,015,140.00	2,009,812.50	99.33	1,986,660.00	12.98	1.42%	15,666.67
FHLMC	AAA/AA+	1.45%	05/28/2019	02/28/2017	05/28/2018	13,000,000.00	13,000,000.00	13,000,000.00	98.87	12,852,970.00	13.87	1.45%	64,404.17
Municipal Bond	AA1/AA+	1.45%	06/15/2019	08/28/2017		6,000,000.00	6,006,000.00	6,004,033.54	99.09	5,945,100.00	14.46	1.39%	25,616.67
Municipal Bond	AA2/AAA	5.00%	06/15/2019	04/22/2016		955,000.00	1,062,972.30	996,441.07	103.01	983,745.50	14.46	1.32%	14,059.72
Municipal Bond	AA1/AAA	0.01755	7/1/2019	7/21/2016		6,600,000.00	6,744,210.00	6,661,306.02	99.27	6,551,622.00	14.98	1.00%	28,957.50
Municipal Bond	AA1/AA-	2.20%	07/01/2019	04/05/2017		3,180,000.00	3,212,585.46	3,198,227.12	99.75	3,171,986.40	14.98	1.73%	17,466.15
Municipal Bond	AA2/AA	1.80%	07/01/2019	09/17/2015		5,000,000.00	5,035,800.00	5,011,829.79	99.56	4,978,050.00	14.98	1.60%	22,450.00
FFCB	AAA/AA+	1.02%	07/12/2019	09/21/2016		20,000,000.00	19,986,600.00	19,993,875.78	98.47	19,693,751.00	15.34	1.04%	44,766.67

**Detail of Security Holdings**  
**March 31, 2018**

By Maturity

Security Description	Moody's/S&P Ratings	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	AA1/AA+	3.91%	08/01/2019	01/27/2016		2,850,000.00	3,094,330.50	2,943,005.68	101.62	2,896,027.50	16.00	1.40%	18,577.25
Municipal Bond	NA/AA	4.45%	08/15/2019	09/17/2015		625,000.00	694,093.75	649,289.26	102.65	641,575.00	16.46	1.53%	3,552.22
Municipal Bond	NA/AAA	3.36%	08/15/2019	09/17/2015		500,000.00	531,235.00	510,980.37	101.06	505,310.00	16.46	1.70%	2,145.39
Municipal Bond	AA2/AAA	5.77%	08/15/2019	07/07/2016		4,020,000.00	4,604,226.60	4,278,625.88	104.51	4,201,181.40	16.46	1.00%	29,612.88
FNMA	AAA/AA+	1.45%	09/16/2019	03/16/2016	06/16/2018	12,000,000.00	12,000,000.00	12,000,000.00	98.84	11,861,251.44	17.51	1.45%	7,250.00
Municipal Bond	NA/AAA	1.62%	10/15/2019	10/12/2017		505,000.00	505,000.00	505,000.00	98.80	498,934.95	18.46	1.62%	3,847.64
Municipal Bond	AA2/AA	4.95%	02/01/2020	09/06/2017		5,000,000.00	5,393,200.00	5,300,945.79	104.60	5,230,000.00	22.03	1.60%	41,250.00
Municipal Bond	AA2/AA	3.00%	02/15/2020	02/19/2016		12,025,000.00	12,724,133.50	12,354,173.36	100.00	12,025,000.00	22.49	1.49%	46,095.83
FHLB	AAA/AA+	2.00%	03/27/2020	03/28/2018	06/27/2018	17,000,000.00	17,001,700.00	17,001,693.01	100.00	17,000,000.68	23.84	2.86%	3,777.78
Municipal Bond	AAA/AAA	3.00%	04/01/2020	10/25/2017		1,930,000.00	1,990,466.90	1,979,788.27	101.30	1,955,109.30	24.00	1.68%	25,090.00
Municipal Bond	AAA/AAA	1.90%	05/15/2020	08/14/2017		5,000,000.00	5,033,700.00	5,026,021.09	98.84	4,942,150.00	25.44	1.65%	35,926.67
Municipal Bond	AA2/AA+	2.28%	06/01/2020	01/27/2016		1,725,000.00	1,760,517.75	1,742,747.68	99.50	1,716,426.75	26.00	1.78%	13,081.25
Municipal Bond	AA2/AA	1.38%	06/01/2020	07/12/2016		3,215,000.00	3,260,813.75	3,240,584.72	97.56	3,136,586.15	26.00	1.00%	14,735.42
FNMA	AAA/AA+	1.58%	06/15/2020	06/22/2016	06/15/2018	10,000,000.00	10,018,000.00	10,009,990.37	98.31	9,831,251.30	26.46	1.53%	46,522.22
Municipal Bond	AA1/AA-	2.65%	07/01/2020	03/14/2016		10,270,000.00	10,708,939.80	10,500,093.92	99.91	10,261,065.10	26.98	1.62%	68,115.78
Municipal Bond	AA2/AA-	2.00%	07/01/2020	06/30/2016		3,000,000.00	3,087,570.00	3,049,295.56	98.29	2,948,610.00	26.98	1.25%	15,000.00
Municipal Bond	AA1/AA+	1.00%	08/01/2020	07/14/2016		8,120,000.00	8,107,089.20	8,112,545.08	96.58	7,842,296.00	28.00	1.04%	13,533.33
FNMA	AAA/AA+	1.40%	08/28/2020	09/21/2016	05/28/2018	20,000,000.00	19,985,800.00	19,991,294.22	97.38	19,475,000.00	28.89	1.42%	25,666.67
Municipal Bond	AA1/NA	1.58%	09/01/2020	07/19/2016		5,000,000.00	5,050,250.00	5,029,549.00	97.72	4,886,200.00	29.02	1.33%	6,591.67
Municipal Bond	AA1/AAA	1.75%	02/01/2021	07/12/2016		13,000,000.00	13,344,890.00	13,215,012.50	97.67	12,696,970.00	34.03	1.15%	37,916.67
TVA	AAA/AA+	3.88%	02/15/2021	02/16/2017		10,000,000.00	10,763,958.40	10,550,468.66	103.85	10,384,640.00	34.49	1.88%	49,513.89
Municipal Bond	AAA/AAA	2.48%	03/15/2021	03/21/2018		10,000,000.00	10,000,000.00	10,000,000.00	100.08	10,008,400.00	35.41	2.48%	6,888.89
Municipal Bond	AA1/AAA	2.90%	03/15/2021	08/04/2017		2,335,000.00	2,421,114.80	2,405,510.98	100.65	2,350,130.80	35.41	1.84%	3,009.56
Municipal Bond	NA/AA-	2.32%	05/01/2021	03/08/2018		3,445,000.00	3,414,477.30	3,415,087.75	99.06	3,412,479.20	36.95	2.62%	33,301.67
Municipal Bond	AAA/AAA	2.23%	05/15/2021	03/06/2018		10,420,000.00	10,317,884.00	10,320,073.45	98.73	10,288,082.80	37.41	2.55%	87,743.35
Municipal Bond	AAA/AAA	2.05%	05/15/2021	03/09/2018		5,000,000.00	4,925,750.00	4,927,154.56	98.21	4,910,400.00	37.41	2.54%	38,760.00
Municipal Bond	AA1/AA+	2.59%	06/01/2021	07/20/2016		535,000.00	554,538.20	547,732.27	98.69	527,986.15	37.97	1.80%	4,620.62
FHLMC	AAA/AA+	2.35%	06/28/2021	03/28/2018	09/28/2018	16,000,000.00	16,000,000.00	16,000,000.00	99.98	15,996,544.00	38.85	2.96%	3,133.33
Municipal Bond	AA2/AA	4.82%	07/01/2021	09/06/2017		360,000.00	398,368.80	392,698.81	105.99	381,553.20	38.95	1.92%	4,340.70
Municipal Bond	NA/AA+	2.39%	07/01/2021	03/08/2018		1,550,000.00	1,543,226.50	1,543,355.15	99.60	1,543,800.00	38.95	2.53%	9,557.95
Municipal Bond	NA/AA	2.48%	08/01/2021	02/21/2018		13,360,000.00	13,291,596.80	13,293,664.68	99.48	13,290,795.20	39.97	2.64%	55,221.33
Municipal Bond	AA2/AAA	5.84%	08/15/2021	09/07/2017		6,905,000.00	7,931,359.20	7,785,042.35	109.93	7,590,666.50	40.43	1.90%	51,482.53
Municipal Bond	AA1/NA	1.78%	09/01/2021	03/02/2018		1,000,000.00	970,430.00	971,100.47	96.83	968,340.00	40.98	2.67%	1,485.00
Municipal Bond	AAA/AAA	2.80%	10/01/2021	03/28/2018		500,000.00	502,000.00	501,995.32	100.07	500,330.00	41.97	2.68%	116.67
<b>TOTAL</b>						<b>563,353,843.82</b>	<b>571,301,849.08</b>	<b>566,894,361.76</b>		<b>562,229,545.99</b>	<b>14.82</b>	<b>1.62%</b>	<b>1,794,729.25</b>

(1) (2)

(1) **Weighted average life** - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

**Moody's Ratings Definitions:**

**AAA-** obligations rated Aaa are judged to be of the highest quality, subject to the lowest level of credit risk

**AA-** obligations rated Aa are judged to be of high quality and are subject to very low credit risk

**A-** obligations rated A are judged to be upper-medium grade and are subject to low credit risk

(the modifier 1 indicates that the obligation ranks in the higher end of its generic rating category; the modifier 2 indicates a mid-range ranking;

and the modifier 3 indicates a ranking in the lower end of that generic rating category)

**MIG1** (Municipal Investment Grade) Short-Term Obligation- Superior Credit Quality

**MIG2** (Municipal Investment Grade) Short-Term Obligation- Strong Credit Quality

**MIG3** (Municipal Investment Grade) Short-Term Obligation- Acceptable Credit Quality

**P1-** Issuers rated Prime-1 have a superior ability to repay short-term debt obligations

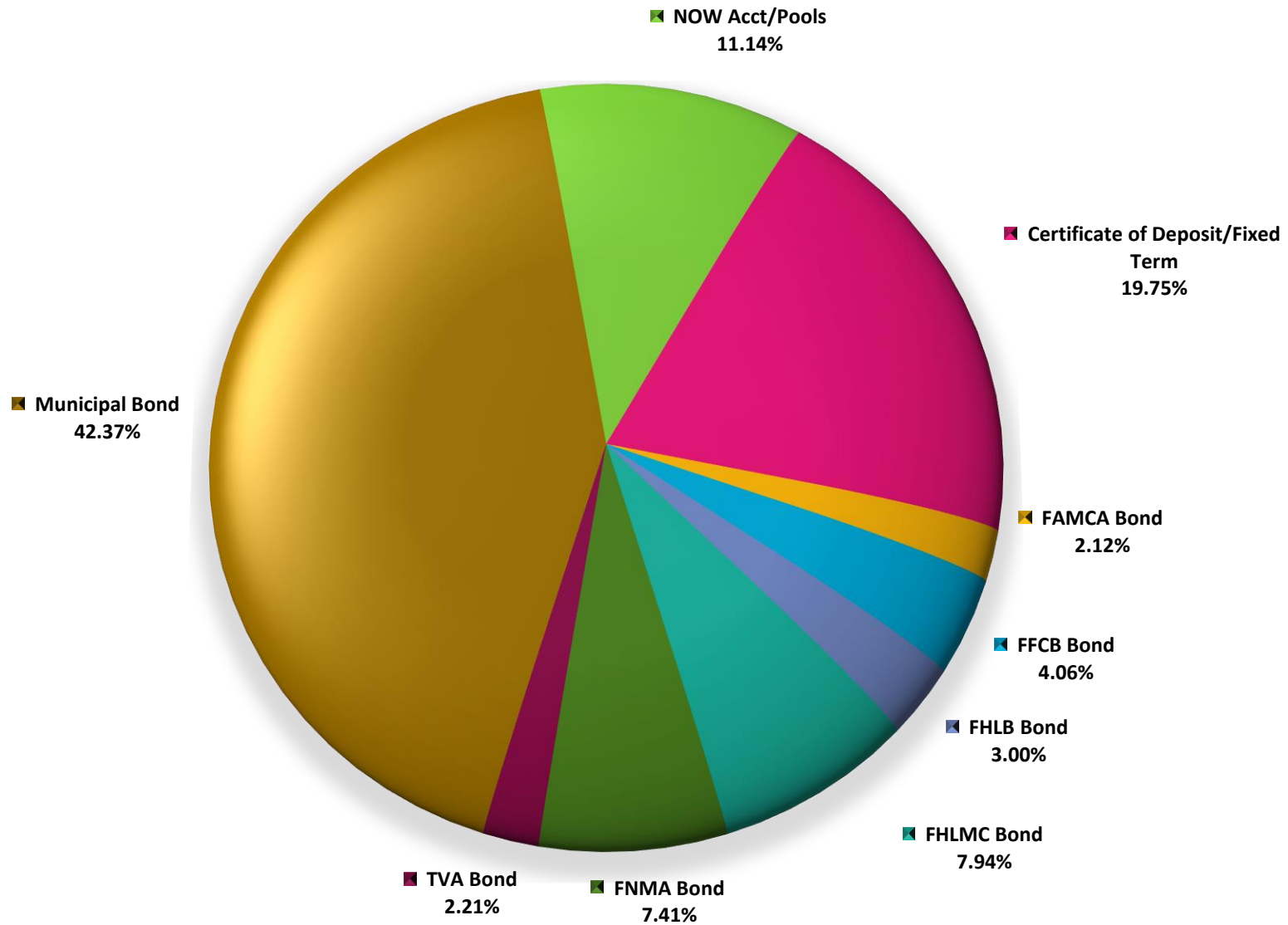
**P2-** Issuers rated Prime-1 have a strong ability to repay short-term debt obligations

**P3-** Issuers rated Prime-1 have an acceptable ability to repay short-term debt obligations

**Standard and Poor's Ratings Definitions:**

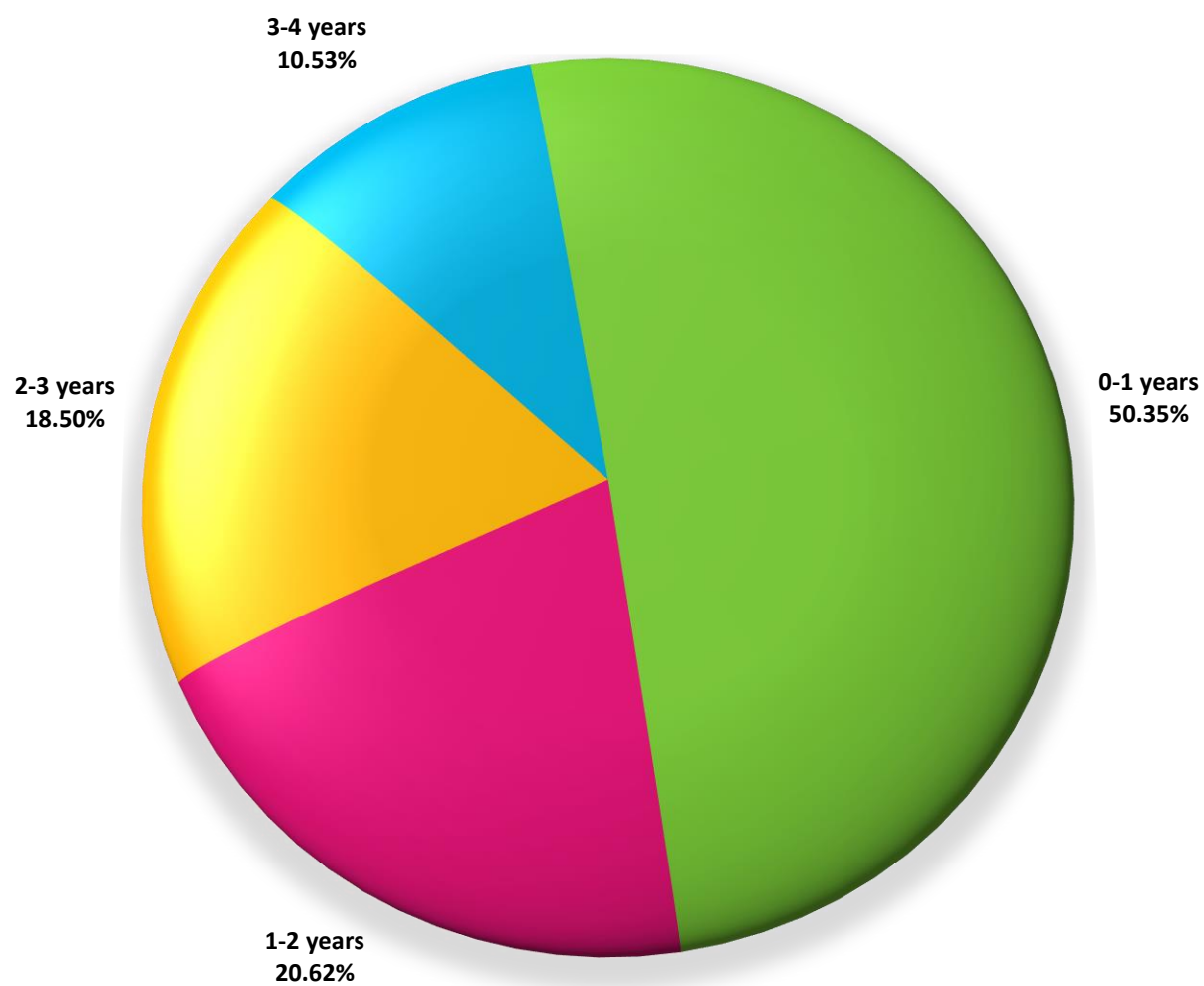
**AAA-** capacity to meet its financial commitment on the obligation is extremely strong

## Portfolio Composition 3/31/18

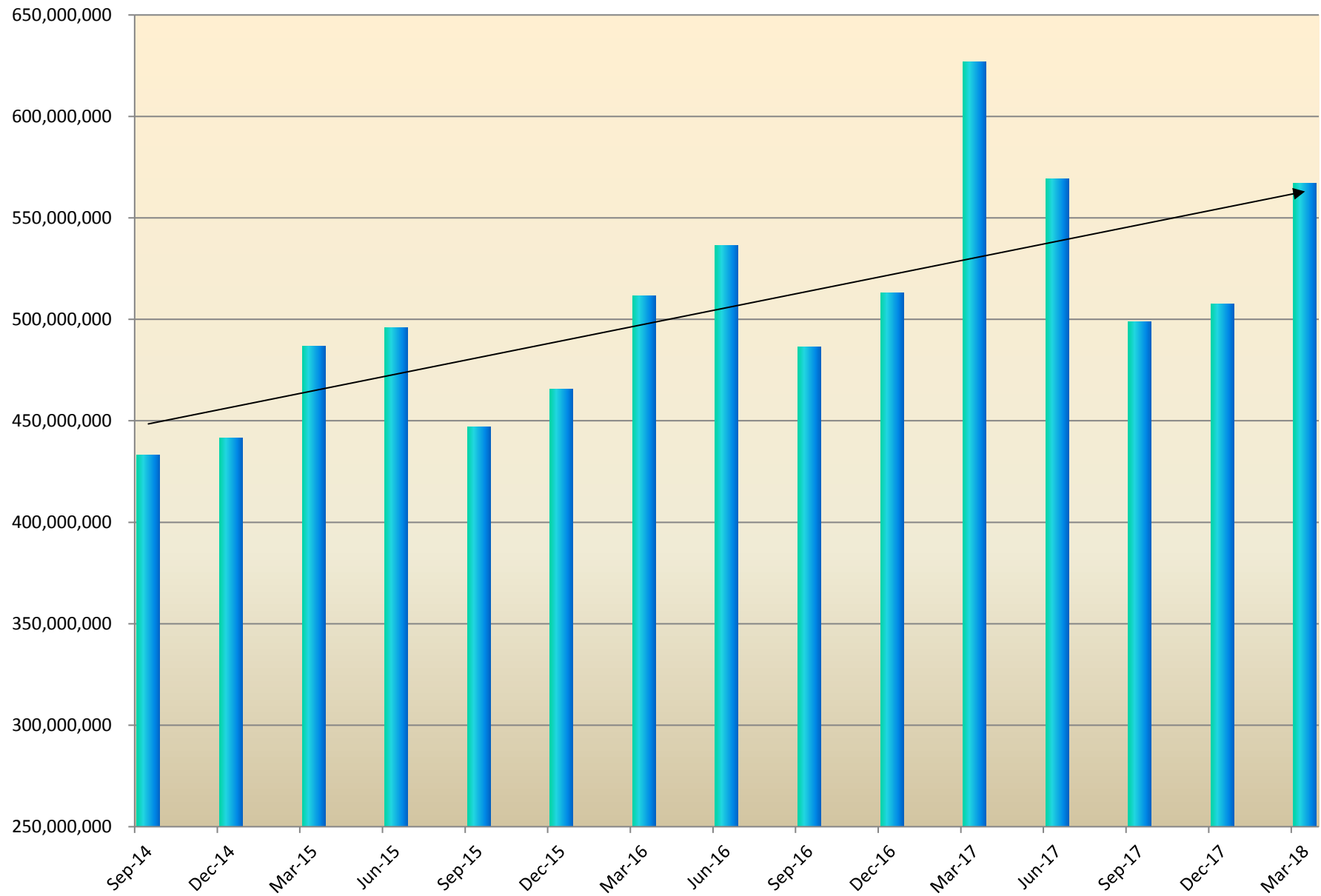




## Portfolio Maturities 3/31/18



## Quarter End Book Value



## Adjusted Book Value Comparison

Security Description	Yield	Maturity Date	December 31, 2017		Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	March 31, 2018	
			Par Value	Adjusted Book Value			Par Value	Adjusted Book Value
Capital One NOW Account	0.70%	04/01/18	18,585,888.78	18,585,888.78	-	(2,985,275.06)	15,600,613.72	15,600,613.72
Legacy NOW Account	1.62%	04/01/18	33,614,510.11	33,614,510.11	1,582,872.89	-	35,197,383.00	35,197,383.00
TexPool	1.18%	02/01/18	3,965,733.81	3,965,733.81	-	(3,965,733.81)	-	-
Texas Daily	1.50%	04/01/18	41,098,072.42	41,098,072.42	-	(28,744,862.40)	12,353,210.02	12,353,210.02
TexasTERM	1.35%	01/31/18	15,000,000.00	15,000,000.00	-	(15,000,000.00)	-	-
TexasTERM	1.35%	01/31/18	10,000,000.00	10,000,000.00	-	(10,000,000.00)	-	-
TexasTERM	1.67%	04/30/18	-	-	25,000,000.00	-	25,000,000.00	25,000,000.00
TexasTERM	1.75%	08/02/18	-	-	25,000,000.00	-	25,000,000.00	25,000,000.00
TexasTERM	2.00%	11/02/18	-	-	25,000,000.00	-	25,000,000.00	25,000,000.00
Certificate of Deposit	0.90%	01/30/18	10,376,956.80	10,376,956.80	-	(10,376,956.80)	-	-
Certificate of Deposit	1.30%	02/01/18	5,000,000.00	5,000,000.00	-	(5,000,000.00)	-	-
Certificate of Deposit	0.99%	03/10/18	3,113,567.09	3,113,567.09	-	(3,113,567.09)	-	-
Certificate of Deposit	0.80%	04/10/18	101,166.36	101,166.36	-	-	101,166.36	101,166.36
Certificate of Deposit	0.75%	06/01/18	247,000.00	247,000.00	-	-	247,000.00	247,000.00
Certificate of Deposit	1.10%	06/05/18	10,000,000.00	10,000,000.00	-	-	10,000,000.00	10,000,000.00
Certificate of Deposit	1.20%	07/13/18	5,235,150.80	5,235,150.80	-	-	5,235,150.80	5,235,150.80
Certificate of Deposit	1.79%	07/31/18	-	-	5,032,874.10	-	5,032,874.10	5,032,874.10
Certificate of Deposit	1.95%	09/10/18	-	-	3,144,194.27	-	3,144,194.27	3,144,194.27
Certificate of Deposit	1.50%	09/11/18	2,751,586.47	2,751,586.47	-	-	2,751,586.47	2,751,586.47
Certificate of Deposit	1.80%	01/30/19	-	-	10,470,665.08	-	10,470,665.08	10,470,665.08
FAMCA Bond	1.24%	09/10/18	12,000,000.00	12,000,459.13	-	(163.33)	12,000,000.00	12,000,295.80
FFCB Bond	1.21%	05/22/18	3,000,000.00	2,985,918.33	8,925.00	-	3,000,000.00	2,994,843.33
FFCB Bond	1.04%	07/12/19	20,000,000.00	19,992,698.05	1,177.73	-	20,000,000.00	19,993,875.78
FHLB Bond	2.86%	03/27/20	-	-	17,001,693.01	-	17,000,000.00	17,001,693.01
FHLMC Bond	1.05%	03/29/19	16,000,000.00	16,000,000.00	-	-	16,000,000.00	16,000,000.00
FHLMC Bond	1.45%	05/28/19	13,000,000.00	13,000,000.00	-	-	13,000,000.00	13,000,000.00
FHLMC Bond	2.96%	06/28/21	-	-	16,000,000.00	-	16,000,000.00	16,000,000.00
FNMA Bond	1.45%	09/16/19	12,000,000.00	12,000,000.00	-	-	12,000,000.00	12,000,000.00
FNMA Bond	1.53%	06/15/20	10,000,000.00	10,011,104.54	-	(1,114.17)	10,000,000.00	10,009,990.37
FNMA Bond	1.42%	08/28/20	20,000,000.00	19,990,404.87	889.35	-	20,000,000.00	19,991,294.22
TVA Bond	1.33%	10/15/18	2,000,000.00	2,006,590.33	-	(2,059.48)	2,000,000.00	2,004,530.85
TVA Bond	1.88%	02/15/21	10,000,000.00	10,597,561.98	-	(47,093.32)	10,000,000.00	10,550,468.66
Municipal Bond	1.13%	01/15/18	2,550,000.00	2,551,014.95	-	(2,551,014.95)	-	-
Municipal Bond	1.36%	02/01/18	1,810,000.00	1,814,842.41	-	(1,814,842.41)	-	-
Municipal Bond	1.04%	02/01/18	665,000.00	667,264.58	-	(667,264.58)	-	-
Municipal Bond	1.30%	02/01/18	8,400,000.00	8,400,214.30	-	(8,400,214.30)	-	-
Municipal Bond	1.35%	02/15/18	1,810,000.00	1,810,000.00	-	(1,810,000.00)	-	-
Municipal Bond	0.90%	02/15/18	2,525,000.00	2,537,718.16	-	(2,537,718.16)	-	-
Municipal Bond	1.41%	02/15/18	2,680,000.00	2,680,000.00	-	(2,680,000.00)	-	-
Municipal Bond	1.05%	03/01/18	435,000.00	435,915.54	-	(435,915.54)	-	-
Municipal Bond	1.07%	03/01/18	420,000.00	421,987.29	-	(421,987.29)	-	-
Municipal Bond	1.08%	03/01/18	1,205,000.00	1,209,708.35	-	(1,209,708.35)	-	-
Municipal Bond	1.20%	03/15/18	1,195,000.00	1,195,356.64	-	(1,195,356.64)	-	-
Municipal Bond	0.85%	03/15/18	2,500,000.00	2,502,510.84	-	(2,502,510.84)	-	-
Municipal Bond	1.36%	03/15/18	8,000,000.00	8,004,558.40	-	(8,004,558.40)	-	-
Municipal Bond	1.29%	05/01/18	12,000,000.00	12,013,784.32	-	(10,252.80)	12,000,000.00	12,003,531.52
Municipal Bond	1.65%	05/01/18	500,000.00	504,455.85	-	(3,314.27)	500,000.00	501,141.58
Municipal Bond	1.65%	05/01/18	250,000.00	252,227.93	-	(1,657.14)	250,000.00	250,570.79
Municipal Bond	1.16%	05/01/18	280,000.00	280,654.82	-	(487.06)	280,000.00	280,167.76
Municipal Bond	1.15%	05/01/18	745,000.00	751,949.22	-	(5,168.84)	745,000.00	746,780.38
Municipal Bond	1.30%	05/01/18	1,075,000.00	1,088,803.56	-	(10,267.11)	1,075,000.00	1,078,536.45
Municipal Bond	1.48%	06/01/18	2,720,000.00	2,764,069.72	-	(26,093.91)	2,720,000.00	2,737,975.81
Municipal Bond	1.18%	06/01/18	2,000,000.00	2,001,897.16	-	(1,123.32)	2,000,000.00	2,000,773.84
Municipal Bond	1.38%	06/01/18	245,000.00	247,290.85	-	(1,356.42)	245,000.00	245,934.43
Municipal Bond	1.21%	06/15/18	2,000,000.00	2,002,610.98	-	(1,415.59)	2,000,000.00	2,001,195.39
Municipal Bond	1.65%	07/01/18	225,000.00	225,492.73	-	(243.66)	225,000.00	225,249.07
Municipal Bond	1.65%	07/01/18	1,970,000.00	1,974,314.14	-	(2,133.37)	1,970,000.00	1,972,180.77
Municipal Bond	1.65%	07/01/18	605,000.00	606,324.76	-	(655.10)	605,000.00	605,669.66
Municipal Bond	1.54%	07/01/18	5,000,000.00	5,013,646.07	-	(6,748.05)	5,000,000.00	5,006,898.02
Municipal Bond	1.36%	07/01/18	875,000.00	876,390.20	-	(687.46)	875,000.00	875,702.74
Municipal Bond	0.85%	07/01/18	890,000.00	893,863.78	-	(1,910.66)	890,000.00	891,953.12
Municipal Bond	1.20%	08/01/18	450,000.00	451,227.04	-	(518.47)	450,000.00	450,708.57
Municipal Bond	1.00%	08/01/18	5,000,000.00	5,043,137.76	-	(18,227.22)	5,000,000.00	5,024,910.54
Municipal Bond	1.55%	08/01/18	2,630,000.00	2,664,975.22	-	(14,778.26)	2,630,000.00	2,650,196.96
Municipal Bond	1.92%	08/15/18	250,000.00	250,000.00	-	-	250,000.00	250,000.00
Municipal Bond	1.53%	08/15/18	1,205,000.00	1,223,060.92	-	(7,160.72)	1,205,000.00	1,215,900.20
Municipal Bond	1.55%	08/15/18	2,500,000.00	2,525,044.62	-	(9,929.59)	2,500,000.00	2,515,115.03
Municipal Bond	1.37%	10/01/18	1,925,000.00	1,931,120.53	-	(2,010.39)	1,925,000.00	1,929,110.14
Municipal Bond	0.75%	10/01/18	1,000,000.00	1,015,909.57	-	(5,225.77)	1,000,000.00	1,010,683.80
Municipal Bond	1.15%	02/01/19	450,000.00	454,068.30	-	(922.28)	450,000.00	453,146.02
Municipal Bond	1.40%	02/01/19	1,000,000.00	1,039,555.50	-	(8,967.24)	1,000,000.00	1,030,588.26
Municipal Bond	1.70%	02/01/19	10,000,000.00	10,031,134.66	-	(7,058.23)	10,000,000.00	10,024,076.43
Municipal Bond	1.40%	02/15/19	1,000,000.00	1,011,532.54	-	(2,525.38)	1,000,000.00	1,009,007.16
Municipal Bond	1.69%	02/15/19	1,550,000.00	1,594,941.81	-	(9,841.28)	1,550,000.00	1,585,100.53
Municipal Bond	1.00%	02/15/19	10,000,000.00	10,248,904.67	-	(54,504.67)	10,000,000.00	10,194,400.00
Municipal Bond	1.66%	03/01/19	6,000,000.00	6,040,725.27	-	(8,624.17)	6,000,000.00	6,032,101.10

## Adjusted Book Value Comparison

Security Description	Yield	Maturity Date	December 31, 2017		Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	March 31, 2018	
			Par Value	Adjusted Book Value			Par Value	Adjusted Book Value
Municipal Bond	1.80%	03/01/19	500,000.00	516,154.04	-	(3,420.85)	500,000.00	512,733.19
Municipal Bond	1.45%	04/01/19	450,000.00	454,092.88	-	(807.80)	450,000.00	453,285.08
Municipal Bond	1.20%	05/01/19	4,000,000.00	4,031,267.95	-	(5,790.36)	4,000,000.00	4,025,477.59
Municipal Bond	1.42%	05/01/19	2,000,000.00	2,012,042.62	-	(2,230.12)	2,000,000.00	2,009,812.50
Municipal Bond	1.39%	06/15/19	6,000,000.00	6,004,856.71	-	(823.17)	6,000,000.00	6,004,033.54
Municipal Bond	1.32%	06/15/19	955,000.00	1,004,898.43	-	(8,457.36)	955,000.00	996,441.07
Municipal Bond	1.00%	07/01/19	6,600,000.00	6,673,379.41	-	(12,073.39)	6,600,000.00	6,661,306.02
Municipal Bond	1.73%	07/01/19	3,180,000.00	3,201,816.70	-	(3,589.58)	3,180,000.00	3,198,227.12
Municipal Bond	1.60%	07/01/19	5,000,000.00	5,014,159.51	-	(2,329.72)	5,000,000.00	5,011,829.79
Municipal Bond	1.40%	08/01/19	2,850,000.00	2,960,158.37	-	(17,152.69)	2,850,000.00	2,943,005.68
Municipal Bond	1.53%	08/15/19	625,000.00	653,643.91	-	(4,354.65)	625,000.00	649,289.26
Municipal Bond	1.70%	08/15/19	500,000.00	512,948.96	-	(1,968.59)	500,000.00	510,980.37
Municipal Bond	1.00%	08/15/19	4,020,000.00	4,324,993.08	-	(46,367.20)	4,020,000.00	4,278,625.88
Municipal Bond	1.62%	10/15/19	505,000.00	505,000.00	-	-	505,000.00	505,000.00
Municipal Bond	1.60%	02/01/20	5,000,000.00	5,341,251.02	-	(40,305.23)	5,000,000.00	5,300,945.79
Municipal Bond	1.49%	02/15/20	12,025,000.00	12,397,359.37	-	(43,186.01)	12,025,000.00	12,354,173.36
Municipal Bond	1.68%	04/01/20	1,930,000.00	1,985,909.78	-	(6,121.51)	1,930,000.00	1,979,788.27
Municipal Bond	1.65%	05/15/20	5,000,000.00	5,029,039.00	-	(3,017.91)	5,000,000.00	5,026,021.09
Municipal Bond	1.78%	06/01/20	1,725,000.00	1,744,761.92	-	(2,014.24)	1,725,000.00	1,742,747.68
Municipal Bond	1.00%	06/01/20	3,215,000.00	3,243,488.41	-	(2,903.69)	3,215,000.00	3,240,584.72
Municipal Bond	1.62%	07/01/20	10,270,000.00	10,525,256.07	-	(25,162.15)	10,270,000.00	10,500,093.92
Municipal Bond	1.25%	07/01/20	3,000,000.00	3,054,686.33	-	(5,390.77)	3,000,000.00	3,049,295.56
Municipal Bond	1.04%	08/01/20	8,120,000.00	8,111,759.44	785.64	-	8,120,000.00	8,112,545.08
Municipal Bond	1.33%	09/01/20	5,000,000.00	5,032,553.99	-	(3,004.99)	5,000,000.00	5,029,549.00
Municipal Bond	1.15%	02/01/21	13,000,000.00	13,233,655.21	-	(18,642.71)	13,000,000.00	13,215,012.50
Municipal Bond	2.48%	03/15/21	-	-	10,000,000.00	-	10,000,000.00	10,000,000.00
Municipal Bond	1.84%	03/15/21	2,335,000.00	2,411,386.90	-	(5,875.92)	2,335,000.00	2,405,510.98
Municipal Bond	2.62%	05/01/21	-	-	3,415,087.75	-	3,445,000.00	3,415,087.75
Municipal Bond	2.55%	05/15/21	-	-	10,320,073.45	-	10,420,000.00	10,320,073.45
Municipal Bond	2.54%	05/15/21	-	-	4,927,154.56	-	5,000,000.00	4,927,154.56
Municipal Bond	1.80%	06/01/21	535,000.00	548,721.82	-	(989.55)	535,000.00	547,732.27
Municipal Bond	1.92%	07/01/21	360,000.00	395,175.99	-	(2,477.18)	360,000.00	392,698.81
Municipal Bond	2.53%	07/01/21	-	-	1,543,355.15	-	1,550,000.00	1,543,355.15
Municipal Bond	2.64%	08/01/21	-	-	13,293,664.68	-	13,360,000.00	13,293,664.68
Municipal Bond	1.90%	08/15/21	6,905,000.00	7,849,279.01	-	(64,236.66)	6,905,000.00	7,785,042.35
Municipal Bond	2.67%	09/01/21	-	-	971,100.47	-	1,000,000.00	971,100.47
Municipal Bond	2.68%	10/01/21	-	-	501,995.32	-	500,000.00	501,995.32
<b>TOTAL</b>			<b>\$ 503,229,632.64</b>	<b>\$ 507,702,272.66</b>	<b>\$ 173,216,508.45</b>	<b>\$ (114,024,419.35)</b>	<b>\$ 563,353,843.82</b>	<b>\$ 566,894,361.76</b>

## Market Value Comparison

Security Description	Yield	Maturity Date	December 31, 2017		Qtr to Qtr Change (1)	March 31, 2018	
			Par Value	Market Value		Par Value	Market Value
Capital One NOW Account	0.70%	04/01/18	18,585,888.78	18,585,888.78	(2,985,275.06)	15,600,613.72	15,600,613.72
Legacy NOW Account	1.62%	04/01/18	33,614,510.11	33,614,510.11	1,582,872.89	35,197,383.00	35,197,383.00
TexPool	1.18%	02/01/18	3,965,733.81	3,965,733.81	(3,965,733.81)	-	-
Texas Daily	1.50%	04/01/18	41,098,072.42	41,098,072.42	(28,744,862.40)	12,353,210.02	12,353,210.02
TexasTERM	1.35%	01/31/18	15,000,000.00	15,000,000.00	(15,000,000.00)	-	-
TexasTERM	1.35%	01/31/18	10,000,000.00	10,000,000.00	(10,000,000.00)	-	-
TexasTERM	1.67%	04/30/18	-	-	25,000,000.00	25,000,000.00	25,000,000.00
TexasTERM	1.75%	08/02/18	-	-	25,000,000.00	25,000,000.00	25,000,000.00
TexasTERM	2.00%	11/02/18	-	-	25,000,000.00	25,000,000.00	25,000,000.00
Certificate of Deposit	0.90%	01/30/18	10,376,956.80	10,376,956.80	(10,376,956.80)	-	-
Certificate of Deposit	1.30%	02/01/18	5,000,000.00	5,000,000.00	(5,000,000.00)	-	-
Certificate of Deposit	0.99%	03/10/18	3,113,567.09	3,113,567.09	(3,113,567.09)	-	-
Certificate of Deposit	0.80%	04/10/18	101,166.36	101,166.36	-	101,166.36	101,166.36
Certificate of Deposit	0.75%	06/01/18	247,000.00	247,000.00	-	247,000.00	247,000.00
Certificate of Deposit	1.10%	06/05/18	10,000,000.00	10,000,000.00	-	10,000,000.00	10,000,000.00
Certificate of Deposit	1.20%	07/13/18	5,235,150.80	5,235,150.80	-	5,235,150.80	5,235,150.80
Certificate of Deposit	1.79%	07/31/18	-	-	-	5,032,874.10	5,032,874.10
Certificate of Deposit	1.95%	09/10/18	-	-	-	3,144,194.27	3,144,194.27
Certificate of Deposit	1.50%	09/11/18	2,751,586.47	2,751,586.47	-	2,751,586.47	2,751,586.47
Certificate of Deposit	1.80%	01/30/19	-	-	-	10,470,665.08	10,470,665.08
FAMCA Bond	1.24%	09/10/18	12,000,000.00	11,973,300.00	(5,904.00)	12,000,000.00	11,967,396.00
FFCB Bond	1.21%	05/22/18	3,000,000.00	2,983,317.00	9,483.00	3,000,000.00	2,992,800.00
FFCB Bond	1.04%	07/12/19	20,000,000.00	19,731,340.00	(37,589.00)	20,000,000.00	19,693,751.00
FHLB Bond	2.86%	03/27/20	-	-	-	17,000,000.00	17,000,000.68
FHLMC Bond	1.05%	03/29/19	16,000,000.00	15,846,608.00	(25,872.00)	16,000,000.00	15,820,736.00
FHLMC Bond	1.45%	05/28/19	13,000,000.00	12,882,584.00	(29,614.00)	13,000,000.00	12,852,970.00
FHLMC Bond	2.96%	06/28/21	-	-	-	16,000,000.00	15,996,544.00
FNMA Bond	1.45%	09/16/19	12,000,000.00	11,862,600.00	(1,348.56)	12,000,000.00	11,861,251.44
FNMA Bond	1.53%	06/15/20	10,000,000.00	9,827,120.00	4,131.30	10,000,000.00	9,831,251.30
FNMA Bond	1.42%	08/28/20	20,000,000.00	19,622,780.00	(147,780.00)	20,000,000.00	19,475,000.00
TVA Bond	1.33%	10/15/18	2,000,000.00	2,000,264.00	(3,596.00)	2,000,000.00	1,996,668.00
TVA Bond	1.88%	02/15/21	10,000,000.00	10,546,790.00	(162,150.00)	10,000,000.00	10,384,640.00
Municipal Bond	1.13%	01/15/18	2,550,000.00	2,549,847.00	(2,549,847.00)	-	-
Municipal Bond	1.36%	02/01/18	1,810,000.00	1,813,963.90	(1,813,963.90)	-	-
Municipal Bond	1.04%	02/01/18	665,000.00	666,868.65	(666,868.65)	-	-
Municipal Bond	1.30%	02/01/18	8,400,000.00	8,396,556.00	(8,396,556.00)	-	-
Municipal Bond	1.35%	02/15/18	1,810,000.00	1,812,950.30	(1,812,950.30)	-	-
Municipal Bond	0.90%	02/15/18	2,525,000.00	2,535,428.25	(2,535,428.25)	-	-
Municipal Bond	1.41%	02/15/18	2,680,000.00	2,679,008.40	(2,679,008.40)	-	-
Municipal Bond	1.05%	03/01/18	435,000.00	435,548.10	(435,548.10)	-	-
Municipal Bond	1.07%	03/01/18	420,000.00	421,785.00	(421,785.00)	-	-
Municipal Bond	1.08%	03/01/18	1,205,000.00	1,208,831.90	(1,208,831.90)	-	-
Municipal Bond	1.20%	03/15/18	1,195,000.00	1,194,832.70	(1,194,832.70)	-	-
Municipal Bond	0.85%	03/15/18	2,500,000.00	2,499,650.00	(2,499,650.00)	-	-
Municipal Bond	1.36%	03/15/18	8,000,000.00	8,000,240.00	(8,000,240.00)	-	-
Municipal Bond	1.29%	05/01/18	12,000,000.00	12,000,720.00	(3,120.00)	12,000,000.00	11,997,600.00
Municipal Bond	1.65%	05/01/18	500,000.00	504,340.00	(3,535.00)	500,000.00	500,805.00
Municipal Bond	1.65%	05/01/18	250,000.00	252,170.00	(1,767.50)	250,000.00	250,402.50
Municipal Bond	1.16%	05/01/18	280,000.00	280,207.20	(198.80)	280,000.00	280,008.40
Municipal Bond	1.15%	05/01/18	745,000.00	750,617.30	(4,432.75)	745,000.00	746,184.55
Municipal Bond	1.30%	05/01/18	1,075,000.00	1,086,362.75	(8,825.75)	1,075,000.00	1,077,537.00
Municipal Bond	1.48%	06/01/18	2,720,000.00	2,762,595.20	(26,900.80)	2,720,000.00	2,735,694.40
Municipal Bond	1.18%	06/01/18	2,000,000.00	1,997,760.00	640.00	2,000,000.00	1,998,400.00
Municipal Bond	1.38%	06/01/18	245,000.00	246,915.90	(1,254.40)	245,000.00	245,661.50
Municipal Bond	1.21%	06/15/18	2,000,000.00	1,998,720.00	(100.00)	2,000,000.00	1,998,620.00
Municipal Bond	1.65%	07/01/18	225,000.00	225,078.75	51.75	225,000.00	225,130.50
Municipal Bond	1.65%	07/01/18	1,970,000.00	1,970,689.50	453.10	1,970,000.00	1,971,142.60
Municipal Bond	1.65%	07/01/18	605,000.00	605,211.75	139.15	605,000.00	605,350.90
Municipal Bond	1.54%	07/01/18	5,000,000.00	5,001,750.00	1,150.00	5,000,000.00	5,002,900.00
Municipal Bond	1.36%	07/01/18	875,000.00	874,606.25	(192.50)	875,000.00	874,413.75
Municipal Bond	0.85%	07/01/18	890,000.00	889,368.10	356.00	890,000.00	889,724.10
Municipal Bond	1.20%	08/01/18	450,000.00	449,842.50	(229.50)	450,000.00	449,613.00
Municipal Bond	1.00%	08/01/18	5,000,000.00	5,019,700.00	(11,800.00)	5,000,000.00	5,007,900.00
Municipal Bond	1.55%	08/01/18	2,630,000.00	2,661,717.80	(15,385.50)	2,630,000.00	2,646,332.30
Municipal Bond	1.92%	08/15/18	250,000.00	250,017.50	(5.00)	250,000.00	250,012.50
Municipal Bond	1.53%	08/15/18	1,205,000.00	1,222,231.50	(7,928.90)	1,205,000.00	1,214,302.60

## Market Value Comparison

Security Description	Yield	Maturity Date	December 31, 2017		Qtr to Qtr Change (1)	March 31, 2018	
			Par Value	Market Value		Par Value	Market Value
Municipal Bond	1.55%	08/15/18	2,500,000.00	2,521,575.00	(10,700.00)	2,500,000.00	2,510,875.00
Municipal Bond	1.37%	10/01/18	1,925,000.00	1,924,865.25	(2,310.00)	1,925,000.00	1,922,555.25
Municipal Bond	0.75%	10/01/18	1,000,000.00	1,009,090.00	(4,460.00)	1,000,000.00	1,004,630.00
Municipal Bond	1.15%	02/01/19	450,000.00	450,324.00	(1,183.50)	450,000.00	449,140.50
Municipal Bond	1.40%	02/01/19	1,000,000.00	1,033,620.00	(10,180.00)	1,000,000.00	1,023,440.00
Municipal Bond	1.70%	02/01/19	10,000,000.00	9,992,300.00	(5,700.00)	10,000,000.00	9,986,600.00
Municipal Bond	1.40%	02/15/19	1,000,000.00	1,006,160.00	(3,860.00)	1,000,000.00	1,002,300.00
Municipal Bond	1.69%	02/15/19	1,550,000.00	1,581,465.00	(6,975.00)	1,550,000.00	1,574,490.00
Municipal Bond	1.00%	02/15/19	10,000,000.00	10,136,000.00	(55,200.00)	10,000,000.00	10,080,800.00
Municipal Bond	1.66%	03/01/19	6,000,000.00	6,001,020.00	(5,940.00)	6,000,000.00	5,995,080.00
Municipal Bond	1.80%	03/01/19	500,000.00	515,085.00	(3,990.00)	500,000.00	511,095.00
Municipal Bond	1.45%	04/01/19	450,000.00	451,723.50	(1,701.00)	450,000.00	450,022.50
Municipal Bond	1.20%	05/01/19	4,000,000.00	3,979,160.00	(8,800.00)	4,000,000.00	3,970,360.00
Municipal Bond	1.42%	05/01/19	2,000,000.00	1,991,400.00	(4,740.00)	2,000,000.00	1,986,660.00
Municipal Bond	1.39%	06/15/19	6,000,000.00	5,958,480.00	(13,380.00)	6,000,000.00	5,945,100.00
Municipal Bond	1.32%	06/15/19	955,000.00	993,973.55	(10,228.05)	955,000.00	983,745.50
Municipal Bond	1.00%	07/01/19	6,600,000.00	6,572,346.00	(20,724.00)	6,600,000.00	6,551,622.00
Municipal Bond	1.73%	07/01/19	3,180,000.00	3,181,749.00	(9,762.60)	3,180,000.00	3,171,986.40
Municipal Bond	1.60%	07/01/19	5,000,000.00	4,982,050.00	(4,000.00)	5,000,000.00	4,978,050.00
Municipal Bond	1.40%	08/01/19	2,850,000.00	2,936,440.50	(40,413.00)	2,850,000.00	2,896,027.50
Municipal Bond	1.53%	08/15/19	625,000.00	646,956.25	(5,381.25)	625,000.00	641,575.00
Municipal Bond	1.70%	08/15/19	500,000.00	508,880.00	(3,570.00)	500,000.00	505,310.00
Municipal Bond	1.00%	08/15/19	4,020,000.00	4,252,034.40	(50,853.00)	4,020,000.00	4,201,181.40
Municipal Bond	1.62%	10/15/19	505,000.00	500,929.70	(1,994.75)	505,000.00	498,934.95
Municipal Bond	1.60%	02/01/20	5,000,000.00	5,289,600.00	(59,600.00)	5,000,000.00	5,230,000.00
Municipal Bond	1.49%	02/15/20	12,025,000.00	12,116,029.25	(91,029.25)	12,025,000.00	12,025,000.00
Municipal Bond	1.68%	04/01/20	1,930,000.00	1,967,885.90	(12,776.60)	1,930,000.00	1,955,109.30
Municipal Bond	1.65%	05/15/20	5,000,000.00	4,965,800.00	(23,650.00)	5,000,000.00	4,942,150.00
Municipal Bond	1.78%	06/01/20	1,725,000.00	1,727,863.50	(11,436.75)	1,725,000.00	1,716,426.75
Municipal Bond	1.00%	06/01/20	3,215,000.00	3,156,487.00	(19,900.85)	3,215,000.00	3,136,586.15
Municipal Bond	1.62%	07/01/20	10,270,000.00	10,357,192.30	(96,127.20)	10,270,000.00	10,261,065.10
Municipal Bond	1.25%	07/01/20	3,000,000.00	2,971,050.00	(22,440.00)	3,000,000.00	2,948,610.00
Municipal Bond	1.04%	08/01/20	8,120,000.00	7,905,226.00	(62,930.00)	8,120,000.00	7,842,296.00
Municipal Bond	1.33%	09/01/20	5,000,000.00	4,909,450.00	(23,250.00)	5,000,000.00	4,886,200.00
Municipal Bond	1.15%	02/01/21	13,000,000.00	12,769,510.00	(72,540.00)	13,000,000.00	12,696,970.00
Municipal Bond	2.48%	03/15/21	-	-	-	10,000,000.00	10,008,400.00
Municipal Bond	1.84%	03/15/21	2,335,000.00	2,370,468.65	(20,337.85)	2,335,000.00	2,350,130.80
Municipal Bond	2.62%	05/01/21	-	-	-	3,445,000.00	3,412,479.20
Municipal Bond	2.55%	05/15/21	-	-	-	10,420,000.00	10,288,082.80
Municipal Bond	2.54%	05/15/21	-	-	-	5,000,000.00	4,910,400.00
Municipal Bond	1.80%	06/01/21	535,000.00	534,015.60	(6,029.45)	535,000.00	527,986.15
Municipal Bond	1.92%	07/01/21	360,000.00	387,853.20	(6,300.00)	360,000.00	381,553.20
Municipal Bond	2.53%	07/01/21	-	-	-	1,550,000.00	1,543,800.00
Municipal Bond	2.64%	08/01/21	-	-	-	13,360,000.00	13,290,795.20
Municipal Bond	1.90%	08/15/21	6,905,000.00	7,734,014.30	(143,347.80)	6,905,000.00	7,590,666.50
Municipal Bond	2.67%	09/01/21	-	-	-	1,000,000.00	968,340.00
Municipal Bond	2.68%	10/01/21	-	-	-	500,000.00	500,330.00
<b>TOTAL</b>			<b>\$ 503,229,632.64</b>	<b>\$ 503,922,540.69</b>	<b>\$ (38,259,900.03)</b>	<b>\$ 563,353,843.82</b>	<b>\$ 562,229,545.99</b>

Book Value Allocation						
	December 30, 2017		March 31, 2018		Previous Quarter Comparison	
	% Equity in Treasury Pool	Book Value Fund Allocation	% Equity in Treasury Pool	Book Value Fund Allocation	Book Value Change (%)	Change (\$)
General Fund	13.37%	67,878,252.91	22.08%	125,194,233.19	8.71%	57,315,980.27
Debt Service Fund	4.29%	21,768,185.74	7.49%	42,455,722.90	3.20%	20,687,537.16
Capital Projects Funds	29.72%	150,908,042.52	24.12%	136,744,492.83	-5.60%	(14,163,549.69)
Enterprise Funds	15.62%	79,307,279.58	12.94%	73,364,332.99	-2.68%	(5,942,946.58)
Special Revenue Funds	19.09%	96,928,882.05	17.10%	96,928,033.91	-1.99%	(848.14)
Internal Service Funds	14.61%	74,195,842.90	13.15%	74,548,776.41	-1.46%	352,933.51
Agency Funds	0.59%	2,984,987.56	0.53%	3,005,416.36	-0.06%	20,428.80
Component Units	2.72%	13,790,963.14	2.66%	15,073,108.69	-0.06%	1,282,145.55
115 Trust	-0.01%	(60,163.74)	-0.07%	(419,755.52)	-0.06%	(359,591.78)
Totals	100.00%	507,702,272.66	100.00%	566,894,361.76		59,192,089.10

Market Value Allocation						
	December 30, 2017		March 31, 2018		Previous Quarter Comparison	
	% Equity in Treasury Pool	Market Value Fund Allocation	% Equity in Treasury Pool	Market Value Fund Allocation	Market Value Change (%)	Change (\$)
General Fund	13.37%	67,372,914.22	22.08%	124,164,044.72	8.71%	56,791,130.50
Debt Service Fund	4.29%	21,606,126.38	7.49%	42,106,366.59	3.20%	20,500,240.21
Capital Projects Funds	29.72%	149,784,565.27	24.12%	135,619,260.49	-5.60%	(14,165,304.78)
Enterprise Funds	15.62%	78,716,854.29	12.94%	72,760,638.34	-2.68%	(5,956,215.96)
Special Revenue Funds	19.09%	96,207,267.80	17.10%	96,130,440.13	-1.99%	(76,827.67)
Internal Service Funds	14.61%	73,643,471.14	13.15%	73,935,335.30	-1.46%	291,864.16
Agency Funds	0.59%	2,962,764.98	0.53%	2,980,685.62	-0.06%	17,920.64
Component Units	2.72%	13,688,292.45	2.66%	14,949,076.28	-0.06%	1,260,783.83
115 Trust	-0.01%	(59,715.84)	-0.07%	(416,301.47)	-0.06%	(356,585.63)
Totals	100.00%	503,922,540.69	100.00%	562,229,545.99		58,307,005.30

Allocations are based upon fund equity in the Treasury Pool at the end of the period.



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Libby McCabe

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### CAPTION

**Resolution No. 2018-6-2(R):** To approve the terms and conditions of an Advance Funding Agreement for a Transportation Alternatives Set-Aside Program Project with the State of Texas for the Legacy Drive at Dallas North Tollway Pedestrian Crossing Improvements project; authorizing the City Manager to execute any documents deemed necessary; and providing an effective date. **Adopted**

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### FINANCIAL SUMMARY

Revenue, CIP

FISCAL YEAR:	2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		0	0	0	0
Encumbered/Expended Amount		0	0	0	0
This Item		0	355,784	0	355,784
BALANCE		0	355,784	0	355,784

**FUND(S):** Street Improvements CIP

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**COMMENTS:** This item approves an Advanced Funding Agreement that will provide revenue to offset Legacy Drive at Dallas North Tollway Pedestrian Crossing project expenditures.

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### SUMMARY OF ITEM

See Recommendation Memorandum.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Strong Local Economy, Exciting Urban Centers - Destination for Residents and Guests



## Plano Tomorrow Plan Pillar:

Built Environment, Social Environment

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### ATTACHMENTS:

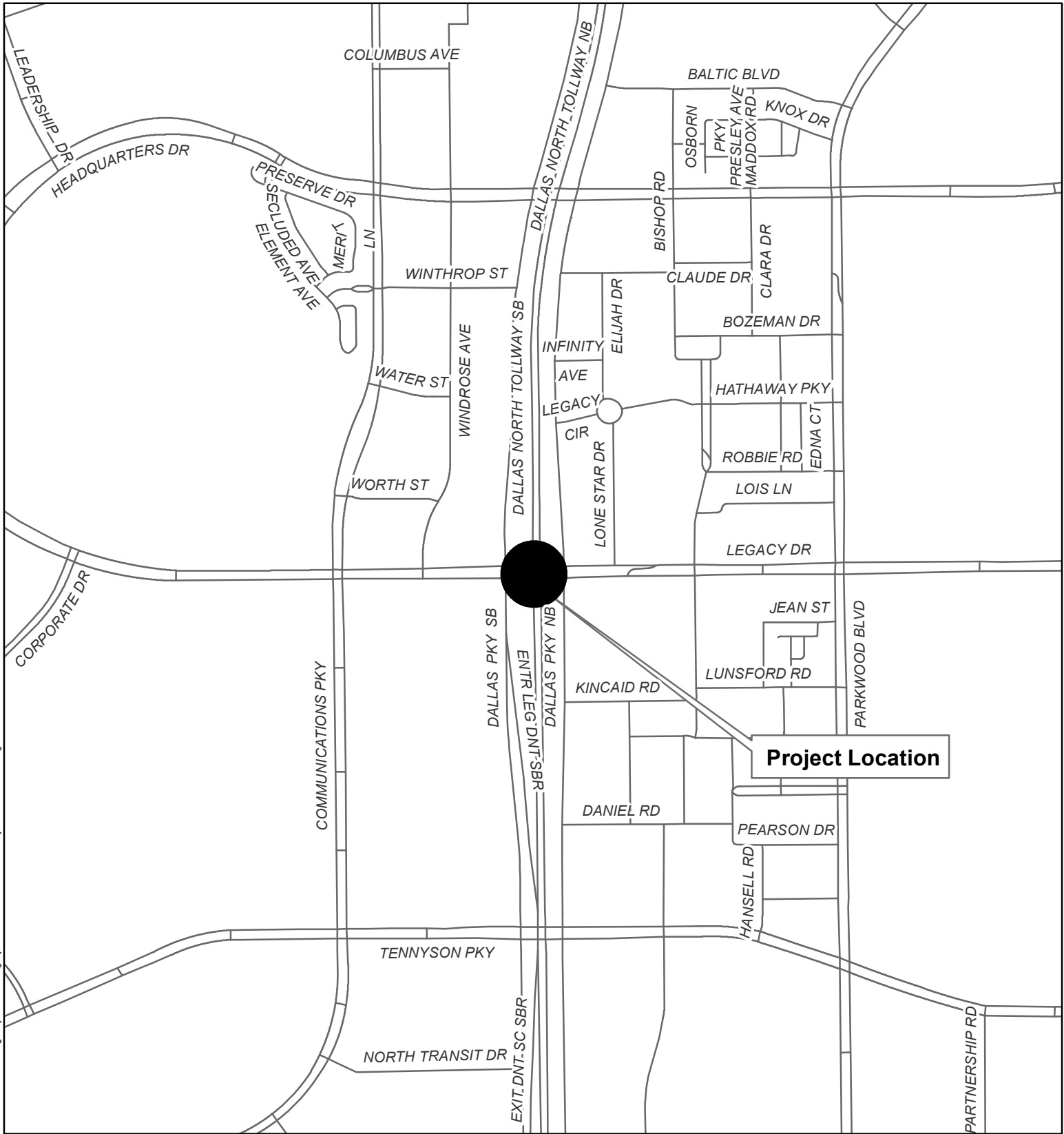
Description	Upload Date	Type
Recommendation Memorandum	6/6/2018	Memo
Map	6/5/2018	Map
Resolution	6/6/2018	Resolution
Agreement	6/6/2018	Agreement

**Date:** June 12, 2018  
**To:** Jack Carr, Deputy City Manager  
**Via:** B. Caleb Thornhill, P.E., Director of Engineering  
**From:** Daniel Prendergast, P.E., Engineering Manager  
**Subject:** Approval of Resolution for an Advanced Funding Agreement for the Legacy Drive at Dallas North Tollway Pedestrian Crossing Project No. 6867

The Engineering Department recommends approval of a Resolution for an Advanced Funding Agreement (AFA) for the Legacy Drive at Dallas North Tollway Pedestrian Crossing project. The project will provide a safe pedestrian and bicycle route from Legacy Town Center to Legacy West along the existing Legacy Drive Bridge over the Dallas North Tollway.

The total funding agreement for the project is \$444,730. Eighty percent of the total project cost will be funded with Federal participation in the amount of \$355,784, and the twenty percent local government participation will be funded utilizing Transportation Development Credits (TDC's).

If the Resolution for the AFA is not approved, an amount of \$444,730 will become the City's cost for the project.



0 250 500  
Feet



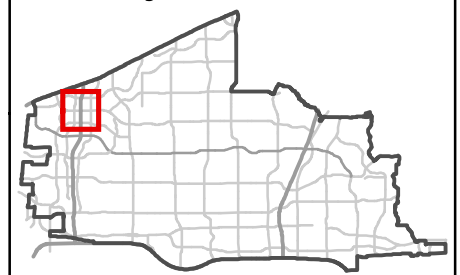
City of Plano GIS Division  
December 2017

# Legacy Drive at Dallas North Tollway Pedestrian Crossing

Project No. 6867

Page 93

## Project Location



**A Resolution of the City of Plano, Texas, approving the terms and conditions of an Advance Funding Agreement for a Transportation Alternatives Set-Aside Program Project with the State of Texas for the Legacy Drive at Dallas North Tollway Pedestrian Crossing Improvements project; authorizing the City Manager or his authorized designee, to execute any documents deemed necessary; and providing an effective date.**

**WHEREAS**, the City of Plano prepared and submitted to the State or Metropolitan Planning Organization (MPO) a project nomination package for TASA funding consideration, which is briefly described as Legacy Drive at Dallas North Tollway Pedestrian Crossing Improvements (the "Project"); and

**WHEREAS**, the Texas Transportation Commission passed Minute Order Number 115005, dated August 31, 2017, that provides for the development of, and funding for, the Project described in the Agreement; and

**WHEREAS**, the City Council has been presented a proposed Advance Funding Agreement for a Transportation Alternatives Set-Aside Program Project by and between the City of Plano, Texas, and the State of Texas, providing terms and conditions for a transportation alternatives set-aside (TASA) program project, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Agreement"); and

**WHEREAS**, upon full review and consideration of the Agreement, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager or his authorized designee should be authorized to execute it on behalf of the City of Plano.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The terms and conditions of the Agreement, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interest of the City of Plano and its citizens, are hereby in all things approved.

**Section II.** The City Manager or his authorized designee is hereby authorized to execute the Agreement and all other documents in connection therewith on behalf of the City of Plano, substantially according to the terms and conditions set forth in the Agreement.

**Section III.** This Resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** the 12<sup>th</sup> day of June, 2018.

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

<b>TxDOT:</b>		<b>Federal Highway Administration:</b>	
<b>CSJ #</b>	<b>0918-24-241</b>	<b>CFDA No.</b>	<b>20.205</b>
<b>District #</b>	<b>18-Dallas</b>	<b>CFDA Title</b>	<b>Highway Planning and Construction</b>
<b>Code Chart 64 #</b>	<b>33100</b>		
<b>Project Name</b>	<b>Legacy Drive at Dallas North Tollway Pedestrian Crossing</b>	<b><i>AFA Not Used For Research &amp; Development</i></b>	

**STATE OF TEXAS                    §**

**COUNTY OF TRAVIS            §**

**ADVANCE FUNDING AGREEMENT  
FOR A TRANSPORTATION ALTERNATIVES  
SET-ASIDE (TASA) PROGRAM PROJECT  
MPO-Selected Off-System**

This Advance Funding Agreement for a Transportation Alternatives Set-Aside (TASA) Program Project ("Agreement") is made between the State of Texas (State), acting through the Texas Department of Transportation, and the **City of Plano** (Local Government), acting through its duly authorized officials.

**WITNESSETH**

**WHEREAS**, federal law establishes federally funded programs for transportation improvements to implement its public purposes, and

**WHEREAS**, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

**WHEREAS**, Federal law, 23 USC §134 and 49 USC §5303, requires that State and Metropolitan Planning Organizations (MPOs) develop transportation plans and programs for urbanized areas of Texas, and

**WHEREAS**, Federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

**WHEREAS**, the rules and procedures for the Transportation Alternatives Set-Aside Program (TASA) are established in 23 USC §133(h), and 43 Texas Administrative Code, Part 1, Chapter 11, Subchapter G, §§11.400 – 11.418, and

**WHEREAS**, the Local Government prepared and submitted to the State or Metropolitan Planning Organization (MPO) a project nomination package for TASA funding consideration, which is briefly described as Legacy Drive at Dallas North Tollway Pedestrian Crossing Improvements (Project), and

**WHEREAS**, the Texas Transportation Commission (Commission) passed Minute Order Number 115005 (MO) dated August 31, 2017 awarding funding for TASA projects in the 2017 TASA Program Call of the North Central Texas Council of Governments, including Project, and

<b>TxDOT:</b>		<b>Federal Highway Administration:</b>	
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<b>Code Chart 64 #</b>	<b>33100</b>		
<b>Project Name</b>	<b>Legacy Drive at Dallas North Tollway Pedestrian Crossing</b>	<b>AFA Not Used For Research &amp; Development</b>	

**WHEREAS**, the governing body of the Local Government has approved entering into this Agreement by resolution or ordinance dated \_\_\_\_\_, which is attached to and made a part of this Agreement as Attachment A, Resolution or Ordinance. A map showing the Project location appears in Attachment B, Project Location Map, which is attached to and made a part of this Agreement, and

**NOW, THEREFORE**, the State and the Local Government agree as follows:

### **AGREEMENT**

#### **1. Period of Agreement and Performance**

- A. Period of Agreement. This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until terminated as provided below.
- B. Period of Performance.
  1. The Performance Period for each phase of work begins on the date specified in the Federal Project Authorization and Agreement (FPAA) for that phase of work. Local Government may not begin work until issued the State Letter of Authority (SLOA) for that phase of work.
  2. The Performance Period for each phase of work ends on the date specified in the FPAA for that phase of work.

#### **2. Scope of Work and Use of Project**

- A. The scope of work for Project consists of converting an existing U-turn lane into a pedestrian-bicycle crossing to provide a non-vehicular connection from Legacy West, a 240-acre mixed-use urban campus to the Shops at Legacy, a 150 acre mixed use, urban business park in the City of Plano. The Project, to include separated pedestrian walkway, a bicycle path, and a 5-foot wide landscaping buffer between the bicycle-path, will cover 440-feet of Legacy Drive from approximately 20-feet east of northbound North Dallas Parkway Frontage Road to approximately 20-feet west of southbound North Dallas Parkway Frontage Road. The pedestrian way will be grade separated from the bicycle path with distinguishable pavers. The Project will include hardscape, traffic signals, rapid flashing beacons, enhanced crossing treatments, landscaping, and amenities such as benches, receptacles, and pedestrian lighting, traffic pedestrian lighting, pedestrian-bicycle traffic signals, pavers for pedestrian walkway, bollards and barriers  
The Project will improve traffic safety and connectivity, encourage walking and biking, provide safe non-vehicular traffic buffer, and reduce vehicular traffic across the interchange.
- B. Any project changes proposed must be submitted in writing by Local Government to State. Changes may also require an amendment to this Agreement and the approval of the FHWA, State, MPO, or the Commission. Any changes undertaken without written approval and amendment of this Agreement may jeopardize not only the federal funding for the changes, but the federal funding of the entire Project.

<b>TxDOT:</b>		<b>Federal Highway Administration:</b>	
<b>CSJ #</b>	<b>0918-24-241</b>	<b>CFDA No.</b>	<b>20.205</b>
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<b>Project Name</b>	<b>Legacy Drive at Dallas North Tollway Pedestrian Crossing</b>	<b>AFA Not Used For Research &amp; Development</b>	

### 3. Project Sources and Uses of Funds

The total estimated development cost of the Project is shown in Attachment C, Project Budget Estimate and Source of Funds (Attachment C).

- A. If Local Government will perform any work under this Agreement for which reimbursement will be provided by or through the State, the Local Government must complete training. If federal funds are being used, the training must be completed before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled "Local Government Project Procedures and Qualification for the Texas Department of Transportation" and retains qualification in accordance with applicable TxDOT procedures. Upon request, Local Government shall provide the certificate of qualification to State. The individual who receives the training certificate may be an employee of Local Government or an employee of a firm that has been contracted by Local Government to perform oversight of the Project. State in its discretion may deny reimbursement if Local Government has not continuously designated in writing a qualified individual to work actively on or to directly oversee the Project.
- B. The total estimated project cost as shown in Attachment C includes the Local Government's estimated itemized cost of real property, utilities, environmental assessments, construction, and other construction related costs. To be eligible for reimbursement or as an in-kind contribution, costs must have been included in the nomination form approved by the Texas Transportation Commission or MPO in consultation with State. Local Government must submit to State evidence of payment for eligible in-kind costs at least once per calendar quarter using the State's In-Kind Match Reporting form.
- C. State and the Federal Government will not reimburse Local Government for any work performed outside the Performance Period. After federal funds have been obligated, State will send to Local Government a copy of the formal documentation showing the obligation of funds including federal award information. Local Government is responsible for 100 percent of the cost of any work performed under its direction or control before the federal spending authority is formally obligated.
- D. The Project budget and source of funds estimate based on the budget provided in the nomination form is included in Attachment C. Attachment C shows the percentage and estimated dollar amounts to be contributed to Project by state and local sources, as well as the maximum amount in federal TASA funds assigned by the Commission or MPO in consultation with State. This Agreement may be amended from time to time as required to meet the funding commitments based on revisions to the TASA, FPAA, or other federal documents.
- E. State will be responsible for securing the federal share of funding required for the development and construction of Project, in an amount not to exceed 80 percent of the actual cost of the work up to the amount of funds approved for Project by the Texas Transportation Commission or MPO in consultation with State. Federal funds will be reimbursed on a cost basis. Project costs incurred prior to issuance of the SLOA are not eligible for reimbursement.



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<b>Project Name</b>	<b>Legacy Drive at Dallas North Tollway Pedestrian Crossing</b>	<b>AFA Not Used For Research &amp; Development</b>	

- F. Local Government will be responsible for all non-federal participation costs associated with Project, including any overruns in excess of Project's estimated budget and any operating or maintenance expenses.
- G. Following execution of this Agreement, but prior to the performance of any plan review work by State, Local Government will pay to State the amount specified in Attachment C for plan review. At least 60 days prior to the date set for receipt of the construction bids, Local Government shall remit its remaining local match as specified in Attachment C for State's estimated construction oversight and construction cost.
- H. In the event State determines that additional funding is required by Local Government at any time during Project, State will notify Local Government in writing. Local Government is responsible for the percentage of the authorized Project cost shown in Attachment C and 100 percent of any overruns above the federally authorized amount. Local Government will make payment to State within 30 days from receipt of State's written notification.
- I. Whenever funds are paid by Local Government to State under this Agreement, Local Government will remit a warrant made payable to the "Texas Department of Transportation". The warrant will be deposited by State and managed by State. Funds may only be applied by State to Project.
- J. Upon completion of Project, State will perform a final accounting of Project costs. Any funds due to Local Government, State, or the Federal Government will be promptly paid by the owing party.
- K. In the event Project is not completed, State may seek reimbursement from Local Government of the expended federal funds. Local Government will remit the required funds to State within 60 days from receipt of State's notification.
- L. If any existing or future local ordinances, commissioners court orders, rules, policies, or other directives, including but not limited to outdoor advertising billboards and storm water drainage facility requirements, are more restrictive than state or federal regulations, or if any other locally proposed changes, including but not limited to plats or re-plats, result in increased costs, then any increased costs associated with the ordinances or changes will be paid by Local Government. The cost of providing right of way acquired by State shall mean the total expenses in acquiring the property interests through negotiations, including, but not limited to, expenses related to relocation, removal, and adjustment of eligible utilities.
- M. The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under the Agreement or indirectly through a contract or subcontract under the Agreement. Acceptance of funds directly under the Agreement or indirectly through a contract or subcontract under this Agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.
- N. State will not pay interest on any funds provided by Local Government.
- O. State will not execute the contract for the construction of Project until the required funding has been made available by Local Government in accordance with this Agreement.

<b>TxDOT:</b>		<b>Federal Highway Administration:</b>	
<b>CSJ #</b>	<b>0918-24-241</b>	<b>CFDA No.</b>	<b>20.205</b>
<b>District #</b>	<b>18-Dallas</b>	<b>CFDA Title</b>	<b>Highway Planning and Construction</b>
<b>Code Chart 64 #</b>	<b>33100</b>		
<b>Project Name</b>	<b>Legacy Drive at Dallas North Tollway Pedestrian Crossing</b>	<b>AFA Not Used For Research &amp; Development</b>	

- P. Local Government is authorized to submit requests for reimbursement by submitting the original of an itemized invoice in a form and containing all items required by State no more frequently than monthly, and no later than 90 days after costs are incurred. If Local Government submits invoices more than 90 days after the costs are incurred, and if federal funding is reduced as a result, State shall have no responsibility to reimburse Local Government for those costs.
- Q. If Local government is an Economically Disadvantaged County (EDC) and if State has approved adjustments to the standard financing arrangement, this agreement reflects those adjustments.

#### 4. Termination of the Agreement

- A. This Agreement may be terminated by any of the following conditions:
1. By mutual written consent and agreement of all parties;
  2. By any party with 90 days written notice; or
  3. By either party, upon the failure of the other party to fulfill the obligations as set forth in this Agreement. Any cost incurred due to such breach of contract shall be paid by the breaching party.
- B. If the potential termination of this Agreement is due to the failure of Local Government to fulfill its contractual obligations, State will notify Local Government that possible breach of contract has occurred. Local Government should make every effort to remedy the breach within a period mutually agreed upon by both parties.
- C. If Local Government withdraws from Project after this Agreement is executed, Local Government shall be responsible for all direct and indirect Project costs as identified by the State's cost accounting system and with 2 CFR Part 200 recapture requirements.
- D. A project may be eliminated from the program as outlined below. If Project is eliminated for any of these reasons, this Agreement will be appropriately terminated. A project may be eliminated from the program, and this Agreement terminated, if:
1. Local Government fails to satisfy any requirements of the program rules cited in 43 Texas Administrative Code, Part 1, Chapter 11, Subchapter G, §§11.400 – 11.418.
  2. The implementation of Project would involve significant deviation from the activities proposed in the nomination form and approved by the Texas Transportation Commission or MPO in consultation with State.
  3. Local Government withdraws from participation in Project.
  4. State determines that federal funding may be lost due to Project not being implemented and completed.
  5. Funds are not appropriated, in which case this Agreement shall be terminated immediately with no liability to either party. Payment under this Agreement beyond the current fiscal biennium is subject to availability of appropriated funds.
  6. The associated FPAA is not issued by the end of the third federal fiscal year following the federal fiscal year for which the funds are authorized. Federal fiscal years run October 1 through September 30.
  7. Local Government fails to attend progress meetings at least twice yearly, as scheduled by State.
- E. State, at its sole discretion, may terminate this Agreement if State does not receive project invoice from Local Government within 270 days of FPAA.

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**5. Amendments**

This Agreement may be amended due to changes in the work, the amount of funding required to complete Project, or the responsibilities of the parties. Such amendment must be made through a mutually agreed upon, written amendment that is executed by the parties.

**6. Remedies**

This Agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

**7. Utilities**

Local Government shall be responsible for the adjustment, removal, or relocation of utilities or utility facilities in accordance with applicable State laws, regulations, rules, policies, and procedures, including any cost to State of a delay resulting from Local Government's failure to ensure that utilities or utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. Unless specified in (1) the nomination form approved by State or MPO in consultation with State and (2) this agreement, Local Government will not be reimbursed with federal or state funds for the cost of required utility work. Local Government must obtain advance approval for any variance from established procedures. Before a construction contract is let, Local Government shall provide, at State's request, a certification stating that Local Government has completed the adjustment of all utilities that must be adjusted before construction begins. Additional utility work may be required due to unknown conditions discovered during construction. These costs may be eligible for TASA participation if: (1) the activity is required to complete Project; (2) the cost is incidental to Project; and (3) TASA funding is available. Any change orders must be approved by State prior to incurring any cost for which reimbursement is sought.

**8. Environmental Assessment and Mitigation**

Development of Project must comply with the National Environmental Policy Act and the National Historic Preservation Act of 1966, which require environmental clearance of federal-aid projects.

- A. Local Government is responsible for the identification and assessment of any environmental problems associated with the development of Project.
- B. Local Government is responsible for the cost of any environmental problem's mitigation and remediation. These costs will not be reimbursed or credited towards Local Government's financial share of Project unless specified in the nomination form and approved by State or MPO in consultation with State.
- C. Local Government is responsible for providing any public meetings or public hearings required for development of the environmental assessment.
- D. Before the advertisement for bids, Local Government shall provide to State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.

**9. Compliance with Accessibility Standards**

All parties to this Agreement shall ensure that the plans for and the construction of all projects subject to this Agreement are in compliance with standards issued or approved by the Texas

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Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

#### 10. **Architectural and Engineering Services**

- A. Architectural and engineering services for preliminary engineering will be provided by Local Government. In procuring professional services, the parties to this Agreement must comply with federal requirements cited in 23 CFR Part 172 if Project is federally funded and Local Government will be seeking reimbursement for these services; and with Texas Government Code Subchapter 2254.A., in all cases. Professional services contracts for federally funded projects must conform to federal requirements. For State-selected projects, architectural and engineering services are not eligible for TASA reimbursement.
- B. The architectural contract documents shall be developed in accordance with the standards of the American Institute of Architects, the U.S. Secretary of the Interior's Standards for Historic Preservation Projects, Standards and Guidelines for Archeology and Historic Preservation, the National Register Bulletin Number 36: Guidelines for Evaluating and Registering Historical Archeological Sites and in consultation with the State Historic Preservation Officer, as applicable. The engineering plans shall be developed in accordance with State's applicable Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges and the two American Association of State Highway and Transportation Officials' ("AASHTO") publications, "A Policy on Geometric Design of Highways and Streets" and "Guide for the Development of Bicycle Facilities," as applicable. All contract procurement procedures and documents must adhere to the applicable requirements established in the Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges. The use of other systems of specifications shall be approved by State in writing in advance.
- C. When architectural and engineering services are provided by or through Local Government, Local Government shall submit any plans it has completed to State for review and approval. Local Government may also submit the plans to State for review any time prior to completion. Local Government shall make the necessary revisions determined by State. Local Government will not let the construction contract until all required plans have received State approval.
- D. When architectural and engineering services are provided by or through State, then the State is responsible for the delivery and performance of any required architectural or preliminary engineering work. Local Government may review and comment on the work as required to accomplish Project purposes. State will cooperate with Local Government in accomplishing these Project purposes to the degree permitted by state and federal law.

#### 11. **Construction Responsibilities**

- A. Local Government shall advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the

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award of the construction contract. In order to ensure federal funding eligibility, projects must be authorized by State prior to advertising for construction.

- B. All contract letting and award procedures must be approved by State prior to letting and award of the construction contract, whether the construction contract is awarded by State or by Local Government.
- C. All contract change order review and approval procedures must be approved by State prior to start of construction.
- D. Upon completion of Project, the party constructing Project will issue and sign a "Notification of Completion" acknowledging Project's construction completion.
- E. For federally funded contracts, the parties to this Agreement will comply with federal construction requirements provided in 23 CFR Parts 633 and 635, and shall include the latest version of Form "FHWA-1273" in the contract bidding documents. If force account work will be performed, a finding of cost effectiveness shall be made in compliance with 23 CFR Subpart 635.B.
- F. Any field changes, supplemental agreements, or revisions to the design plans that may occur after the construction contract is awarded will be mutually agreed to by State and Local Government prior to authorizing the contractor to perform the work. Prior to completion of Project, the party responsible for construction will notify the other party to this Agreement of the anticipated completion date. All parties will be afforded the opportunity to assist in the final review of the construction services performed by the contractor.

## 12. Project Maintenance

- A. Upon completion of Project, Local Government will be responsible for maintaining the completed facility for public use. The property shall be maintained and operated for the purpose for which it was approved and funded for a period of time commensurate with the federal investment or State rules, whichever is greater. Should Local Government at any time after Project completion decide it can no longer maintain and operate Project for its intended purpose, Local Government shall consult with State and the FHWA as to the disposal or alternate uses, consistent with Project's original intent. State may require Local Government to return the federal funds in accordance with 2 CFR Part 200 federal recapture requirements. Should Local Government consider conveying the property, State and FHWA must be notified prior to the sale, transfer, or disposal of any property that received federal funds. Written concurrence of approval for the transaction, detailing any required recapture, must be obtained from FHWA prior to the transaction. Advance notice from Local Government of their intended action must be submitted to State for an FHWA review a minimum of 90 days prior to any action being taken by Local Government. Local Government shall be held responsible for reimbursement of all federal funds used or a portion of those funds based on a pro-rata amount, considering the original percentage of federal funds provided and the time elapsed from Project completion date. This same percentage of reimbursement also applies to any amount of profit that may be derived from the conveyance of the property, as applicable.
- B. Any manufacturer warranties extended to Local Government as a result of Project shall remain in the name of Local Government. State shall not be responsible for honoring any warranties under this Agreement.

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- C. Should Local Government derive any income from the development and operation of Project, a portion of the proceeds sufficient for the maintenance and upkeep of the property shall be set aside for future maintenance. A project income report shall be submitted to State on a quarterly basis. Monies set aside according to this provision shall be expended using accounting procedures and with the property management standards established in 2 CFR Part 200.
- D. Should any historic properties be included in or affected by this federally funded Project, the historic integrity of the property and any contributing features must continue to be preserved regardless of any approved changes that may occur throughout the life of Project.

### 13. Right of Way and Real Property Acquisition

- A. Right of way and real property acquisition shall be the responsibility of Local Government. Title to right of way and other related real property must be acceptable to State before funds may be expended for the improvement of the right of way or real property.
- B. If Local Government is the owner of any part of Project site under this Agreement, Local Government shall permit State or its authorized representative access to occupy the site to perform all activities required to execute the work.
- C. Local Government will comply with and assume the costs for compliance with all the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC §4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the real property to Local Government, and benefits applicable to the relocation of any displaced person as defined in 49 CFR §24.2(g). Documentation to support such compliance must be maintained and made available to State and its representatives for review and inspection.
- D. Local Government shall assume all costs and perform all work necessary to obtain needed evidence of title or right of use to the real property required for development of Project. Evidence of title or right of use shall be acquired in the name of (1) State, if the real property is to be made part of the State Highway System, and (2) Local Government, otherwise. The evidence of title or rights shall be acceptable to State, and be free and clear of all encroachments. Local Government shall secure and provide easements and any needed rights of entry over any other land needed to develop Project according to the approved Project plans. Local Government shall be responsible for securing any additional real property required for completion of Project.
- E. Local Government shall prepare real property maps, property descriptions, and other data as needed to properly describe the real property and submit them to State for approval prior to Local Government acquiring the real property. Tracings of the maps shall be retained by Local Government for a permanent record.
- F. Local Government shall determine property values for each real property parcel to be purchased with federal funds using methods acceptable to State and shall submit to State a tabulation of the values so determined, signed by the appropriate Local Government representative. The tabulations must list the parcel numbers, ownership, acreage, and recommended compensation. The tabulation must be accompanied by an explanation to support the estimated values, together with a copy of the documentation and reports used in calculating each parcel's value. Expenses incurred

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by Local Government in performing this work may be eligible for reimbursement after Local Government has received written authorization by State to proceed with determination of real property values. State will review the data submitted and will base its reimbursement for parcel acquisitions on these in determining the fair market values.

- G. For State-selected TASA projects, Local Government shall not use eminent domain or condemnation to acquire real property for this TASA Project.
- H. Reimbursement for real property costs will be made to Local Government for real property purchased in an amount not to exceed 80 percent of the cost of the real property purchased in accordance with the terms and provisions of this Agreement. Reimbursement will be in an amount not to exceed 80 percent of State's predetermined fair market value of each parcel, or the net cost thereof, whichever is less. In addition, reimbursement will be made to Local Government for necessary payments to appraisers for expenses incurred in order to assure good title.
- I. Local Government and current property owner are responsible for any costs associated with the relocation of displaced persons and personal property as well as incidental expenses incurred in acquiring property to implement Project. State will not pay any of these costs.
- J. If Project requires the use of real property to which Local Government will not hold title, a separate agreement between the owners of the real property and Local Government must be executed prior to execution of this Agreement. The separate agreement between Local Government and the current property owner must establish that Project will be dedicated for public use for a period of time not less than ten years after project completion and commensurate with the federal investment as outlined in 43 Tex. Admin. Code §11.317. The separate agreement must define the responsibilities of the parties as to the use of the real property and operation and maintenance of Project after completion. The separate agreement must be approved by State prior to its execution and a copy of the executed separate agreement shall be provided to State.
- K. Local Government shall execute individually or produce a legal document as necessary to provide for Project's continued use from the date of completion, and agrees to cause the same to be recorded in the land records of the appropriate jurisdiction.
- L. Local governments receiving federal funds must comply with 23 CFR Part 710 and 49 CFR Part 24, and with the procedures provided in Chapter 6 of the State's Local Government Project Policy Manual. Local Government agrees to monitor Project to ensure: (1) continued use of the property for approved activities, and (2) the repayment of the Federal funds, as appropriate. Local Government agrees to the review of their Project accounts and site visits by State during the development of Project at any time. Upon Project completion, State will continue to perform periodic visits to confirm Project's continued use and upkeep.
- M. Before the advertisement for bids, Local Government shall provide a certification to State that all real property has been acquired.

#### **14. Insurance**

- A. Should this Agreement authorize Local Government or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide State with a fully executed copy of State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the

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Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and State may recover damages and all costs of completing the work.

- B. For projects including buildings, Local Government agrees to insure the building according to Department specifications and further agrees to name the Federal Government as a "Loss Payee" should the building be destroyed.

#### 15. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

<b>Local Government:</b>	<b>State:</b>
City of Plano ATTN: City Manager 1520 Avenue K Plano, Texas 75086-0358	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11 <sup>th</sup> Street Austin, TX 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

#### 16. Legal Construction

In case one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

#### 17. Responsibilities of the Parties

Neither party is an agent, servant, or employee of the other party and each party is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

#### 18. Ownership of Documents

Upon completion or termination of this Agreement, all documents prepared by State shall remain the property of State. All data prepared under this Agreement shall be made available to State without restriction or limitation on their further use. All documents produced or approved or otherwise created by Local Government shall be transmitted to State in the form of photocopy reproduction on a monthly basis as required by State. The originals shall remain the property of Local Government.

#### 19. Document and Information Exchange

Local Government agrees to electronically deliver to State all general notes, specifications, contract provision requirements, and related documentation in a Microsoft Word or similar format. If requested by State, Local Government will use State's document template. Local



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Government shall also provide a detailed construction time estimate, including types of activities and month in which the activity will be completed, in the format required by State. This requirement applies whether Local Government creates the documents with its own forces or by hiring a consultant or professional provider. At the request of State, Local Government shall submit any information required by State in the format directed by State.

**20. Compliance with Laws**

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this agreement. When required, Local Government shall furnish State with satisfactory proof of this compliance.

**21. Sole Agreement**

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

**22. Cost Principles**

In order to be reimbursed with federal funds, the parties shall comply with the Cost Principles established in 2 CFR Part 200 that specify that all reimbursed costs are allowable, reasonable, and allocable to Project.

**23. Procurement and Property Management Standards**

The parties to this Agreement shall adhere to the procurement standards established in Title 49 CFR §18.36, to the property management standards established in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and to the Texas Uniform Grant Management Standards. The State must pre-approve the Local Government's procurement procedures for purchases to be eligible for state or federal funds.

**24. Inspection of Books and Records**

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred under this Agreement and shall make such materials available to the State, the Local Government, and, if federally funded, the FHWA and the U.S. Office of the Inspector General or their duly authorized representatives for review and inspection at its office during the Agreement period and for three (3) years from the date of final reimbursement by FHWA under this Agreement or until any impending litigation or claims are resolved. Additionally, the State, the Local Government, and the FHWA and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

**25. Civil Rights Compliance**

The parties to this Agreement are responsible for the following:

- A. Compliance with Regulations: Both parties will comply with the Acts and the Regulations relative to Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (USDOT), the Federal Highway Administration (FHWA),

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as they may be amended from time to time, which are herein incorporated by reference and made part of this Agreement.

- B. **Nondiscrimination:** The Local Government, with regard to the work performed by it during the Agreement, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Local Government will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the Agreement covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
- C. **Solicitations for Subcontracts, Including Procurement of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the Local Government for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier will be notified by the Local Government of the Local Government's obligations under this Agreement and the Acts and Regulations relative to Nondiscrimination on the grounds of race, color, or national origin.
- D. **Information and Reports:** The Local Government will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and facilities as may be determined by the State or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations or directives. Where any information required of the Local Government is in the exclusive possession of another who fails or refuses to furnish this information, the Local Government will so certify to the State or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
- E. **Sanctions for Noncompliance:** In the event of the Local Government's noncompliance with the Nondiscrimination provisions of this Agreement, the State will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
  - 1. withholding of payments to the Local Government under the Agreement until the Local Government complies and/or
  - 2. cancelling, terminating, or suspending of the Agreement, in whole or in part.
- F. **Incorporation of Provisions:** The Local Government will include the provisions of paragraphs (A) through (F) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Local Government will take such action with respect to any subcontract or procurement as the State or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Local Government becomes involved in, or is threatened with, litigation with a subcontractor or supplier because of such direction, the Local Government may request the State to enter into such litigation to protect the interests of the State. In addition, the Local Government may request the United States to enter into such litigation to protect the interests of the United States.

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## 26. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, each party, for itself, its assignees, and successors in interest agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

- A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of federal or federal-aid programs and projects).
- C. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), as amended, (prohibits discrimination on the basis of sex).
- D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27.
- E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age).
- F. Airport and Airway Improvement Act of 1982, (49 U.S.C. Chapter 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex).
- G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the federal-aid recipients, subrecipients and contractors, whether such programs or activities are federally funded or not).
- H. Titles II and III of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. Parts 37 and 38.
- I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex).
- J. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.
- K. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the parties must take reasonable steps to ensure that LEP persons have meaningful access to the programs (70 Fed. Reg. at 74087 to 74100).
- L. Title IX of the Education Amendments of 1972, as amended, which prohibits the parties from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq.).

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## 27. Disadvantaged Business Enterprise Program Requirements

- A. The parties shall comply with the Disadvantaged Business Enterprise (“**DBE**”) Program requirements established in 49 CFR Part 26.
- B. Local Government shall adopt, in its totality, State’s federally approved DBE program.
- C. Local Government shall set an appropriate DBE goal consistent with State’s DBE guidelines and in consideration of Local market, project size, and nature of the goods or services to be acquired. Local Government shall have final decision-making authority regarding the DBE goal and shall be responsible for documenting its actions.
- D. Local Government shall follow all other parts of State’s DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation’s Federally-Approved Disadvantaged Business Enterprise by Entity, and attachments found at web address: [http://ftp.dot.state.tx.us/pub/txdot-info/bop/dbe/mou/mou\\_attachments.pdf](http://ftp.dot.state.tx.us/pub/txdot-info/bop/dbe/mou/mou_attachments.pdf).
- E. Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. Local Government shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. State’s DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this Agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to Local Government of its failure to carry out its approved program, State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC 1001 and the Program Fraud Civil Remedies Act of 1986 (31 USC § 3801 et seq.).
- F. Each contract Local Government signs with a contractor (and each subcontract the prime contractor signs with a subcontractor) must include the following assurance: “The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate.”

## 28. Debarment Certifications

The parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, “Debarment and Suspension.” By executing this Agreement, Local Government certifies that it and its principals are not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, and further certifies that it will not do business with any party, to include principals, that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this Agreement shall require any party to a contract, subcontract, or purchase order awarded under this Agreement to certify its eligibility to receive federal funds and, when requested by State, to furnish a copy of the certification.

<b>TxDOT:</b>		<b>Federal Highway Administration:</b>	
<b>CSJ #</b>	<b>0918-24-241</b>	<b>CFDA No.</b>	<b>20.205</b>
<b>District #</b>	<b>18-Dallas</b>	<b>CFDA Title</b>	<b>Highway Planning and Construction</b>
<b>Code Chart 64 #</b>	<b>33100</b>		
<b>Project Name</b>	<b>Legacy Drive at Dallas North Tollway Pedestrian Crossing</b>	<b>AFA Not Used For Research &amp; Development</b>	

If state funds are used, the parties are prohibited from making any award to any party that is debarred under the Texas Administrative Code, Title 34, Part 1, Chapter 20, Subchapter G, Rule §20.585 and the Texas Administrative Code, Title 43, Part 1, Chapter 9, Subchapter G.

## 29. Lobbying Certification

In executing this Agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

- A. No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for Local Government shall complete and submit the federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. The parties shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite imposed by 31 USC §1352 for making or entering into this transaction. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## 30. Federal Funding Accountability and Transparency Act Requirements

- A. Any recipient of funds under this agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This agreement is subject to the following award terms: <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf> and <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf>.
- B. Local Government agrees that it shall:
  1. Obtain and provide to State a System for Award Management (SAM) number (Federal Acquisition Regulation (FAR) Subpart 4.11) if this award provides more than \$25,000 in Federal funding. The SAM number may be obtained by visiting the SAM website whose address is <https://www.sam.gov/portal/public/SAM/>.
  2. Obtain and provide to State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows the federal government to track the distribution of federal money. The DUNS number may be requested free of charge for all businesses and entities required to do so by visiting the

<b>TxDOT:</b>		<b>Federal Highway Administration:</b>	
<b>CSJ #</b>	<b>0918-24-241</b>	<b>CFDA No.</b>	<b>20.205</b>
<b>District #</b>	<b>18-Dallas</b>	<b>CFDA Title</b>	<b>Highway Planning and Construction</b>
<b>Code Chart 64 #</b>	<b>33100</b>		
<b>Project Name</b>	<b>Legacy Drive at Dallas North Tollway Pedestrian Crossing</b>	<b>AFA Not Used For Research &amp; Development</b>	

Dun & Bradstreet on-line registration website <http://fedgov.dnb.com/webform>;  
and

3. Report the total compensation and names of its top five executives to State if:
  - a. More than 80 percent of annual gross revenues are from the Federal government, and those revenues are greater than \$25,000,000; and
  - b. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

### 31. Single Audit Report

- A. The parties shall comply with the requirements of the Single Audit Act of 1984, P.L. 98-502, ensuring that the single audit report includes the coverage stipulated in 2 CFR Part 200.
- B. If threshold expenditures of \$750,000 or more are met during the fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Compliance Division, 125 East 11th Street, Austin, TX 78701 or contact TxDOT's Compliance Division at [singleaudits@txdot.gov](mailto:singleaudits@txdot.gov).
- C. If expenditures are less than the threshold during Local Government's fiscal year, Local Government must submit a statement to TxDOT's Compliance Division as follows: *We did not meet the \$\_\_\_\_\_ expenditure threshold and therefore, are not required to have a single audit performed for FY\_\_\_\_\_.*
- D. For each year Project remains open for federal funding expenditures, Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the agreement, unless otherwise amended or Project has been formally closed out and no charges have been incurred within the current fiscal year.

<b>TxDOT:</b>		<b>Federal Highway Administration:</b>	
<b>CSJ #</b>	0918-24-241	<b>CFDA No.</b>	20.205
<b>District #</b>	18-Dallas	<b>CFDA Title</b>	Highway Planning and Construction
<b>Code Chart 64 #</b>	33100		
<b>Project Name</b>	Legacy Drive at Dallas North Tollway Pedestrian Crossing	<i>AFA Not Used For Research &amp; Development</i>	

**32. Signatory Warranty**

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

**THIS AGREEMENT IS EXECUTED** by the State and the Local Government.

**THE STATE OF TEXAS**

**THE LOCAL GOVERNMENT**

\_\_\_\_\_  
Kenneth Stewart  
Director of Contract Services  
Texas Department of Transportation

\_\_\_\_\_  
Bruce D. Glasscock  
City Manager  
City of Plano

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**Approved as to Form:**

\_\_\_\_\_  
Paige Mims  
City Attorney

**Attest:**

\_\_\_\_\_  
Lisa C. Henderson  
City Secretary

<b>TxDOT:</b>		<b>Federal Highway Administration:</b>	
<b>CSJ #</b>	0918-24-241	<b>CFDA No.</b>	20.205
<b>District #</b>	18-Dallas	<b>CFDA Title</b>	Highway Planning and Construction
<b>Code Chart 64 #</b>	33100		
<b>Project Name</b>	Legacy Drive at Dallas North Tollway Pedestrian Crossing	<i>AFA Not Used For Research &amp; Development</i>	

**ATTACHMENT A  
RESOLUTION OF LOCAL GOVERNMENT**



## **Attachment A**

**A Resolution of the City of Plano, Texas, approving the terms and conditions of an Advance Funding Agreement for a Transportation Alternatives Set-Aside Program Project with the State of Texas for the Legacy Drive at Dallas North Tollway Pedestrian Crossing Improvements project; authorizing the City Manager or his authorized designee, to execute any documents deemed necessary; and providing an effective date.**

**WHEREAS**, the City of Plano prepared and submitted to the State or Metropolitan Planning Organization (MPO) a project nomination package for TASA funding consideration, which is briefly described as Legacy Drive at Dallas North Tollway Pedestrian Crossing Improvements (the "Project"); and

**WHEREAS**, the Texas Transportation Commission passed Minute Order Number 115005, dated August 31, 2017, that provides for the development of, and funding for, the Project described in the Agreement; and

**WHEREAS**, the City Council has been presented a proposed Advance Funding Agreement for a Transportation Alternatives Set-Aside Program Project by and between the City of Plano, Texas, and the State of Texas, providing terms and conditions for a transportation alternatives set-aside (TASA) program project, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Agreement"); and

**WHEREAS**, upon full review and consideration of the Agreement, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager or his authorized designee should be authorized to execute it on behalf of the City of Plano.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The terms and conditions of the Agreement, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interest of the City of Plano and its citizens, are hereby in all things approved.

**Section II.** The City Manager or his authorized designee is hereby authorized to execute the Agreement and all other documents in connection therewith on behalf of the City of Plano, substantially according to the terms and conditions set forth in the Agreement.

**Section III.** This Resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** the 12<sup>th</sup> day of June, 2018.

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

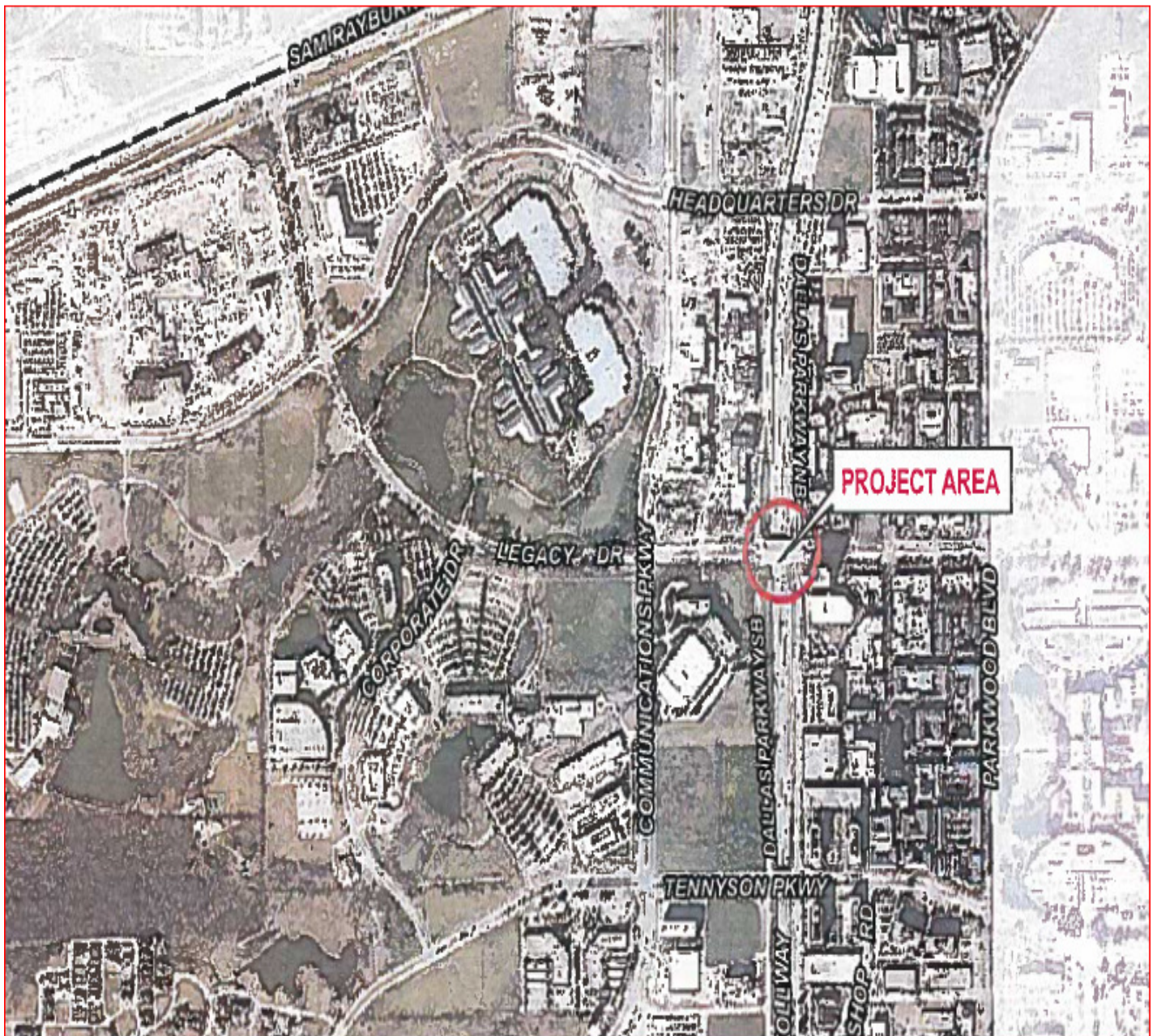
APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY

TxDOT:		Federal Highway Administration:	
CSJ #	0918-24-241	CFDA No.	20.205
District #	18-Dallas	CFDA Title	Highway Planning and Construction
Code Chart 64 #	33100		
Project Name	Legacy Drive at Dallas North Tollway Pedestrian Crossing	AFA Not Used For Research & Development	

## ATTACHMENT B PROJECT LOCATION MAP



TxDOT:		Federal Highway Administration:	
CSJ #	0918-24-241	CFDA No.	20.205
District #	18-Dallas	CFDA Title	Highway Planning and Construction
Code Chart 64 #	33100		
Project Name	Legacy Drive at Dallas North Tollway Pedestrian Crossing	AFA Not Used For Research & Development	

**ATTACHMENT C**  
**PROJECT ESTIMATE AND SOURCE OF FUNDS**  
**(LG)** Performs PE Work or Hires Consultant / **(LG)** Lets Project for Construction

Work Performed by Local Government ("LG")							
Description of Project Costs to be Incurred	Total Project Cost Estimate	Federal Participation Includes percentage for TDC apportionment on MPO-selected projects where applicable		State Participation Includes authorized EDC amounts		Local Government Participation Includes authorized EDC reduction	
		%	Cost	%	Cost	%	Cost
Planning/Maps/Education/Non-CST	\$0	0%	\$0	0%	\$0	0%	\$0
Preliminary Engineering	\$0	0%	\$0	0%	\$0	0%	\$0
Environmental Cost	\$0	0%	\$0	0%	\$0	0%	\$0
Right of Way	\$0	0%	\$0	0%	\$0	0%	\$0
Utilities	\$0	0%	\$0	0%	\$0	0%	\$0
Construction Cost	\$424,515						
Eligible In-Kind Contribution Value	\$						
Total Construction Value (sum of construction cost and in-kind value)	\$424,515.00	80%	\$339,612.00	0%	\$0	20%	\$84,903.00
<b>Work by LG Subtotal</b>	<b>\$424,515.00</b>		<b>\$339,612.00</b>		<b>\$0</b>		<b>\$84,903.00</b>
Work Performed by the State (Local Participation paid up front by LG to TxDOT)							
Preliminary Engineering <sup>1</sup>	\$0	0%	\$0	0%	\$0	0%	\$0
Environmental Cost <sup>1</sup>	\$0	0%	\$0	0%	\$0	0%	\$0
Right of Way <sup>3</sup>	\$0	0%	\$0	0%	\$0	0%	\$0
Utilities <sup>2</sup>	\$0	0%	\$0	0%	\$0	0%	\$0
Construction <sup>2</sup>	\$0	0%	\$0	0%	\$0	0%	\$0
<b>Work by State Subtotal</b>	<b>\$0</b>		<b>\$0</b>		<b>\$0</b>		<b>\$0</b>

TxDOT:		Federal Highway Administration:	
CSJ #	0918-24-241	CFDA No.	20.205
District #	18-Dallas	CFDA Title	Highway Planning and Construction
Code Chart 64 #	33100		
Project Name	Legacy Drive at Dallas North Tollway Pedestrian Crossing	AFA Not Used For Research & Development	

Direct and Indirect State Costs Incurred for Review, Inspection, Administration & Oversight							
Description of Project Costs to be Incurred	Total Project Cost Estimate	Federal Participation Includes percentage for TDC apportionment on MPO-selected projects where applicable		State Participation Includes authorized EDC amount		Local Government (LG) Participation Includes authorized EDC reduction	
		%	Cost	%	Cost	%	Cost
Preliminary Engineering <sup>1</sup>	\$5,053.75	0%	\$0	0%	\$0	100%	\$5,053.75
Environmental Cost <sup>1</sup>	\$5,053.75	0%	\$0	0%	\$0	100%	\$5,053.75
Right of Way <sup>1</sup>	\$5,053.75	0%	\$0	0%	\$0	100%	\$5,053.75
Utilities <sup>1</sup>	\$5,053.75	0%	\$0	0%	\$0	100%	\$5,053.75
Construction <sup>2</sup>	\$20,215.00	80%	\$16,172.00	0%	\$0	20%	\$4,043.00
<b>Direct State Costs Subtotal</b>	<b>\$40,430.00</b>		<b>\$16,172.00</b>		<b>\$0</b>		<b>\$24,258.00</b>
Indirect State Cost – 5.94%	\$25,216.19		\$0	100%	\$25,216.19		\$0
<b>TOTAL PARTICIPATION</b>	<b>\$490,161.19</b>		<b>\$355,784.00</b>		<b>\$25,216.19</b>		<b>\$109,161.00</b>
In-kind Contribution Credit Applied						0%	\$0
<b>TOTAL REMAINING PARTICIPATION AFTER IN-KIND CONTRIBUTION</b>							<b>\$0</b>

- The estimated total participation by Local Government is \$109,161.00 plus 100% of overruns.
- Total estimated payment by Local Government to State is \$24,258.00.
- <sup>1</sup>Local Government's first payment of \$20,215.00 is due to State within 30 days from execution of this contract.
- <sup>2</sup>Local Government's second payment of \$4,043.00 is due to State within 60 days prior to the Construction contract being advertised for bids.
- <sup>3</sup>If ROW is to be acquired by State, Local Government's share of property cost will be due prior to acquisition.
- The local match must be 20% or greater and may include eligible in-kind contributions, EDC adjustments, or TDCs if authorized as part of project selection.
- This is an estimate, the final amount of Local Government participation will be based on actual costs.
- Maximum federal TASA funds available for Project are \$355,784.00.





## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Special Projects

Department Head: Peter Braster

Agenda Coordinator:

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### CAPTION

**Ordinance No. 2018-6-3:** To repeal and replace Exhibit “B”, Schedule “1” to Ordinance No. 2014-5-15 to revise the budget for Tax Increment Financing District Reinvestment Zone Number Two; and providing a severability clause, a repealer clause, and an effective date. **Adopted**

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### FINANCIAL SUMMARY

Not Applicable

<b>FISCAL YEAR: 2017-18 thru 2028-29</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
<b>Budget</b>	0	0	0	0
<b>Encumbered/Expended Amount</b>	0	0	0	0
<b>This Item</b>	0	0	0	0
<b>Balance</b>	0	0	0	0

**FUND(S):** TIF II Funds

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**COMMENTS:** This item has no financial impact.

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### SUMMARY OF ITEM

TIF #2 Board of Directors has recommended budget changes to allocate funds for new projects that were not in the original 2014 budget. Those changes include allocating funds for the ArtCentre, Economic Development Projects, Cotton Belt Regional Rail funding, 15th Street Townhome project, and the Plano Marine project. The attached ordinance would adopt those recommended changes.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence, Great Neighborhoods - 1st Choice to Live, Exciting Urban Centers - Destination for Residents and Guests

**Plano Tomorrow Plan Pillar:**

Social Environment, Economic Environment

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**ATTACHMENTS:**

Description	Upload Date	Type
Memo	6/6/2018	Memo
Ordinance	6/6/2018	Ordinance
Budget	6/4/2018	Attachment

**Date:** May 25, 2018

**To:** Bruce D. Glasscock, City Manager  
Jack Carr, Deputy City Manager

**From:** Peter J. Braster, Director of Special Projects

**Subject:** Ordinance to Revise the TIF #2 Budget

Established in 1999, the ordinance establishing City of Plano's Tax Increment Financing Reinvestment Zone Number Two (the "Zone") included a Project and Financial Plan. The Project and Financial Plan were later amended in 2014, when the Council approved extending the term of the Zone for an additional fifteen (15) years. The purpose of the Project and Financial Plan is three-fold: estimate available funds over the life of the Zone; list allowable project funding allocations; and list specific projects (if known). This was summarized in the original ordinance as Exhibit B, Schedule 1: Old and New TIF Funds Budgets, with Revenues, Expenditures and Cash Asset Balances (colloquially known as the TIF #2 Budget). The attached will replace the Exhibit B, Schedule 1 in its entirety.

In Plano, the Zone's Board of Directors are charged with making recommendations to the City Council concerning the administration of the Zone. Those recommendations include offering recommended changes to the budget and specific project expenditures. Over the past eighteen months, the Board has recommended the following budget changes/project allocations:

- \$300,000 for an ArtCentre Note Receivable
- \$4,000,000 for Economic Development Projects
- \$8,500,000 for Cotton Belt Regional Rail System Funding  
(Note: This amount estimates an amount going forward and not a promise to pay. Council will consider an interlocal agreement with DART that would outline/approve any funding. The budgeting does not commit the City to fund the rail project.)
- \$225,000 for the 15th Street Townhome Project
- \$423,356 for the Plano Marine Project

The attached ordinance to revise the TIF #2 Budget does not authorize expenditure of those funds. Each actual expenditure or project development agreement requires separate Council approval. Those approvals will be coming to Council over the next several meetings.



**An Ordinance of the City of Plano, Texas, repealing and replacing Exhibit “B”, Schedule “1” to Ordinance No. 2014-5-15 to revise the budget for Tax Increment Financing District Reinvestment Zone Number Two; and providing a severability clause, a repealer clause, and an effective date.**

**WHEREAS**, on April 26, 1999, by Ordinance No. 99-4-23, the City Council of the City of Plano, Texas (the “City Council”), established Tax Increment Financing Reinvestment Zone Number Two (the “Zone”) and established the Board of Directors to make recommendations concerning the administration of the Zone, in accordance with the powers authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon’s Texas Codes Annotated (the “Act”); and

**WHEREAS**, the City Council approved Ordinance No. 99-8-28 on August 23, 1999, adopting the initial Project and Financial Plan (“Plan”); and

**WHEREAS**, the City Council subsequently approved Ordinance No. 2014-5-15 extending the term of the Zone for an additional fifteen (15) years, establishing a new termination date of December 31, 2029, amending the Plan for the Zone, and expanding the Zone boundaries; and

**WHEREAS**, the Board of Directors for the Zone shall continue to make recommendations to the City Council concerning the administration of the Zone, and that the Board's composition, terms and functions shall continue as ordained in Ordinance No. 99-4-23.; and

**WHEREAS**, the Old and New TIF Funds Budgets, with Revenues, Expenditures and Cash Asset Balances (the “Budget”) was approved by the City Council as Exhibit “B”, Schedule “1” of Ordinance No. 2014-5-15, and the Budget included allocations for expenditures for projects and general allocations; and

**WHEREAS**, the Zone Board of Directors met on August 16, 2016 and unanimously approved a recommendation to the City Council to adopt proposed amendments to the Plan to include additional funding for ArtCentre and Economic Development Projects, and modify the Cotton Belt Transit line item as shown on the attached Exhibit “B” Schedule “1”; and

**WHEREAS**, the Zone Board of Directors met on June 20, 2017 and unanimously approved a recommendation to the City Council to adopt a proposed amendment to the Plan to include funding for 15<sup>th</sup> Street Townhome Project as shown on the attached Exhibit “B” Schedule “1”; and

**WHEREAS**, the Zone Board of Directors met on March 27, 2018 and unanimously approved a recommendation to the City Council to adopt a proposed amendment to the Plan to include funding for Plano Marine Project as shown on the attached Exhibit “B” Schedule “1”.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS:**

**Section I.** Exhibit “B” Schedule “1” to Ordinance No. 2014-5-15 is hereby repealed and replaced with the attached Exhibit “B” “Schedule 1” for the purpose of revising the Budget of the Zone.

**Section II.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

**Section III.** All provisions of the ordinance of the City of Plano, codified or uncoded, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the City of Plano, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section IV.** This Ordinance shall become effective from and after its passage and publication as required by law.

**DULY PASSED AND APPROVED** this the 12<sup>th</sup> day of June, 2018.

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, City Secretary

APPROVED AS TO FORM:

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Paige Mims, City Attorney

**Schedule 1**  
**TIF Budget Revenues and Expenditures**

	Actuals Period Ended Apr-18	Actuals Inception to Date Total	TIF Budget Adopted May-14	TIF Board Approved Budget Mar-18	(Increase)/Decrease Between Mar-18 and May-14 Budgets	Remaining Budget to TIF Board Approved Mar-18 Budget
<b>Revenues</b>						
Property Tax	2,036,092	52,880,058	68,395,848	68,395,848	-	15,515,790
Miscellaneous Revenue	50,000	330,398				
Contributions		40,000				
<b>Total Revenues</b>	<b>2,086,092</b>	<b>53,250,456</b>	<b>68,395,848</b>	<b>68,395,848</b>	<b>-</b>	<b>15,515,790</b>
<b>Expenditures</b>						
<b>Completed Projects</b>						
Courtyard Theater		6,848,406	6,848,408	6,848,406	2	-
Cox Building		6,721,690	6,721,690	6,721,690	-	-
PLSD Service Center - Bird Education Center		2,115,078	2,115,078	2,115,078	-	-
10th Street Industrial Plano, LP (3)		549,999	549,999	549,999	-	-
15th Street reconstruction (Ave I to G)		1,109,862	1,109,862	1,109,862	-	-
15th Street Village		92,580	92,579	92,580	(1)	-
Police parking garage finish out		29,170	29,170	29,170	-	-
Mendenhall Elementary School		11,500,000	11,500,000	11,500,000	-	-
Southern Land (SoCo 15, Junction 15)		1,700,000	1,700,000	1,700,000	-	-
15th Street reconstruction (Ave G to US 75)		671,715	1,000,000	671,715	328,285	-
Saigling house and grounds		500,000	500,000	500,000	-	-
<b>Expenditures - Ongoing Projects</b>						
18th Street improvements (West of Ave G)		-	200,000	200,000	-	200,000
<b>Expenditures - New or Resumed Projects</b>						
15th Street Townhomes			-	225,000	(225,000)	225,000
Rice Field redevelopment resumption		-	300,000	300,000	-	300,000
15th St. Village redevelopment resumption		-	150,000	150,000	-	150,000
14th Street and I Avenue utilities and streetscape	695,843	743,007	750,000	750,000	-	6,993
ArtCentre Note Receivable		300,000	-	300,000	(300,000)	-
Parker Road DART station infill development		4,239	1,500,000	1,500,000	-	1,495,761
Municipal Center South redevelopment		53,558	2,000,000	2,000,000	-	1,946,442
12th Street Station on the Cotton Belt Line		-	3,000,000	8,500,000	(5,500,000)	8,500,000
North couplet redevelopment		-	4,000,000	4,000,000	-	4,000,000
13th/14th Street Connector area redevelopment		-	500,000	500,000	-	500,000
Economic Development Projects		-	-	4,000,000	(4,000,000)	4,000,000
Plano Marine		-	-	423,356	(423,356)	423,356
<b>Expenditures - General Category Allocations</b>						
Studies, plans and engineering for TIF proj.		260,637	300,000	300,000	-	39,363
Land acquisition for public purposes	10,000	3,303,274	7,500,000	5,500,000	2,000,000	2,196,726
Demolition and hazard abatement		638,222	1,250,000	1,250,000	-	611,778
Streets, utilities and landscaping		821,198	5,000,000	2,879,930	2,120,070	2,058,732
Parking improvements	1,233	201,422	2,000,000	2,000,000	-	1,798,578
Façade easements		-	500,000	500,000	-	500,000
Maintenance for TIF-financed public improvements		-	750,000	750,000	-	750,000
<b>Expenditures for TIF Program Administration</b>	<b>10,000</b>	<b>208,718</b>	<b>400,000</b>	<b>400,000</b>		<b>191,282</b>
<b>Total Expenditures</b>	<b>717,076</b>	<b>38,372,775</b>	<b>62,266,786</b>	<b>68,266,786</b>	<b>(6,000,000)</b>	<b>29,894,011</b>
<b>TIF Balance</b>		<b>14,877,681</b>	<b>6,129,062</b>	<b>129,062</b>		



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: Parks

Department Head: Robin Reeves

Agenda Coordinator: Susan Berger

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### CAPTION

**Ordinance No. 2018-6-4:** To amend Section 15-4, of Article I, In General, Chapter 15, Parks and Recreation, of the Code of Ordinances of the City of Plano; revising prohibited and permitted activities to align with state law; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause and an effective date. **Adopted**

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### FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

FUND(S): N/A

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**COMMENTS:** This item has no financial impact.

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### SUMMARY OF ITEM

The City's Code of Ordinances is periodically reviewed and updated. This item is for a proposed change to Chapter 15 for Council consideration and approval. The proposed change to Chapter 15 has been

presented to, and reviewed by, the Parks and Recreation Planning Board during their September 12, 2017 meeting.

The Texas Legislature has enacted a statute preempting the portion of the City's ordinance prohibiting the launching and landing of unmanned aerial systems at a park or park facility. Parks and Recreation staff is recommending changes to Section 15-4 of Article I, Chapter 15, Parks and Recreation, to become consistent with state law.

**Strategic Plan Goal:**

Financially Strong City with Service Excellence

**Plano Tomorrow Plan Pillar:**

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**ATTACHMENTS:**

Description	Upload Date	Type
Current Ordinance - Chapter 15	5/29/2018	Other
Ordinance	6/1/2018	Ordinance

## Chapter 15 - PARKS AND RECREATION<sup>[1]</sup>

### Footnotes:

--- (1) ---

**Cross reference**— Administration, Ch. 2; animals and fowl, Ch. 4; enclosures for swimming pools, § 6-187; fire prevention and protection, Ch. 8; food and food establishments, Ch. 9; licenses and business regulations, Ch. 11; motor vehicles and traffic, Ch. 12; landscape development commission, § 16-81 et seq.; park and recreation fee, § 16-261 et seq.; solid waste, Ch. 18.

**State Law reference**— Parks and recreation, Vernon's Ann. Civ. St., art. 1015a et seq.; power of city to take private property for parks and playgrounds, Vernon's Ann. Civ. St., art. 1175(15); public improvements, bonds, Vernon's Ann. Civ. St., art. 1269j-4.1; city parks, Vernon's Ann. Civ. St., art. 6080 et seq.; lease of land from state parks and wildlife department, V.T.C.A. Parks and Wildlife Code, § 13.006; recreational boating fees, V.T.C.A. Parks and Wildlife Code, § 31.092.

### ARTICLE I. - IN GENERAL

#### Sec. 15-1. - Definitions.

*Archery facility* means a park facility specifically designed or designated to be used for the discharge of bows and arrows. An archery facility may be temporary or permanent.

*Authorized vehicles* means any vehicle approved by the director or his or her designee.

*Boat propelled by a paddle* means a watercraft constructed for the primary purpose of being used as a means of transportation on the water and which is propelled by a person engaged in paddling including, but not limited to, kayaks, canoes and stand-up paddle boards without sails or motors, which are more than seven (7) feet in length and are constructed of durable materials.

*Burn ban* means a ban on the making or kindling of fires at any park facility based upon the director's determination, in his or her sole discretion, that extreme dry weather, high winds or other conditions endanger public health and safety.

*Department* means the City of Plano Parks and Recreation Department.

*Director* means the director of the parks and recreation department for the City of Plano or his or her designee.

*Motor vehicle* means any self-propelled vehicle subject to the registration requirements of the V.T.C.A., Transportation Code ch. 502.

*Motorized device* means any device with a battery, electric or gas motor that does not fall under the definition of "motor vehicle" under this Code, including motorized scooters and electric bicycles. This definition, however, does not include any device designed to assist a person who has a physical disability with mobility.

*Park or park facility* means any and all land, areas, buildings, and facilities that are owned, leased, or otherwise controlled by the department, including, but not limited to, parks, athletic fields, tennis courts, golf courses, swimming pools, recreation centers, playgrounds, pavilions, medians, park parking lots and recreational trails.

*Permit* means written permission from the director or his or her designee issued pursuant to the provisions of this chapter and authorizing a person or organization to carry out the activity specified in the permit at a park or park facility. Permits may include, but are not limited to, site use permits, facility use agreements and concession agreements. Other city permits, which may be required in addition to the parks and recreation director-issued permit, may be required to carry out certain activities.

*Prohibited inflatable floating device* means an inflatable floating device which is not constructed or sold for the primary purpose of being used as a means of transportation on the water including, but not limited to, inflatable pool toys.

*Prohibited inflatable watercraft* means any inflatable watercraft which is less than seven (7) feet in length, is not constructed of durable, reinforced fabric, and does not have at least two separate buoyancy chambers exclusive of any inflatable floor and bottom.

*Prohibited watercraft* means a watercraft which is not permitted to be utilized in a park facility under the terms of this Code, including, but not limited to, watercraft with attached sails or motors, row boats, pontoon boats, fishing floats and inner tubes.

*Reserved facility or area* means a park location which may be reserved for the exclusive use of the reserving party and includes, but is not limited to, indoor and outdoor facilities, pavilions, meeting rooms, gathering areas, camps, classes, athletic fields, and their adjacent or support areas and facilities.

*Scheduled activity* means an activity at a park location which has been scheduled through the department for the particular and exclusive use of a person or persons.

*Special event* means an event conducted in accordance with chapter 11, article VIII of this Code.

(Ord. No. 2000-8-32, § I, 8-28-00; Ord. No. 2002-9-35, § I, 9-23-02; Ord. No. 2003-9-48, §§ I, II, 9-22-03; Ord. No. 2006-1-22, § I, 1-23-06; Ord. No. 2013-8-6, § I, 8-12-13; Ord. No. 2017-1-6, § II, 1-9-17)

#### Sec. 15-2. - Director responsibilities.

All parks and recreation activities shall be administered under the direction of the parks and recreation director. The director is responsible for carrying out approved policies under the direction of the city manager. The parks and recreation director shall provide staff support to the parks and recreation planning board.

(Ord. No. 2000-8-32, § I, 8-28-00)

#### Sec. 15-3. - Prohibited activities.

(a) It shall be an offense for any person to knowingly do any of the acts specified in this section in or upon any park facility, except as otherwise specifically provided:

(1) *Weapons.*

- a. *Offense.* Possess in or upon a park or park facility or premises a handgun, air gun, paintball gun, slingshot or any other device that could project any object that is hazardous or dangerous to the public, unless authorized by state law.
- b. *Applicability.* Nothing in subsection 15-3(a) shall be construed to prohibit or restrict the lawful carrying or possession of a firearm pursuant to state law.

(2) *Unauthorized entry of reserved facilities/scheduled activities.*

- a. Enter a reserved facility or area during the period that the facility or area is reserved; or
- b. Remain in or return to a location where scheduled activities are occurring after being given notice to leave.

(3) *Restroom use.*

- a. Enter, remain in, or loiter near or about a public restroom, locker room or washroom located at or in a park facility to

1. Engage in criminal activity; or
2. Use the toilet facilities, locker room facilities, or washroom facilities for something other than their intended health purposes; or
- b. Enter a restroom, locker room or washroom designated for the opposite sex. It is an affirmative defense to prosecution under this subpart that a person, regardless of age, entered an otherwise unoccupied restroom, locker room or wash room of the opposite sex
  1. For the purpose of assisting a disabled person of the opposite sex; or
  2. To render reasonably necessary assistance or supervision to a child under the age of eighteen (18) years.
- (4) *Tobacco use.* Use or consume any tobacco products (as defined in section 14-66 of this Code), including the use of an electronic vaping device,
  - a. While seated in or within twenty (20) feet of a bleacher provided for spectators at outdoor athletic events or activities; or
  - b. In baseball/softball field plaza areas; or
  - c. In a park restroom, locker room, or washroom; or
  - d. Inside the border of a playground or other play feature; or
  - e. In an outdoor area of a park facility where it is posted as prohibited or is otherwise prohibited.
- (5) *Controlled access.* Enter without authorization any controlled access portion of a park facility or where prohibited by posting or signage.
- (6) *Environmental disturbance.* Destroy, damage, deface or remove shrubbery, trees, soil, grass, turf or other vegetation, rock, minerals or any other personal or real property, or dump any type of trash or debris.
- (7) *Fires.*
  - a. Make or kindle a fire in an area which is not a public stove, grill, fire pit, or other designated area provided for that purpose; or
  - b. Leave a fire unattended; or
  - c. Make or kindle a fire during those periods that the director determines that a burn ban is appropriate and notice to the public of any such burn ban had previously been published on the city's web page.
- (8) *Golfing.* Hit golf balls of any type in a park facility not designated as a golf course.
- (9) *Signs.* Erect any permanent sign on or in any park facility or area.
- (10) *Watercraft, inflatable floating devices and watersports.*
  - a. Operate any prohibited watercraft, prohibited inflatable watercraft or prohibited inflatable floating device; or
  - b. Engage in any watersports in any park architectural feature, pond, creek, lake or stream which is not specifically designated for this purpose pursuant to section 15-4 herein.
- (11) *Hunting.*
  - a. *Offense.* Hunt, trap, kill, remove or release any animal.
  - b. *Applicability.* Nothing in subsection 15-3(11) shall be construed to prohibit or restrict lawful fishing, as may be allowed pursuant to subsection 15-4(4).
- (12) *Feeding animals.* Feed or leave food for a non-domestic animal.



- (13) *Use of bicycles.* Operate a bicycle where posted signage states bicycle use is prohibited.
- (14) *Block or obstruct a trail.* Maintain, permit, or cause to be placed or maintained any person or object on a recreational or soft surface trail or walkway in such a way as to block or obstruct the free passage on and use of that recreational or soft surface trail or walkway.
- (15) *Skateboarding in designated areas.* Operate a skateboard or other similar device (not including roller skates or in-line skates) at any time within the areas listed below:
  - a. Arbor Hills Nature Preserve.
- (16) *Improper use.* Use a city-owned or operated facility, structure, equipment, furniture, architectural feature, or natural feature for any purpose or in any manner other than that for which a reasonable person would believe it was designed or intended to be used.
- (17) *Fishing devices and cleaning.*
  - a. Use trotlines, throw lines, fish traps or nets, while fishing; or
  - b. Clean fish.
- (18) *Temporary closures.*
  - a. Enter or use a park or park facility when notice has been posted at the park or park facility that it is closed; or
  - b. Remain in or return to a park or park facility after being given notice that the park or park facility is closed.
- (19) *Alcohol.*
  - a. *Offense.* Sell, possess, or consume alcoholic beverages in a park or park facility.
  - b. *Applicability.* This prohibition shall not apply to the following parks or park facilities:
    - 1. City operated municipal golf courses;
    - 2. The Oak Point Park and Nature Preserve Alcohol Permit Area at Oak Point Park and Nature Preserve, if the sale, possession, and/or consumption of alcoholic beverages occurs pursuant to:
      - A. A special event permit issued pursuant to the terms of this Code; or
      - B. A city concessions contract; or
      - C. A facility use agreement;
    - 3. The Saigling House park facility located in Haggard Park, if the sale, possession and/or consumption of alcoholic beverages occurs pursuant to a city concessions contract or a facility use agreement for that park facility;
    - 4. The Heritage Yards softball complex, if the sale, possession and/or consumption of alcoholic beverages occurs pursuant to a city concessions contract or a facility use agreement; and
    - 5. Haggard Park, if the sale, possession, and/or consumption of alcoholic beverages occurs pursuant to a special event permit issued pursuant to the terms of this Code.
  - (b) None of the above provisions apply to city employees, agents or contractors in the performance of maintenance, construction or repair duties for any park or park facility except subsections 15-3(A)(4), (8), (15) and (19).

(Ord. No. 2000-8-32, § I, 8-28-00; Ord. No. 2006-1-22, § II, 1-23-06; Ord. No. 2007-9-13, § II, 9-14-07; Ord. No. 2009-4-22, § I, 4-27-09; Ord. No. 2011-2-7, § I, 2-28-11; Ord. No. 2013-8-6, § I, 8-12-13; Ord. No. 2017-1-6, § III, 1-9-17)

Sec. 15-4. - Activities allowed with a permit or as posted by the director or his or her designee.

- (a) It shall be an offense for any person to do any of the acts specified in this section in or upon any park or park facility except with a permit or as posted by the director or his or her designee.
- (1) *Park hours.* Enter or remain in any park or park facility between the hours of 11:00 p.m. and 5:00 a.m. without a permit or unless different hours for the park facility have been posted on-site or on the department web site, except that parking in the Haggard Park parking lot bounded by 15th Street, H Avenue, 16th Street and the DART light-rail line is allowed as may be otherwise prescribed by ordinance, except between the hours of 2:00 a.m. and 5:00 a.m.
  - (2) *Sale of goods and services.* Sell or offer for sale any food, drinks, confections, merchandise, or services, unless provided through a city concessions contract or facility use agreement.
  - (3) *Commercial or business activities.* Conduct commercial or business activities without a permit for which:
    - a. Any participation or admission fee is charged or revenue is otherwise derived; or
    - b. Commercial promotional materials or advertising is distributed.
  - (4) *Fishing.* Fish where it is prohibited by posting.
  - (5) *Camping.* Camp overnight in any park facility without a permit.
  - (6) *Boats propelled by a paddle.* Utilize a boat propelled by a paddle in an area where it is not permitted by posting.
  - (7) *Swimming.* Swim, wade, or bathe in any park architectural feature, pond, creek, lake or stream, where it is not permitted by posting. It is an affirmative defense to prosecution that the swimming or wading was for the express purpose of launching or removing a boat propelled by a paddle as authorized by this Code or returning to such a boat as a result of an unintended or emergency reason.
  - (8) *Aircraft.* Launch or land any aircraft, including, but not limited to, hot air balloons, airplanes, paraplanes, ultralights, helicopters, unmanned aerial systems and gliders, on the grounds of a park or park facility without a permit.
  - (9) *Models.* Launch or operate model rockets, model airplanes, model gliders, model boats or model vehicles, without a permit.
  - (10) *Sound amplification.* Use any type of sound amplification devices including, but not limited to, loudspeakers, amplifiers or microphones, without a permit.
  - (11) *Temporary markings.* Apply or cause to be created any markings, sidewalk chalk or temporary graffiti to any walkway, road, parking lot, trail, wall, field, or any other park facility, without a permit.
  - (12) *Park improvements.* Install permanent improvements on park property, including installing any plant material, without a permit.
  - (13) *Site and facility capacity.* Exceed the capacity of a park, site, or facility, without a permit.
  - (14) *Fireworks.* Discharge fireworks or explosives of any type without a permit and authorization as a special event.
  - (15) *Archery.* Carry or discharge bows and arrows outside of a designated archery facility without a permit.
- (b) *Establishment of other rules and regulations.* The department may adopt additional rules, regulations and policies governing the management and operation of park facilities, including the issuance of permits. A current copy of those rules and regulations shall be maintained on file in the administrative offices of the department. A violation of those rules is not subject to the enforcement provisions of subsection 1-4(b) of this Code.

(c) *Enforcement.* Any violation of the provisions or terms of this ordinance, except as described in subsection (b) immediately above, shall be a misdemeanor offense and shall be subject to a fine in accordance with subsection 1-4(b) of this Code, in addition, the following non-exclusive remedies are available to the department:

- (1) The director or his or her designee shall have the authority to exclude from park facilities any person acting in violation of this article or the rules, regulations and policies adopted by the department. Any failure of such person or persons to then abandon the park facilities may be reported to the Plano Police Department; or
- (2) Where the violator has obtained a permit:
  - a. Violations of permit provisions may result in the director or his or her designee immediately cancelling or discontinuing the permitted activity; or
  - b. Violations of permit provisions may result in future permit requests being denied; or
  - c. Other restrictions or provisions may be added to the permit or future permits.

(Ord. No. 2000-8-32, § I, 8-28-00; Ord. No. 2002-9-35, §§ II, III, 9-23-02; Ord. No. 2003-5-4, § I, 5-6-03; Ord. No. 2003-9-48, § III, 9-22-03; Ord. No. 2006-1-22, § III, 1-23-06; Ord. No. 2007-9-13, § II, 9-14-07; Ord. No. 2009-4-22, § I, 4-27-09; Ord. No. 2012-11-19, § VI, 11-26-12; Ord. No. 2013-8-6, § I, 8-12-13; Ord. No. 2017-1-6, § IV, 1-9-17; Ord. No. 2017-10-4, § II, 10-23-17)

#### Sec. 15-5. - Permit application procedure.

- (a) A person wishing to conduct an activity in a park facility which requires a permit under sections 15-3 and 15-4 of this Code shall file an application with the director. The application shall at a minimum provide the following information:
  - (1) The name, address, and telephone number of the applicant. If the use or activity is to be conducted for, on behalf of, or by any person or organization other than the applicant, then the name, address and telephone number of that person or organization must be provided;
  - (2) The date(s) and hours for which the permit is requested;
  - (3) Type of proposed use or activity;
  - (4) The park facility and the portion of the park facility desired to be used to conduct the proposed use or activity;
  - (5) An estimate of the anticipated attendance;
  - (6) Any requested site support for the permitted activity, including the need for additional sanitary and refuse facilities; and
  - (7) Any additional information required by the director for organizational, health, safety and welfare purposes of the city related to the size and nature of the event.
- (b) Permit applications shall be filed with the director for consideration not less than thirty (30) business days nor more than three hundred sixty-five (365) days before the date of the proposed use or activity, except as otherwise provided in the rules and regulations of the City of Plano Parks and Recreation Department or if waived in writing by the director. The director shall evaluate the application and render a decision in accordance with section 15-6 within five (5) business days of receipt of such request.

(Ord. No. 2000-8-32, § I, 8-28-00; Ord. No. 2013-8-6, § I, 8-12-13)

#### Sec. 15-6. - Reasons for permit denial.

- (a) Upon receiving such written application, the director must grant a written permit to use the designated park facility unless:
  - (1) The proposed activity or use of the park facility will unreasonably interfere with or detract from the general public use and enjoyment of the park facility; or
  - (2) The proposed activity or use of the park facility will unreasonably interfere with or detract from the public health, safety or welfare; or
  - (3) The park facility requested by the applicant has been reserved for another activity or for use at the day and hour requested in the application; or
  - (4) False or misleading information is contained in the application or required information is omitted; or
  - (5) The proposed activity or use would violate any federal, state, or municipal law, or
  - (6) The nature of the proposed activity or use, equipment needed for the event, and/or level of attendance would likely cause unreasonable or undue environmental damage to the park facility.
- (b) The director may impose reasonable conditions or restrictions on the granting of a permit including but not limited to any of the following:
  - (1) A requirement that the applicant post a security deposit as determined reasonable by the director for the repair of any damage to the park facility or the cost of clean up or both. The amount of the security deposit shall be based upon the nature, attendance, and duration of the permitted activity;
  - (2) A requirement that the applicant pay a fee as set by the director to defray the cost of furnishing adequate city personnel at the proposed use of activity;
  - (3) A requirement that the applicant furnish additional sanitary and refuse facilities that may be reasonably necessary, based upon the use or activity for which the permit is being sought;
  - (4) A requirement that the applicant pay a fee as set by the director to cover the administrative costs of the permit application and site support by the city at the proposed use or activity.

(Ord. No. 2000-8-32, § I, 8-28-00)

Sec. 15-7. - Functions where security precautions necessary.

If the director determines that the conduct of the permitted activity may reasonably cause injury to persons or property, or be detrimental to the health, safety and welfare of the public, the director may require that additional security precautions be taken to permit the use of the designated area. In such event, the director may impose a fee defray the cost of furnishing adequate security forces by the city at the proposed function.

(Ord. No. 2000-8-32, § I, 8-28-00)

Sec. 15-8. - Appeal of permit denial or conditional approval.

Decisions of the director regarding the issuance of a permit or the imposition of additional restrictions or conditions upon the granting of a permit may be appealed to the city manager, or in his absence, an executive director. Such appeal shall be in writing and shall be filed within five (5) business days after the issuance of a decision by the director. When making a determination regarding the appeal, the city manager, or in his absence, an executive director, shall consider the application under the standards provided in this article and sustain or overrule the director's decision. The decision of the city manager or executive director shall be issued within five (5) business days and shall be final.

(Ord. No. 2000-8-32, § I, 8-28-00)

Sec. 15-9. - Adoption of park master plan; purpose.

- (a) The park master plan, having been reviewed by the city council and found to be acceptable and in the best interests of the City of Plano and its citizens is hereby approved and adopted.
- (b) The park master plan shall be utilized for the purpose of guiding future acquisition and development of parks within the city.

(Ord. No. 2000-8-32, § I, 8-28-00)

Sec. 15-10. - Animals.

- (a) It shall be an offense for any person to knowingly do any of the acts specified in this section with an animal in the person's possession, custody or control in or upon any park or park facility, except as otherwise specifically provided:
  - (1) Ride, drive, lead, or let loose any animal, reptile or bird of any kind, except as posted.
  - (2) Abandon any animal.
  - (3) Fail to immediately remove and dispose of any excreta an animal produces.
  - (4) Permit an animal which is not a service animal used to assist the person with a disability to enter or remain inside park facility buildings, swimming facilities, playground areas, sand volleyball courts or other marked boundaries of fields or structures which are demarked separately from the remainder of the park.
  - (5) Restraints.
    - a. Permit an animal to run at large; or
    - b. Fail to keep an animal restrained by a leash not more than six (6) feet long, which leash shall at all times serve as a connection between the animal and the person that accompanies the animal; or
    - c. Permit an animal to remain unattended; or
    - d. Tether an animal to any object.
- (b) The prohibition in subsection 15-10(A)(5) shall not apply if:
  - (1) The animal is a police service animal under the supervision of a peace officer in the performance of his official duties; or
  - (2) The animal is a dog lawfully allowed off-leash at a park facility designated as a "dog park"; or
  - (3) The animal is training in designated areas for search and rescue purposes that benefit the public good and is in accordance with chapter 4 article XII of this Code"; or
  - (4) The animal is engaging in activity for which a special event permit has been issued pursuant to the terms of this Code.
- (c) The prohibitions in subsections 15-10(a)(1) and 15-10(a)(4) shall not apply if:
  - (1) The animal is engaging in activity for which a special event permit has been issued pursuant to the terms of this Code.

(Ord. No. 2017-1-6, § V, 1-9-17)

Sec. 15-11. - Motor vehicles.

*Motor vehicle and motorized device use.* All applicable state and local vehicle and traffic laws and ordinances shall continue in full force and effect in all park facilities.

- (1) *Motor vehicles.* A person commits an offense by operating, driving, or riding any motor vehicle within a park facility on a surface other than a road, street, or parking lot. This provision is not applicable to city motor vehicles, emergency vehicles, or motor vehicles that have received a permit authorizing its operation.
- (2) *Motorized devices.* A person commits an offense by operating, driving, or riding any motorized device in a park facility on a surface other than improved roads, streets, park trails or parking lots. This provision is not applicable to city motorized devices, to motorized devices that have received a permit authorizing their operation, to golf carts operated on a city owned or operated golf course, or to motorized devices used to assist a person who has a physical disability with mobility.
- (3) *Speed limit.* A person commits an offense by operating a motor vehicle, motorized device, or bicycle within a park facility at a speed greater than fifteen (15) miles per hour, unless otherwise posted.
- (4) *Parking.* A person commits an offense by parking a motor vehicle, other than a city-owned vehicle, within a park facility at any place not designated as a parking area or otherwise authorized by permit. For a motor vehicle in violation of this subsection a citation may be issued and the motor vehicle may be towed and stored at the owner or operator's expense in accordance with state law.
- (5) *Overnight parking.* A person commits an offense by parking a motor vehicle within a park facility overnight without a permit. For a motor vehicle in violation of this subsection a citation may be issued and the motor vehicle may be towed and stored at the owner or operator's expense in accordance with state law.
- (6) *Freight vehicles.* A person commits an offense by operating or parking a motor vehicle or trailer designated for transporting freight, merchandise, brick, stone, or gravel within a park facility, including parking lots. This provision does not apply to motor vehicles or trailers used in the performance of city construction, repair or maintenance. For freight vehicles in violation of this subsection a citation may be issued and the motor vehicle may be towed and stored at the owner or operator's expense in accordance with state law.
- (7) *Double parking.* A person commits an offense by parking a motor vehicle in a manner whereby it occupies multiple parking spaces without a permit. Motor vehicles in violation of this subsection may be issued a citation or towed and stored at the owner or operator's expense in accordance with state law.

(Ord. No. 2017-1-6, § VI, 1-9-17)

Secs. 15-12—15-20. - Reserved.

ARTICLE II. - PARKS AND RECREATION PLANNING BOARD<sup>[2]</sup>

Footnotes:

--- (2) ---

**Charter reference—** Creation of boards and commissions, § 3.07(f).

**State Law reference—** Park board of trustees, Vernon's Ann. Civ. St., art. 6081g-1, § 1 et seq.; creation of offices, Vernon's Ann. Civ. St., art. 1175(1).

Sec. 15-21. - Generally.

- (a) The parks and recreation planning board shall consist of seven (7) members, including a chairperson, each of whom shall have one (1) vote. The qualifications of said board members shall comply with the provisions of Section 4.07 of the City Charter. Four (4) members are required to establish a quorum, and a simple majority vote of those present is required for official approval of all matters.
- (b) The members of the parks and recreation planning board shall be appointed by the city council. Board members shall serve without compensation.
- (c) The director of parks and recreation shall provide staff support to the board.

(Ord. No. 86-1-10, § II, 1-13-86; Ord. No. 92-4-51, § II, 4-27-92; Ord. No. 96-10-25, § I, 10-28-96; Ord. No. 98-5-21, § I, 5-26-98)

Sec. 15-22. - Officers.

A chairperson shall be appointed by the city council from the membership for a one-year term. The board shall also have a vice chairperson elected by its members for a one-year term.

(Ord. No. 86-1-10, § VI, 1-13-86; Ord. No. 92-4-51, § II, 4-27-92; Ord. No. 2012-6-4, § II, 6-11-12)

Sec. 15-23. - Meetings.

The board shall hold quarterly meetings and may meet more frequently as needed for the conduct of its business, and shall establish rules and regulations for the performance of its duties.

(Ord. No. 86-1-10, § VI, 1-13-86; Ord. No. 92-4-51, § II, 4-27-92; Ord. No. 2008-9-10, § I, 9-8-08)

Sec. 15-24. - Duties and responsibilities.

The parks and recreation planning board shall have the following duties and responsibilities:

- (1) Review and make recommendations regarding the acquisition of park land.
- (2) Periodically review and make recommendations regarding the park master plan.
- (3) Annually review and make recommendations regarding the parks and recreation capital improvement program.
- (4) Review and make recommendations regarding master plans for the development or improvement of parks and recreation facilities.
- (5) Analyze the long range parks and recreation facility needs of the community.
- (6) Make recommendations regarding parks and recreation board referenda to meet community needs for parks and recreation facilities.
- (7) Review and make recommendations regarding the establishment of or revisions to park facility user fees.
- (8) Periodically review the effectiveness of Article III—Athletic activities, and recommend changes to athletic policies to the city council at such times as deemed necessary.

- (9) Provide opportunities for citizen input regarding appropriate parks and recreation issues of major community importance.
- (10) Reserved.
- (11) Conduct special studies necessary to effectively plan for the future development of parks and recreation facilities.
- (12) Review and make recommendations regarding other appropriate long range planning issues of major community importance.

(Ord. No. 86-1-10, § VII, 1-13-86; Ord. No. 92-4-51, § II, 4-27-92; Ord. No. 2003-5-4, § II, 5-6-03; Ord. No. 2007-2-9, § I, 2-12-07; Ord. No. 2013-8-6, § I, 8-12-13)

#### Sec. 15-25. - Removal of members.

All members of the board are subject to removal in accordance with the city's current policy with regard to required attendance at city board, commission, and committee meetings. In addition, the members of the committee may be removed at any time by the city council with or without cause.

(Ord. No. 86-1-10, § IV, 1-13-86; Ord. No. 92-4-51, § II, 4-27-92)

#### Sec. 15-26. - Term of office of members.

The term of office for members of the parks and recreation planning board appointed on or after August 2003 shall be two (2) year terms. Terms will expire on October 31 of each year.

(Ord. No. 86-1-10, § III, 1-13-86; Ord. No. 92-4-51, § II, 4-27-92; Ord. No. 2005-4-28, § I, 4-25-05)

#### Secs. 15-27—15-50. - Reserved.

### ARTICLE III. - ATHLETIC ACTIVITIES

#### Sec. 15-51. - Penalty.

- (a) Any sponsoring organization, group or person violating any provision of the rules and regulations contained in this article may be penalized in the following manner:
  - (1) Any sponsoring organization, group or person may be notified of the violation in a written notice by the parks and recreation department.
  - (2) Any sponsoring organization, group or person, upon written notification, may be provided an opportunity to resolve the violation determined by the director of parks and recreation or the director's designee.
  - (3) Any sponsoring organization, group or person violating any of the rules and regulations contained in this article may be refused the scheduled usage of athletic facilities if such action is deemed necessary by the director of the parks and recreation department upon the review and disposition of the violation.
  - (4) Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with subsection 1-4(b) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.



(b) Reserved.

(Ord. No. 84-12-18, § XVII, 12-18-84; Ord. No. 92-2-9, § I, 2-10-92; Ord. No. 94-5-26, § I, 5-23-94; Ord. No. 96-6-29, § I, 6-24-96; Ord. No. 99-1-2, § I, 1-11-99; Ord. No. 2013-8-6, § I, 8-12-13)

Sec. 15-52. - Purpose.

This article is hereby adopted to serve as a guide for the comprehensive and effective usage of indoor and outdoor athletic facilities owned, leased, scheduled, or otherwise controlled by the city.

- (1) *Outdoor athletic facilities* are defined as lighted and unlighted playing fields or swimming pools programmed for the purpose of conducting practices, league play, tournaments, meets, camps and clinics for competitive and recreational sports that include but are not limited to soccer, football, baseball, softball, swimming, lacrosse, cricket and rugby or any such use as deemed appropriate by the parks and recreation department.
- (2) *Indoor athletic facilities* are defined as swimming pools programmed for the purpose of conducting practices, meets and clinics for aquatic activities at the competitive and recreational level or any such, use as deemed appropriate by the parks and recreation department.

(Ord. No. 84-12-18, § II, 12-18-84; Ord. No. 99-1-2, § II, 1-11-99)

Sec. 15-53. - Intent.

It is the intent of this article to provide a basis for establishing the following objectives:

- (1) A method of communicating the available inventory of allocatable athletic facilities to qualified requesters for usage of such facilities;
- (2) Disciplined method of communicating the forecasted and immediate facility needs from users of facilities to the appropriate department within the city administration;
- (3) The implementation of a system of facilities allocation producing results most beneficial to the total city;
- (4) A program for continuously improving the utilization of existing facilities to the betterment of the total city.

(Ord. No. 84-12-18, § III, 12-18-84)

Sec. 15-54. - Policy administration.

The administration of this article shall be the responsibility of the parks and recreation department. The department shall prepare, implement, and enforce such specific rules and regulations for the use of facilities for each sport or type of facility as it deems necessary. The parks and recreation department may report periodically to the parks and recreation planning board on the effectiveness and difficulties of administering this policy.

(Ord. No. 84-12-18, § XIV, 12-18-84; Ord. No. 2008-3-10, § I, 3-25-08)

Sec. 15-55. - Reserved.

**Editor's note**— Ord. No. 2003-5-4, § III, adopted May 6, 2003, repealed § 15-55 in its entirety. Formerly, said section pertained to responsibility of parks and recreation board as enacted by Ord. No. 84-12-18, § XV, adopted Dec. 18, 1984; as amended.

Sec. 15-56. - Sports seasons.

- (a) The following specific sports seasons and primary sports are established for the equitable use and allocation of athletic facilities:

Season	Primary Sport	Secondary Sport
Spring	<p><i>Adult softball</i> —Fourth Monday in February through third Sunday in May</p> <p><i>Youth soccer</i> —Second Tuesday in February through last Sunday in April; fields unencumbered by Summer sports season to third Sunday in May</p> <p><i>Adult soccer</i> —Second Tuesday in February through third Sunday in May</p>	<p><i>Competitive youth baseball/softball</i> —Third Monday in March through last Sunday in June</p> <p><i>Adult baseball</i> —Third Monday in March through third Sunday in August</p> <p><i>Youth and adult lacrosse, rugby, cricket, flag football, field hockey</i> —Second Tuesday in February through last Sunday in April; fields unencumbered by Summer sports season to third Sunday in May</p>
Summer	<p><i>Recreational youth baseball/softball</i> —First Monday in May through last Sunday in June</p> <p><i>Adult baseball and adult softball</i> —Third Monday in May through third Sunday in August</p>	<p><i>Youth and adult cricket, flag football</i> —Third Tuesday in May through third Sunday in August</p>
Fall	<p><i>Youth and adult football</i> —Third Tuesday in August through second Sunday in November</p>	<p><i>Youth and adult soccer</i> —Third Tuesday in August through second Sunday in November</p> <p><i>Youth and adult softball</i> —Third Monday in August through second Sunday in November</p> <p><i>Youth and adult baseball</i> —Third Monday in August through second Sunday in November</p> <p><i>Youth and adult lacrosse, rugby, cricket, field hockey</i> —Third Tuesday in August through second Sunday in November</p>

- (b) The primary sport within each season shall be given first priority with regard to field or facility allocation and scheduling. Secondary sports facilities will be allocated on a space available basis.

The director of parks and recreation or the director's designee shall determine the eligibility for classification within primary and secondary sports designations.

- (c) Time made available in public swimming pools for competitive or recreational aquatics programs will be allocated on a bi-annual basis with an annual review. The need for more frequent aquatic allocations may be conducted at the discretion of the director of parks and recreation as changes occur in the availability of time within facilities or as new facilities are added.
- (d) Sports other than primary or secondary will be addressed as the need arises, subject to:
  - (1) Facility availability.
  - (2) Allocated maintenance resources.
  - (3) Determination by the parks and recreation department of capacity of fields or facilities to withstand additional use.
- (e) The youth sports associations may enter into a written agreement with the parks and recreation department that allows use of designated fields or facilities outside of the official sports season under special circumstances deemed appropriate by the director of the parks and recreation department.

(Ord. No. 84-12-18, § IV, 12-18-84; Ord. No. 90-4-24, § I, 4-23-90; Ord. No. 92-2-9, § I, 2-10-92; Ord. No. 94-5-26, § I, 5-23-94; Ord. No. 99-1-2, § III, 1-11-99; Ord. No. 2003-5-4, § IV, 5-6-03; Ord. No. 2008-3-10, § I, 3-25-08; Ord. No. 2009-4-22, § I, 4-27-09; Ord. No. 2011-2-7, § I, 2-28-11)

#### Sec. 15-57. - Allocations.

- (a) Organizations requiring facilities for league games shall submit, in writing, their registration figures at the designated time determined by the parks and recreation department.
- (b) The parks and recreation department shall consider all requests and will allocate facilities in the best interest of the city. Guidelines which will be considered may include, but are not limited to, items listed under subsections (1) through (3) of this section. The director of parks and recreation or the director's designee may also consider any other alternatives in implementing the field or facility allocation for the various users, or make such variations or exceptions as the director deems in the best interest of the city, giving due consideration to the number of participants, facility requirements, nature of the activity, innovation of the program and other relevant factors.

#### *Guidelines*

- (1) Programs conducted the previous year. Groups who must reduce the number of their allocated fields or facility time from the previous season may be allowed to protect up to fifty (50) percent of fields or facility time of their choice. This alternative is available at the discretion of the parks and recreation department when reduced participation of the user group warrants this type of allocation.
  - (2) Priority will be given to those individuals who reside within the city limits of the City of Plano. Participation by other individuals, teams and groups may be permitted by the parks and recreation department if facility availability permits.
  - (3) Teams or sports requesting regular season play or meets with out-of-town teams on facilities owned by, leased or otherwise controlled by the city will be given consideration after fields or facility time has been allocated for all other teams of organizations made up of residents. Participation by such out-of-town teams is subject to approval by the parks and recreation department. If approved, such teams shall pay fees and charges as established by the city council through the city's annual budget process.
- (c) The parks and recreation department may place more than one (1) organization on a given facility for the same sport. Primary sports will be accommodated prior to secondary sports.

- (d) Any existing organization wishing to initiate a new athletic program must meet with the parks and recreation department at least ninety (90) days prior to the proposed season starting date to discuss the availability of facilities. A new program is defined as any activity that is not currently offered by the requesting organization as determined by the parks and recreation department.

The parks and recreation department will attempt to accommodate new programs according to facility availability and considering participant registration.

(Ord. No. 84-12-18, § V, 12-18-84; Ord. No. 88-1-7, § I, 1-11-88; Ord. No. 92-2-9, § I, 2-10-92; Ord. No. 94-5-26, § I, 5-23-94; Ord. No. 99-1-2, § IV, 1-11-99; Ord. No. 2003-5-4, § V, 5-6-03; Ord. No. 2009-4-22, § I, 4-27-09; Ord. No. 2011-2-7, § I, 2-28-11)

#### Sec. 15-58. - Requirements for organizations using facilities.

All groups or organizations desirous of establishing leagues and utilizing recreational facilities owned, leased, or controlled by the city for competitive or recreational league play must comply with the following requirements:

- (1) Be a nonprofit organization serving and operating exclusively for amateur sports competition.
- (2) If requested, file a yearly financial report with the parks and recreation department by January 31 each year, such report to include a breakdown of expenses and income;
- (3) Have a board of directors with a president or chairman, vice-president, or co-chairman, secretary, and treasurer.
- (4) Have on file with the parks and recreation department a copy of the organization's constitution, bylaws which must be in harmony with parks and recreation department policies, a certificate of liability insurance, and maintain a current listing of the organization's board of directors and mutually agreed to points of contact.
- (5) Have a policy that permits individuals to file for exemption from registration fees.
- (6) Have a non-discrimination policy in which programs operated by the organization are open to all residents of Plano regardless of race, age, socio-economic level, color, sex, national origin, religion, handicap status and geographic residency within the borders of the city.
- (7) Have policies that support the safety of its officials, referees and umpires in the performance of their assigned duties.

(Ord. No. 84-12-18, § V, 12-18-84; Ord. No. 90-4-24, § I, 4-23-90; Ord. No. 94-5-26, § I, 5-23-94; Ord. No. 96-6-29, § I, 6-24-96; Ord. No. 99-1-2, § V, 1-11-99; Ord. No. 2003-5-4, § VI, 5-6-03)

#### Sec. 15-59. - Tournaments/meets/camps/clinics/tryouts.

- (a) Youth and adult sports tournament, meet, camp, clinic or tryout requests will be considered on a space available basis subject to the following conditions:

- (1) The parks and recreation department may restrict the number, size, dates, and locations of tournaments or meets in order to protect field or facility conditions or to prevent overuse of fields or facilities. Defined criteria shall be utilized and communicated by the parks and recreation department in the process to approve or deny tournament, meet, camp, clinic and tryout requests.
- (2) Requests for tournament play, meets, camps, clinics or tryouts will be restricted to Plano youth and adult athletic organizations meeting specified requirements of section 15-58, the Plano Convention and Visitor's Bureau, and Plano Parks and Recreation Department. Upon approval,

fees shall be charged to the sponsoring organization for the city's standardized services involving lighting, personnel, materials, equipment and contractual resources utilized in support of the tournament, meet, camp, clinic or tryout. The parks and recreation department shall estimate such expenses prior to approval based on the number of teams or participants, scheduled use of fields and facilities, and number of games played or hours of use.

- (3) Any request for tournament play or meets, camps, clinics or tryouts must be made in writing by the sponsoring organization no less than thirty (30) days prior to the scheduled tournament or meet. Existing tournaments, meets, camps, clinics or tryouts will receive first consideration. Approval of the requested activity does not guarantee field or pool condition or availability of parks and recreation personnel or equipment. Tournaments, meets, camps, clinics or tryouts with housing needs for teams, officials and administration must submit a plan for accommodating visitors to Plano subject to review by the Plano Convention and Visitor's Bureau that will be factored in the process for the event's approval or denial. Plano Convention and Visitor's Bureau may sponsor events with community economic impact once per sports season at each athletic-oriented facility and pre-empt league scheduling only if notice can be provided to the parks and recreation department prior to the allocation meeting for the respective season.
  - (4) Prior to fields or facilities being utilized for tournaments, meets, camps, clinics or tryouts, a usage agreement must be signed and on file with the parks and recreation department. Insurance meeting specifications of the city's risk manager is required for events prior to access to athletic fields or facilities.
- (b) Inclement weather provisions for outdoor events are as follows:
- (1) The parks and recreation department may cancel a tournament, meet, camp, clinic or tryout at any time in the interest of insuring the quality of the fields or pool and safety of the participants.
  - (2) The decision to cancel a tournament, meet, camp, clinic or tryout shall be made by authorized members from the parks and recreation department. Authorized representatives from the event sponsor may be contacted for their input in making the decision.
  - (3) When the decision to cancel a tournament, meet, camp, clinic or tryout due to inclement weather has been made, the parks and recreation department will notify the event director who will then cancel the activity at selected or all sites.
  - (4) Whenever possible, activity will first be delayed or postponed. The decision to resume activity will rest with the parks and recreation department.
  - (5) Failure to comply with this policy may result in the denial of future use of the facilities for tournaments, meets, camps, clinics or tryouts.
- (c) Churches, civic organizations, teams based in Plano, businesses located in Plano and individuals residing in Plano may request the use of athletic fields for the purpose of conducting professionally officiated tournaments subject to the following conditions. These conditions also apply to tournaments sponsored by local adult and youth sports organizations, Plano Convention and Visitors Bureau and the Parks and Recreation Department. A designated reservation fee per field will be assessed which will be applied toward the tournament fees and charges. The reservation fee is refundable only in the event of inclement weather as determined by the parks and recreation department.

#### *Tournament Regulations*

- (1) Tournament use of facilities is subject to availability as determined by the director of parks and recreation or authorized designee.
- (2) Designated tournament fees and charges shall be assessed the sponsor and must be paid within three (3) working days prior to the tournament. A tournament bracket must accompany this fee. After the bracket is submitted, no additional teams may be accepted into the tournament.

- (3) All adult and youth softball tournaments must be sanctioned by the Amateur Softball Association (ASA) and youth tournaments must be sponsored by locally recognized youth sports organizations meeting the requirements of section 15-58, or be sponsored by the City of Plano's Convention and Visitor's Bureau or Parks and Recreation Department.
- (4) If field space allows, more than one (1) tournament may be scheduled on any given date by the parks and recreation department.
- (5) The parks and recreation department may designate the maximum amount to be charged for entry fees.
- (6) Saturday games may not be scheduled to begin prior to 8:00 a.m. The final game or games may not be scheduled to start after 9:00 p.m. Sunday games may not be scheduled to begin prior to 8:00 a.m. Sunday games shall be complete and lighting extinguished by 9:00 p.m.
- (7) No rain dates will be allowed.
- (8) No refunds will be allowed after the reservation has been accepted by the parks and recreation department unless weather or city-related maintenance problems result in cancellation.
- (9) In the event that it rains within twenty-four (24) hours of the scheduled start of the tournament, permission to play must be gained from the athletic superintendent or designated representative. Only approved drying agents may be used on the fields in the event of rain. At no time may any type of dirt be placed on or removed from the fields.
- (10) In the sport of softball, umpires must be members of the Plano Softball Umpires Chapter of Dallas Metro ASA or affiliates. Two (2) umpires must be assigned to each game. In other sports, professional referees or umpires are required meeting certification standards of the sport's sanctioning body.
- (11) The sponsoring organization may not provide any type of concession services.
- (12) No special maintenance will be done to the fields during the tournament (dragging, marking, etc.) unless agreed to by the parks and recreation department. Tournament sponsors may employ approved independent contractors to drag and mark the fields or prepare the fields with hand tools following guidelines established by the parks and recreation department.
- (13) The City of Plano or the Plano Parks and Recreation Department's name shall not appear on any advertisement or promotion of the tournament.
- (14) Any individual or team involved in conducting the tournament shall not participate in the tournament as a manager, coach, player, referee or umpire.
- (15) The Plano Parks and Recreation Department reserves the right to cancel any tournament reservation at any time should any of the above conditions not be followed.

(Ord. No. 84-12-18, § VI, 12-18-84; Ord. No. 88-1-7, § I, 1-11-88; Ord. No. 92-2-9, § I, 2-10-92; Ord. No. 92-9-19, § V, 9-14-92; Ord. No. 94-5-26, § I, 5-23-94; Ord. No. 96-6-29, § I, 6-24-96; Ord. No. 99-1-2, § VI, 1-11-99; Ord. No. 2008-3-10, § I, 3-25-08; Ord. No. 2011-2-7, § I, 2-28-11)

**Editor's note**— Ord. No. 2011-2-7, § I, adopted February 28, 2011, changed the title of section 15-59 from "Tournaments/meets" to "Tournaments/meets/camps/clinics/tryouts." The historical notation has been preserved for reference purposes.

Sec. 15-60. - Practice sessions.

- (a) *Youth practices.* Baseball and softball game fields, unless they have been prepared that day or designated for scheduled use only, may be reserved for practice by sponsoring leagues during

identified sports seasons. Game fields for intensive turf sports such as soccer and football, unless they have been designated for scheduled use only, may be reserved for practice on Tuesday, Wednesday and Thursday afternoons or evenings for practice by sponsoring leagues during identified sports seasons. Teams scheduled for practices by sponsoring leagues must be documented with the parks and recreation department for purposes of assessing fees and charges. There shall be no practices upon (1) Plano Independent School District designated game or practice fields, or (2) areas where games and practices have been cancelled due to rain.

- (1) Each organization shall require in its bylaws that any team under its jurisdiction, after receiving one (1) warning for violating any part of section 15-60, shall forfeit one (1) league game. Penalties may also be assessed as authorized by section 15-51.
  - (2) Organizations desiring lighted practice areas shall comply with the following conditions:
    - a. Practices must be scheduled through the parks and recreation department no later than the Tuesday preceding the Monday through Sunday period in which the practices are to occur.
    - b. The applicable light usage fee and field reservation fee must be paid.
    - c. Each organization will schedule their teams during their allotted time frames at each field and not otherwise.
    - d. Organizations may not schedule more than four (4) teams per field per practice session.
  - (3) The scheduled turn-on and turn-off of lights shall be the responsibility of the parks and recreation department.
- (b) *Adult and general public practices.* All reservations for practices by the general public and adult practices are subject to the following conditions:
- (1) Reservation requests must be made through the athletic operations office.
  - (2) The applicable reservation and light usage fee must be paid at the time the reservation is made.
  - (3) An approved facility reservation form must be obtained from the parks and recreation department when the fee is paid.
  - (4) No refunds will be made unless the reservation is cancelled by the parks and recreation department or in case of inclement weather.

(Ord. No. 84-12-18, § VII, 12-18-84; Ord. No. 88-1-7, § I, 1-11-88; Ord. No. 99-1-2, § VII, 1-11-99; Ord. No. 2001-2-14, § I, 2-12-01; Ord. No. 2008-3-10, § I, 3-25-08; Ord. No. 2011-2-7, § I, 2-28-11)

#### Sec. 15-61. - User fees.

- (a) The city council has determined that it is necessary and proper to establish and levy user fees to be charged for the use of the city's public parks and recreation facilities.
- (b) All individuals or teams who are participants of any city adult or youth athletic activity will pay prescribed user fees as established by the city council. User fees will be deposited by the parks and recreation department into the city's general fund.
  - (1) It shall be the responsibility of each sponsoring organization to collect all user fees and to submit these fees with corresponding documentation to the parks and recreation department no later than two (2) weeks after the start of season. A delinquent notice shall be mailed to any organization that fails to pay user fees and supply corresponding documentation within two (2) weeks after the start of the season. Delinquent notices shall specify a deadline upon which user groups must submit all user fees and corresponding documentation or pay a late fee of two hundred dollars (\$200.00) per day that city offices are open and available to accept payment

after the delinquent notice's stated due date. Payments of user fees and any delinquent penalty must be submitted with corresponding documentation or scheduled use of athletic fields may be refused as provided in section 15-51.

- (2) Rosters must be available for inspection by the parks and recreation department.
  - (3) Nonresidents may use Plano facilities as a participant in camps, clinics and classes or on a team in locally sponsored leagues if field availability permits. These individuals or teams will be assessed the non-resident user fee.
  - (4) Nonresident adults and teams may participate in Plano leagues and athletic activities if they work within the city or worship in Plano when participating, respectively, on a church-sponsored or business-sponsored team and shall pay resident user fees. All other non-resident adults and teams may play in locally sponsored leagues and participate in Plano athletic activities if field availability permits. These individuals and teams will be assessed the appropriate user fee.
- (c) Field use reservation fees established by city council shall be assessed per game or per practice for the scheduled use of athletic fields by leagues or athletic activities in which individual or team registration is not documented or cannot be verified.

(Ord. No. 84-12-18, § VIII, 12-18-84; Ord. No. 88-1-7, § I, 1-11-88; Ord. No. 90-4-24, § I, 4-23-90; Ord. No. 92-2-9, § I, 2-10-92; Ord. No. 94-5-26, § I, 5-23-94; Ord. No. 96-6-29, § I, 6-24-96; Ord. No. 2001-2-14, § II, 2-12-01; Ord. No. 2009-4-22, § I, 4-27-09; Ord. No. 2011-2-7, § I, 2-28-11)

**Cross reference—** User fees, § 15-81 et seq.

**Sec. 15-62. - Facility maintenance.**

Subject to the conditions and provisions set out in this article, maintenance of various athletic facilities owned by the city shall be subject to the following:

- (1) Maintenance of all facilities owned by the city will be performed only by the parks and recreation department unless user groups enter into a written maintenance agreement with the parks and recreation department. No modifications, alterations, additions, or deletions, temporary or otherwise, may be made to any facility scheduled by the city unless written approval is obtained from the parks and recreation department in accordance with the policy for construction/maintenance approval process for user groups.
- (2) Certain athletic sites or fields as determined by the director of parks and recreation department may receive enhanced maintenance in cooperation with specific user groups. These fields shall be used only on a scheduled basis and shall be identifiable by special signage. These fields or sites may be gated or fenced with controlled access to protect the benefits of enhanced maintenance from unauthorized practices and vandalism.

(Ord. No. 84-12-18, § IX, 12-18-84; Ord. No. 92-2-9, § I, 2-10-92; Ord. No. 94-5-26, § I, 5-23-94; Ord. No. 96-6-29, § I, 6-24-96; Ord. No. 99-1-2, § VIII, 1-11-99)

**Sec. 15-63. - Casual scheduling.**

Casual scheduling is the use of athletic areas by residents, clubs or groups on an organized basis who are not participants in locally sponsored leagues. Any group or resident may request use of an athletic facility through the parks and recreation department when available, provided those who request and are to use the facility reside in the city or work, or worship in the city. Such requests will be considered on a space available basis. The nature of such use shall be purely recreational and not for



profit. The applicable light usage fee and an administrative reservation charge will apply. Unscheduled casual access of athletic ball fields or athletic turf areas by teams or drop-in groups is not allowed.

(Ord. No. 84-12-18, § X, 12-18-84; Ord. No. 2003-5-4, § VII, 5-6-03; Ord. No. 2008-3-10, § I, 3-25-08; Ord. No. 2009-4-22, § I, 4-27-09)

#### Sec. 15-64. - Concessions.

The parks and recreation department shall control all concession rights for all parks and facilities. No concession may be sold in any park or facility by any group or individual except with the approval of the parks and recreation director or his designee.

(Ord. No. 84-12-18, § IX, 12-18-84; Ord. No. 88-1-7, § I, 1-11-88; Ord. No. 92-2-9, § I, 2-10-92; Ord. No. 94-5-26, § I, 5-23-94)

#### Sec. 15-65. - Insurance.

Organizations or associations conducting organized leagues, tournaments, practices or other activities must provide and keep in force for the duration of the season or event with an insurance company duly licensed in the State of Texas and rated A- or better by A.M. Best, general liability insurance in an amount specified by the city's risk manager. Insurance limits will be reviewed on an annual basis for leagues and on an activity basis otherwise. In addition, the policy shall include the City of Plano as an additional named insured. No games may be played or activity conducted until an acceptable proof of insurance has been received by the parks and recreation department and reviewed for adequacy by the city's risk manager.

(Ord. No. 84-12-18, § XII, 12-18-84; Ord. No. 88-1-7, § I, 1-11-88; Ord. No. 92-2-9, § I, 2-10-92; Ord. No. 94-5-26, § I, 5-23-94; Ord. No. 2008-3-10, § I, 3-25-08; Ord. No. 2011-2-7, § I, 2-28-11)

#### Sec. 15-66. - Hours and days of use of lights.

Subject to the conditions and provisions set out in this article, the use of lights at various athletic facilities used in activities covered by this article shall be subject to the following:

- (1) All use of lights Mondays through Saturdays, whether for practice, tournaments or league games, shall cease and lights shall be turned off at 11:00 p.m. on any and all fields in use by adults and at 10:30 p.m. on any and all fields in use by youth. Use of lights Sundays shall be limited to league games until 7:30 p.m. and tournaments until 9:00 p.m. unless otherwise restricted to protect the quality of turf conditions. Lighting shall be turned on thirty (30) minutes prior to dusk but not earlier than 5:30 p.m. weekdays and 5:00 p.m. weekends.
- (2) There shall be no use of athletic field lights for practice sessions on Sundays.
- (3) Only with the approval of the parks and recreation director or designee under certain conditions and/or for certain special uses will light usage time be allowed or extended.
- (4) All use of lights is contingent upon leagues and tournaments utilizing daylight to schedule practices and games whenever practical.

(Ord. No. 84-12-18, § XIII, 12-18-84; Ord. No. 88-1-7, § I, 1-11-88; Ord. No. 90-4-24, § I, 4-23-90; Ord. No. 92-2-9, § I, 2-10-92; Ord. No. 94-5-26, § I, 5-23-94; Ord. No. 99-1-2, § IX, 1-11-

99; Ord. No. 2001-2-14, § III, 2-26-01; Ord. No. 2003-5-4, § VIII, 5-6-03; Ord. No. 2008-3-10, § I, 3-25-08)

Secs. 15-67—15-80. - Reserved.

#### ARTICLE IV. - USER FEES<sup>[3]</sup>

Footnotes:

--- (3) ---

**Editor's note**— Ord. No. 92-4-51, § III, adopted April 27, 1992, has been treated as superseding the provisions of former Art. IV, §§ 15-81—15-88. Former Art. IV was concerned with similar provisions and derived from the following legislation:

Ord. No.	Date	Ord. No.	Date
82-9-34	9-27-82	89-4-10	4-10-89
85-3-9	3-19-85	90-3-14	3-12-90
86-1-26	1-27-86	91-1-35	1-28-91
86-12-7	12- 8-86	91-1-36	1-28-91
88-1-30	1-25-88		

Sec. 15-81. - Establishment of fees.

Fees for the use of parks and recreation facilities as specified in this article shall be established by city council resolution.

(Ord. No. 92-4-51, § III, 4-27-92)

Sec. 15-82. - Collection, disposition.

The fees established in this article shall be collected by the parks and recreation department and upon receipt thereof shall be credited to the appropriate funds of the city.

(Ord. No. 92-4-51, § III, 4-22-92)

Sec. 15-83. - Fees for residents and nonresidents.

Different fees may be established for residents and nonresidents. In such cases, resident shall be defined as any person residing within the city limits of the City of Plano. Non-resident shall be defined as any person residing outside of the city limits of the City of Plano. Any person residing in the Plano Independent School District but outside of the city limits of the City of Plano is a non-resident.

(Ord. No. 92-4-51, § III, 4-27-92; Ord. No. 2009-4-22, § I, 4-27-09)

Sec. 15-84. - Compliance with article required to use facilities.

Any individual or organization not in compliance with this article shall be denied use of the city's parks and recreation facilities or shall be denied participation in a class or activity sponsored by the parks and recreation department.

(Ord. No. 92-4-51, § III, 4-27-92; Ord. No. 92-9-19, § V, 9-14-92)

Sec. 15-85. - General facility user fee.

A user fee shall be charged to and paid by program participants. Program participant shall be defined as any person registering for city parks and recreation department sponsored classes, camps, and athletic teams that use facilities owned, leased, or otherwise controlled by the parks and recreation department of the city, as well as any person registering for non-city sponsored athletic teams that use facilities owned, leased, or otherwise controlled by the parks and recreation department of the city.

(Ord. No. 92-4-51, § III, 4-27-92; Ord. No. 2009-4-22, § I, 4-27-09; Ord. No. 2013-8-6, § I, 8-12-13)

Sec. 15-86. - Ballfield light fee.

A ballfield light fee shall be charged for the use of the city's ballfield lights and shall be paid by those individuals making use of said lights. Athletic league play for which user fees are paid shall be excluded from the ballfield light fee. Said fee may also be waived by the director of parks and recreation for parks and recreation department sponsored tournaments or special events.

(Ord. No. 92-4-51, § III, 4-27-92)

Sec. 15-87. - Swimming pool fees.

Swimming pool fees shall be charged for the use of the city's public swimming pools and shall be paid by those individuals making use of said pools. Said fees may be reduced or waived by the director of parks and recreation for parks and recreation department sponsored promotions or special events.

(Ord. No. 92-4-51, § III, 4-27-92)

**Note**— See editor's note to § 15-88.

Sec. 15-88. - Golf course fees.

Golf course greens fees and equipment rental fees shall be charged for the use of the city's municipal golf course and shall be paid by those individuals making use of said golf course and

equipment. Said fees may be reduced or waived by the director of parks and recreation for parks and recreation department sponsored promotions or special events.

(Ord. No. 92-4-51, § III, 4-27-92; Ord. No. 92-9-19, § V, 9-14-92)

**Editor's note**— Ord. No. 92-5-9, § I, adopted May 11, 1992, revised the golf course fees which were formerly set out in § 15-87, but are now maintained on file in the office of the city secretary.

Sec. 15-89. - Recreation center fees.

Recreation center fees shall be charged for the rental of recreation center rooms and swimming pools and for the reservation of racquetball/squash courts.

(Ord. No. 92-4-51, § III, 4-27-92; Ord. No. 2009-4-22, § I, 4-27-09)

Sec. 15-90. - Tennis facility fees.

Tennis facility fees shall be charged for the use of the city's municipal tennis center and shall be paid by those individuals making use of said tennis center. Said fees may be reduced or waived by the director of parks and recreation for parks and recreation department sponsored promotions or special events.

(Ord. No. 92-12-42, § I, 12-28-92)

Sec. 15-91. - Facility fee reductions.

Facility use fees may be reduced for residents of the City of Plano who have limited incomes or who are sixty (60) years of age or older. Procedures for said reductions, including amount of the reduction and eligibility criteria, will be established and administered by the director of parks and recreation.

(Ord. No. 92-12-42, § I, 12-28-92; Ord. No. 2013-8-6, § I, 8-12-13)

Secs. 15-92—15-100. - Reserved.

ARTICLE V. - LANDSCAPING STREETS<sup>[41](#)</sup>

Footnotes:

--- (4) ---

**Cross reference**— Streets and sidewalks, Ch. 19.

Sec. 15-101. - Exemption.

This article shall not apply to the installation by the city, its officers, agents or employees of landscape materials and/or irrigation facilities within any publicly-owned area or any area dedicated to public use within the city or its extraterritorial jurisdiction.

(Ord. No. 79-6-20, § 6, 6-25-79)

Sec. 15-102. - Compliance with article required.

No person shall install landscape materials or irrigation facilities within any portion of a dedicated street, median or other public rights-of-way except in accordance with the provisions of this article.

(Ord. No. 79-6-20, § 1, 6-25-79)

Sec. 15-103. - Parks and recreation department to administer article.

The parks and recreation department is hereby authorized and directed to administer and supervise the policies enacted by this article.

(Ord. No. 79-6-20, § 3, 6-25-79)

Sec. 15-104. - Irrigation facilities required.

Any person desiring to provide, install and maintain landscape materials within a dedicated median, street or other public right-of-way must also provide and install irrigation facilities for such landscaped areas. Such irrigation facilities shall consist of an adequate number of heads and controllers to properly irrigate all areas landscaped, as determined by the parks and recreation department.

(Ord. No. 79-6-20, § 2, 6-25-79)

Sec. 15-105. - Agreement incorporated; terms and conditions adopted as policies.

- (a) The terms and conditions of the "Median and Right-of-Way Landscape and Irrigation Agreement," having been reviewed and considered by the city council, are hereby approved in all things. Such agreement is hereby incorporated into the body of this article for all purposes.
- (b) The terms and conditions set forth in such agreement are hereby adopted by the city council as policies under which developers shall be permitted to install, provide and maintain landscaping materials and irrigation facilities in dedicated streets, medians or other public rights-of-way.

(Ord. No. 79-6-20, § 4, 6-25-79)

**Editor's note**— The agreement incorporated in the above section is on file in the office of the city secretary.

Sec. 15-106. - Agreement required.

Any person desiring to provide, install and maintain landscaping materials and irrigation facilities within a dedicated street, median or other public right-of-way, must first enter into and execute a "Median and Right-of-Way Landscape and Irrigation Agreement" with the city, substantially according to the terms of the agreement incorporated by section 15-105.

(Ord. No. 79-6-20, § 5, 6-25-79)

Sec. 15-107. - Director of parks and recreation to execute agreement.

The director of parks and recreation is hereby authorized to execute, on behalf of the city, a "Median and Right-of-Way Landscape and Irrigation Agreement" with any developer of a residential or commercial

subdivision within the city or its extraterritorial jurisdiction desiring to execute such agreement. Such agreement shall be substantially according to the terms of the agreement incorporated by section 15-105.

(Ord. No. 79-6-20, § 5, 6-25-79)

Secs. 15-108—15-115. - Reserved.

#### ARTICLE VI. - PLANTING, MAINTAINING TREES, SHRUBS ON PUBLIC PROPERTY<sup>51</sup>

Footnotes:

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**Editor's note**— Ord. No. 89-11-15, §§ I—VI, VIII, adopted Nov. 13, 1989, not specifically amendatory of this Code, has been codified as Art. VI, §§ 15-116—15-122, of this chapter at the discretion of the editor.

**Cross reference**— Administration, Ch. 2; handbills, § 14-26 et seq.; hazardous material spills, § 14-106 et seq.; landscape development commission, § 16-81 et seq.; streets and sidewalks, Ch. 19; visibility obstructions, § 19-3; utilities, Ch. 21.

Sec. 15-116. - Grant of authority; coordination with public works department.

The department of the city parks and recreation department and/or his designees, hereafter referred to as the "director," is granted authority, control and supervision over all trees, plants and shrubs planted or growing in or upon the public highways and public places in the City of Plano. This authority includes, but is not limited to, the planting, removal, care, maintenance and protection thereof. The public works department will coordinate with the director and will provide services as required to assure compliance with this article as it relates to streets, alleys, rights-of-way, drainage, easements and other public properties not under direct jurisdiction of the director.

(Ord. No. 89-11-15, § I, 11-13-89)

Sec. 15-117. - Planting, preserving, removing, etc.—On public property.

- (a) The director shall have the authority to plant, preserve, spray, trim, cable or remove any tree, shrub or plant on any street, alley, public ground or easement belonging to or being under the jurisdiction of the city. If any tree, shrub or plant or any part thereof is in an unsafe condition, is injurious to the common good or to sewer pipes, public utility lines, drainage facilities, pavements, improvements, or is infested and dangerous to other trees, shrubs or plant, authority is hereby given to the director to remove or order removed said tree, shrub or plant or parts thereof or order to be sprayed said tree, shrub or plant.
- (b) It is unlawful to plant or remove, or permit or cause to be planted or removed any tree, shrub or plant on any public street, parkway area, park or other municipal property without the written approval of the director. This prohibition shall not apply to trees, shrubs or other landscaping planted in the parkway area adjacent to residential streets. In any event, no tree, shrub or other landscaping shall interfere with the free passage of vehicles on the street or of pedestrians on the sidewalk or obscure the view of motor vehicle operators of any traffic-control device or street sign, visibility triangle, or otherwise create a traffic hazard and shall at all times comply with city rules, regulations and ordinances. The parkway area is that area lying between the street right-of-way line of any public street and/or alley, and the curb line of the street and/or alley; or if there is no curb line, the paved portion of the street and/or alley. Generally, the parkway area is the area between the edge of the road/curb and the farthest edge of the sidewalk.

- (c) It is unlawful for each person owning property adjacent to the parkway area to fail to prune, trim and maintain the trees, shrubs and landscaping in the parkway area adjacent to their property. The city, without incurring liability, reserves the right to prune, trim or remove any tree, shrub or landscaping located in the parkway area. City costs incurred for pruning, trimming, or removing trees, shrubs and landscaping in the parkway area shall remain the responsibility of the adjacent property owner.
- (d) Firms contracted with any city department to construct new or additional roadways, utilities or facilities may be exempt from these regulations as may be allowed by said department's approval of construction plans and specifications identifying such construction.

(Ord. No. 89-11-15, § II, 11-13-89; Ord. No. 2002-4-14, § I, 4-22-02)

Sec. 15-118. - Same—On private property; notice of noncompliance; abatement; hearing; review board; lien for unpaid charges, etc.

- (a) If any tree or shrub on any private property is infested and, in the opinion of the director, is infectious and liable to spread any disease, or if any tree, plant or shrub is dangerous to the public, the authority, though not the obligation, is hereby given to the director to enter said property and spray said tree, plant or shrub or remove the same or any part thereof. In the event that any tree, plant or shrub is determined by the director to be infectious and liable to spread any disease, or if any tree, plant or shrub is dangerous to the public, the director shall give notice to the owner of the real property possessing the hazards causing the noncompliance with this section. Such notice shall be in writing and may be served upon such person in any one (1) of the following ways:
  - (1) Personal delivery;
  - (2) Addressed to such person at his post office address and deposited postpaid in the United States mail, certified, return receipt requested; or
  - (3) Publication in a newspaper of general circulation within the City of Plano no less than two (2) times within ten (10) consecutive days.
- (b) Such notice shall state the nature of the conditions in noncompliance, that said conditions must be abated within fifteen (15) days, and that a request for a hearing must be made in writing and received by the department before the expiration of the fifteen-day period ("request for hearing"). If such person fails or refuses to comply with the demand for compliance in the notice within fifteen (15) days of the date of delivery of such notice or publication, and if such person fails to request a hearing in accordance with this section, the director may do such work or cause such work to be done to remove said hazard, infestation or infection from public exposure. The request for hearing must include a correct name and address of the person requesting a hearing. If any notice is returned undelivered by the United States Post Office, official action to prune or remove the tree, plant or shrub shall be continued to a date of less than ten (10) days after the date of return. In the event a request for hearing is timely made, a public hearing shall be held before the pruning or removal of any tree, plant or shrub on private property.
- (c) The public hearing shall be held by the tree ordinance review board ("board"), which shall consist of three (3) persons, two (2) members of the Plano Parks and Recreation Planning Board, and a local practicing consulting arborist. The members may be recommended by the director and shall be appointed by the city council. The members of the board shall serve until they are either removed by the city council or resign their positions. The hearing shall be held no sooner than ten (10) days after receipt by the department of a request for hearing or ten (10) days after the return of an undelivered notice, whichever occurs later. All persons requesting a hearing shall be given written notice, by personal delivery or by regular first class mail, of the time and place of the hearing ("notice of hearing"). The notice of hearing shall be mailed or delivered at least five (5) days prior to the hearing. The board shall conduct the hearing. Adherence to the strict rules of evidence shall not be required. Two (2) members of the board shall constitute a quorum for conducting a hearing. A simple majority vote is necessary in order for the board to make a finding or ruling. If, after the hearing, the board finds that a tree, plant or shrub is infectious and liable to spread any disease or is dangerous to the

public, the board shall order the pruning or removal of the tree, plant or shrub. The order shall include a description of the tree, plant or shrub, the correct scientific name, the location, the ailment, and a description of the work to be performed.

- (d) The costs, charges and expenses incurred in doing or having such work done or improvements made to real property shall be a charge to and personal liability of such person (called "charges"). If a notice as provided herein is delivered to the owner of such real property and he fails or refuses to comply with the demand for compliance within the applicable time period as herein provided, the aforementioned charges shall be, in addition to a charge to and personal liability of the owner, a privileged lien upon and against such real property, including all fixtures and improvements thereon. In order to perfect such lien, the director shall first give such owner written notice of demand for payment of such charges. Such written notice may be given by any one (1) of the methods provided for the initial notice requiring compliance. If the owner fails or refuses to make complete payment of the charges within twenty (20) days of the delivery of the notice, the director or his designee shall file a written statement of such charges with the county clerk of the county in which the real property is located for filing in the county land records. The statement shall be sufficient if it contains the following:
- (1) The name of the owner;
  - (2) A description of the real property;
  - (3) The amount of the charges;
  - (4) A statement that all prerequisites required by this section for the imposition of the charges and the affixing of the lien have been met;
  - (5) A statement signed by the director or his designee under oath that the statements made therein are true and correct.

The statement may also contain such other information deemed appropriate by the director. Any tree, plant or shrub removed by the director due to it being unsafe, injurious to the common good, infectious, or dangerous to the public is not required to be replaced by the director, and the director shall not be required to compensate the owner for said removal. All charges shall bear interest at the rate of ten (10) percent per annum from the date the director incurs the expense. The director may bring suit to collect the charges, institute foreclosure proceedings, or both. The statement, as provided herein, or certified copy thereof shall be prima facie evidence of the director's claim for charges or right to foreclose the lien. The owner or any other person responsible as provided herein shall be jointly and severally liable for the charges.

(Ord. No. 89-11-15, § III, 11-13-89; Ord. No. 2009-4-22, § I, 4-27-09)

Sec. 15-119. - Breaking, injuring, etc., trees, shrubs on public property.

Except to remove, prune, trim or maintain trees, shrubs or landscaping as required by section 15-117 of this article or as authorized by the director in writing, it shall be unlawful for any person, firm or corporation to cut or break any branch of any tree or shrub or injure in any way the bark of any tree or shrub growing on any public street, parkway area, park or other municipal property. No person, firm or corporation shall allow any injurious substance such as gas, salt, oil or other harmful substance to come in contact with any public tree, plant or shrub. Franchise utility companies are exempt providing there is an easement or right-of-way legally allowing the best practice pruning or removal of trees to protect the utility from damage caused by overgrown trees or landscaping. Utility companies shall provide advance notice to the city of their intended non-emergency tree pruning schedule and location of impacted area.

(Ord. No. 89-11-15, § IV, 11-13-89; Ord. No. 2002-4-14, § II, 4-22-02; Ord. No. 2009-4-22, § I, 4-27-09)



Sec. 15-120. - Attaching objects to public trees.

It shall be unlawful for any person, firm or corporation to attach any cable, wire, rope, sign or any other object to any public tree, plant or shrub without written permission from the director.

(Ord. No. 89-11-15, § V, 11-13-89)

Sec. 15-121. - Reserved.

**Editor's note**— Ord. No. 2002-4-14, § III, adopted April 22, 2002, repealed § 15-121 in its entirety. Formerly, said section pertained to the permit required to plant, prune, etc., trees, shrubs on public property, as adopted by Ord. No. 89-11-15, § VI, adopted Nov. 13, 1989.

Sec. 15-122. - Penalty for violation.

Any violation of the provisions or terms of this article by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with subsection 1-4(b) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

(Ord. No. 89-11-15, § VIII, 11-13-89; Ord. No. 2013-8-6, § I, 8-12-13)

**An Ordinance of the City of Plano, Texas, amending Section 15-4, of Article I, In General, Chapter 15, Parks and Recreation, of the Code of Ordinances of the City of Plano; revising prohibited and permitted activities to align with state law; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause and an effective date.**

**WHEREAS**, the City Council previously adopted regulations for park facilities and areas codified in Chapter 15, Parks and Recreation, of the Code of Ordinances of the City of Plano, Texas; and

**WHEREAS**, the Texas Legislature has enacted a statute preempting the portion of the City's ordinance prohibiting the launching and landing of unmanned aerial systems at a park or park facility; and

**WHEREAS**, the Parks and Recreation staff is recommending changes to Section 15-4 of Article I, In General, Chapter 15, Parks and Recreation, of the Code of Ordinances of the City of Plano, Texas, such that the City's Code of Ordinances is consistent with state law; and

**WHEREAS**, the Parks and Recreation Planning Board was consulted about these proposed changes and reviewed a prior draft of same; and

**WHEREAS**, the City Council deems it in the best interest of the City to amend Section 15-4 of Article I, In General, Chapter 15, Parks and Recreation, of the Code of Ordinances, revising prohibited and permitted activities to align with state law, as set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** The Council hereby adopts the findings set forth above.

**Section II.** Section 15-4(a)(8) *Aircraft* is hereby amended in its entirety to read as follows:

“(8) *Aircraft.* Launch or land any aircraft, including, but not limited to, hot air balloons, airplanes, paraplanes, ultralights, helicopters, and gliders, on the grounds of a park or park facility without a permit.”

**Section III.** All provisions of the ordinances of the City, codified and uncoded in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the ordinances of the City, codified or uncoded, not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section IV.** It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or unconstitutionality of any section, clause, provision or portion of this Ordinance shall not affect the validity or constitutionality of any other portion of this Ordinance.

**Section V.** A person who violates any term or provision of this Ordinance shall be subject to a fine in accordance with section 1-4(b) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

**Section VI.** The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance.

**Section VII.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**DULY PASSED AND APPROVED** this the 12<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY



## CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 6/12/2018

Department: CompHeritage

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

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### CAPTION

Discussion, direction, and consideration of the Envision Oak Point Plan, a long-range vision and planning policy for northeast Plano's Oak Point community. (Tabled at 4/9/18 Council meeting to 5/14/18 Council meeting and, subsequently, removed from 5/14/18 Council meeting agenda.) **Discussed and amended plan to be on 7/23/2018 agenda for public hearing and consideration.**

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### FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	0	0
Balance	0	0	0	0

FUND(S): N/A

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**COMMENTS:** This item has no fiscal impact.

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### SUMMARY OF ITEM

**Strategic Plan Goal:**

Financially Strong City with Service Excellence

## Plano Tomorrow Plan Pillar:

### Built Environment

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#### ATTACHMENTS:

Description	Upload Date	Type
Envision Oak Point Plan Questions & Responses	6/5/2018	Memo
Envision Oak Point Plan Follow Up	6/5/2018	P/Z Follow-up Memo
Envision Oak Point Plan Write Up	6/5/2018	Staff Report
Envision Oak Point Plan Part 1 - Sections 1-4	6/5/2018	Other
Envision Oak Point Plan Part 2 - Section 5	6/5/2018	Other
Envision Oak Point Joint Work Session Report	6/5/2018	Informational
Envision Oak Point Joint Work Session Questions	6/5/2018	Informational
Envision Oak Point Plan Summary Memo	6/5/2018	Memo

**Date:** May 8, 2018

**To:** Bruce D. Glasscock, City Manager  
Jack Carr, P.E., Deputy City Manager

**From:** Christina D. Day, AICP, Director of Planning

**Subject:** Questions from City Council Regarding Envision Oak Point

On Monday, April 9, 2018, the City Council was scheduled to discuss the Envision Oak Point Plan. During the Preliminary Open Meeting, formal discussion of the plan was tabled to the May 14 City Council meeting. An additional open house was held on April 26 to discuss the document and allow the public to ask questions, and the Council was invited to the meeting.

Prior to the May 14 meeting, City Council members were given an opportunity to send questions they would like to have addressed as they consider the plan. The following list includes those questions, and responses are provided below.

#### Long-Range Planning Policy Questions

1. *Will the Envision Oak Point Plan be part of the Comprehensive Plan?*

Staff Response: No, if Envision Oak Point is adopted, the document will not be adopted as a part of the Comprehensive Plan. The City may adopt and implement long-range planning policies independent of the Comprehensive Plan.

2. *Because we already have a comprehensive plan in place, does Envision Oak Point fully align with the Plano Tomorrow Plan, or will changes have to be made to the Comprehensive Plan based on the passage of Envision Oak Point?*

Staff Response: Envision Oak Point supplements and improves upon the Comprehensive Plan by providing more refined policy guidance. Envision Oak Point was tailored specifically to northeast Plano, as it was developed over a sixteen-month period where the project team conducted a broad range of individual, group, and community-wide engagements with citizens and stakeholders. With such an inclusive, detailed, and data-influenced planning process, it is fair to assume that Envision Oak Point improves upon meeting the needs of northeast Plano when compared to the city's Comprehensive Plan, which is more broad in scope. In the future, the City Council may choose to amend the Comprehensive Plan to better align it with one or more goals of Envision Oak Point, although, it would be more directly impactful to amend zoning and development regulations.

3. *Logistically how will it work having a comprehensive plan and this policy? If a zoning case is brought forward, which document will be considered the primary reference point for zoning decisions, or will both be considered?*

Staff Response: Staff will provide an analysis of both documents for consideration by P&Z and City Council. The Comprehensive Plan should be considered a primary reference due to its

connection to zoning under state law; however, Chapter 213.004 of the Local Government Code also states that the Comprehensive Plan does not limit the city's ability to prepare other plans, policies, and strategies. Both may be considered and should be generally complimentary in nature.

4. *What will happen if the plan is not approved by City Council?*

Staff Response: If Envision Oak Point is not adopted, city leadership will rely on the Plano Tomorrow Comprehensive Plan, existing zoning, and development regulations to evaluate future development patterns in the Oak Point area.

For reference, the Comprehensive Plan's Future Land Use and Growth and Change Maps related to the area can be seen on pages 99 and 100 of the document. The current zoning is on page 106. These items are also provided at the end of this document for easy reference.

5. *Why does City Council have to vote on this plan?*

Staff Response: A formal vote from the City Council provides clear direction that the Envision Oak Point Plan is the adopted policy of the city. If there are ever challenges, a vote provides a clear record.

### **Vision Development Process Questions**

6. *What percentage of the public's feedback do you feel has been incorporated into this document?*

Staff Response: Envision Oak Point was a consensus-driven planning process where all feedback was considered, and conflicting perspectives were balanced.

For subjective issues such as long-range planning policies, it is difficult to quantify whether feedback is fully or partially addressed. For example, much of the feedback received during the public review process asked for apartments to be excluded from the plan; however, feedback also strongly reflected preference for a mixed use activity center and quality restaurants and shopping. These can be considered binary choices in today's market. Recommended development patterns were adjusted to result in fewer apartments, but not to the extent that these participants desired, as that would have negated the feedback of others. A memo dated January 23, 2018 included in [the Joint Work Session packet](#) gives additional detail on this topic.

Perhaps the best measure of the plan's responsiveness to public feedback is the amount of feedback the City received at key milestones in the public review process.

Following the release of the December 22, 2017 draft plan, the City has received the following feedback:

60 submissions of general correspondence

- 12 communicating support
- 29 communicating opposition
- 19 providing questions or individual items of concern or support

11 Joint Work Session comments

- 1 communicating support
- 0 communicating opposition
- 9 providing questions or individual items of concern or support
- 1 submitted transit vision supplement to Envision Oak Point

#### Development community comments

- 5 communicating support

Following the release of the revised plan on March 23, 2018 to-date, the City has received the following feedback:

#### 12 submissions of general correspondence

- 5 communicating support
- 3 communicating opposition
- 4 providing questions or individual items of concern or support

#### *7. What was the composition of the stakeholder committee?*

Staff Response: The Stakeholder Committee was comprised of representatives from surrounding neighborhoods, local businesses, faith-based organizations, government agencies, schools, and property owners. The committee met seven times throughout the process to provide feedback and to guide the alignment of the community's vision with community goals. The following entities were represented on the Stakeholder Committee:

<u>Neighborhoods</u>	<u>Faith-Based Organizations</u>	<u>Business Community</u>
<i>Oak Point Estates</i>	<i>Collin Creek Church</i>	<i>Capital One Bank</i>
<i>Village Creek Estates</i>	<i>Sri Ganesha Temple</i>	<i>Lavon Farms</i>
<i>Villas at Pecan Creek</i>	<i>Watermark Plano</i>	<i>Plano Market Square Mall</i>
<u>Public Agencies</u>	<u>City of Plano</u>	
<i>Collin College</i>	<i>City Council</i>	
<i>DART</i>	<i>P&amp;Z Commission</i>	
<i>PISD</i>	<i>City Manager's Office</i>	

#### **Plan Recommendations Questions**

#### *8. How can we be assured that the number of multifamily units will not dramatically increase?*

Staff Response: The development projections included in the plan were provided in order to plan for complimentary infrastructure and social amenities and to transparently and realistically communicate to our citizens a hypothetical projection of what could happen over the course of Envision Oak Point's 30-year planning horizon. Approval of the Envision Oak Point Plan is not approval of any specific number of housing units.

Zoning authority in the City of Plano is granted only to the Plano City Council. Adoption of this long-range planning policy will not limit the Council's discretionary authority in the review of zoning change requests. The City's zoning and development regulations are one of the primary tools used by city leadership to implement the City's long-range planning policies.

Based on current zoning in the Oak Point area, there is no vacant land zoned for multifamily residential housing. Any new multifamily residential housing that could be accommodated in this area could only result from redevelopment of existing multifamily housing or through the approval of a zoning change request by the Plano City Council.



9. *I would like to better understand the plan in regards to providing housing targeted for seniors?*

Staff Response: Envision Oak Point's Housing Policy has two specific actions aimed at providing various housing opportunities that would benefit all future residents of the Oak Point area, particularly seniors:

1. Require new single-family development to incorporate a diverse and complimentary mix of lot sizes and housing types.
2. Promote the development of senior-oriented housing, and encourage and permit universal design in all type of housing.

In the public dialogue on senior housing, age-restricted independent and assisted living facilities are often the primary focus for the provision of senior housing. While this type of housing is important, several other senior-oriented housing options were strongly desired in the Oak Point area. These include detached single-family homes with both small and medium lot sizes, townhomes, and cottage and courtyard housing. A combination of these housing options is provided in all of the single-family and mixed-use development types accommodated in Envision Oak Point.

In addition to these single-family options, mixed-use multifamily housing provides a desirable option for seniors who want more amenities within walking distance of their home. This provides social and employment opportunities for seniors as well as their families.

10. *For the plan's housing recommendations, what are the differences between Senior Housing and Cottage Housing?*

Staff Response: It is the intent of Envision Oak Point to encourage various types of "senior-oriented" housing. Senior-oriented housing includes both multi-unit, age-restricted senior housing communities as well as single-family and multifamily housing types that are likely to be desirable housing options for seniors. Age-restricted single-family housing is available in the region, but not very common, as it is typically found only in large-scale retirement community developments.

Cottage housing (or courtyard housing) is a form of single-family detached housing that is often clustered around a common area/open space. This common area typically serves as the "yard" for all of the homes that front on it, allowing for common maintenance and allowing smaller lots to serve each dwelling. This type of housing has typically been smaller than an average single-family home; however, as its popularity has increased, this design has begun to serve a market for larger floor plans as well.

Plano's [Cross Creek](#) neighborhood, near Hedgcoxe Elementary, includes cottage housing built in the 1980s. A more compact, rental style of cottage housing is the Avilla Premier development, north of Parker Road and west of U.S. 75. There is a range of lot sizes that could legitimately be described as cottages, since it is a development pattern, the details would only be defined at the time of zoning. The city does not currently have a standard for "cottages" in the zoning ordinance.

In the potential housing projections included in Envision Oak Point, age-restricted senior housing is represented by the 250 "senior" housing units projected as part of the area's buildout. Other "senior-oriented" housing options – such as cottage housing – are accounted for in projections for single-family detached and attached housing, as well as multifamily housing.

11. *With current housing in the Oak Point area consisting of multifamily and single-family detached housing, it seems that the plan should focus on encouraging the development of single-family detached housing, with multiunit options favoring senior housing. Why does Envision Oak take an alternative approach?*

For areas of Plano east of US 75, the single-family housing inventory has limited diversity, with 95% of the existing single-family inventory being comprised of single-family detached homes and 80% of those homes being situated on lots that are 7,000 SF or larger. With the exception of infill development around Downtown Plano, most new single-family development in east Plano consists of larger floor plans (generally 3,000 – 4,000 SF) and higher price points (generally \$425,000 - \$600,000). For Plano seniors who would like to remain in Plano but no longer wish to maintain a large house, what the market is currently producing is not likely going to be a viable option, particularly for individuals who do not wish to live in an independent living facility or multifamily housing unit. Small lot single-family housing – both detached and attached – is needed to support this segment of the market, as well as young professionals who desire a low maintenance single-family housing option.

While 1,030 multifamily housing units currently exist in the Oak Point area, northeast Plano overall makes up a small segment of the east Plano multifamily housing inventory, as 78% of east Plano multifamily units are situated south of Park Boulevard. An additional consideration of housing diversity is the form of the existing multifamily housing. Presently, east Plano does not have any mixed-use multifamily north of Downtown Plano. The two multifamily complexes in the Oak Point area are single-use and lack meaningful connectivity to the surrounding neighborhood. For any new multifamily development (or redevelopment) in the Oak Point area, Envision Oak Point calls for integration as part of mixed-use areas, served by open space and a well-connected street and pedestrian network. This is important to the economic viability of the area, as we have seen that thoughtfully integrated housing (both multifamily and single-family) is an important consideration for major employers, particularly as it becomes more difficult to traverse our region.

12. *Why do we feel like economic incentives of any type will be needed for this project?*

Staff Response: Envision Oak Point does not assume that economic development incentives will be needed. Rather, the plan's intent is to maintain an open dialogue about economic development, understanding what tools are available to the city and what are the potential costs and benefits of employing those tools.

13. *Why is the jobs to population ratio preferable in the preferred scenario?*

Staff Response: This points back to the vision statement established by the community stakeholders – “Oak Point enhances community and established place by unifying northeast Plano, serving as its social hub and shaping unique, amenity-rich neighborhood connecting the area’s diverse population to its vast network of natural features and civic spaces”. In order to create the social hub and amenity-rich neighborhoods for the area, you need more people. The vision provides an estimated 2,900 new jobs and 5,315 population verses 1,100 new jobs and 3,625 population for the current trend. The jobs-to-population ratio is more balanced with the preferred vision at a roughly 1:2 jobs/capita vs 1:3 jobs/capita for the current trend.

This area of town is isolated by two major geographic features, U.S. 75 to the west and Oak Point Park and Nature Preserve to the east. The challenges with the current market are detailed on page 120; Plano residents in the area enjoy few services and do not have the retail quality enjoyed by so much of the rest of the community. In order to provide these services, residential development is needed in the area to support better quality businesses. Additionally, the population and jobs support the high quality streetscapes, plazas, trails, and recreational

amenities desired by the public. This support is demonstrated through the revenue and open space models on page 142-143, which indicate that the preferred vision provides a 73.6% increase in projected open space and parks areas and a 95% increase in projected property values compared to the current trend. It should also be noted the vision anticipates fewer vehicle miles travelled per capita and increases walkability substantially, lowering transportation costs (pages 143-144).

*14. How many jobs are there in the City of Plano as a whole?*

Staff Response: There are currently more than 200,000 jobs (and 113,000 housing units) in Plano.

*15. How many apartments are there in the City of Plano as a whole? How does this compare regarding density?*

Staff Response: There are currently 35,869 multifamily housing units in Plano. The Oak Point study area does have a higher concentration only due to the location of the boundaries established by the study area. There is not a high concentration of apartments in the surrounding areas to the northeast and southeast, which are almost exclusively single-family neighborhoods or park land. The northeast Plano area does not have a disproportionately high concentration of apartments as only 22% of east Plano multifamily units are situated north of Park Boulevard; 78% are south of Park Boulevard.

**Plan Implementation Questions**

*16. So we approve this vision, what happens next? Aren't there a significant number of actions needed before any actual development will occur?*

Staff Response: That depends on two groups – the City Council and the property owners in the area. In order to efficiently achieve the desired outcomes, zoning and development regulation amendments will need to be pursued by Oak Point property owners, the City of Plano, or a combination thereof. Much of the rate of change depends on the market and the property owners.

*17. Is there a phasing plan?*

Staff Response: The phasing is intended to be flexible to allow for changing market conditions, political priorities, and property owner initiatives. Some of the actions are oriented toward early phasing by recommending development of more detailed strategies as part of implementation. City Council can establish policy actions and priorities through direction to the City Manager, or staff can bring forward recommendations for consideration by the Council.

*18. Will there be any proactive zoning changes brought forward by the City to align the current zoning with this plan?*

Staff Response: To the knowledge of planning staff, there are no city-initiated zoning changes planned. The authority to initiate rezoning rests with the property owner, the Planning & Zoning Commission, and the City Council, but only the City Council may approve rezoning initiatives.

*19. How would adopting the Envision Oak Point plan change the type of development we see in the Oak Point area?*

If zoning and development regulation amendments are pursued by Oak Point property owners, the City of Plano, or a combination thereof, the type of development could be very different from the current trend. The details of which would be determined by the specifics in the development

standards and zoning amendments, which would be aligned with the policies and development types within the plan. Indicators on pages 140-144 give a quick snapshot into how Envision Oak Point-compatible development might change outcomes for individuals and the community, ranging from transportation costs to the amount of open space per capita.

*20. If the plan is approved, would a TIF be automatically created?*

Staff Response: No, Tax Incremental Financing (TIF) can only be implemented through the establishment of a Tax Increment Reinvestment Zone (TIRZ) by the governing body of the municipality. State enabling legislation governing the establishment of a TIRZ is provided through the Tax Increment Financing Act, which comprises [Chapter 311 of the State Tax Code](#). One of the primary requirements for TIRZ establishment is for the city to hold a public hearing at which the city would be required to provide information detailing the proposed creation of a TIRZ, addressing potential benefits that may be accrued by the city and TIRZ property owners.

At this public hearing, any interested person may speak for or against the creation of the zone, its boundaries, or the concept of tax increment financing. The city is required to provide a reasonable opportunity for the owner of property to protest the inclusion of the property in a proposed TIRZ.

*21. If economic development incentives were recommended or requested in the Oak Point area, would City Council be required to review and act on these proposals?*

Staff Response: Yes, the City Council is the final approval authority for economic development incentives in the City of Plano and would be required to address these requests via formal action. These activities may include City Council review of local property tax incentives through tax abatement or Chapter 380 Agreement applications. It could also include broader economic development considerations, addressing the establishment of a TIRZ, Public Improvement District (PID), or Neighborhood Empowerment Zone (NEZ), all of which would require City Council action for establishment.

Other community and economic development activities to consider could include the implementation of existing programs, such as the Great Update Rebate, where the City Council has approved program criteria and budgets, and has granted city staff authority to administer the program and distribute allocated funds.

For any city expenditure of \$50,000 or greater, city policy dictates that City Council review and action is required.

*22. Would adopting Envision Oak Point increase the value of the land in the Oak Point area such that previous non-viable uses become economically viable? If so, how would it accomplish that?*

This would likely only happen over time, but could be accomplished. It would take a developer or two willing to take a risk on the area and build higher quality development products. These catalyst projects could be the spark that upgrade the area as a whole over time. This is similar to the story of downtown Plano, which has seen substantial reinvestment based on some pioneer projects, such as Jorg's Café Vienna restaurant and Robert Shaw's Eastside Village developments. The city did participate in the Eastside Village projects as a public private partnership. Today we see substantial private investment and reinvestment occurring in the area.

23. *How much work would it take staff to develop such an overlay showing current zoning in the Oak Point area and what that zoning would have to be changed to in order for Envision Oak Point to become a reality?*

It would take some study to determine every parcel; however we estimate 80-90% of the zoning will need to be changed to meet the intent of the Oak Point community vision. The primary exception being the existing single-family neighborhood in the study area, which is expected to remain unchanged. Major zoning changes may include rezoning in and around the Plano Event Center and Plano Market Square Mall. Minor zoning changes may include overlay districts along the K Avenue Corridor commercial areas.

24. *Map of Potential Implementation Outcomes on Page 157: This map notes that “portions of the maps became inconsistent with changes made to the vision map during the public review process.” Why are we keeping the outdated map in the Plan, rather than updating it to reflect the changes that have been made?*

This map includes a very detailed illustrative vision document that was a key part of discussions through the community engagement process in the Fall of 2017. In order to document this stage of the process fully and be transparent as to the full considerations of the planning process, this document was included as part of Appendix 4, which incorporates the Scenario Report information. It is intended to transparently document the process and is necessary as a reference to understand some of the public comments from that time. The map was not updated because the level of detail provided was determined to be a hindrance, rather than a help, to understanding the planning process. The plan was viewed by many as an actual development document, rather than the hypothetical, illustrative document it actually was.

25. *Regarding the potential economic development strategies identified on pages 87-88 of the plan, are we telling a future council that we should implement these tools? With the current language in the plan, how do we ensure that this is not the case?*

Yes, as with any long-range planning document, the policy is being set for the future. However, future Councils may also choose to amend any policy if they have agreement on concerns. The first action of the economic development policy is indented to establish more specific guidance for economic development and states:

- Adopt a strategic plan and toolkit to guide future marketing and economic development efforts for Oak Point.

This action is critical to the entire economic development policy. It provides needed opportunity in the implementation phase of the plan for the City Council to evaluate economic development considerations and provide policy direction to staff to guide any potential economic development activities in Oak Point. This will help staff align these considerations with the city's goals and objectives for this area.



## Appendix 1: Area Assessment

### Past Planning Efforts

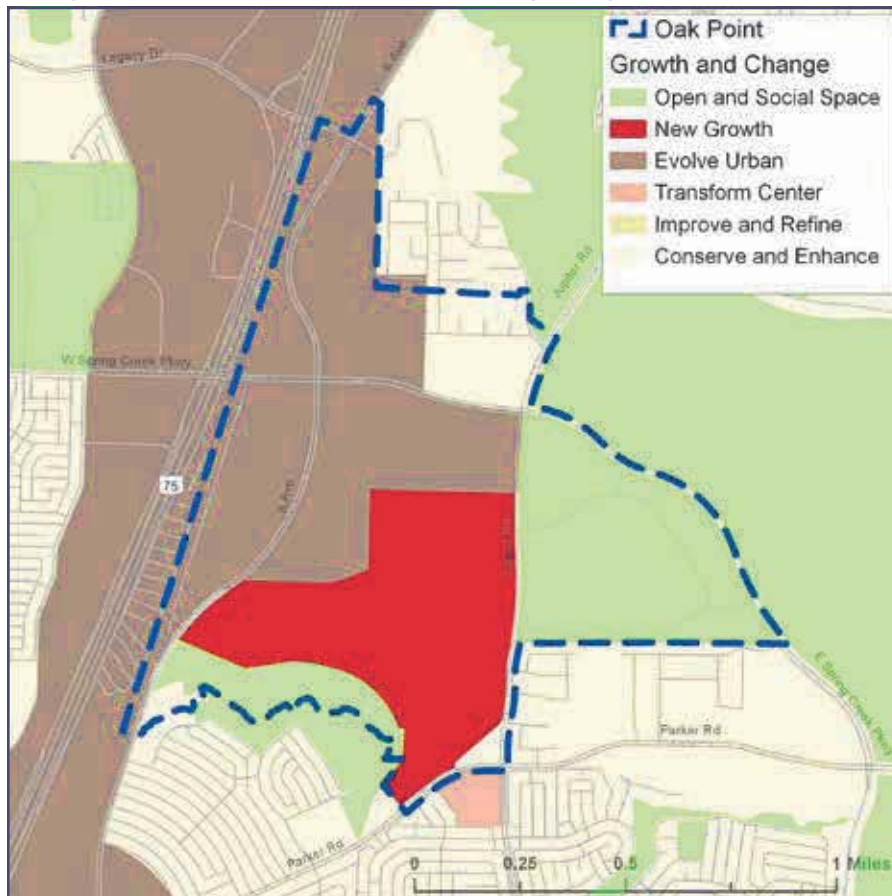
Envision Oak Point is built on several relevant plans that provide policy context and direction applicable to all or parts of the Oak Point study area. Past planning efforts, including the Plano Tomorrow Comprehensive Plan, the Plano Event Center Hotel Feasibility Study, and the Collin College 2020 Vision, were reviewed to ensure that the recommendations laid out in Envision Oak Point consider the existing community vision and previous planning work.

### Plano Comprehensive Plan

In 2015, the Plano City Council adopted Plano Tomorrow, a new comprehensive plan to shape Plano's future by guiding growth, development, and redevelopment of the city. Plano's comprehensive plan identifies areas of growth and change, providing general direction for new development and redevelopment efforts. The Oak Point area is a confluence of New Growth, Conserve and Enhance, Evolve Urban, and Open and Social Space as illustrated in the Growth and Change Map.



Comprehensive Plan Growth and Change Map - Oak Point



### Study Area Designations

#### New Growth (25%)

These existing undeveloped areas (>50 acres) are expected to experience new development through master-planned projects. This designation largely applies to the Lavon Farms site.

#### Evolve Urban (40%)

These existing areas are expected to experience extensive change through major redevelopment projects that evolve into distinct walkable districts. This designation applies to much of the developed land in Oak Point.

#### Conserve and Enhance (10%)

These areas are expected to retain the current form of development, but will experience minor infill and rehabilitation consistent with present form and character. This designation applies to much of the existing residential development.

#### Open and Social Space (25%)

These areas are expected to remain open and social space uses, but will improve to meet the changing leisure, recreation, and social desires of the community. This designation reflects the existing recreational, open space, and civic assets that exist in the study area.





## APPENDIX 1: AREA ASSESSMENT

Plano Tomorrow also identifies desired future land uses. The purpose of the Future Land Use Map is to determine appropriate locations for future uses and activities while establishing a set of character shaping elements for distinct areas within the city. Five land use designations are applied to the Oak Point area: Neighborhood, Compact Complete Center, Transit Corridor, Open Space Network, and Social Network.

### Study Area Designations

#### Compact Complete Center (39%)

The Compact Complete Center future land use category applies to areas that may see new growth or experience significant redevelopment. Compact Complete Centers should include mid-rise buildings with office, retail, service, entertainment, and residential uses, which are based on the concepts of mixed-use, community design, and where possible, transit-oriented design. These areas should have structured parking and usable open space amenities.

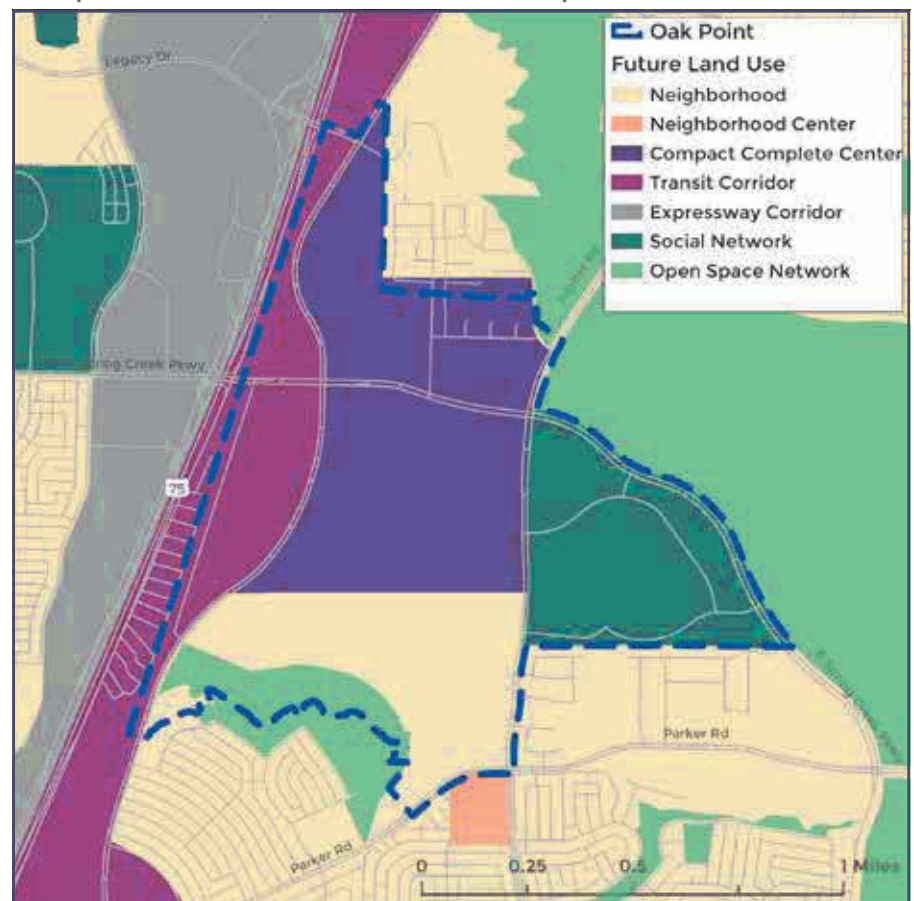
#### Transit Corridor (16%)

Major uses within Transit Corridor include housing, retail, cultural facilities, hotels, and government offices, with structured parking and usable open spaces. Transit-oriented residential, employment, retail, and civic uses should be within easy walking distance of a transit stop. Street, bike trail, and sidewalk improvements will be emphasized to create a more accessible, walkable, and unified corridor.

#### Neighborhood (20%)

The Neighborhood future land use category consists primarily of residential areas, with single-family residential being the preferred use. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

Comprehensive Plan Future Land Use Map - Oak Point



#### Social Network (20%)

The Social Network future land use category includes a wide range of public and private uses such as schools, libraries and colleges, athletic and recreational facilities, and large private open spaces. These areas are intended to retain their character to provide regional recreation and social opportunities.

#### Open Space Network (5%)

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.

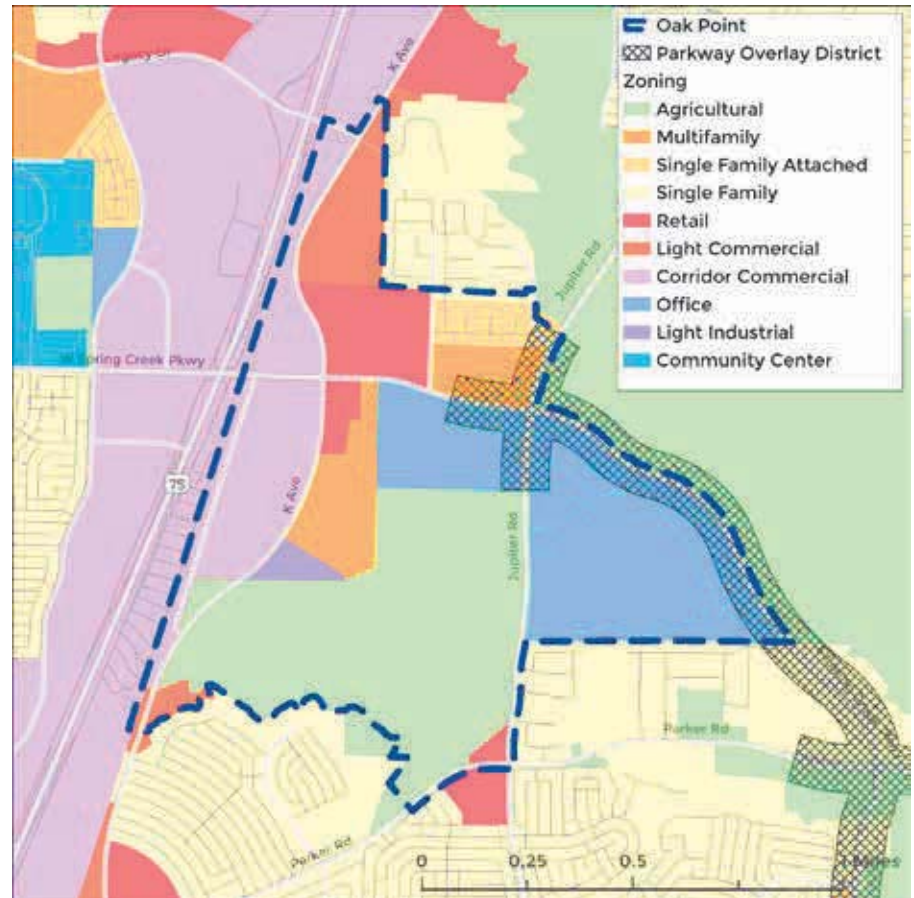


## APPENDIX 1: AREA ASSESSMENT

### Current Zoning

Zoning is one of the primary tools used by cities to regulate land use and development. The majority of land in Oak Point is zoned for commercial, office, and other non-residential uses, while most of the undeveloped land and surrounding parkland is zoned for agricultural uses.

#### Current Zoning Map



**Agricultural (34%)**- This district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce.

**Multifamily (8%)** - These districts are intended to accommodate apartments and condominiums at various densities, with 21.5 units per acre being the maximum allowed in Oak Point by current zoning.

**Single-Family Attached (3%)** - This district is intended to provide for a variety of residential housing types and densities in the medium density range (5-10 units/acre) on individually-platted lots or multiple units on a single lot.

**Retail (7%)** - This district is primarily 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.

**Light Commercial (6%)** - This district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some vehicle-related uses and limited assembly, which address local service and employment opportunities are also included.

**Corridor Commercial (15%)** - This district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors.

**Office (26%)** - This district is 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.

**Light Industrial (1%)** - This district is intended to provide areas for light manufacturing

firms engaged in processing, assembling, warehousing, research and development, and incidental services.

**Parkway Overlay District (9%)** - This overlay is intended to provide appropriate design standards for properties located in proximity to major city parks, nature preserves, and open areas. These standards recognize the importance of providing visual transitions between these natural areas and surrounding development.



**DATE:** April 3, 2018

**TO:** Honorable Mayor & City Council

**FROM:** John Muns, Chair, Planning & Zoning Commission

**SUBJECT:** Results of Planning & Zoning Commission Meeting of April 2, 2018

**AGENDA ITEM NO. 5 - PUBLIC HEARING  
ENVISION OAK POINT PLAN  
APPLICANT: CITY OF PLANO**

Consideration of the Envision Oak Point Plan, a long-range vision and planning policy for northeast Plano's Oak Point community.

**APPROVED:** 7-0 **DENIED:** \_\_\_\_\_ **TABLED:** \_\_\_\_\_

**Speaker Card(s) Received** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Letters Received:** **Support:** 0 **Oppose:** 0 **Neutral:** 0

**Petition(s) Received:** 0 **# Of Signatures:** 0

**STIPULATIONS:**

Recommended for approval as submitted.

**FOR CITY COUNCIL MEETING OF:** April 9, 2018 (To view the agenda for this meeting, see [www.plano.gov](http://www.plano.gov))

**PUBLIC HEARING - ORDINANCE**

KS/ks

CITY OF PLANO  
PLANNING & ZONING COMMISSION

April 2, 2018

**Agenda Item No. 5**

**Public Hearing:** Envision Oak Point Plan

**Applicant:** City of Plano

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**DESCRIPTION:**

Consideration of the Envision Oak Point Plan, a long-range vision and planning policy for northeast Plano's Oak Point community.

**REMARKS:**

The draft Envision Oak Point Plan was most recently discussed by the Planning & Zoning Commission during their [March 19 meeting](#). This discussion allowed the commission to review proposed updates to the draft Envision Oak Point Plan and to provide direction to staff on the advancement of the public review process. Prior to this meeting, the Planning & Zoning Commission participated in the [January 29 Joint Work Session](#) with the City Council in order to review and provide direction on key components of the draft plan.

**Background**

Envision Oak Point is a proposed City of Plano long-range planning policy, which would be used by city leadership to guide private and public investment in the Oak Point community over a 30 year planning horizon. The 730 acre Oak Point area is unique, serving as a major civic node, key northeast Plano gateway, and tourist destination. This area also presents substantial opportunity for new growth and reinvestment, and is likely to serve as a significant element of the local and regional mobility network, due to DART ownership of the rail line. These unique attributes strongly influenced city leadership's decision to collaborate with the community and area stakeholders to develop a consensus vision for the Oak Point community.

The plan will provide policy direction and assist city leadership as they evaluate zoning change requests, plan for future infrastructure needs, and communicate with key stakeholder groups in northeast Plano. The plan does not change the zoning of the Oak Point area, nor does it permit specific types or quantities of development. While the plan provides detailed policy recommendations for the area, it is not a site-specific development plan. It is intended to guide growth and redevelopment over a 30 year planning horizon.

## **Community Visioning Process and Planning Framework**

Leading into the Envision Oak Point planning process, the project team developed a planning approach that was intended to be community-driven and highly collaborative. This required an open, transparent process that communicated potential planning outcomes quantitatively - through a market analysis and potential development indicators - and qualitatively - through spatial mapping, development imagery, and design concept sketches as components of a robust scenario planning process. To promote participation in this process, extensive outreach was conducted to surrounding neighborhoods, businesses, and the Collin College community via postcard mailers, social media, newsletters, pop-up engagement events, individual interviews, and a project website. These efforts ultimately resulted in over 700 participants in the planning process.

Related background data and analyses were first reviewed by the Envision Oak Point Stakeholder Committee, an 18-member committee comprised of representatives from surrounding neighborhoods, property owners, the business community, faith-based organizations, and public agencies. Based on their feedback, the consulting team designed a three day Community Design Workshop that occurred in March, 2017, where initial scenarios for the Oak Point area were developed through community participation. These scenarios were refined through additional feedback from the Stakeholder Committee.

A Scenario Review Open House was held in June, 2017, in order to get feedback on the potential scenarios and to identify points of consensus in the community. Working collaboratively with the Stakeholder Committee, the project team analyzed this feedback and utilized it to develop a Community Vision Map and key planning recommendations for the Oak Point community. The vision presented by Envision Oak Point, *“enhances community and establishes place by unifying northeast Plano, serving as its social hub and shaping unique, amenity-rich neighborhoods connecting the area’s diverse population to its vast network of natural features and civic spaces”*.

This vision framework and key planning recommendations were presented to the community during the Vision Review Open House in October, 2017. The feedback received at this open house was used to shape the initial draft Envision Oak Point Plan.

## **Public Review Process**

The public review phase of Envision Oak Point began in late December, 2017, with the release of the draft plan. During the months that followed, the project team collected additional feedback from the community and responded to questions and concerns that were shared. These comments came in the form of general correspondence shared with the project team or city leadership, as well as, audience feedback from the January, 29 Joint Work Session. Additional outreach efforts targeted the real estate development community, providing opportunities for the project team to evaluate the economic viability of the draft plan.

In total, the general correspondence received from the public beginning in late December through March 19, 2018, resulted in 60 submittals, with 12 communicating support, 29 communicating opposition, and 19 providing general suggestions addressing individual

items of concern or support, or further questions. For the joint work session feedback, 11 participants submitted feedback, with one communicating support, nine providing general suggestions addressing individual items of concern, support, or further questions, and one submitting a transit vision supplement to the Envision Oak Point Plan. The project team also received five letters of support from the development community, representing developers and homebuilders that operate in a broad range of residential, commercial, and mixed-use development contexts.

The feedback received during the public review process can be viewed on pages 153 through 288 of the March 19 Planning & Zoning Commission packet at <http://www.plano.gov/AgendaCenter/ViewFile/Agenda/03192018-2470>. This content also includes a report summarizing key outcomes from the Joint Work Session (pages 111 through 131) and a follow up memo from the project team responding to questions and other outstanding issues from the Joint Work Session (pages 132 through 135). Staff also prepared Frequently Asked Questions (FAQ) documents that address questions and concerns that came out of the public review process. The FAQ documents can be viewed at <https://www.envisionoakpoint.com/faq/>.

### **Envision Oak Point Plan Revisions**

Over the last several months, community feedback was coupled with direction received during the January 29 Joint Work Session to shape revisions to the draft plan. As the concerns from both the citizens and officials focused primarily on density of development, revisions were concentrated in this area. Plan refinements began by focusing on the Community Vision Map, specifically addressing the community's prevailing concern about the future housing mix in Oak Point. These revisions adjusted the balance of mixed-use development types and single-family development types, supporting a neighborhood pattern and housing mix that better meets the expectations of the Oak Point area and the surrounding community.

These revisions also addressed direction provided for Oak Point's future transportation network by removing a potential connection between Legacy Drive and Los Rios Boulevard from the Community Vision Map.

As noted in the table below, potential new housing over a 30 year planning horizon has been reduced by nine percent when compared to what was previously depicted in the draft plan. Mixed-use multifamily housing units were reduced by 38%, while single-family detached and single-family attached increased by 18% and 53%, respectively. Multiunit senior housing was reduced by 17%, while student housing experienced minimal change due to the small number in the initial plan.

New Housing Potential by Type - 30 Year Planning Horizon								
	Single-Family Detached	Single-Family Attached	Single Family Total	Mixed-Use Multifamily	Senior Living	Student Living	MF, Senior, Student Total	TOTAL
Initial Draft Plan	800	400	1,200	1,600	300	200	2,100	3,300
Plan Revisions	945	610	1,555	990	250	205	1,445	3,000
Percent Change from Initial Draft Plan	18%	53%	30%	-38%	-17%	3%	-31%	-9%

Changes to the new housing potential has also resulted in a more balanced projection for total housing in the Oak Point area over a 30 year planning horizon. The housing data depicted below reflects the sum of existing housing and potential new housing over a 30 year planning horizon, while also accounting for existing housing that would be projected to redevelop. While Senior Living can include single family and multiunit housing designs, for the purpose of this analysis, the units are assumed to be multiunit housing. Note that multifamily housing dropped by nine percent, now reflecting less than half of the projected overall housing mix.

Future Housing Potential by Type (Existing + New - Redevelopment) - 30-Year Planning Horizon						
	Single-Family Detached	Single-Family Attached	Multifamily	Senior Living	Student Living	Total
Initial Draft Plan	803	501	2,630	300	321	4,555
	18%	11%	58%	7%	7%	100%
Plan Revisions	948	711	2,020	250	205	4,134
	23%	17%	49%	6%	5%	100%
Percent Change from Initial Draft Plan	5%	6%	-9%	-1%	-2%	

In addition to these Community Vision Map revisions, the project team also made needed revisions to the Envision Oak Point planning framework. These revisions were focused on making the plan easier to understand by clearly communicating its intent as a 30 year planning policy and not a zoning action or development plan. The revised draft plan and a summary of all substantive revisions to the Community Vision Map and planning framework can be viewed at <https://www.envisionoakpoint.com/draft-plan-2>.

## **Summary**

The proposed Envision Oak Point Plan is the result of a 15-month collaborative effort between the project Stakeholder Committee, city leadership, and the surrounding northeast Plano community. The draft plan successfully balances the Oak Point area's market potential, physical, and social conditions with the aspirational goals of planning process participants to craft a consensus local vision providing greater community influence on future development. The plan will provide city leadership with the policy framework and implementation actions needed to shape long-term stability and change that benefits the area and the surrounding community. For these reasons, staff is recommending approval of the Envision Oak Point Plan.

## **RECOMMENDATION:**

Recommended for approval as submitted.





# ENVISION OAK POINT

Enhancing Community. Establishing Place.

Draft Version 03/23/2018

Page 177











## Stakeholder Committee Memorandum

**Date:** January 22, 2018  
**To:** Plano Citizens, Community Organizations, Business Community, & City Leadership  
**From:** Envision Oak Point Stakeholder Committee  
**Subject:** Envision Oak Point Draft Plan

Over the course of the last twelve months, we have been working with the city's project team; serving in an advisory role for the Envision Oak Point Plan. As stakeholders, we represent northeast Plano neighborhoods, businesses, faith-based organizations, and public agencies. We volunteered to serve on this committee to help address the future of Plano's Oak Point area, and met seven times throughout the process with the city's project team.

Our work with the city's project team began by reviewing the existing conditions in the area that define Oak Point today. Our committee toured the area by bus, discussed the opportunities and challenges it presented, and assessed how it could evolve over the long-term. This helped us to understand how our individual perspectives influenced broader considerations for the future of the Oak Point area.

At the beginning of the community visioning process, our committee worked with the city's project team to develop the Envision Oak Point brand and guiding principles. The project slogan, "Enhancing Community, Establishing Place" became the foundation of our work. In addition, the guiding principles we developed informed the visioning process by communicating initial goals for land use, transportation, the environment, community, and economic development. As the community visioning process progressed, the city's project team met with our committee, presenting key outcomes from the public meetings. We would review the feedback provided by the community and help advise the city's project team throughout the process.

The process followed by the Envision Oak Point project team was comprehensive and transparent, accommodating the diverse perspectives that comprise our group and the northeast Plano community. The community vision, goals, policies, and actions in the Envision Oak Point draft plan accurately reflect the feedback of our committee as well as the consensus direction received from the community.

We know with the vacant land at Lavon Farms, redevelopment potential of the Plano Market Square Mall, and access to the expressway and future DART rail, the Oak Point area is likely to experience change. We believe this plan will position the community to shape change that benefits the surrounding area, resulting in long-term reinvestment in east Plano.



## Acknowledgments

### Mayor & City Council

Mayor Harry LaRosiliere  
Mayor Pro Tem Rick Grady  
Deputy Mayor Pro Tem Ron Kelley  
Council Member Angela Miner  
Council Member Anthony Ricciardelli  
Council Member Kayci Prince  
Council Member Tom Harrison  
Council Member Rick Smith

### Planning & Zoning Commission

John Muns, Chairman  
M. Nathan Barbera, 1st Vice Chair  
Hilton Kong, 2nd Vice Chair  
Joyce Beach  
Robert C. Gibbons  
Tim Moore  
Susan Plonka  
Michael Thomas

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DRW Planning Studio  
J Williams Group  
JHP Architecture  
Strategic Community Solutions

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Ron Sylvan, Oak Point Estates  
James Edwards, Village Creek Estates  
Bob Bradford, Villas at Pecan Creek  
Matthew Loh, Plano Market Square Mall  
Todd Moore, Lavon Farms  
Mat Morris, Capital One Bank - Spring Creek Branch  
Mani Gnanavelu, Sri Ganesha Temple  
Liz Johnson, Watermark Plano  
Robert Posner, Collin Creek Church  
Brittney Farr, Dallas Area Rapid Transit (DART)  
Steve Fortenberry, Plano Independent School District (PISD)  
Tom Martin, Collin College  
Angela Miner, Plano City Council  
John Muns, Plano Planning & Zoning Commission  
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Mark Israelson, Deputy City Manager - Community Services  
Bill Adams, Lavon Farms - Ex Officio Member

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# 01

# Introduction



## Chapter 1: Introduction

### Responding to Anticipated Change

Due to its location in the region, Plano was well-positioned to absorb much of the suburban growth that occurred as the Dallas-Fort Worth region expanded. While location matters, the primary reason that Plano has lived up to its “City of Excellence” motto has been the visionary actions of city leadership, the business community, and Plano citizens. Collaboratively, these stakeholders proactively planned for the future, shaping a community that has become a nationally-recognized center of commerce which is now home to over 275,000 residents.

In December 2016, city leadership initiated Envision Oak Point, the next chapter of the city’s long-range planning journey. The Envision Oak Point planning process was created to develop a consensus vision for a 730-acre segment of northeast Plano, now known as the Oak Point area. This vision serves as a planning policy that will be used by city leadership to:

- Evaluate future zoning change requests and development proposals in Oak Point;
- Plan for future infrastructure needs in and around this area; and
- Communicate a 30-year vision for the area, guiding short-, mid-, and long-term change.

While this plan broadly addresses future development patterns in Oak Point, it is not intended to serve as a zoning action, nor does it dictate the form or quantity of development that would occur in the area. Rather, it is a general policy intended to shape change that enhances the community, accommodating needed mobility improvements, encouraging reinvestment in areas such as the Plano Market Square Mall, and complimenting key amenities such as Collin College, Plano Event Center, and the Oak Point Park & Nature Preserve.

Like past planning efforts, Envision Oak Point has a broad planning horizon, balancing the short-term needs of current stakeholders with the long-term needs of future generations of Plano citizens. For Oak Point to become a special place within Plano and the region at large, this vision must shape unique, highly amenitized neighborhoods that accommodate a high quality of life for a community diverse in age, culture, household size, and income.

While Envision Oak Point will honor key elements of Plano’s past, it also aspires to learn from it, encouraging development patterns that support more diverse mobility options. Open space and trails will serve as the foundation of Oak Point, connecting its diverse neighborhoods to adjacent civic spaces and the surrounding community.

### Drivers of Change



#### REGIONAL GROWTH



COLLIN COUNTY  
PROJECTED  
TO DOUBLE IN  
POPULATION BY  
2035

#### AGING CORRIDORS



REINVESTMENT  
IN K AVENUE /  
SPRING CREEK  
PARKWAY  
CORRIDORS

#### MOBILITY NEEDS



ACCESS TO  
JOB CENTERS,  
TRANSIT, AND  
OPEN SPACE  
AMENITIES

#### UNDEVELOPED LAND



200+ ACRES OF  
UNDEVELOPED  
LAND IN THE  
OAK POINT AREA



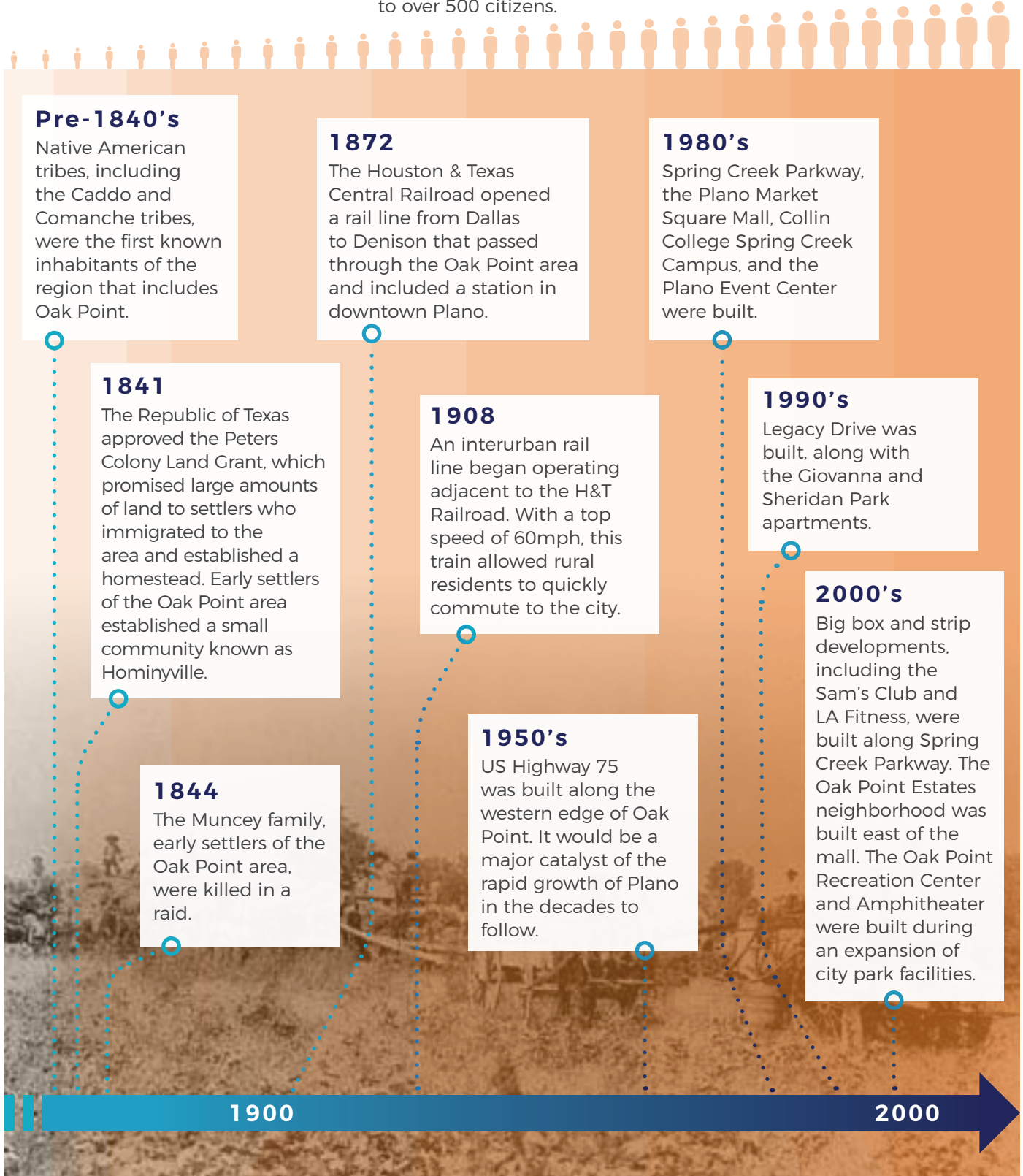


## INTRODUCTION

### History - Oak Point Area

Plano was incorporated in 1873.  
By 1874, Plano's population grew  
to over 500 citizens.

Today, Plano's population  
includes over 275,000 citizens.

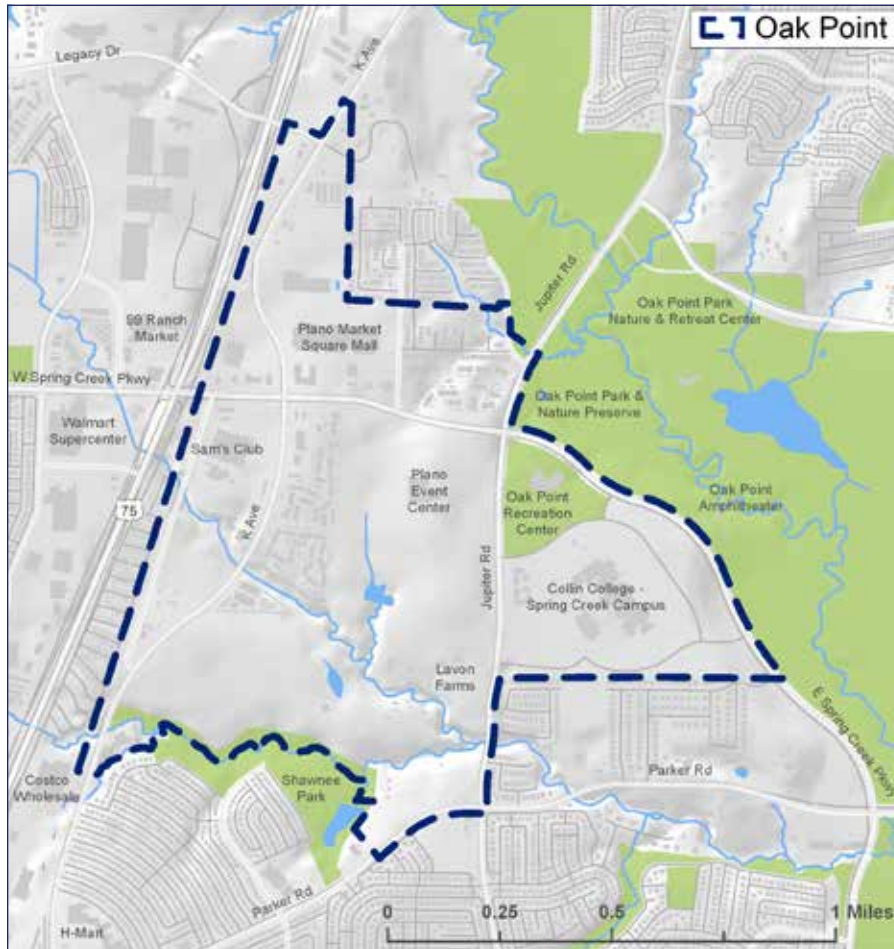




## Area and Regional Context

### Study Area Characteristics

#### Overview Map - Oak Point



The study area is also immediately adjacent to **Oak Point Park and Nature Preserve**, which includes the Oak Point Amphitheater and the Oak Point Nature and Retreat Center. This robust public amenity is home to the Plano Balloon Festival and other regional events. **Shawnee Park** to the south is another important public open space amenity.



For detailed area assessment information see **appendix 1 & 2**

#### Plano Event Center

The Plano Event Center provides space for conferences, expositions, and other events, bringing visitors to Oak Point from around the region and country. The city owns the Center and surrounding vacant land.

#### Plano Market Square Mall

The Plano Market Square Mall, once home to many different retailers, has experienced high vacancy rates in recent years.

#### Collin College Spring Creek Campus

The Spring Creek Campus of Collin College is on the eastern edge of the study area. This community college campus serves nearly 13,000 students.

#### Oak Point Recreation Center

The Oak Point Recreation Center is a city-owned facility that provides the community with access to a swimming pool, gym, and indoor sports facilities.

#### Lavon Farms

Lavon Farms is a long-running dairy farm. It provides the community with fresh milk and dairy products, and offers a glimpse into Oak Point's agricultural past.





## INTRODUCTION

### Regional Context



Plano is located 19 miles north of Downtown Dallas and has a highly educated local workforce that is drawn from the region's large labor pool.

#### Workforce

- ▶ 3.7 million in DFW Labor Force
- ▶ 4.1% employment growth in Dallas-Plano-Irving Metropolitan Division (2016)
- ▶ Plano is home to six Fortune 1000 Headquarters (2017)
- ▶ 55% of Plano adults have a bachelor's degree or higher

The Oak Point area sits in the northeastern portion of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (DFW MSA). It is situated in east Plano, and is entirely within Collin County.

- The DFW MSA is the fourth most populous in the nation, with a population of 6.8 million in 2015.
- The 2015 population of Collin County was 914,128 - an increase of nearly 17 percent over the 2010 Census count.
- Plano is the 69th most populous city in the country and the fourth most populous in the region, with a 2015 population of 275,645.

The eastern portion of Plano is the oldest part of the city and growth proceeded west of this area as the city grew. The city is surrounded by other incorporated places resulting in the city being "land locked" without the ability to annex additional land into the city. After two and a half decades of rapid growth, Plano is approaching build out.

The Oak Point area's position in the overall region is along one of the region's historic growth corridors – U.S. Highway 75 (Central Expressway). This corridor runs from Downtown Dallas north through Collin County to Oklahoma.



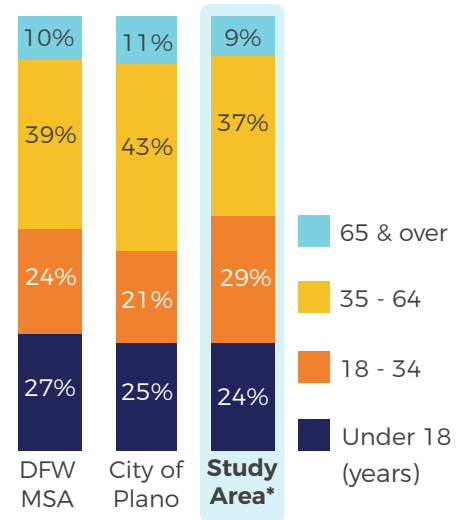


# Demographics

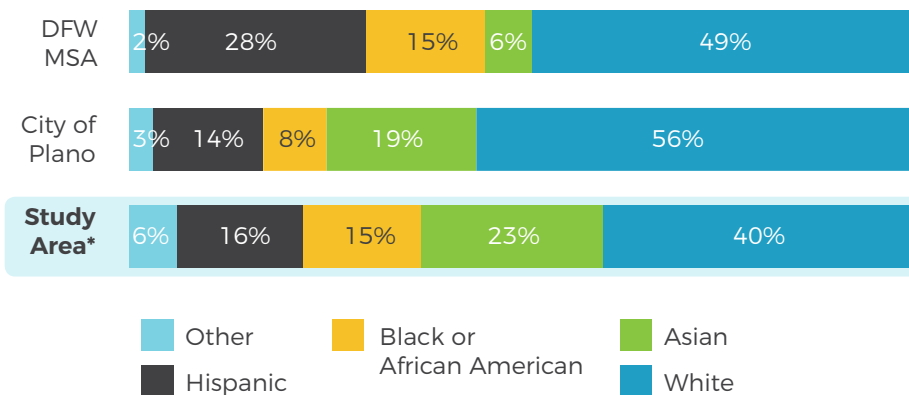
## Population and Age Composition

The Oak Point study area\* has a population of 6,785, as of 2015. There is a slightly higher percentage of people age 18-34 in Oak Point than in the Dallas-Fort Worth-Arlington MSA, and the City of Plano.

Geography	Total Population 2015	Total Households 2015	Persons per Household
Dallas-Fort Worth-Arlington MSA	6,833,420	2,407,330	2.84
City of Plano	275,645	103,937	2.64
<b>Study Area*</b>	<b>6,785</b>	<b>2,471</b>	<b>2.75</b>



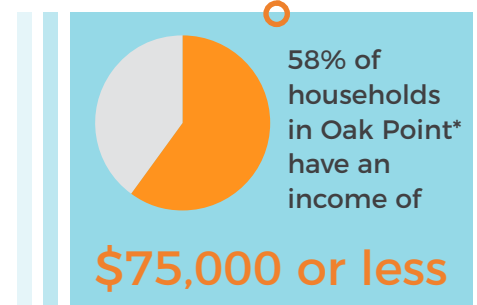
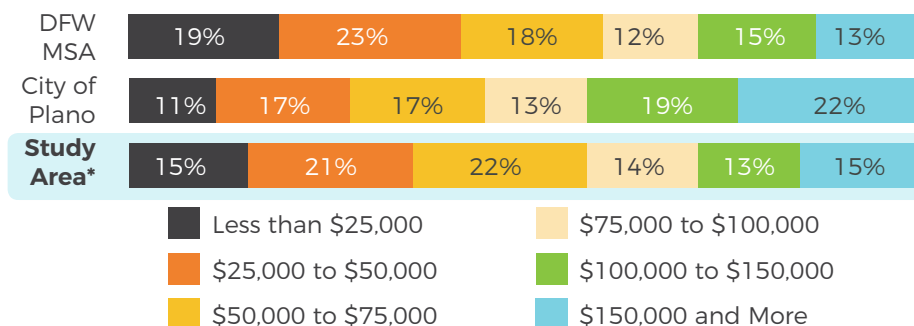
## Racial and Ethnic Composition



The study area is the most diverse of all geographies examined: there is a lower percentage of Whites than the MSA and city; Asians make up a larger percentage of the population than the MSA and city; Black or African Americans represent a higher percentage of the population than the city; and Hispanics make up roughly the same amount of the population as in the city, but less than the MSA overall.

## Household Income

Median household income in the study area\* (\$61,911) is lower than Plano as a whole (\$83,793), though it is comparable to the MSA median (\$59,946).



\*Study Area data is from three Census Block Groups whose boundaries do not closely match the study area boundaries. As such, the demographic analysis includes some areas outside of Oak Point.

Source: 2015 5-year ACS



## Planning Process

A successful planning process must be inclusive to ensure that the end result is shaped by community values and aspirations. This planning process engaged a diverse range of community stakeholders and residents. Throughout the process, participants explored new ideas, expressed opinions, and identified potential strategies for shaping the area's future. The planning team considered a wide range of creative ideas from hundreds of community members on their vision for the future of Oak Point. The graphic below summarizes key milestones in the Envision Oak Point planning process.



Study Area Tour



Community Design Workshop



Scenario Reveal Open House



Final Open House

### 1 Area Assessment Dec - Feb 2017

- The Project team analyzed **current conditions** in the Oak Point area, and began working with stakeholders and community members to better **understand the challenges and opportunities** in Oak Point.

### 2 Visioning Process March 2017

- A three-day **Community Design Workshop** was held to hear input that helped inform the creation of four alternative scenarios. Further public engagement helped develop **project goals and guiding principles**.

### 3 Vision Refinement April - June 2017

- The project team, along with stakeholders and City staff, refined the **alternative scenarios** and key themes, presenting these elements for **public feedback** at the **Scenario Reveal Open House**.

### 4 Implementation Planning July - Sept 2017

- The project team developed the **preferred vision, area-wide planning framework**, and **implementation strategy**, refining these elements through **stakeholder input**.

### 5 Public Review Process Oct 2017 - March 2018

- The community's vision and planning framework were presented at a **Final Open House**, where community members were invited to provide feedback.



## The Stakeholder Committee

The Stakeholder Committee was comprised of representatives from surrounding neighborhoods, local businesses, faith-based organizations, government agencies, schools, and property owners. The committee met seven times throughout the process to provide feedback and to guide the alignment of the community's vision with community goals.

Early in this process, the committee worked with the project team to develop an assessment of the Oak Point area, analyzing physical and social conditions, as well as the market potential of northeast Plano. Leading into the vision development process, the committee worked with the project team to develop a vision statement and guiding principles (see pages 8 and 9) for Envision Oak Point, which was used to shape initial public outreach for the project. Following the Community Design Workshop, the committee worked with the project team to shape the scenario development process, and ultimately, the community's vision presented at the final public open house.

This approach positioned the committee to assess public feedback as the project progressed, and to balance that feedback against key considerations influenced by physical, social, and market conditions for the Oak Point area. This vision alignment process resulted in a consensus vision for Envision Oak Point.



### Individuals from the following groups served on the Stakeholder Committee:

- ▶ City Council
- ▶ Planning & Zoning Commission
- ▶ City Manager's Office
- ▶ Oak Point Estates
- ▶ Villas of Pecan Creek
- ▶ Village Creek Estates
- ▶ Collin College
- ▶ Lavon Farms
- ▶ Plano Market Square Mall
- ▶ Capital One Bank - Oak Point Branch
- ▶ Plano Independent School District
- ▶ Dallas Area Rapid Transit
- ▶ Collin Creek Church
- ▶ Sri Ganesha Temple
- ▶ Watermark Community Church

### Vision Alignment Process





## Oak Point Guiding Principles

Guiding principles answer the question: “What should Oak Point be like in the future?”

They serve as planning goals, and are used in evaluating development scenarios and guiding the development of strategies. In addition, guiding principles ensure that implementation measures are aligned with community goals.

The guiding principles were identified through stakeholder interviews and public input, then refined by the stakeholder committee.

### Planning Process Guiding Principles



- ▶ Instill public ownership in the project by fostering involvement in decision-making.
- ▶ Develop a plan that is realistic and that can be implemented, balancing market demand, physical capacity of the study area, and community aspirations.
- ▶ Account for the long-term fiscal health of the City of Plano and partner agencies in the visioning process – plan elements should consider the impact of increased demand on public infrastructure and facilities.

### Land Use + Design Guiding Principles



- ▶ Identify a location for a future station area to maximize benefits of transit-oriented development.
- ▶ Create visually interesting neighborhoods with a range of building types and a mix of uses.
- ▶ Support a walkable neighborhood pattern with buildings close to the street and inviting places to walk.
- ▶ Create stronger connections throughout the Oak Point area, especially to key destinations: existing parks and open space, education and civic facilities, and future transit station areas.

### Mobility Guiding Principles



- ▶ Improve access to community amenities with a connected transportation system, increasing walking, biking, and transit opportunities in and around Oak Point.
- ▶ Work closely with DART on future expansion of bus, rapid bus, and rail transit, as well as the siting of future transit stations.
- ▶ Ensure that the construction of future streets and the reconstruction of existing streets supports desired development types.



### Community Guiding Principles

- ▶ Promote new housing types, including mixed-use, to accommodate future needs, as well as reuse of vacant or underutilized sites.
- ▶ Build great places that have aesthetic character and are adaptive to changing needs as long-term residents age in place.
- ▶ Integrate the valued rural and pastoral qualities of the study area into the design of future development opportunities.
- ▶ Enhance area gateways and transitions between development types to shape neighborhood identity and support a strong sense of place.
- ▶ Celebrate the many cultures, ages, lifestyles, and ethnicities of the area and work for inclusiveness.



### Education Guiding Principles

- ▶ Provide adjacent food/entertainment amenities to accommodate student populations at Collin College.
- ▶ Incorporate future growth and development plans of Collin College as a major asset in the Oak Point study area.
- ▶ Support a transportation network that accommodates a variety of safe and convenient modes of transportation options for PISD and Collin College students.



### Environment Guiding Principles

- ▶ Ensure that recreation areas, parks, trails and open spaces are easily accessible to residents and park system users.
- ▶ Maintain and enhance a network of natural open spaces that preserves and enhances scenic vistas, wildlife corridors, and plant habitats and their ecological functions and values.
- ▶ Create bicycle and pedestrian connections to existing park and open space features.
- ▶ Develop strategies to increase usage for the Oak Point Park and Nature Preserve.



### Economy Guiding Principles

- ▶ Recognize quality of life, natural beauty, diversity, and the uniqueness of the area as important elements to attract and keep businesses and residents.
- ▶ Plan for new development and programs that will stabilize well-established, high-functioning neighborhoods, districts, and corridors in Plano.
- ▶ Promote and incentivize reinvestment in underutilized and declining areas, particularly within the arterial roadway corridors that bisect the study area.
- ▶ Provide a range of housing types for residents in all phases of life.
- ▶ Leverage investments in public transit to support economic development opportunities within the study area.







02

# Community Vision



## Chapter 2: Oak Point Community Vision

The Envision Oak Point plan and recommendations are built upon the east Plano community's vision for the future. Community members were involved at all stages of the planning process through numerous public events and outreach efforts, and their feedback was thoughtfully considered every step of the way. These outreach results were used to inform a scenario planning process, a data-driven type of planning that provides a wealth of information about how the effects of policy choices play out compared to current trends. Community input and scenario results were essential in the creation of the Oak Point Community Vision, which acts as the foundation of Envision Oak Point's goals.



### Oak Point Community Vision Statement:

#### Enhancing Community, Establishing Place

.....

Oak Point enhances community and establishes place by **unifying northeast Plano**, serving as its **social hub** and shaping unique, amenity-rich neighborhoods connecting the area's **diverse population** to its vast network of **natural features** and **civic spaces**.



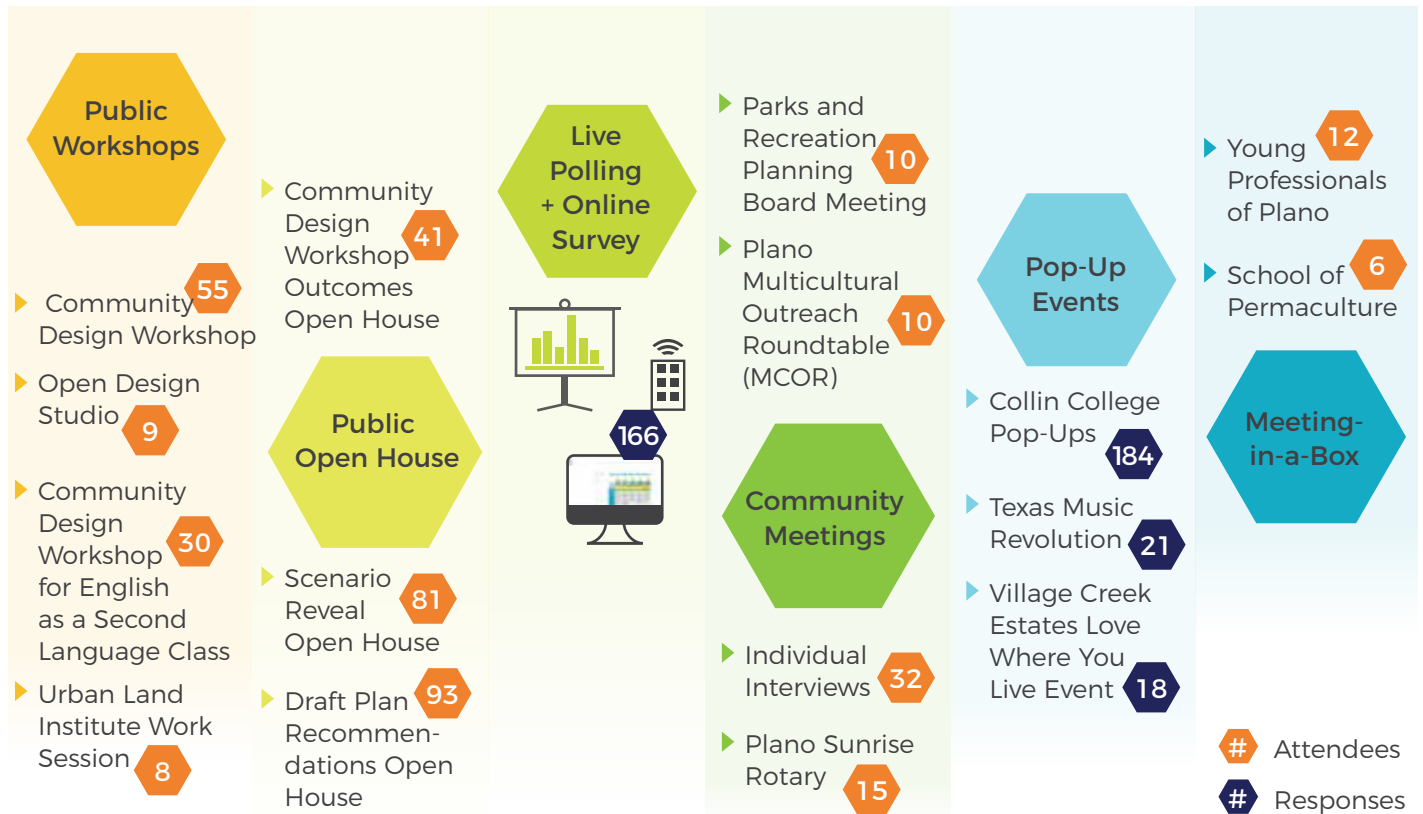




## Community Engagement Process



For a comprehensive Community Engagement Summary see **appendix 3**



With growth and development pressure signaling likely change in Oak Point, it is important to establish a framework that directs growth in a manner consistent with the community's vision. Maintaining an open feedback loop during the planning process and beyond ensures that the plan is consistent with the community vision. This planning process used multiple avenues to engage a broad cross-section of people and organizations with over 700 participants taking part in workshops, open houses, interviews, person-on-the-street discussions, and online surveys. This engagement process, detailed on the following pages, was instrumental in the establishment of guiding principles for the plan, as well as the creation of alternative future scenarios for Oak Point. Varied input and multiple conversations played a critical role in keeping plan recommendations relevant to the needs of the community and to maintain accountability for the plan's implementation going forward.

## OVER 700 PARTICIPANTS





### Stakeholder Committee

A Stakeholder Committee provided oversight and helped set the direction of Envision Oak Point throughout the duration of the project. The Committee was comprised of area residents, property owners, institutions, and organizations that all have a stake in the future of Oak Point. The group met seven times throughout the process.



### Three-Day Community Design Workshop

Workshops offer an exciting way for participants to have a “hands-on” experience in developing the plan, learn about the important trade-offs inherent in planning, and provide valuable insight into solutions that will be supported by the community. The initial workshop process was organized into three days of on-site work in March 2017, and included live polling, a mapping exercise, an open studio and discussion with planning staff, and a presentation of results and further discussion.



### Urban Land Institute Work Session

During the course of the three-day workshop, the planning team hosted a forum in partnership with the Urban Land Institute to review economic research and modeling applicable to the area. The discussion was geared toward obtaining market feedback as to how the development community might respond to different approaches to development in the area.



### English as a Second Language Workshop

In April 2017, a design workshop was conducted at an English as a Second Language class hosted by the Chase Oaks Family Center. Attendees participated in mapping exercises to provide feedback and share their perspective on the future of Oak Point.



### Open Houses (Scenario Reveal, Recommendations)

In June 2017, a second open house was held to present more refined scenarios, key themes, and development impacts to consider for the future of Oak Point. Feedback received during this open house was used to shape the community’s vision and planning framework, which was unveiled at a subsequent public open house in October 2017.

### Public Presentations

The project team presented at several public meetings throughout the process, including a Parks and Recreation Planning Board Meeting, Senior Advisory Board, Multicultural Outreach Roundtable, several updates to the Planning & Zoning Commission, and a Joint City Council/Planning & Zoning Commission work session.



## Individual Stakeholder Interviews

To engage community leaders in the process and obtain a detailed understanding of current perceptions about Oak Point, the planning team conducted 32 individual interviews. Participants included individual business owners, community leaders, non-profit and faith-based leaders, as well as leadership from PISD, Collin College, and DART, and local real estate developers.

## Additional Group Presentations and “Meeting-in-a-Box”

Team members met with and made presentations to additional groups such as the Plano Sunrise Rotary and the School of Permaculture.

Small groups gathered to partake in a project “meeting-in-a-box” to generate conversation and solicit feedback about the community’s vision for the Oak Point area. These meetings were held with the School of Permaculture and the Young Professionals of Plano.

## Pop-Ups – Collin College, Concert, LWYL

The project team conducted successful “pop-up” meetings at the Texas Music Revolution concert, the Village Creek Estates Love Where You Live event, and at Collin College. These meetings were held to engage in impromptu discussions with the public about their goals and priorities for the Oak Point area, and update the public on the project’s status. Visitors were asked to share what they would like to see in Oak Point on an Idea Board.

## Surveys

Surveys were conducted through instant polling at community workshops as well as through an online survey. Participants were asked a number of questions about their perceptions of Oak Point as it exists today, and what they would most like to see in the future.

## Website

The Envision Oak Point branded website ([www.envisionoakpoint.com](http://www.envisionoakpoint.com)) created a continuous community presence. It was used to engage and inform community members, provide information about upcoming events, and as a means of public feedback through surveys and email contact. Over 315 individuals signed up for the project newsletter through the project website.

## Social Media

Social media platforms such as the City of Plano’s Twitter and Facebook pages, as well as Nextdoor, presented opportunities to link interested citizens to photos from public events, and present thought-provoking questions to the public regarding community preferences in over 70 social media posts between March 2017 and January 2018.







## Scenario Planning Step 1 – Sticker Map Exercises



For a comprehensive Scenario Report see **appendix 4**

### Scenario Planning?

Future land use scenarios help predict what the future might look like based on choices we make today. It is then possible to calculate, as best we can, what impact those choices would have on things that matter to us.

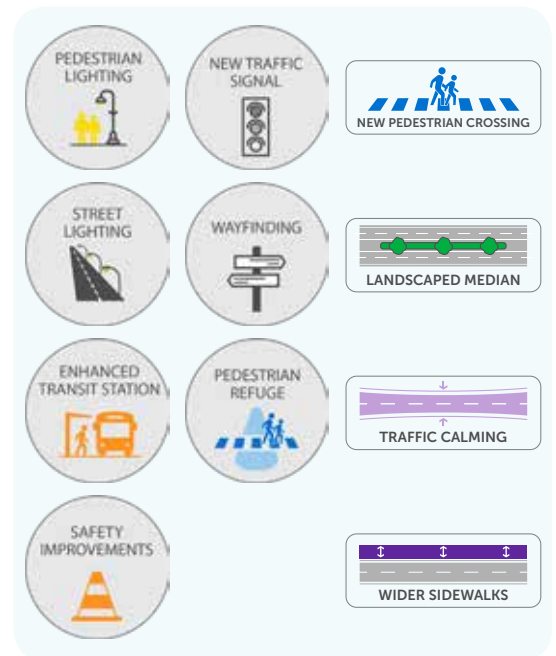
Participants evaluated priorities, including future land use scenarios, growth strategies, and community collaboration. The future land use scenarios were based on input from the public, stakeholders and planning experts.

At the Community Design Workshop in March 2017, participants were encouraged to share their ideas about the future of Oak Point by placing stickers representing different development types and transportation improvements on large maps of the study area. Participants could also write or draw their ideas directly on the map. Eight “sticker maps” were created and shared with the entire group.

### Development Type Stickers



### Transportation Improvement Stickers



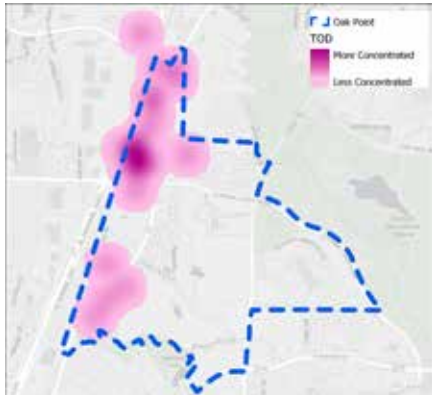
### Sticker Maps



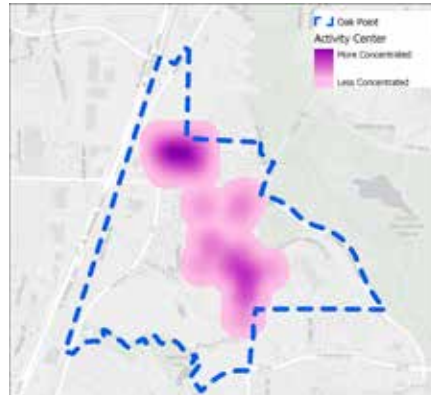


## Scenario Planning Step 2 - Discovering Themes and Concept

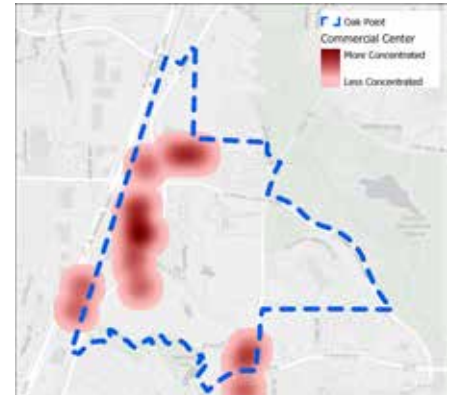
The project team analyzed the “sticker maps” and qualitative feedback from the Community Design Workshop to discover consistent themes and trends in the community’s preferences for location of commercial, housing, and transportation improvements.



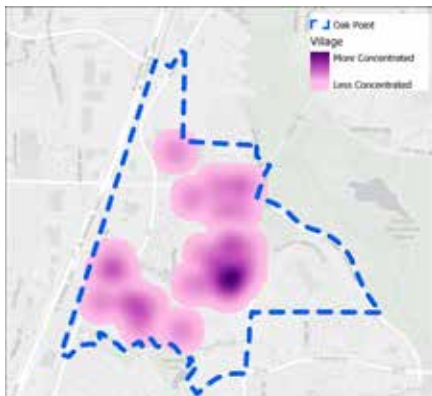
Transit-Oriented Development (TOD) was most preferred north of the LA Fitness



Activity Center at the Market Square Mall and west of Jupiter Road



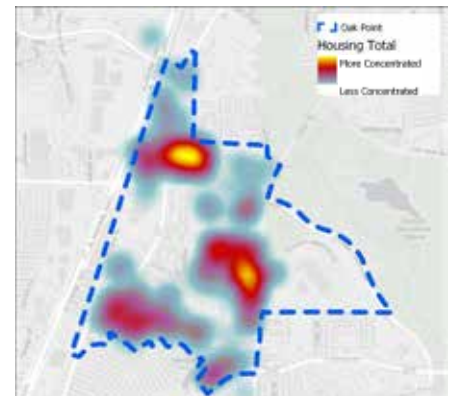
Commercial along K Avenue and Split Trail corridors



Village west of Jupiter Road and southern K Avenue



Residential Subdivision - north of Shawnee Park



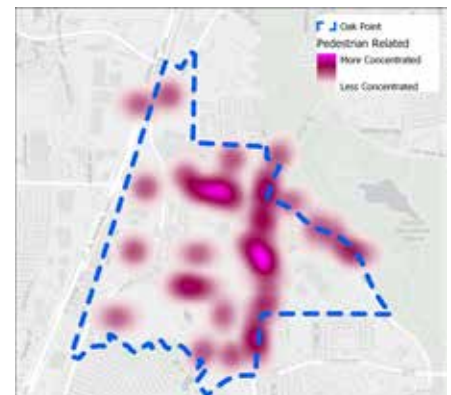
Housing Concentrated in the Market Square Mall and west side of Jupiter Road



New roads were mostly east-west oriented through the study area



Bike & Trails followed natural features and connected to Oak Point Park



Pedestrian related improvements are wanted along Jupiter Road

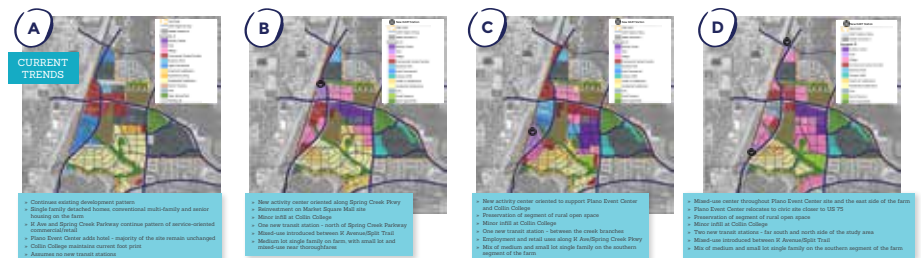




## Scenario Planning Step 3 - Comparing Alternatives

From the analysis of the “sticker maps,” the project team worked with the Stakeholder Committee to develop and refine four detailed scenarios, accounting for anticipated physical, social, and market conditions in Oak Point. Key development indicators such as future employment, housing, and open space were used to support this process. Three of the scenarios represented various alternatives from community input and a fourth illustrated how the area might develop if no actions were taken. The four scenarios and their associated indicators were presented to the public for review and input at the Scenario Review Open House in June 2017. Feedback from the event allowed the project team to carry forward the community’s most preferable aspects of each scenario into a draft vision map and implementation goals.

### SCENARIOS THE STUDY AREA



### SCENARIOS THE INDICATORS

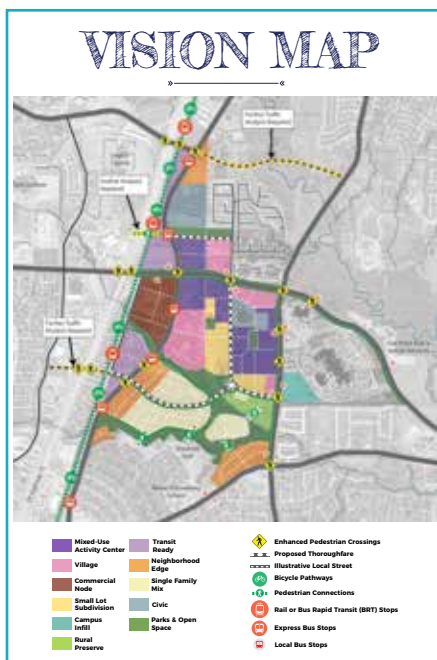




## Scenario Planning Step 4 – Reviewing the Vision

The most preferable qualities of each scenario expressed by the community were combined and refined into a draft vision map and implementation recommendations for the Oak Point Area. The Stakeholder Committee helped refine the draft vision before it was presented for public feedback at the Future of Oak Point Open House in October 2017. The final vision map and recommendations were revised based on comments received from this event.

### Open House October 2017 - Public Review of Oak Point Vision



### Stakeholder Committee reviews vision map



### Open House





## Community Engagement Outcomes

Community members shared input on a number of different aspects of Oak Point's future. Many common themes became apparent as the process progressed, and these were treated as priorities for the future of Oak Point.

### These priorities include:

Creating a **highly amenitized** area, with abundant parks, open spaces, and trails.

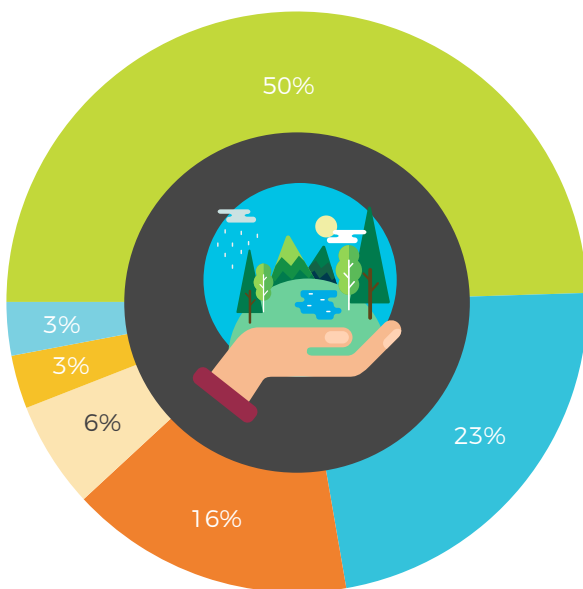
Improving **mobility and access** by making it easier for people using all modes to travel to and throughout Oak Point.

**Redevelopment** of aging commercial and residential areas.

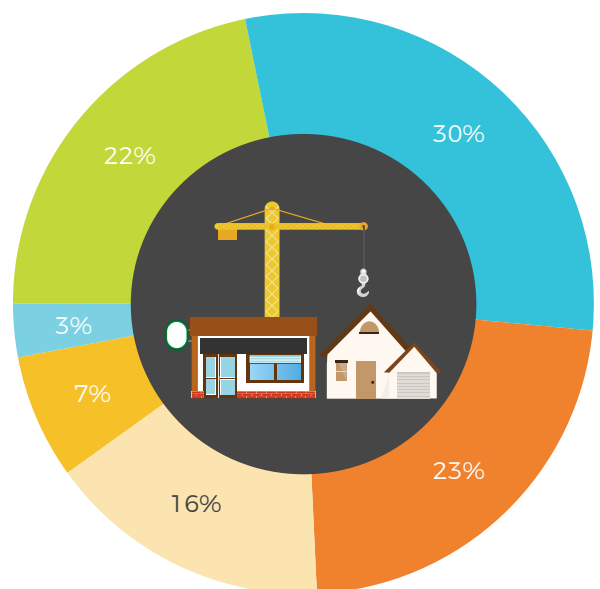
Maintaining the **rustic character** of the area and honoring its agricultural roots.

Creating a **neighborhood center** with retail, dining, and entertainment options for residents, workers, students, and visitors.

### What is the most important outcome for Oak Point?\*



### What is the second most important outcome for Oak Point?\*



- Protection of natural areas/ additional parks, trails, open space
- Redeveloping aging residential and commercial areas

- Desirable retail, dining, and entertainment options
- Transportation improvements - access, connections, safety

- Housing affordability
- More jobs and a strong local economy

\* These results are compiled from the live polling activity and the online survey (166 responses).





Many themes and ideas evolved from stakeholder and public input. These themes paint a picture of the community’s shared vision for the future – a vision that embraces the “Enhancing Community, Establishing Place” consensus. Oak Point’s assets – the natural beauty, the trail system, the historic dairy farm, Collin College, and the area’s regional access are all components of this vision as expressed by those involved in the vision development process. The Envision Oak Point plan is built around making this future vision a reality.

## ..... Key Themes .....

### Diverse Community Pattern

Oak Point will support opportunities for residents to live in the area through all phases of life, providing housing, employment, and social amenities needed to support growing families, Collin College students, young professionals, and seniors aging in place. New neighborhoods and redeveloping commercial areas will support a more economically sustainable mix of uses and compatible transitions in character, density, and land use to support this multi-generational community.

### Connected Community

Oak Point will be a vibrant, pedestrian-friendly community that supports healthy living by providing safe, desirable options to walk and bike for recreational purposes and commuting. New regional connections through rail or other enhanced transit facilities will reduce local and regional congestion and will contribute to economic growth in Oak Point.

### Inclusive Open Spaces

Oak Point will have an open space network that connects new development to the regional parks and trail system and existing neighborhoods, while adding even more diversity to east Plano’s open space amenities. New open space opportunities could include food-oriented open space (community gardens, farmers market, and a micro farm/ranch), non-traditional recreational facilities (fitness parks, pickleball courts, and outdoor fitness studios), social

spaces (plazas and greens in mixed-use areas) and sustainability-focused open spaces (permaculture parks, stormwater parks, and greenways).

### Unique Character

Oak Point will experience transformational change as its large segments of undeveloped land are developed. This change will serve as an opportunity to blend the best features of Plano’s suburban and mixed-use neighborhoods, creating a community that could serve as a model for modern suburban development. The most prominent character-defining element of Oak Point will be its public spaces, particularly the street and open space network. These spaces will be designed to maximize social interaction, creating memorable places that distinguish this area from other communities.

### Environmentally Resilient

Oak Point will provide a healthy, resilient environment by reducing the impact of development on natural systems and being prepared to respond to major climate events. Both public and private development will seek to retain and filter runoff before reaching adjacent creeks by implementing green streets and stormwater features in public spaces. Natural resource conservation will be supported by promoting drought tolerant site design, green building features, and alternative energy technologies.



## The Community's Vision

### Vision Development



Determining a shared vision for the future growth and development of Oak Point required thoughtful reflection on existing and future conditions, followed by a process to identify shared community values and desires. Together, these elements helped the community develop a consensus vision for Oak Point's future, providing guidance for how the area should evolve and function over time. This consensus vision is supported by the Oak Point Vision Map, which communicates the type of development the community desires to see in the future. The vision statement and map describe the places and characteristics desired in the future for Oak Point.

## Visionary Illustration – Reimagining Plano Event Center



### Disclaimer:

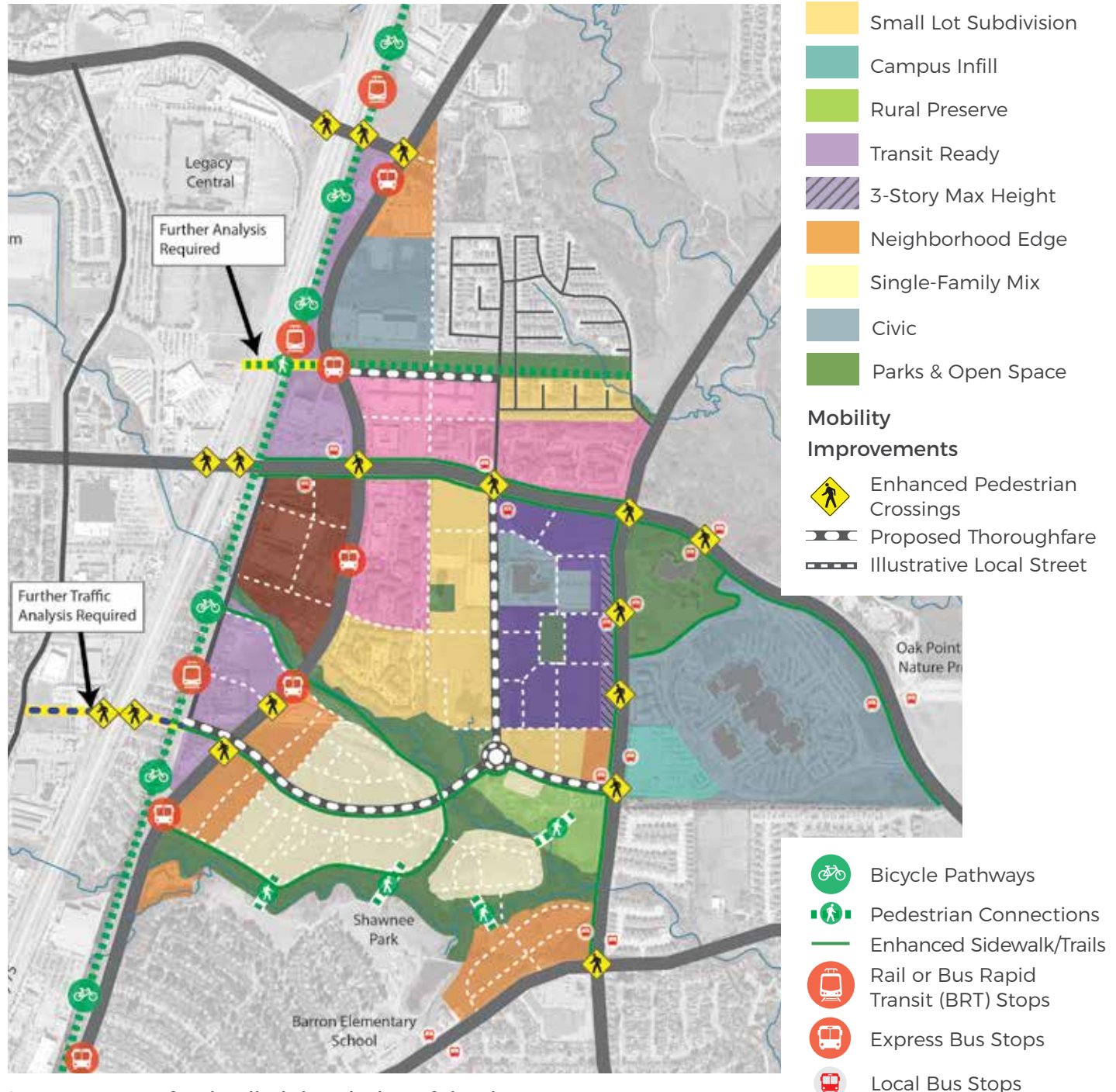
- ▶ This drawing is for illustrative purposes only and is not a regulatory document.
- ▶ It is a tool for visualizing a potential option for the implementation of the community's vision.





## The Community's Vision Map

The Vision Map, developed through careful data analysis, scenario planning, and robust community engagement, serves as a guide for future land use and mobility improvements in Oak Point. Land use, development character, and scale in the Oak Point vision is represented by different development types created through, and informed by, the scenario planning process.



\*See next page for detailed description of development types



## Development Types



For more detailed descriptions see **appendix 4**

### MIXED-USE ACTIVITY CENTER



- ▶ Typical height: 2-4 stories
- ▶ Social hub of Oak Point - live, work, and play in a pedestrian-friendly environment
- ▶ Vibrant street life is supported by restaurants, new civic spaces, and mixed-use housing

### VILLAGE



- ▶ Typical height: 1-3 stories
- ▶ Transition between high- and low-intensity uses
- ▶ Mix of housing options - senior housing, mixed-use, and single-family, with neighborhood-serving commercial

### TRANSIT READY



- ▶ Typical height: 2-4 stories
- ▶ Supports establishment of new rail or rapid transit stations

- ▶ **Transit Ready** areas will evolve as transit arrives in the area - beginning with office and retail uses, and adding housing within walking distance as stations are identified and financed.

### COMMERCIAL NODE



- ▶ Typical height: 1-4 stories
- ▶ Employment centers with office, retail, and commercial buildings
- ▶ Larger in scale, such as big box stores, traditional office buildings, and regional retail

### NEIGHBORHOOD EDGE



- ▶ Typical height: 1-2 stories
- ▶ Primarily comprised of small lot single-family housing, with supporting nonresidential development
- ▶ Small-scale, neighborhood retail and services allows for complimentary transitions between arterial corridors and housing





## SMALL LOT SUBDIVISION



- ▶ Typical height: 1-2 stories
- ▶ Exclusively single family, diverse yet complimentary architecture gives unique character and site design
- ▶ Mix of townhomes, cottage housing, and single-family detached homes on small lots

## SINGLE-FAMILY MIX



- ▶ Typical height: 1-2 stories
- ▶ Wide range of single family housing choices with smaller, more dispersed green spaces
- ▶ Balanced mix of small- and medium-lot single-family homes, townhomes, and cottage housing

## CAMPUS INFILL



- ▶ Typical height: 1-4 stories
- ▶ Supports infill development opportunities on the periphery of the Collin College Spring Creek Campus
- ▶ Includes student and faculty housing, student services and amenities, structured parking, and open spaces

## CIVIC



- ▶ Typical height: 1-2 stories
- ▶ Public facilities such as schools, places of worship, government facilities, recreation centers, police and fire stations, libraries, public event and conference centers and supportive lodging

## RURAL PRESERVE



- ▶ Segment of Lavon Farm preserved as micro farm and ranch
- ▶ Can support a heritage farm, public education, farmers market, food park, and community gardens, and other community event needs

## PARKS & OPEN SPACE



- ▶ Diverse and well-connected open space amenities include playgrounds, pocket parks, recreation facilities, plazas, bicycle and pedestrian trails, natural areas, and stormwater mitigation



## COMMUNITY VISION

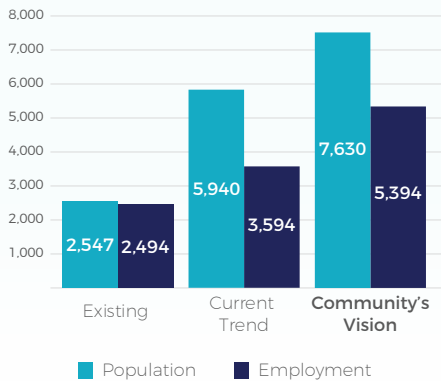


For more indicators see **appendix 4**

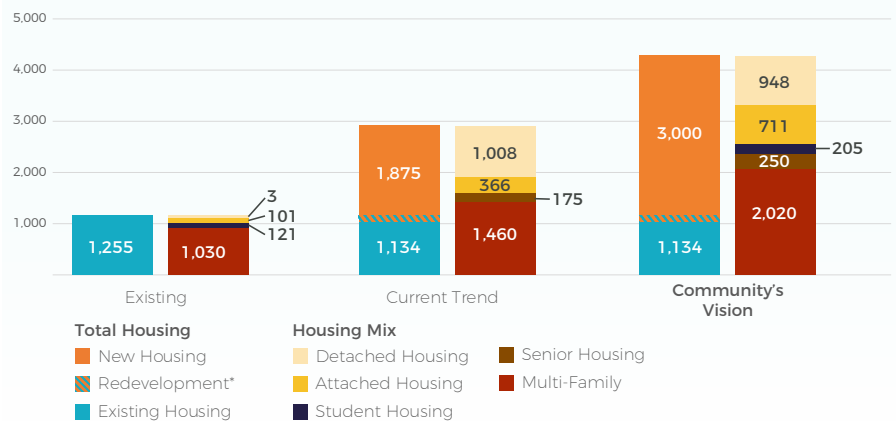
### Quantifying the Vision: Oak Point at 2050

Research and thorough analysis provided detailed data to support a transparent vision development process that realistically communicated the development impacts of the various land use scenarios that were considered by the community. These results reflect both the current development trends in Oak Point, as well as the potential development outcomes that could result from following the community's vision recommendations. It is critical to note that these values are merely projections, and the form and quantity of future development will ultimately be dictated by the zoning applied to the Oak Point area.

#### Potential Population and Employment



#### Potential Housing (units)



### Key Impacts: COMMUNITY'S VISION vs. CURRENT TREND

#### Scenario Net Fiscal Impact (\$M Current) City of Plano

Build Out (Years)	Trend	Community's Vision
5	\$52.6	\$73.1
10	\$20.0	\$29.8
15	\$9.9	\$15.7

1. Largest net benefits under Community's Vision scenario.
2. Benefits decrease if the project takes longer to buildout.

#### Scenario Economic Impacts (\$B Current)

	Trend	Community's Vision
Permanent Jobs (Direct, Indirect, Induced)	1,992	5,509
Cumulative Economic Output	\$2.0 to \$2.9	\$5.6 to \$7.9

1. Each project job generates an additional 0.8 jobs in the City of Plano.
2. Economic output includes temporary construction and permanent activity.

\*It is anticipated that the existing 121 student housing units on the Collin College campus will likely be eliminated or redeveloped due to the age and condition of those buildings.





## Visionary Illustration – New Neighborhood North of Shawnee Park



### Disclaimer:

- ▶ This drawing is for illustrative purposes only and is not a regulatory document.
- ▶ It is a tool for visualizing a potential option for the implementation of the community's vision.



# 03

# Implementation





## Chapter 3: Implementation

### Implementing the Vision

Envision Oak Point specifically outlines goals, strategies, and actions needed to achieve the Oak Point vision. Implementing the Oak Point vision requires an effective partnership between the public and private sectors and members of the community. This section provides a road map for the city to follow that prioritizes those relationships based on a series of action items over the short-term (less than 2 years), mid-term (more than 2 to less than 6 years), and long-term (more than 6 years). Action items address specific issues, such as public and private investments, strategic partnerships, planning strategies, and funding sources that are necessary to bring Envision Oak Point to life. Goals, policies, and actions are organized by the following topics:

1. Land Use and Development Patterns
2. Mobility
3. Parks, Recreation, and Open Space
4. Placemaking and Community Design
5. Environment and Infrastructure
6. Economy and Community

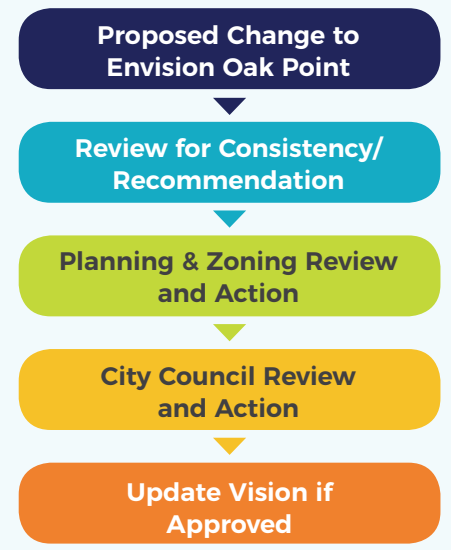
Action items may be accelerated or delayed based on private sector investment and the availability of funding from outside sources, as well as the ability of the City to leverage funds. Regular updates to Envision Oak Point will keep the vision, strategies, and actions current, up to date, and headed in the right direction.

### Plan Updates

Envision Oak Point is a dynamic document, designed to be flexible and respond to changing conditions and market demands. While providing a flexible framework, amendments to the Oak Point Vision should not be made hastily, but should take into consideration the extensive public and stakeholder input that went into developing the Oak Point Vision. Decision makers should review proposed changes to the vision to determine whether the proposal is consistent with Envision Oak Point's goals, policies, and actions, and the overall area and city vision. Proposals to fine tune or shift certain types of development, while complying with the intent of the overall vision for the area, should be considered closely for potential approval.



Plan updates should follow the City's public review process:





## Policy and Action Summary



### Land Use + Development Patterns



For detailed recommendations see **page 43**

#### Goal:

Support a distinct and diverse character pattern, creating opportunities to live, work, and socialize within a cohesively planned, pedestrian-friendly environment.

#### Policy 1 Balanced Neighborhoods

**Shape balanced neighborhoods with a diverse mix of land uses and amenities.**

##### Action 1

Adopt Envision Oak Point and use the plan to support the development review process and to prioritize infrastructure and economic development needs in the Oak Point area.

##### Action 2

Update the Future Land Use and Growth and Change maps of Plano's comprehensive plan to incorporate key elements of the Oak Point vision and policies.

##### Action 3

Align zoning designations with the vision and policies of Envision Oak Point.

##### Action 4

Adopt residential transition standards/guidelines to ensure compatible transitions in land use and building scale adjacent to established single-family neighborhoods.

##### Action 5

In areas designated as "Transit Ready," adopt development standards that permit housing to be introduced as station areas are established. Educate "Transit Ready" property owners of the benefit of reserving land for transit-supportive development.

##### Action 6

Create complimentary regulations and reduce barriers to food production land uses such as micro-farming/ranching, community gardens, and farmer's markets.

#### Policy 2 Diverse Housing

**Provide diverse housing that enables a high quality of life for all ages, household types, and income levels.**

##### Action 1

Require new single-family development to incorporate a diverse and complimentary mix of lot sizes and housing types.

##### Action 2

Promote the development of senior-oriented housing and encourage and permit universal design in all types of housing.

##### Action 3

Locate new multifamily development only in areas that support a mix of complimentary uses and have a well-connected pedestrian network.

#### Policy 3 Walkable Community

**Create a vibrant, walkable community with great streets and public spaces.**

##### Action 1

Develop block length and street requirements to support a compact, highly connected street network that accommodates pedestrians, bicyclists, vehicles, and various forms of transit.

##### Action 2

Ensure parking standards reflect changing demand and improve parking efficiency and supply by promoting shared parking, transit access, and efficient site design.

##### Action 3

Identify areas that are suitable for mixed-use development and apply mixed-use development standards to those locations.



For detailed  
recommendations  
see **page 49**



## Mobility

### Goal:

Provide multiple ways to safely move through and around the area (driving, biking, walking, and transit), and reduce congestion on Plano's thoroughfare network.

### Policy 1 Connected Community

Improve access to community amenities with a connected transportation system, increasing walking, biking, and transit opportunities in and around Oak Point.

#### Action 1

Update the transportation maps in the city's comprehensive plan to include primary street, transit, bicycle, and pedestrian connections critical to implementing Envision Oak Point.

#### Action 2

Update the city's Thoroughfare Standards Rules and Regulations to accommodate standards and guidelines that apply context sensitive design techniques to Plano's street network.

#### Action 3

Conduct a study of traffic impacts resulting from growth in and around northeast Plano, and provide recommendations for improving efficiency and safety of the existing street network.

#### Action 4

Complete the sidewalk network as Oak Point builds out, prioritizing the implementation of multi-use paths along Spring Creek Parkway and Jupiter Road.

#### Action 5

Prioritize development of an enhanced pedestrian crossing of Jupiter Road to safely connect to Collin College and Oak Point Park and Nature Preserve.

#### Action 6

Develop a toolkit and implementation plan for improving pedestrian and bicyclist safety at Oak Point intersections.

#### Action 7

Develop and adopt design standards and guidelines for dedicated bicycle facilities and multi-use paths in Oak Point.

#### Action 8

Use Oak Point as a demonstration area for improved planning and implementation of buffered bicycle facilities. Implement separated bike facilities along the main east/west collector street bisecting Lavon Farms.

#### Action 9

Incorporate end of bicycle trip amenities such as parking, maintenance, and shower facilities in relevant regulatory and design guideline documents.



## IMPLEMENTATION

### Policy 2 Public Transit

**Work closely with DART and Collin County on future expansion of bus and rail transit, as well as the siting of future transit stations.**

#### Action 1

Participate in the development of a strategic public transportation plan for Collin County and promote Oak Point as a key conduit for connecting future improvements to the existing system.

#### Action 2

Participate in DART long-range planning efforts and advocate for enhanced rail and bus transit facilities in Oak Point.

#### Action 3

Work with DART to develop near-term strategies for improving bus transit in Oak Point.

- a. Create shuttle connections between Parker Road Station and Collin College.
- b. Include the Oak Point area in express bus routes between Legacy business area and the Parker Road Station.

#### Action 4

Work with Collin County and DART to develop long-term strategies for rail and/or bus rapid transit facilities in Oak Point.

- a. Identify enhanced transit mode(s) serving Oak Point.
- b. Identify preferred station area locations.
- c. Create station area plans to promote the desired character and function of the stations.

#### Action 5

Work with DART to improve existing transit stops and ensure future transit stops provide shade, comfort, and safe access to the user.

#### Action 6

Initiate planning and construction of a rail trail linking Spring Creek Parkway to Parker Road Station.

### Policy 3 Accessible Street Design

**Ensure that the construction of future streets and the reconstruction of existing streets supports desired development and incorporates innovative street design and management.**

#### Action 1

Implement service level enhancements deemed effective and feasible by the northeast Plano traffic study (See Policy 1, Action 3), in collaboration with other public agencies and private property owners.

#### Action 2

Plan for the safe access of all users during right-of-way acquisition and conceptual design for new streets, and resurfacing or rebuilding existing streets. Incorporate street cross sections, technical details relating to street design, as well as where and how to apply these techniques throughout Oak Point.

#### Action 3

Evaluate current guidance and manuals relating to street and intersection design for criteria to improve safety and comfort for pedestrians, bicyclists, and ADA accessibility, and amend as necessary.

#### Action 4

Implement additional intersection improvements and improve signal timing along K Avenue, Spring Creek Parkway, Parker Road, and Jupiter Road to improve pedestrian safety and manage congestion.

#### Action 5

Participate in regional planning initiatives focused on the implementation of autonomous vehicle and other Smart City technologies that may benefit Oak Point.

#### Action 6

Review regulations for internal connectivity and block size for conformance with Envision Oak Point.



For detailed  
recommendations  
see **page 61**



## Parks, Recreation + Open Space

### Goal:

Create an integrated system of parks, trails, and open space so that Oak Point residents live within walking or biking distance of a quality neighborhood park or open space area.

### Policy 1 Accessible Open Space

Ensure that recreation areas, parks, trails, and open spaces are easily accessible to residents and park system users of all ages and abilities.

#### Action 1

Update the map elements of the city's comprehensive plan to include new public spaces critical to implementing the Oak Point vision.

#### Action 2

Assess minimum open space and improvement requirements with any new zoning regulations in Oak Point, with emphasis on ensuring sufficient open space for new housing opportunities.

#### Action 3

Consider universal design in the design and construction of new parks and recreation facilities.

#### Action 4

Construct multi-use paths and pedestrian bridges within designated trail corridors.

#### Action 5

Provide bicycle and pedestrian connections between Lavon Farms, Shawnee Park, and Oak Point Park and Nature Preserve to facilitate safe routes to school for area students.

#### Action 6

Install wayfinding signage, bicycle parking, and maintenance stations at key destinations along the Oak Point trail network.

### Policy 2 Green Networks

Maintain and enhance a network of natural open spaces that preserves scenic vistas, wildlife corridors, plant habitats, and their ecological functions and values.

#### Action 1

Acquire necessary parkland and trail easements to support implementation of the Oak Point vision.

#### Action 2

Protect natural areas and wildlife corridors by promoting site design techniques that discourage the reclamation of flood-prone areas.

#### Action 3

Adopt street design standards that prescribe multi-use paths adjacent to creek corridors and encourage single-loaded streets where feasible to improve pedestrian access.

#### Action 4

Plan and construct a trail through the Oak Point Recreation Center site that efficiently connects enhanced pedestrian crossings at Spring Creek Parkway and Jupiter Road.

#### Action 5

Identify Oak Point open space areas that may support stormwater management, permaculture, and other environmental education programming.

#### Action 6

Partner with local permaculture advocates to support the installation and maintenance of permaculture features within Oak Point open spaces.



## Policy 3 Diverse Open Space and Amenities

Create neighborhood park and community amenities of varied scale and character, and provide diverse, healthy recreational opportunities for area residents.

### Action 1

Develop civic and open space types, design standards, and guidelines calibrated to desired character in Oak Point.

### Action 2

Encourage smaller, neighborhood-serving open spaces to be privately owned and maintained. Require public access be provided to these private features.

### Action 3

Develop standards and design guidelines that require open space and natural features to be fronted by buildings where possible.

### Action 4

As the Plano Event Center site evolves, prioritize development of a civic space such as a plaza or square to support outdoor social activities and programmed special events.

### Action 5

Partner with the Plano Market Square Mall property owner and electric utility service providers to integrate the overhead utility easement into Oak Point's open space network, reducing the largest heat island in Oak Point.

### Action 6

Consider publicly accessible recreational amenities such as pickleball, outdoor fitness studios, and other diverse options as a means for fulfilling open space requirements.



## Placemaking + Community Design

### Goal:

Celebrate the many cultures, lifestyles, and distinct natural heritage of the area through thoughtful design elements, innovative development, well-designed streetscapes, inviting public spaces, and a vibrant neighborhood center.



For detailed  
recommendations  
see **page 69**

## Policy 1 Preservation of Agrarian Character

Define the character of Oak Point by providing strong visual links to the past.

### Action 1

Work with Lavon Farms property owners to develop zoning that retains land for rural use and preserves existing agricultural uses.

### Action 2

Support and participate in the establishment of a permanent farmer's market, community garden, or other community-oriented programming in the Lavon Farms rural preserve.

### Action 3

Develop design guidelines and other policies that encourage agrarian architectural design themes in Oak Point building design.

### Action 4

Mix formal and rustic landscape design elements in public spaces to reflect the historic farming character.

### Action 5

Formalize a brand and promotional strategy for Oak Point that links its future to its agrarian past.



## Policy 2 Great Streets

Create visually interesting streetscapes and provide gateways into Oak Point and east Plano.

### Action 1

Create streetscape standards and guidelines shaping new streets and the enhancement of existing local, collector, and arterial streets.

### Action 2

Promote green treatments for privacy and buffering in lieu of screening walls and other hardscape options.

### Action 3

Require street trees with new development to promote walkability and to achieve a more visually interesting streetscape.

### Action 4

Identify, preserve, and enhance prominent view corridors and create new vistas through thoughtful site design.

### Action 5

Identify key gateways and focal points as locations for distinctive architecture and site design features such as public art, enhanced landscape, and hardscape treatments.

### Action 6

Evaluate the use of wayfinding signage and identify key themes from the Oak Point brand that can be carried forward into sign design themes.

## Policy 3 Vibrant Neighborhood Center

Create vibrant neighborhoods that support a variety of activities for people of all ages.

### Action 1

Organize land use and block patterns in the Oak Point neighborhood center to support a pedestrian-oriented core of local streets that serves as Oak Point's civic area and social hub.

### Action 2

Require a mix of uses to support new housing in the Oak Point neighborhood center, prioritizing opportunities for high quality restaurants and other food-anchored land uses.

### Action 3

Create building form and public realm standards that promote strong community character, pedestrian-friendly streetscapes, and public spaces.

### Action 4

Establish design standards requiring new development to vary building types and façade design, and engage the street with pedestrian-friendly frontages such as porches, stoops, and shopfronts.

### Action 5

Maintain residential character and suburban scale, but improve community design and incorporate a better balance of commercial land uses and diverse housing opportunities.

### Action 6

Support unique development concepts that differentiate the area in the increasingly competitive Collin County suburbs.





For detailed recommendations see **page 79**



## Environment + Infrastructure

### Goal:

Support long-term resiliency by integrating the area's rustic landscape into community design and mitigating the impacts of development on Oak Point's natural systems and infrastructure.

### Policy 1 Stormwater Management

Promote and utilize green infrastructure strategies to support routine stormwater management and respond to major storm events in Oak Point.

#### Action 1

Identify flood hazard areas and develop a comprehensive water management plan to guide the establishment of stormwater management amenities in new development.

#### Action 2

Develop design guidelines and promote the use of green infrastructure as a placemaking and stormwater management feature in private development.

#### Action 3

Create stormwater demonstration projects to support environmental education programming and to evaluate techniques for compatible implementation in Plano.

#### Action 4

Implement compatible green infrastructure features in Oak Point open space areas, public right-of-way, and around city facilities.

### Policy 2 Utility Infrastructure

Plan for needed utility infrastructure capacity and mitigate the stresses and risks associated with sustained drought conditions.

#### Action 1

Identify and assess water utility needs and develop utility master plans as new development begins to occur in Oak Point.

#### Action 2

Review current development regulations to minimize the impact of new development on Oak Point's infrastructure and incorporate green infrastructure practices into guiding documents.

#### Action 3

Ensure zoning and development standards require adequate right-of-way to support long-term maintenance of utility infrastructure.

#### Action 4

Educate the public on the importance of water conservation and promote the use of water-smart building construction and site landscape techniques.

### Policy 3 Environmental Placemaking

Preserve Oak Point's rustic character and incorporate green strategies as placemaking elements in new development.

#### Action 1

Require street trees to be accommodated with the construction of new streets.

#### Action 2

Permit food production in new development in Oak Point. Reserve land for key programming such as agricultural operations, a community garden, and a farmers market.

#### Action 3

Partner with local permaculture groups to support environmental education programs in Oak Point.

#### Action 4

Encourage homebuilders and commercial developers to adopt "solar ready" construction practices.





## Economy + Community

### Goal:

Promote a sense of community and shape neighborhoods that remain vibrant, livable, economically sound, and equitable places for future generations.



For detailed recommendations see **page 85**

### Policy 1 Institutional Partnership

**Support institutional partnerships with Plano ISD, Collin College, and other public and nonprofit agencies to support the Oak Point vision.**

#### Action 1

Promote a sense of community by fostering innovative partnerships with local schools, Collin College, Collin County, DART, and the Oak Point faith-based and nonprofit community.

#### Action 2

Support the PISD's assessment of elementary school capacities to plan for facility demand in Oak Point and surrounding northeast Plano neighborhoods.

#### Action 3

Coordinate bicycle and pedestrian infrastructure planning with PISD and Collin College to maximize mobility options for their students.

#### Action 4

Support the development of parking and travel demand management strategies for Collin College.

#### Action 5

Encourage the addition of student housing and additional institutional buildings along Collin College's Jupiter Road frontage to accommodate a more vibrant gateway to the campus.

#### Action 6

Promote Collin College's potential for workforce development and business incubation efforts in the Oak Point area.

#### Action 7

Partner with Collin College to support pop-up events and temporary facilities in underutilized parking areas, focusing on supporting regional events.

### Policy 2 Economic Development

**Create new regulations, develop an economic development strategic plan, and implement catalytic infrastructure and development projects that are critical to the future of Oak Point.**

#### Action 1

Adopt a strategic plan and toolkit to guide future marketing and economic development efforts for Oak Point.

#### Action 2

Evaluate using creative financing mechanisms as tools to achieve community goals and stimulate private investment.

#### Action 3

Utilize the vacant land around Plano Event Center as an economic development tool and pursue a development partner for this site through a competitive RFQ/RFP process.

#### Action 4

Pursue partnerships to facilitate joint master planning and development of the Plano Event Center and the northern segment of Lavon Farms.

#### Action 5

Identify, budget for, and implement infrastructure projects that are likely to serve as catalysts for private investment and that provide tangible public benefit to the surrounding community.

#### Action 6

Purchase necessary land, right-of-way, and easements for public facilities and open space, transit station areas, and new street and trail corridors deemed critical to the future of Oak Point.

#### Action 7

Attract a hotel to support the Plano Event Center and develop strategies to transition the center's parking areas from surface lots to shared, structured parking.



## IMPLEMENTATION

### Policy 3 Neighborhood Enhancement

Plan for new development and programs that will enhance existing neighborhoods and corridors.

#### Action 1

Collaborate with private and nonprofit organizations to attract new, regional-scale events and to support the continued success of existing events such as the Plano Balloon Festival.

#### Action 2

Coordinate with DART, ridesharing services, and private and public landowners to improve event hosting capacity by supporting additional mobility options and improved parking efficiency.

#### Action 3

Promote existing neighborhood enhancement programs and consider the development of additional programs addressing streetscape enhancement, storefront, and home rehabilitation.

### Policy 4 Reinvestment

Promote and incentivize reinvestment in underutilized and declining areas, particularly within Oak Point's major roadway corridors.

#### Action 1

Prioritize the implementation of Envision Oak Point compatible zoning for key sites such as the Plano Market Square Mall, Plano Event Center, Lavon Farms, and potential transit station areas.

#### Action 2

Develop enhanced zoning standards and conduct public outreach to property owners adjacent to the DART corridor to maintain compatible transitional uses and to position this area for its long-term potential as a transit served employment area.

#### Action 3

Proactively pursue retail, hospitality, restaurant, and neighborhood services to build on the character of Oak Point, serve new and future residents, and attract patrons from outside the area.

### Policy 5 Plan Implementation

Plan for evolution of the Oak Point brand and develop a detailed implementation plan to guide long-term change.

#### Action 1

Establish a project implementation program and appoint a lead entity charged with facilitating the implementation of Envision Oak Point.

#### Action 2

Maintain a project website that serves as a communication, educational, and monitoring tool for Envision Oak Point.

#### Action 3

Prepare and present periodic reports of plan implementation progress and present key implementation outcomes via the project website and public presentations.

#### Action 4

Review and make necessary updates to the plan at 5-year intervals or as needed, based on the achievement of major implementation milestones or changing market conditions.

#### Action 5

Conduct and sponsor demonstration projects to field test and gauge community support for new land use and design elements.





04

# Recommendations



## Chapter 4: Recommendations

### Goals, Policies, and Actions to Achieve the Vision

The vision framework sets out the goals, policies, and actions needed to achieve the vision. These recommendations reflect the extensive input provided by residents and stakeholders throughout the planning process. Implementation of the vision must be strategically advanced, and requires proactive and consistent application over the next three decades and beyond. To respond to market demands and maintain the integrity of the vision, this plan establishes a flexible approach to implementation. It anticipates that individual actions and priorities will shift over time due to changes in market or community preference. As development and redevelopment unfolds in Oak Point, this adaptability will allow the plan and vision to remain relevant over time.

The goals, policies, and actions that are needed to move the Oak Point area towards the consensus vision are presented in the following elements:



	Land Use + Development Patterns	p. 43
.....		
	Mobility	p. 49
.....		
	Parks, Recreation + Open Space	p. 61
.....		
	Placemaking + Community Design	p. 69
.....		
	Environment + Infrastructure	p. 79
.....		
	Economy + Community	p. 85
.....		
	Sub-Area Strategies	p. 93





## Community Vision Framework

### Oak Point Community Vision



“Enhancing Community,  
Establishing Place”

#### Guiding Principles

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

#### Plan Elements



Land Use +  
Development  
Patterns



Mobility



Parks,  
Recreation +  
Open Space



Placemaking  
+ Community  
Design



Environment +  
Infrastructure



Economy +  
Community

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

#### Area Wide Policies

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

#### Action Items + Implementation Recommendations



- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



#### Oak Point Sub-Areas

Northern  
Quadrant

Western  
Quadrant

Eastern  
Quadrant

Southern  
Quadrant

## Sub-Area Strategies



# Land Use + Development Patterns



## Goal:

**Support a distinct and diverse character pattern, creating opportunities to live, work, and socialize within a cohesively planned, pedestrian-friendly environment.**

Oak Point is connected – by roads, trails, green space, and sidewalks, as well as through centralized activity centers that provide jobs, retail, and services to residents and visitors from adjacent neighborhoods and the region. The design and function of both the public and private spaces create vibrant gathering areas where students, workers, and older adults can congregate and take care of daily needs, while living in a multigenerational community. Oak Point's development types, the careful placement of buildings and the provision of open space, along with a range of driving, biking, and walking connections will combine to make the area a great place to live, work, and socialize.



- ▶ Building on the land use and transportation relationship is important to **reduce the number of vehicle trips**
- ▶ Vision should accommodate a land use pattern that reduces vehicle trips by situating **housing near social, recreational, and employment amenities**



### Policy 1

# 53%

of the survey respondents chose '**redeveloping aging residential and commercial areas**' as the first or second most important outcome for Oak Point.\*

# 39%

of the survey respondents chose '**desirable retail, dining, and entertainment options**' as the first or second most important outcome for Oak Point.\*

\* These results are compiled from the live polling activity and the online survey (166 responses).

### Balanced Neighborhoods

Shape balanced neighborhoods with a diverse mix of land uses and amenities.

The Oak Point vision reflects the desires of Oak Point stakeholders and surrounding neighbors for a walkable neighborhood full of amenities. Participants indicated a strong desire for a variety of housing types in the area and amenities, such as parks, trails, plazas, and civic areas, to support Oak Point and adjacent retail, commercial, and office centers. Area residents and property owners saw an opportunity for declining retail areas to redevelop into more vibrant, higher performing retail centers with improved transportation and transit systems supporting these centers.

Adjacent neighborhoods are maintained and improved to provide stable, quality housing opportunities far into the future. In addition, as new neighborhoods and mixed-use areas are developed, care is taken to be sensitive to existing neighborhoods by providing transitions in size and style to ensure compatibility throughout the area. Both existing and new neighborhoods continue to meet the needs of the diverse population that is central to providing a unique culture in the Oak Point neighborhood.

Over the long term, commercial areas are transformed into vibrant, productive retail and commercial centers served by transit. Plano Event Center, in synergy with Collin College, continues to host cultural, educational, business, and entertainment events. Hotels support this environment, with civic spaces, activity areas, and the rural preserve drawing people from across the region to participate in the unique environment that is Oak Point.

#### Land Use and Community Design Case Study

##### Mueller, Austin, TX

Mueller is a 700-acre mixed-use community with an emphasis on sustainable development, built on the site of a former airport. The community boasts a mix of single-family attached, detached, and multifamily housing, diverse retail and services, employment centers, and cultural attractions, all complimented by a comprehensive network of green space and natural areas.



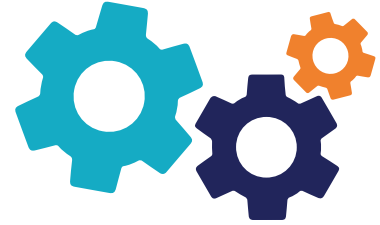
Source: Catellus





### Balanced Neighborhood Actions

1. Adopt Envision Oak Point and use the plan to support the development review process and to prioritize infrastructure and economic development needs in the Oak Point area.
2. Update the Future Land Use and Growth and Change maps of Plano's comprehensive plan to incorporate key elements of the Oak Point vision and policies.
3. Align zoning designations with the vision and policies of Envision Oak Point.
4. Adopt residential transition standards/guidelines to ensure compatible transitions in land use and building scale adjacent to established single-family neighborhoods.
5. In areas designated as "Transit Ready," adopt development standards that permit housing to be introduced as station areas are established. Educate "Transit Ready" property owners of the benefit of reserving land for transit-supportive development.
6. Create complimentary regulations and reduce barriers to food production land uses such as micro-farming/ranching, community gardens, and farmer's markets.





### Policy 2

#### Examples of Oak Point housing types



Detached House - Small Lot



Student Living



Mixed-Use Housing



Cottage Court



Townhome



Senior Living



Detached House - Medium Lot

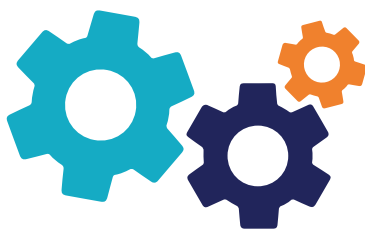
### Diverse Housing

Provide diverse housing that enables a high quality of life for all ages, household types, and income levels.

Housing in Oak Point responds to the needs of the diverse population of northeast Plano. Oak Point's housing mix includes a broad range of small and medium lot single-family detached homes and townhomes, senior and student housing, and mixed-use housing in Oak Point's civic area and established transit station areas. Multigenerational housing that supports universal design techniques provide options for aging individuals and people with disabilities. This resilient mix provides an economical range of housing while meeting the changing demand for housing types as our population's needs change.

### Diverse Housing Actions

1. Require new single-family development to incorporate a diverse and complimentary mix of lot sizes and housing types.
2. Promote the development of senior-oriented housing and encourage and permit universal design in all types of housing.
3. Locate new multifamily development only in areas that support a mix of complimentary uses and have a well-connected pedestrian network.





## Walkable Community

Create a vibrant, walkable community with great streets and public spaces.

Walkable places have destinations such as stores, restaurants, coffee shops, and entertainment that are within a five- to ten-minute walk from home and work. These places also have streets that are designed to enable and encourage walking, and often have access to public transit. Buildings are placed near the street with inviting frontages and access to the street. Streets have wide sidewalks with seating, lighting, and trees providing shade, and there are a variety of gathering spaces that energize the public spaces.

With a wide range of services accessible on foot, Oak Point's Mixed-Use Activity Centers and Villages are designed to encourage walking. The mix of uses and the compact development within the Activity Centers and Villages support viable local businesses in the neighborhood.

The layout of blocks and streets contribute to the walkability of an area. Long blocks are less inviting, and provide fewer places to walk. The smaller the blocks are, the more there is within walking distance. The majority of parking in walkable neighborhoods is placed behind buildings, so active, inviting uses are placed near the pedestrian walkway.

Equally important is the design of the street and pedestrian amenities. Even with destinations nearby, streets must be safe and pedestrian-friendly to engage residents in walking to their destinations. Safe and walkable streets have careful design of the sidewalks, a wide walkway, even pavement, and accommodate all users, to include people with disabilities. Safe streets also buffer pedestrians from vehicles, and provide crosswalks placed in areas where they are needed, and where pedestrians can be seen by drivers.

### Policy 3

#### Smart practices of walkable streets



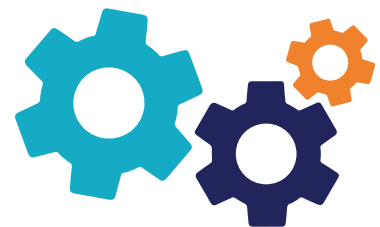
Lakeside DFW




Mueller Austin

#### Walkable Community Actions

1. Develop block length and street requirements to support a compact, highly connected street network that accommodates pedestrians, bicyclists, vehicles, and various forms of transit.
2. Ensure parking standards reflect changing demand and improve parking efficiency and supply by promoting shared parking, transit access, and efficient site design.
3. Identify areas that are suitable for mixed-use development and apply mixed-use development standards to those locations.







**“** *Human scale, quality development  
equals a great neighborhood.* **”**

~ Open House Participant





# Mobility



## Goal:

**Provide multiple ways to safely move through and around the area (driving, biking, walking, and transit), and reduce congestion on Plano's thoroughfare network.**

The mobility network in Oak Point will support new development and long-term economic health. Getting around will be comfortable, safe, and convenient for all modes – cars, transit, walking, and bicycling. A network of streets, transit routes, and trails will provide connections to amenities within Oak Point and around the region, including job centers, open spaces, and natural areas.

Prior to the rise of the automobile in the 20th Century, streets were designed and scaled to accommodate pedestrian travel as a primary means of transportation. This resulted from compact development patterns and streets that were closely connected to the uses along them. As automobile use increased during the latter part of the 20th Century, engineering standards and municipal requirements were primarily geared toward increasing the efficiency of automobile movement. Consequently, other modes of transportation—such as walking or biking—were given less consideration. The result was a street system that created an environment that was uncomfortable for bike and pedestrian users, reinforced the automobile as the primary mode of transportation, and disconnected land uses from the streets that served them.

In recent years, there has been a cultural shift toward building streets that better balance various types of travel and provide safe accommodations for cars, bikes, and pedestrians. This approach to street design has many benefits which increase the overall quality of life and quality of place. These include: .....

- ▶ **Improved safety for all users**, regardless of age, ability, or mode of transportation, by improving intersection and sidewalk design and reducing the number and severity of collisions.
- ▶ **Reduced traffic congestion** by promoting the use of alternative means of transportation for shorter trips, which in turn increases the overall capacity of the transportation network.
- ▶ **Economic growth** by reducing travel costs and time, while encouraging economic activity along the street.
- ▶ Improved **public health** by promoting active transportation, such as biking or walking.
- ▶ Reduced burden on **other infrastructure** when stormwater management best practices are integrated into street design.
- ▶ Improved **air and water quality** resulting from reduced congestion and better stormwater management practices.



## RECOMMENDATIONS

### Policy 1

► Should we invest in sidewalks, bike routes, trails and more crossings to improve safety in the Oak Point area?\*



\* These results are compiled from the live polling activity and the online survey (166 responses).

#### Mobility Improvements

- Enhanced Pedestrian Crossings
- Proposed Thoroughfare
- Illustrative Local Street
- Bicycle Pathways
- Pedestrian Connections
- Enhanced Sidewalk/Trails
- Rail or Bus Rapid Transit (BRT) Stops
- Express Bus Stops
- Local Bus Stops

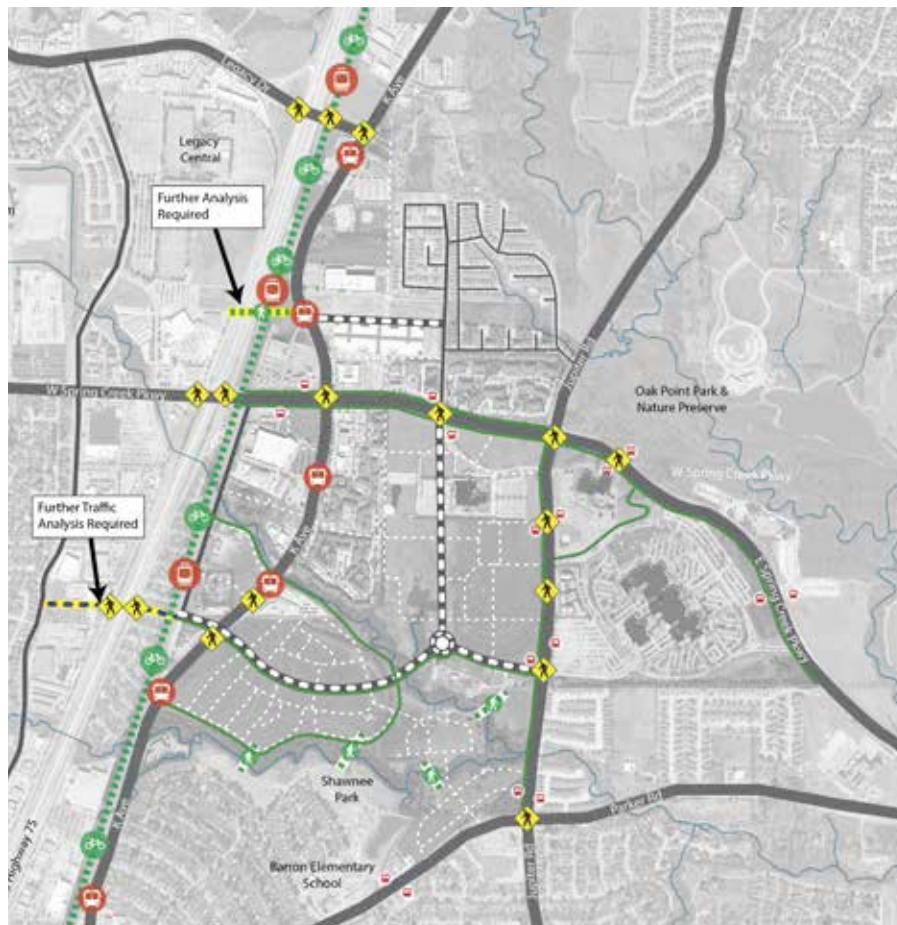
### Connected Community

Improve access to community amenities with a connected transportation system, increasing walking, biking, and transit opportunities in and around Oak Point.

The existing roadway network in the Oak Point Area is built upon a suburban arterial grid. Some of the grid, such as Legacy Drive, is disconnected due to environmental and development barriers. Because of this condition, much of the traffic generated in the study area is funneled through Spring Creek Parkway.

In addition, the high development potential of the area, regardless of its level of intensity, means additional traffic will contribute to the existing traffic concerns expressed by the community. Reducing the impact of this growth on the network can be accomplished by expansion of transit, providing bicycle trails and facilities, and improving pedestrian connections and crossings. Improving roadway connectivity, especially to US 75, will also be essential to increase the capacity of the network and improve access in Oak Point.

#### Map of Network Improvements





### Type D: Secondary Thoroughfares

One of the key improvements to the roadway network is the implementation of the East-West Connector bisecting the southern segment of Oak Point. This roadway will initially connect from Jupiter Road to K Avenue, with future consideration to extend this connection to provide access to US 75 via the north and southbound frontage roads. This roadway is recommended to be a Type D thoroughfare based on the City of Plano thoroughfare classification system with approximately 110 feet of right-of-way.

New connections to US 75 are complex considerations for the community, as this issue is strongly influenced by surrounding development, as well as deliberations on the future of US 75 and transit facilities adjacent to that corridor. These connections, as well as the consideration of any extensions of Los Rios Boulevard or Chaparral Road, are best addressed as part of a broader discussion and review of the City's Throughfare Plan Map.

### Type E: Secondary Thoroughfares

Within the Oak Point study area, internal thoroughfare connections will be important to reduce the number of shorter trips that occur on the major roadways. If these shorter trips can be conducted on the internal network, then less traffic will be added to the more primary roadways of Spring Creek Parkway, Legacy Drive, K Avenue, Parker Road, and Jupiter Road. The Type E classification is applied in two different locations in the study area to provide connections throughout the area.

The first proposed connection extends north from a proposed roundabout within Lavon Farms to connect with Des Moines Drive. It is proposed to consider a change in design of Des Moines Drive north of Spring Creek Parkway to calm traffic, improve the streetscape, and to be consistent with surrounding development to the north and south of Spring Creek Parkway.

The second proposed connection is an east-west connection from Des Moines Drive to K Avenue on the north side of the existing Plano Market Square Mall. These Type E roadways provide access but do not have the capacity to handle large amounts of traffic.

### Local Streets

New local streets will need to be constructed to provide access to new neighborhoods, jobs, and amenities. These streets should be laid out in a well-connected grid with smaller block sizes, to be highly pedestrian-friendly and provide easy access to higher capacity thoroughfares. These roads will be Type F (Collector) or Type G (Residential Street) thoroughfares. Both of these are two-lane, undivided roadways with lower design speeds.



Alternative Type D Thoroughfare

#### Travel Demand Modeling

Due to current traffic characteristics in the area, the City desired to analyze the implications of potential improvements to the mobility network in the northeast portion of Plano. A detailed study was conducted using a traffic model to compare how different roadway improvements would impact traffic in and around Oak Point. Final results indicate that new thoroughfare connections may reduce future congestion on Spring Creek Parkway; however, potential thoroughfare extensions must account for long-term fiscal impacts and community preferences for (or against) potential improvements.



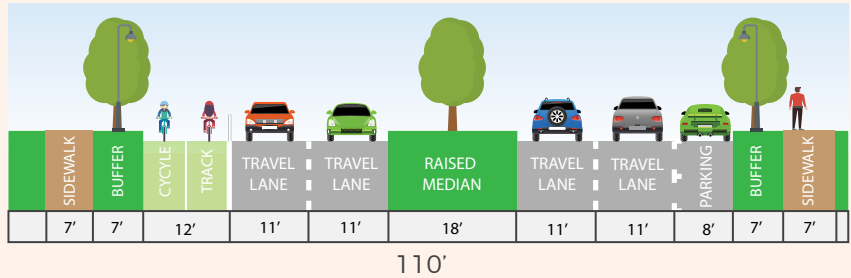
Local Residential Street



## Potential Street Configurations

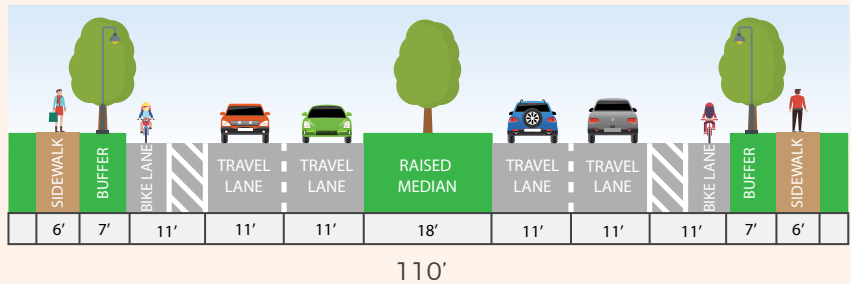
### Secondary Thoroughfare with Cycle Track

This thoroughfare provides vehicle capacity of up to 20,000 vehicles per day. A parallel bicycle facility known as a cycle track separates bicyclists from vehicle traffic. A cycle track accommodates two directions of traffic in one area.



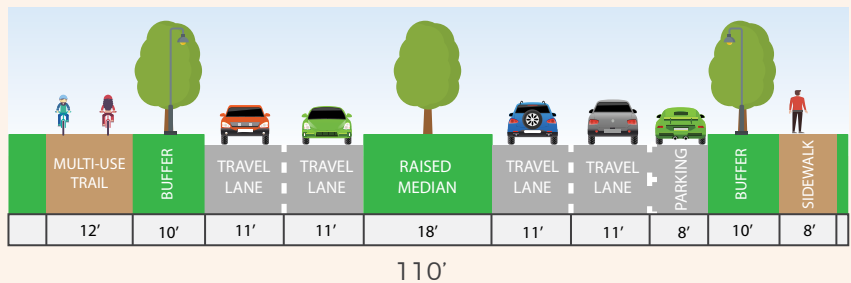
### Secondary Thoroughfare with Buffered Bike Lanes

This thoroughfare provides vehicle capacity of up to 20,000 vehicles per day. Parallel bicycle facilities are on each side of the roadway accommodating bicyclists in the same direction as the vehicle traffic.



### Secondary Thoroughfare with Trail and Parallel Parking

This thoroughfare provides vehicle capacity of up to 20,000 vehicles per day. Bicycle and pedestrian traffic are separated from the vehicle traffic. On-street parking can be accommodated on one-side of the roadway in this example.

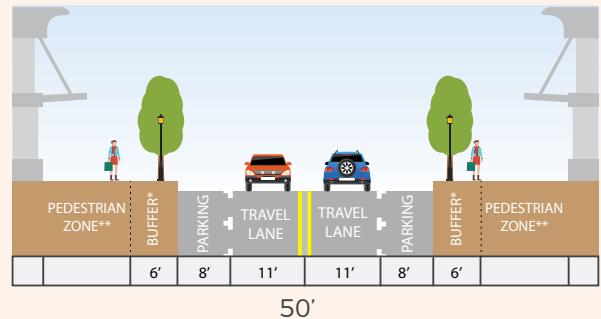


### Local Street in an Urban Context

This local street has a low volume of vehicles at low speeds. Access to surrounding uses is the primary characteristic of these streets. On-street parking can be provided if desired by local businesses and property owners. Additional area for pedestrians may be required as an easement to accommodate the pedestrian traffic in an urban area. Bicycle facilities can be provided as a separated lane or as a shared lane such as a sharrow.

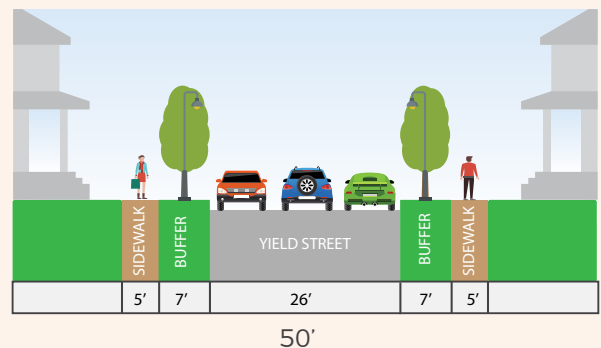
\* Buffer includes edge zone and furnishing zone.

\*\*Pedestrian zone includes the throughway zone and frontage zone, pedestrian zone width determined in the development standards.



### Local Street in a Suburban Context

This local street has a low volume of vehicles at low speeds. Access to homes and residences is the primary characteristic of these streets. Unmarked on-street parking is typically provided to accommodate some of the parking that may be needed. Building set back requirements are determined through the zoning and development standards. Bicycle facilities are not provided on this type of street, however shared lane marking and signs can be provided.







### Providing Trail Connectivity

A common suggestion received from the stakeholders and the public during the Envision Oak Point planning process was to emphasize the natural elements as strengths of the area. The natural areas, such as the creek corridors that bisect the study area, the Oak Point Park & Nature Preserve, and Shawnee Park, all provide opportunities for the community to enjoy recreational opportunities and the outdoors in a natural setting.

Building upon those strengths, the Oak Point mobility plan emphasizes providing increased trail connectivity and access for pedestrians and bicyclists by connecting these amenities to new development and the surrounding community.

### Off-Street Trails

The primary recommended off-street trail in Oak Point is located on the western edge of the study area. Similar to the Central Trail in Richardson, which parallels the DART rail transit corridor, incorporating an off-street trail along the DART right-of-way in Plano (DART Trail) is an important improvement for Oak Point and the surrounding areas of Plano. Providing a connection from the DART Trail to the Bluebonnet Trail will provide a loop around the study area as the Bluebonnet Trail connects with the Oak Point Park and Nature Preserve.

The DART Trail would also fill an important gap in the Regional Veloweb that the North Central Texas Council of Governments (NCTCOG) has been implementing.

Additionally, off-street trails are recommended along Spring Creek Parkway and Jupiter Road. The East-West connector also has the potential to include an off-street trail if an on-street bicycle facility such as a cycle track or bicycle lanes are not included within the right-of-way. These roadways have additional roadway right-of-way that provide the opportunity to achieve a minimum of a 10-foot trail.



Multi-Use Path



Rail Trail



Walking Trail at Oak Point Park



Find trails on Map of Network Improvements on **page 50**



## RECOMMENDATIONS



HAWK Signal



Rectangular Rapid Flash Beacon



Buffered Two-Way Cycle Track

### Crossings

Proposed pedestrian improvements are recommended on all major roadways within the Oak Point area to help pedestrians cross safely, especially if they are trying to access transit stops. Throughout the planning process and community engagement, Jupiter Road was identified as a difficult roadway to cross as a pedestrian, particularly for those that are crossing from the college to the DART transit stops on the west side of Jupiter. As the area develops and as roadway connections are built to connect with Jupiter, pedestrian infrastructure will be required. If traffic signals are warranted along this corridor, pedestrians will have the opportunity to cross safely using pedestrian actuated signals. Other pedestrian improvements can involve infrastructure such as a Rectangular Rapid Flash Beacon (RRFB) or a High intensity Activated cross Walk (HAWK) signal.

While it is a goal to create additional signalized intersections along Jupiter Road, K Avenue, and Spring Creek Parkway, these pedestrian-activated improvements can be implemented in areas where traffic signals are not warranted.

### On-Street Bicycle Facilities

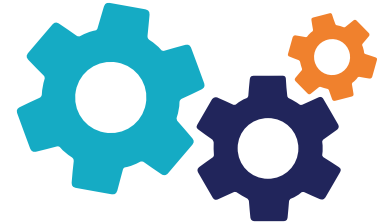
On-street bicycle facilities such as bike routes or bike lanes are implemented to improve safety for bicyclists that utilize the travel lanes. In Oak Point, the proposed East-West Connector and North-South Collector thoroughfares provide opportunities to implement on-street bicycle facilities. Incorporating bicycle lanes into these thoroughfares will help increase mobility for bicyclists within the area. For the East-West Connector, a cycle track can be considered to separate bicyclists from pedestrians that will use the adjacent multi-use trail.

The existing thoroughfares do not have any recommended on-street bicycle facilities due to either limited right-of-way, high traffic volumes, and/or high traffic speeds.



### Connected Community Actions

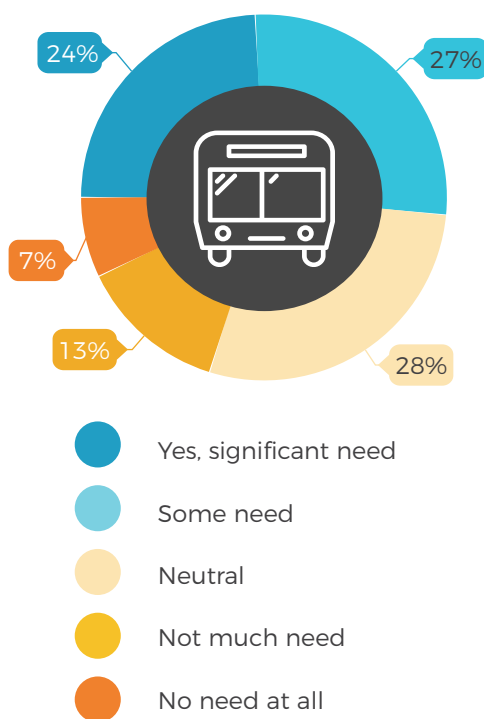
1. Update the transportation maps in the city's comprehensive plan to include primary street, transit, bicycle, and pedestrian connections critical to implementing Envision Oak Point.
2. Update the city's Thoroughfare Standards Rules and Regulations to accommodate standards and guidelines that apply context sensitive design techniques to Plano's street network.
3. Conduct a study of traffic impacts resulting from growth in and around northeast Plano, and provide recommendations for improving efficiency and safety of the existing street network.
4. Complete the sidewalk network as Oak Point builds out, prioritizing the implementation of multi-use paths along Spring Creek Parkway and Jupiter Road.
5. Prioritize development of an enhanced pedestrian crossing of Jupiter Road to safely connect to Collin College and Oak Point Park and Nature Preserve.
6. Develop a toolkit and implementation plan for improving pedestrian and bicyclist safety at Oak Point intersections.
7. Develop and adopt design standards and guidelines for dedicated bicycle facilities and multi-use paths in Oak Point.
8. Use Oak Point as a demonstration area for improved planning and implementation of buffered bicycle facilities. Implement separated bike facilities along the main east/west collector street bisecting Lavon Farms.
9. Incorporate end of bicycle trip amenities such as parking, maintenance, and shower facilities in relevant regulatory and design guideline documents.





### Policy 2

► Is there a need for improved public transit within the Oak Point area?\*



\* These results are compiled from the live polling activity and the online survey (166 responses).

### Public Transit

Work closely with DART and Collin County on future expansion of bus and rail transit, as well as the siting of future transit stations.

The need for transit options is expanding in importance as the entire North Texas region experiences tremendous population and employment growth. Located just a few miles north of the Parker Road Station on the Dallas Area Rapid Transit (DART) Red Line, Oak Point is positioned to benefit from its proximity to transit.

Throughout the Envision Oak Point planning process, stakeholders, and residents expressed support for enhanced transit access in the area, with emphasis on extending the light rail service from Parker Road Station. DART has indicated that if Allen, Fairview, McKinney, and others to the north do not join DART, it will be difficult to extend the Red Line without significant city financial participation.

Nevertheless, with the increasing opportunity for the Cotton Belt Line to be extended from DFW Airport to Plano, the cities north of Plano may have an increased desire to connect to the Red Line through alternative options, such as creating their own transit provider, similar to the Denton County Transportation Authority (DCTA). A station in the Oak Point area could serve as a link between DART and this new provider, following the model of the Trinity Mills station in Carrollton, which connects DART's Green Line to DCTA's A-Train.

The following potential transit opportunities would increase and improve transit access as development in Oak Point advances.

### Rail or Bus Rapid Transit

The DART right-of-way on the western boundary of the study area presents opportunities to expand rail transit or Bus Rapid Transit (BRT) in a dedicated location not impeded by other travel modes. Throughout the DART service area, rail service has been the primary transit mode within a dedicated right-of-way. However, BRT can be considered as a "rubber-tire" option to lower capital costs while still providing a high-capacity, high-frequency transit service within a dedicated right-of-way. Both technologies benefit the user because they are consistently on-time and travel time is not affected by other traffic if grade separated.

Cost comparisons between BRT and rail transit vary significantly depending on the characteristics. While BRT buses cost less than rail transit vehicles, they incur higher maintenance costs over the life of the vehicle and lower



passenger capacities. When constructed on a separated guideway, the cost for construction remains similar between the two technologies because of similar land acquisition costs and construction details. When constructed in a shared lane/corridor context, BRT can be much less expensive; however, efficiency is reduced as a result of travel times being affected by surrounding traffic.

To improve network connectivity in the Oak Point area for all modes, it is important for the Rail or BRT service to be grade separated to allow for improved transit and vehicle operations. Elevating the transit service above grade will allow for the Oak Point area to expand the roadway network to include a more interconnected grid to disperse traffic. Currently, the DART right-of-way is a barrier to providing access between US 75 and Oak Point. This results in a concentration of vehicle, pedestrian, and bicycle traffic focused on the few available crossings, causing unsafe and/or undesirable conditions for pedestrians and bicyclists in the area.



DART Rail Transit Station

### Express Bus Service

In 2017, DART established the 211 Express Route service that connects the Parker Road Station to the Northwest Plano Park and Ride in Legacy Town Center. This route primarily uses Spring Creek Parkway to connect the two areas in Plano and has limited stops with 15 minute headways during peak times (6:00 AM to 9:00 AM) and (3:00 PM to 7:00 PM).

Through the Envision Oak Point planning process, K Avenue was identified as a potential roadway for supporting express bus service. The location of the express bus stops would be based on the proposed adjacent development to maximize the ridership from this route to connect Parker Road Station and Oak Point to the Legacy business area.



DART Express Bus

### Regular Bus Service

Regular bus service would continue service to neighborhoods within Oak Point and the Spring Creek Campus of Collin College. The most important improvement for regular bus service is pedestrian access. Crossing Jupiter Road and Spring Creek Parkway can be difficult for pedestrians, especially with a large distance between signalized intersections that have pedestrian activated signals. Additional enhancements to bus service include providing regular shuttles between Collin College and Parker Road Station, as well as improved transit shelters within Oak Point.

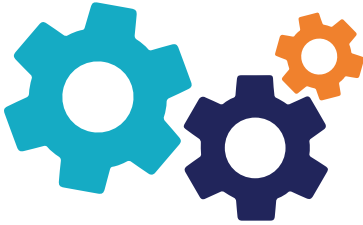


DART Bus Station





## RECOMMENDATIONS



### Public Transit Actions

1. Participate in the development of a strategic public transportation plan for Collin County and promote Oak Point as a key conduit for connecting future improvements to the existing system.
2. Participate in DART long-range planning efforts and advocate for enhanced rail and bus transit facilities in Oak Point.
3. Work with DART to develop near-term strategies for improving bus transit in Oak Point.
  - a. Create shuttle connections between Parker Road Station and Collin College.
  - b. Include the Oak Point area in express bus routes between Legacy business area and the Parker Road Station.
4. Work with Collin County and DART to develop long-term strategies for rail and/or bus rapid transit facilities in Oak Point.
  - a. Identify enhanced transit mode(s) serving Oak Point.
  - b. Identify preferred station area locations.
  - c. Create station area plans to promote the desired character and function of the stations.
5. Work with DART to improve existing transit stops and ensure future transit stops provide shade, comfort, and safe access to the user.
6. Initiate planning and construction of a rail trail linking Spring Creek Parkway to Parker Road Station.



## Accessible Street Design

Ensure that the construction of future streets and the reconstruction of existing streets supports desired development and incorporates innovative street design and management.

### Streets that Support Desired Development

Regardless of age, ability, or mode of transportation, streets must be safe for everyone. In many cases, this requires retrofitting existing streets to better accommodate users other than cars. This changing approach to street design and construction is guided by an overarching policy that defines priorities and outlines appropriate techniques to achieve them. Examples of safe and walkable street policies include:

- Using traffic calming techniques such as on-street parking to reduce speeds in areas of high pedestrian activity and to improve safety;
- Defining streetscape elements in a manner that provides improved ADA access; and
- Designing intersections to minimize conflicts between pedestrians, cyclists, vehicles, and transit to improve multimodal safety.

### Emerging Technology

Mobility technology is changing rapidly with changing demographic trends and mobility preferences. Increased preference for mixed-use neighborhoods, decreasing demands on car ownership, and the desire for people to be located closer to employment is driving these changes in technology. Autonomous vehicles will provide benefits that include increased overall safety and reduction of crashes, increased mobility options for users with disabilities, and increased efficiency of the network.

Although we may be many years away from full automation, driving patterns are changing because of this future technology. Car manufacturers are phasing in new automation technologies that may require cities to adapt to these changes. As cities implement Smart City technologies, intelligent vehicles will be able to communicate with traffic signals to determine the travel speed to maximize efficiency and fuel economy.

## Policy 3



Traffic Calming Feature

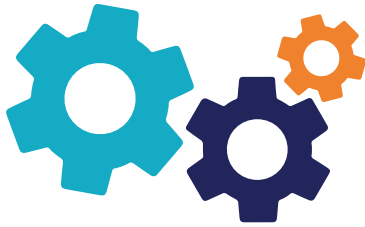


Autonomous Vehicle





## RECOMMENDATIONS



### Accessible Street Design Actions

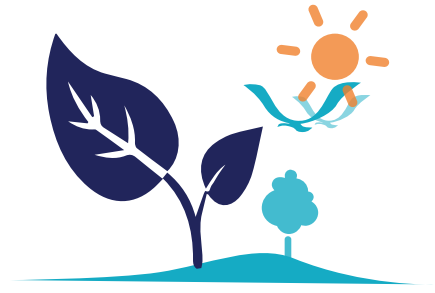
1. Implement service level enhancements deemed effective and feasible by the northeast Plano traffic study (See Policy 1, Action 3), in collaboration with other public agencies and private property owners.
2. Plan for the safe access of all users during right-of-way acquisition and conceptual design for new streets, and resurfacing or rebuilding existing streets. Incorporate street cross sections, technical details relating to street design, as well as where and how to apply these techniques throughout Oak Point.
3. Evaluate current guidance and manuals relating to street and intersection design for criteria to improve safety and comfort for pedestrians, bicyclists, and ADA accessibility, and amend as necessary.
4. Implement additional intersection improvements and improve signal timing along K Avenue, Spring Creek Parkway, Parker Road, and Jupiter Road to improve pedestrian safety and manage congestion.
5. Participate in regional planning initiatives focused on the implementation of autonomous vehicle and other Smart City technologies that may benefit Oak Point.
6. Review regulations for internal connectivity and block size for conformance with Envision Oak Point.

“ I want bicycle and pedestrian connections, sidewalks, bike lanes, and better DART service to Collin College. ”

~ Open House Participant



# Parks, Recreation + Open Space



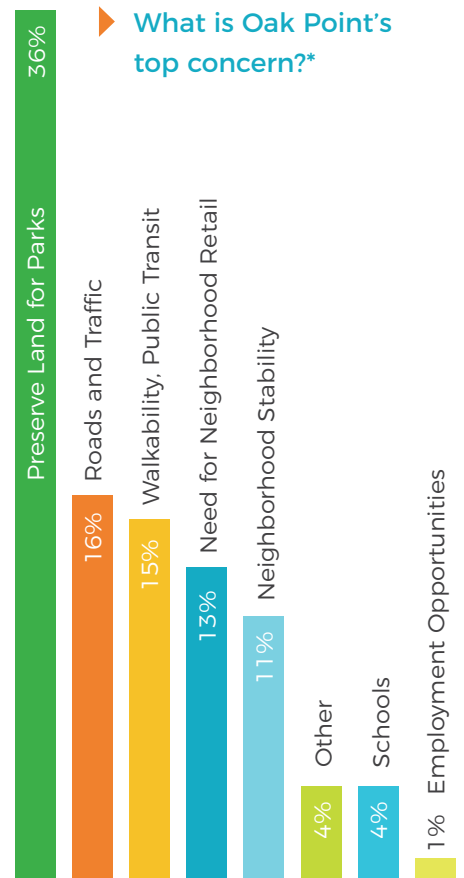
## Goal:

**Create an integrated system of parks, trails, and open space so that Oak Point residents live within walking or biking distance of a quality neighborhood park or open space area.**

Oak Point has abundant and varied open space, allowing residents and visitors to enjoy nature within the city. The Brown and Bowman branches of the Rowlett Creek watershed serve as the organizing spine of the Oak Point open space network. New open spaces and trail corridors will interact with the creek network to connect new development and existing neighborhoods to the surrounding recreational amenities, which include Oak Point Recreation Center as well as adjacent open space destinations such as the Oak Point Park and Nature Preserve, Oak Point Amphitheater, Shawnee Park, and the Bluebonnet Trail.

The Oak Point vision provides a framework for accommodating a range of recreational amenities, and will add diversity to the surrounding northeast Plano open space network. This network will be comprised of amenities that vary in character, scale, and programming, ranging from more traditional open space features such as playgrounds and pocket parks, to socially-oriented civic spaces, such as plazas and greens. This open space network will also provide opportunities to maintain connections to the area's rustic character and agrarian past, with opportunities to support small-scale farm and ranch activities, and other innovative food production uses. Environmental resiliency is a key element of the Oak Point vision, and this open space network will support this goal by incorporating stormwater management features and environmental educational programming within public and private open space features.

### What is Oak Point's top concern?\*



\* These results are compiled from the live polling activity and the online survey (166 responses).



### Policy 1

### Accessible Open Space

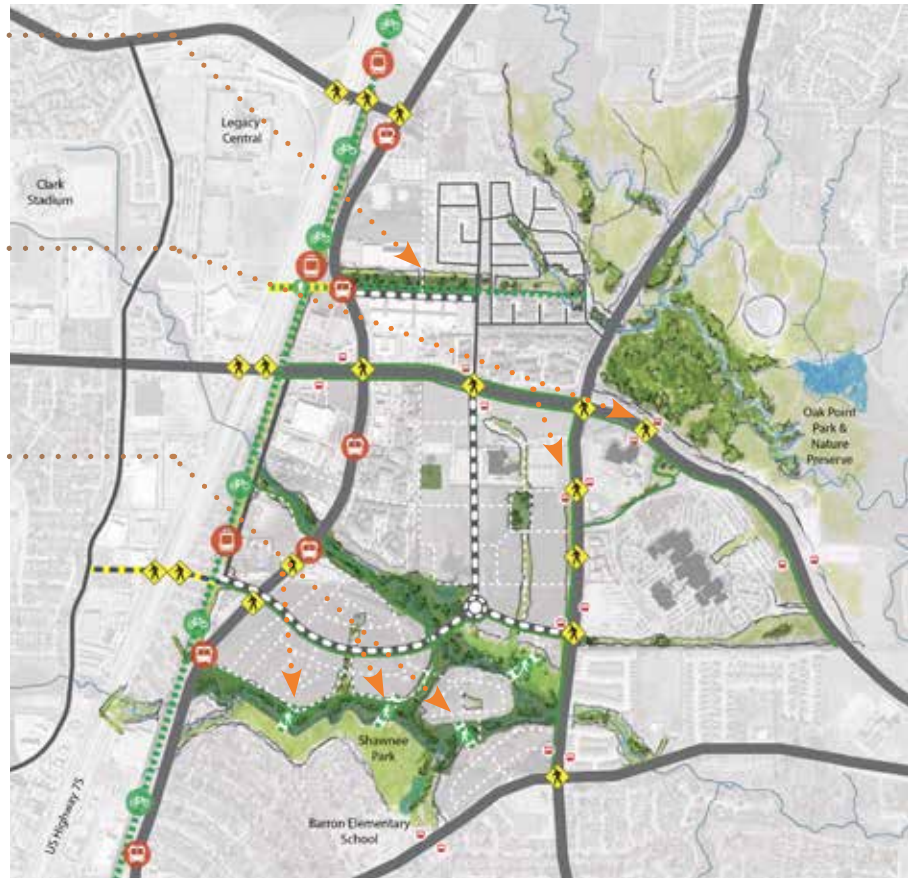
Ensure that recreation areas, parks, trails, and open spaces are easily accessible to residents and park system users of all ages and abilities.

#### Green and Open Space Network Map

○ A linear park along the existing power line easement provides nearby green space to the redeveloped Plano Market Square Mall site.

○ New pedestrian crossings connect Lavon Farms, Collin College, and the Oak Point Recreation Center to the Oak Point Park and Nature Preserve.

○ A well-connected street network and pedestrian connections allow residents of new neighborhoods to easily access parks, the rural preserve, greenbelts, and other natural spaces.



#### Universal Design Principles

- ▶ Attractive to people with diverse abilities, and accessible to all users.
- ▶ Easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- ▶ Accommodates a wide range of individual preferences and abilities.
- ▶ Communicates necessary information effectively to users with a variety of sensory abilities.
- ▶ Uses different modes (pictorial, verbal, tactile) for presentation of essential information.
- ▶ Provide a clear line of sight and comfortable reach to important elements for any seated or standing user.

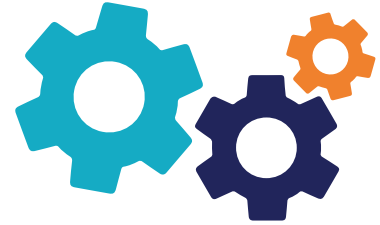
A strategy accommodating growth and development in Oak Point must have a plan for the deliberate inclusion of open space amenities as development occurs. This is particularly true given that one of Oak Point's most prominent assets is the surrounding network of natural and recreational areas. Time and again the community affirmed the value that they place upon these amenities. In addition to the proposed open space network depicted above, minimum open space standards should be adopted to accommodate site and neighborhood serving open space areas, such as neighborhood parks and public plazas within Activity Centers.

Given the diversity of the population, and the desire to support residents of all ages and abilities, parks and open spaces should incorporate universal design principles:



### Accessible Open Spaces Actions

1. Update the map elements of the city's comprehensive plan to include new public spaces critical to implementing the Oak Point vision.
2. Assess minimum open space and improvement requirements with any new zoning regulations in Oak Point, with emphasis on ensuring sufficient open space for new housing opportunities.
3. Consider universal design in the design and construction of new parks and recreation facilities.
4. Construct multi-use paths and pedestrian bridges within designated trail corridors.
5. Provide bicycle and pedestrian connections between Lavon Farms, Shawnee Park, and Oak Point Park and Nature Preserve to facilitate safe routes to school for area students.
6. Install wayfinding signage, bicycle parking, and maintenance stations at key destinations along the Oak Point trail network.



Bicycle Parking



Pedestrian Bridge



Universal Design Playground



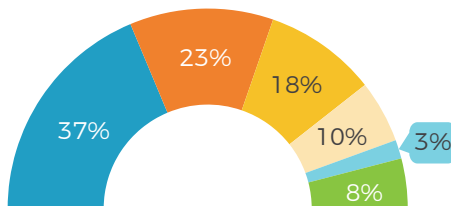


### Policy 2

# 72%

of the survey respondents chose **'protection of natural areas/ additional parks, trails, open space'** as their first and second most important outcome for Oak Point.\*

#### ► What type of parks and open space is most needed in the Oak Point area?\*



- Trails within nature corridors
- Pocket parks within neighborhoods and retail areas
- Preservation areas
- Athletic fields
- Linear parks
- Not sure

\* These results are compiled from the live polling activity and the online survey (166 responses).

### Green Networks

Maintain and enhance a network of natural open spaces that preserves scenic vistas, wildlife corridors, plant habitats, and their ecological functions and values.

#### Rural and Natural Preserves

Reserving land for small-scale agricultural activities and preserving open space in its natural form are critical strategies for maintaining connections to the natural heritage of this area. Preserves are generally protected to be left in their natural state, and in the case of rural preserves, to showcase the agricultural past of an area.

Thoughtful development and design can help preserve these natural areas for the enjoyment of residents and visitors of the area. For example, creating a buffer around existing streams in which development cannot occur preserves these important habitat areas, while also reducing the risk of property damage in flood-prone areas. Additionally, connections between natural areas and neighborhoods, including trails and multi-use paths, should be created and preserved.

Preservation of a component of the Lavon Farms provides a unique opportunity to maintain agricultural production as growth and development emerges within Oak Point. The rural preserve will also serve as a guiding element in maintaining the character of the area with a strong sense of open space, and influencing the site design, architectural character, and retail programming of adjacent development.

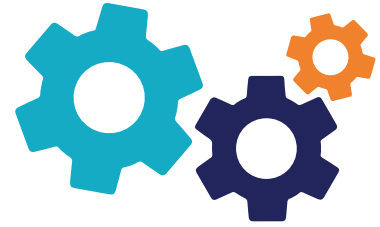


Rural Preserve



### Green Networks Actions

1. Acquire necessary parkland and trail easements to support implementation of the Oak Point vision.
2. Protect natural areas and wildlife corridors by promoting site design techniques that discourage the reclamation of flood-prone areas.
3. Adopt street design standards that prescribe multi-use paths adjacent to creek corridors and encourage single-loaded streets where feasible to improve pedestrian access.
4. Plan and construct a trail through the Oak Point Recreation Center site that efficiently connects enhanced pedestrian crossings at Spring Creek Parkway and Jupiter Road.
5. Identify Oak Point open space areas that may support stormwater management, permaculture, and other environmental education programming.
6. Partner with local permaculture advocates to support the installation and maintenance of permaculture features within Oak Point open spaces.



Greenbelt



### Policy 3

#### Diverse Open Space and Amenities

Create neighborhood park and community amenities of varied scale and character, and provide diverse, healthy recreational opportunities for area residents.

Memorable places successfully use open space to organize development, bring order to an area, and create a system of shared space that reinforces the desired community character. Parks and open spaces can serve many functions—environmental, recreational, ceremonial, connectivity, and visual relief—and exist at a variety of scales. The following types of parks and public amenities provide social and recreational opportunities in Oak Point.

##### Civic Plazas and Greens

Plazas and greens are generally more formally-designed spaces that mark significant locations or gathering spaces. Sizes vary, and the surrounding context is generally comprised of civic uses or more highly developed environments. Successful plazas and greens are socially inclusive and surrounded by active uses, and generally include amenities such as outdoor seating, public art, fountains, and formal landscaping. Development surrounding the Plano Event Center, as well as areas surrounding the Collin College campus, are ideal for the inclusion of plazas and greens.



Attached Green

##### Neighborhood Parks

While Oak Point is adjacent to large regional recreational draws - the Oak Point Park and Nature Preserve and the Oak Point Amphitheater - neighborhood parks provide active and passive recreational opportunities for residents living within the immediate area. Neighborhood parks can range anywhere from one to 15 acres and primarily serve a population within a five to ten-minute walk. Park amenities accommodate users of all ages and can include playgrounds, play fields and courts, trails, and landscape features. New neighborhoods developed in Oak Point will include smaller neighborhood parks while providing additional connections to the existing Shawnee Park.



Neighborhood Park

##### Linear Parks, Trails, and Greenways

Linear parks can serve as connective tissue throughout an area, and can provide both recreational as well as transportation opportunities for bicyclists and pedestrians. There are many opportunities within Oak Point to develop these types of paths and greenways along the existing creek network, under powerlines, and through development areas. Linear Parks and trails will connect emerging neighborhoods to local amenities such as Collin College, the Oak Point Recreation Center, Shawnee Park, Oak Point Park and Nature Preserve, as well as to commercial destinations.



Trail Corridor





### Pocket Parks and Plazas

Pocket parks and plazas are often utilized to insert natural relief into larger blocks or take advantage of small areas of land in rights-of-way or other constrained spaces. They generally serve a population within about a five-minute walk, and are primarily used for gathering. They can be landscaped or hardscaped, and generally provide seating or some other communal function, such as community gardening. Pocket parks are appropriate to be integrated into a variety of contexts throughout Oak Point from mixed-use to residential.



Pocket Park

### Diverse Recreational and Local Food Production Options

Supporting community health is a key goal of this plan, and the Oak Point open space network will do this by providing more diverse recreational opportunities for area residents. In addition to sport fields, playgrounds and other traditional recreational facilities, Oak Point can attract additional types of activities such as pickleball, outdoor fitness areas, and other emerging interests.

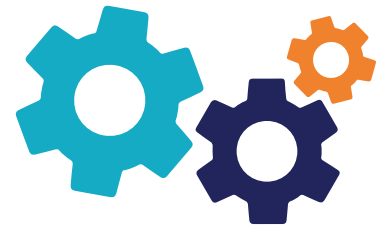
Oak Point also presents an opportunity to support an agrihood, an emerging trend in community development that incorporates local food production in recreational and commercial programming of neighborhoods. This could be carried out at a variety of scales, ranging from community gardens in parks, to small-scale farming and ranching.



Pickleball Courts

### Diverse Open Space and Amenities Actions

1. Develop civic and open space types, design standards, and guidelines calibrated to desired character in Oak Point.
2. Encourage smaller, neighborhood-serving open spaces to be privately owned and maintained. Require public access be provided to these private features.
3. Develop standards and design guidelines that require open space and natural features to be fronted by buildings where possible.
4. As the Plano Event Center site evolves, prioritize development of a civic space such as a plaza or square to support outdoor social activities and programmed special events.
5. Partner with the Plano Market Square Mall property owner and electric utility service providers to integrate the overhead utility easement into Oak Point's open space network, reducing the largest heat island in Oak Point.
6. Consider publicly accessible recreational amenities such as pickleball, outdoor fitness studios, and other diverse options as a means for fulfilling open space requirements.





PUT ME IN COACH

“ *The plan shows regard for open spaces, pedestrian and bike mobility that extend into this vision.* ”

~ Open House Participant



# Placemaking + Community Design



## Goal:

**Celebrate the many cultures, lifestyles, and distinct natural heritage of the area through thoughtful design elements, innovative development, well-designed streetscapes, inviting public spaces, and a vibrant neighborhood center.**

An important part of the Oak Point vision is to create a place that Plano citizens view as important to community life and their daily experience. Oak Point's character and identity celebrates the many cultures and lifestyles within the community, as well as the area's distinct natural heritage. Oak Point's identity is reinforced by its most prominent places, the rural preserve and a neighborhood center that offers well-designed streetscapes, desirable dining and entertainment options, and a vibrant civic area.

Many components of a place combine to define community identity. Land use, form, and character, mobility elements, and open space amenities form the primary framework that establishes place and identity, but smaller design elements such as gateways, signage, and public art also serve to reinforce the desired character. It is often these smaller design elements that distinguish one place from another.

Oak Point's character is currently influenced by its vacant land, natural areas, and lack of block structure. As change begins to occur, this vision will guide a transformation from an area that is disjointed and lacks identity to a complete, pedestrian-friendly community that conveys a true sense of place. To support this transformation, development will: .....

### Critical Placemaking Elements

- ▶ Integrate important pedestrian connections, providing pedestrian access between area destinations.
- ▶ Provide sufficient gathering spaces, dining, and entertainment options.
- ▶ Introduce a tighter-knit grid of streets to improve connectivity and walkability throughout the area.
- ▶ Consider how blocks are organized and laid out to frame terminal views of important destinations or landmarks.
- ▶ Take advantage of vistas from public spaces, and highlight important civic spaces.



### Policy 1



Small-Scale Dairy Farming



Old Farm House

### Preservation of Agrarian Character

Define the character of Oak Point by providing strong visual links to the past.

Lavon Farms, a family-owned dairy farm, has been active in Oak Point for generations. The farm milks Guernsey and Jersey cows and has an onsite farm store that sells raw milk and other dairy products. Residents grew up with this piece of the country surrounded by the city as it grew. People remember stopping by to talk and learn about farming practices.

As the Oak Point area develops, a segment of Lavon Farms and its existing buildings should be preserved to create a small-scale farm and ranch. This preserve could maintain and enhance the existing Lucky Layla Farm Store, while offering space for a working farm and/or ranch. Additional educational programming could address topics such as dairy farming, food production techniques, organic farming, and animal husbandry. The farm would be an asset to the community—children and families could enjoy visiting and learning about the animals and experiencing life on the farm, and farmers markets and community gardens would increase access to healthy, local food.

The Rural Preserve would draw people who wish to live in a modern suburban setting but still experience the farming lifestyle that was experienced by Plano residents for many years. Key elements such as community architectural themes, landscape design, and retail programming should be influenced by this connection to the area's agrarian past.

### Preservation of Agrarian Character Actions

1. Work with Lavon Farms property owners to develop zoning that retains land for rural use and preserves existing agricultural uses.
2. Support and participate in the establishment of a permanent farmer's market, community garden, or other community-oriented programming in the Lavon Farms rural preserve.
3. Develop design guidelines and other policies that encourage agrarian architectural design themes in Oak Point building design.
4. Mix formal and rustic landscape design elements in public spaces to reflect the historic farming character.
5. Formalize a brand and promotional strategy for Oak Point that links its future to its agrarian past.







## Great Streets

Create visually interesting streetscapes and provide gateways into Oak Point and east Plano.

### Streetscape

Street rights-of-way are often the largest component of shared space in a community, and consequently are a large factor in defining community character. With the lack of internal connectivity in Oak Point, there is a strong need to introduce a more connected street grid in the area. These new streets present an opportunity to reinforce community identity and provide for the safe and comfortable pedestrian environment desired in Oak Point.

Streetscape elements are among the most tangible features that contribute to community identity since they define the pedestrian realm. Features such as pedestrian lighting, landscaping, trash receptacles, newspaper stands, seating, public art, and rain gardens, if carefully considered and designed, provide an orderly, safe, and comfortable pedestrian environment. This is not only true for new streets introduced into Oak Point, but can also help make the existing Spring Creek Parkway, K Avenue, and Jupiter Road corridors more visually interesting for both commuters and pedestrians.

For areas where high pedestrian activity is being encouraged, careful attention to the design of places where vehicles interact with pedestrian space must prioritize the pedestrian. Cues such as limiting driveways and curb cuts, as well as design of driveway aprons so that the continuity of the pedestrian surface is maintained, can achieve this result.

### Art in Public Spaces

Art is a fundamental cultural expression, and can be used to add personality and whimsy to places, making them more memorable. Art in public spaces can provide interest to otherwise utilitarian elements such as seating and bike racks, marks important cultural or civic elements, and celebrates history. To avoid “plop-art” and develop a system of thoughtfully integrating art into the emerging built environment of Oak Point, artists must be included in early design discussions for important public elements. Art can be incorporated into the area through a variety of methods including sculptures, mosaic walls, murals, paving patterns, monuments, memorials, and shade and screening structures. Private developments should be encouraged to lead the way in exhibiting art in areas accessible to the public.

## Policy 2



Activated Streetscape



Art as Placemaking



### Streetscape Elements



#### Streetside Context

The streetside context frames the street and serves as the transition zone between the public and private realm. Buildings, civic spaces, and private social spaces such as sidewalk cafes, activate and help define the character of the street. The context helps to determine which priority elements need to be considered along a thoroughfare.



#### Pedestrian Zone

The pedestrian zone accommodates the pedestrian traffic along a corridor. This area is free from obstructions, including landscaping and street furniture. The width of this zone depends on the surrounding land use and context. This area may be smaller in suburban residential areas than in mixed-use areas.



#### On-Street Parking

In both mixed-use and suburban areas, on-street parking is an important element of the streetscape. Parking along the street provides access to businesses, homes, and residences. On-street parking also provides an additional buffer for pedestrian traffic, particularly along busy streets.



#### Landscaping

Landscaping along a corridor provides beautification while also being functional in increasing safety and comfort. Environmental benefits also stem from increased landscaping as part of a green stormwater infrastructure strategy, which reduces the amount of water run-off in developed areas.



#### Bicycle Infrastructure

Incorporating bicycle infrastructure into the streetscape can lead to improved public health, while increasing safety for riders that previously shared the travel lane with vehicles. Bicycle infrastructure can be implemented with different degrees of separation. Sharrows or shared lanes typically provide a wider vehicle travel lane, while multi-use trails completely separate the bicycle and vehicle traffic. Cycle tracks, bike lanes, and buffered bike lanes are additional bicycle infrastructure that can be implemented along a street.



## Vistas

Due to its creek system and varied terrain, Oak Point presents some of the most prominent view corridors in east Plano. With any development that occurs in this area, it will be critical that access to these view corridors is preserved and new development is oriented in a manner that highlights key vistas. New development in Oak Point also presents opportunities to create new vistas, through the thoughtful placement of prominent buildings and open space features at the terminus of new streets. This community design technique creates prominent view corridors, adding visual interest for pedestrians and calming vehicle traffic on Oak Point streets.



Scenic Vista

## Gateways/Focal Points

Arrival points along major corridors in Oak Point serve as main gateways, establishing character and reinforcing the distinctiveness of the area. The use of varied paving materials, enhanced cross walks, entry identification signs, and enhanced landscaping are among the strategies that can be used to identify the district.



**Northern Gateway,**  
Legacy Drive and K Avenue

**Western Gateway,**  
East Spring Creek Parkway and US 75

**Eastern Gateway,**  
East Spring Creek Parkway and  
Jupiter Road

**Southern Gateway,**  
Jupiter Road and Parker Road

★ **Focal Points**

Additional focal points throughout Oak Point occur at other activity nodes or civic sites. These can be marked by landmark elements such as public art, distinctive open spaces and roadway designs, special landscaping, or enhanced architectural elements on prominently situated buildings. In addition to the community focal points noted on the map, smaller focal points within neighborhoods or commercial areas also serve to distinguish smaller districts within Oak Point.





## RECOMMENDATIONS



Typical Gateway Feature



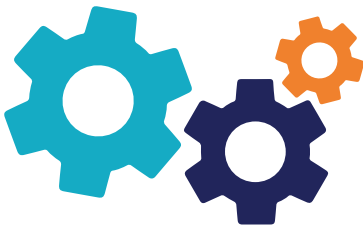
Wayfinding Signage

### Wayfinding Signage

Signs function to create user-friendly areas by providing directions to local attractions and important destinations, and to identify individual businesses and attractions. Wayfinding signage reinforces the “brand” of a place while being clear and easy to understand. Wayfinding signage is especially important in Oak Point given the concentration of civic and regional amenities, as well as the number and scale of public events that occur in and around the area.

Commercial signs primarily identify business establishments. They must be attractive and functional. While individual branding is important, attention to scale and placement of signs can avoid visual clutter and further reinforce the identity of Oak Point.

A comprehensive sign program addressing both types of signs can foster safety and help identify businesses, buildings, and activities. A sign program must also consider signs that function at the vehicular scale as well as the pedestrian/cyclist scale.



### Great Streets Actions

1. Create streetscape standards and guidelines shaping new streets and the enhancement of existing local, collector, and arterial streets.
2. Promote green treatments for privacy and buffering in lieu of screening walls and other hardscape options.
3. Require street trees with new development to promote walkability and to achieve a more visually interesting streetscape.
4. Identify, preserve, and enhance prominent view corridors and create new vistas through thoughtful site design.
5. Identify key gateways and focal points as locations for distinctive architecture and site design features such as public art, enhanced landscape, and hardscape treatments.
6. Evaluate the use of wayfinding signage and identify key themes from the Oak Point brand that can be carried forward into sign design themes.



## Vibrant Neighborhood Center

Create vibrant neighborhoods that support a variety of activities for people of all ages.

### The Modern Suburban Community

The Oak Point vision blends traditional and mixed-use elements to support a modern, suburban-scaled community with a distinct neighborhood center supporting surrounding single-family neighborhoods and employment areas. This neighborhood center would serve as northeast Plano's social hub and would provide more opportunities for east Plano residents to socialize and dine in Plano, in lieu of commuting to neighboring communities. Housing would be diverse, providing opportunities for a broad range of single-family homes, mixed-use housing, and senior housing.

Due to their unique qualities, municipalities are finding that modern suburban communities are best implemented through master planning. This helps ensure a patient implementation of a community-driven vision for the future in lieu of fragmented development driven by near-term market considerations.

### Development Character and Scale

Character and building scale in mixed-use areas will feel more like a traditional suburban downtown area or main street, and will include a mix of uses in buildings that are typically 2 -4 stories in height. Single-family areas will vary building types and lot sizes, engaging front yards with porches and stoops. Open space, trails, and pedestrian-friendly streets unify these places and define the character of the community.

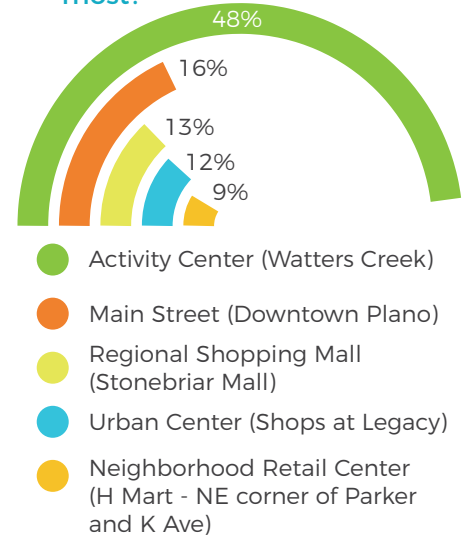
Local examples of existing and planned modern suburban communities can be found in the following section.



Hometown, North Richland Hills, Source: Arcadia Realty Corp.

## Policy 3

► What type of retail shopping area do you prefer to visit most?\*



\* These results are compiled from the live polling activity and the online survey (166 responses).



Lakeside DFW, Source: Darling Homes



Watters Creek Allen, Source: The Lofts at Watters Creek





## MODERN SUBURBAN COMMUNITIES – EXISTING DEVELOPMENT



**Hometown, North Richland Hills** is a 300+ acre master-planned community with multi-generational living opportunities, premier open spaces, and a vibrant civic node.



**Lakeside DFW, Flower Mound** is a 155-acre master-planned community with a mixed-use main street and a broad range of multi-generational housing options adjacent to Lake Grapevine.



**Montgomery Farm, Allen**, through its 350-acre southern segment, provides a master-planned modern suburban community. This area includes the Watters Creek mixed-use node, and transitions to a broad range of single-family and mixed-use multifamily building types in the Montgomery Ridge neighborhood.





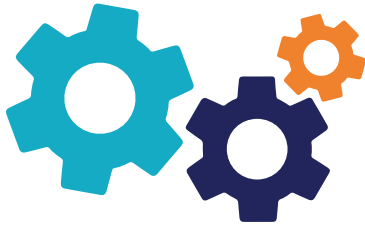


## MODERN SUBURBAN COMMUNITIES – FUTURE DEVELOPMENT

**Goodnight Ranch, Austin** is a 700+ acre master-planned community in southeast Austin that recently initiated its first phase of development. This former dairy farm will support a broad range of housing types and a mixed-use neighborhood center, all within premium access to the adjacent 500+ acre Onion Creek Metropolitan Park.



Source: Benchmark Development  
<https://www.liveatgoodnight.com/vision>



### Vibrant Neighborhood Center Actions

1. Organize land use and block patterns in the Oak Point neighborhood center to support a pedestrian-oriented core of local streets that serves as Oak Point's civic area and social hub.
2. Require a mix of uses to support new housing in the Oak Point neighborhood center, prioritizing opportunities for high quality restaurants and other food-anchored land uses.
3. Create building form and public realm standards that promote strong community character, pedestrian-friendly streetscapes, and public spaces.
4. Establish design standards requiring new development to vary building types and façade design, and engage the street with pedestrian-friendly frontages such as porches, stoops, and shopfronts.
5. Maintain residential character and suburban scale, but improve community design and incorporate a better balance of commercial land uses and diverse housing opportunities.
6. Support unique development concepts that differentiate the area in the increasingly competitive Collin County suburbs.

**“** *I look forward to the changes coming to Oak Point. The key to making it more beautiful is walkability.* **”**

~ Open House Participant





# Environment + Infrastructure

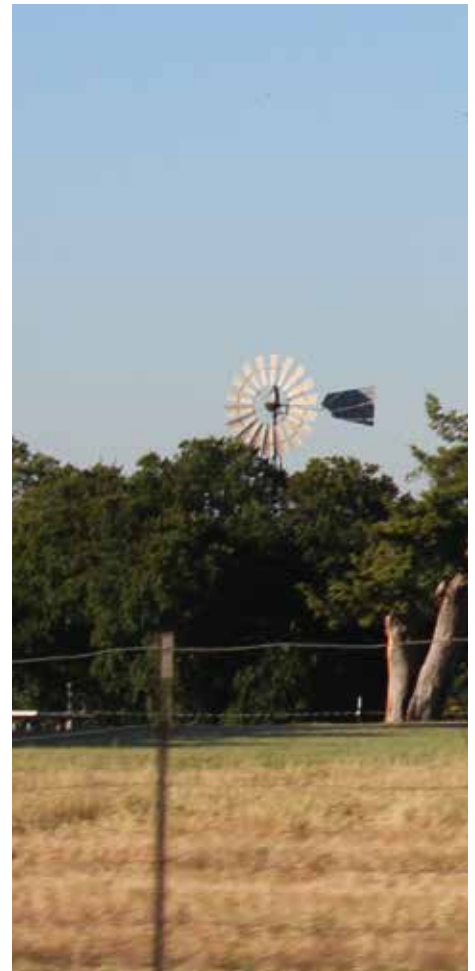


## Goal:

**Support long-term resiliency by integrating the area's rustic landscape into community design and mitigating the impacts of development on Oak Point's natural systems and infrastructure.**

Oak Point will be a healthy and beautiful place to live, work, and socialize – for both current and future generations. Smart development practices will ensure that residents enjoy clean air and water, good health, the beauty of nature, and abundant and thriving natural areas for years to come. As weather patterns continue to change and North Texas experiences more extreme weather events, it is critical that new development is resilient and can sustain through major events, such as flooding or periods of sustained drought.

Resilience will be achieved through the construction of new infrastructure and by thoughtfully integrating the existing green network into the Oak Point built environment. Preserving the area's tree canopy, planting new landscape that is drought tolerant, increasing capacity for stormwater management, and encouraging green building practices are just some of the techniques that may be utilized to achieve these goals. As these techniques are employed, it is important to also consider the placemaking benefits that can also be achieved by integrating these green design techniques into streets, parking areas, and open spaces.





### Policy 1

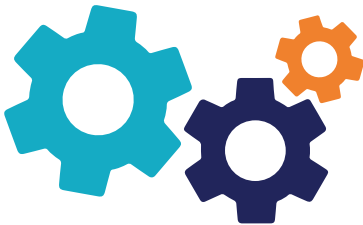
#### Stormwater Management

Promote and utilize green infrastructure strategies to support routine stormwater management and respond to major storm events in Oak Point.

Oak Point's vast creek and open space network provides an opportunity for the city to become a leader in the use of green infrastructure stormwater management techniques. Proactive implementation of these strategies will help protect the environment in Oak Point by filtering stormwater runoff and reducing the rate of erosion in the Rowlett Creek watershed. In addition to improvements in water quality and storage capacity, and the preservation of the natural topography of the area, these techniques will also improve the quality of the public realm through increased landscape and shade, and a reduction in impervious surfaces.

#### Stormwater Management Actions

1. Identify flood hazard areas and develop a comprehensive water management plan to guide the establishment of stormwater management amenities in new development.
2. Develop design guidelines and promote the use of green infrastructure as a placemaking and stormwater management feature in private development.
3. Create stormwater demonstration projects to support environmental education programming and to evaluate techniques for compatible implementation in Plano.
4. Implement compatible green infrastructure features in Oak Point open space areas, public right-of-way, and around city facilities.



Bioswale



Stormwater Management



Flood Hazard Areas





## Utility Infrastructure

Plan for needed utility infrastructure capacity and mitigate the stresses and risks associated with sustained drought conditions.

As Oak Point grows and redevelops, utility infrastructure should be deliberately planned to support the anticipated future buildout of the area. In addition to planning for future needs, planning should be carried out to reduce long-term water consumption in Oak Point. Water conservation efforts should include public education as well as regulatory standards and guidelines that promote drought tolerant landscapes and encourage the reclamation of rainwater for landscape irrigation purposes.

A critical consideration for new utility infrastructure is the need to account for the long-term maintenance of these improvements. Planning must occur to ensure that public and private streets in Oak Point provide adequate space for underground utilities and do not create conflicts for long-term maintenance.

### Utility Infrastructure Actions

1. Identify and assess water utility needs and develop utility master plans as new development begins to occur in Oak Point.
2. Review current development regulations to minimize the impact of new development on Oak Point's infrastructure and incorporate green infrastructure practices into guiding documents.
3. Ensure zoning and development standards require adequate right-of-way to support long-term maintenance of utility infrastructure.
4. Educate the public on the importance of water conservation and promote the use of water-smart building construction and site landscape techniques.

## Policy 2



Drought Tolerant Landscaping





### Policy 3

#### Environmental Placemaking

Preserve Oak Point's rustic character and incorporate green strategies as placemaking elements in new development.

Easy access to natural areas is one of the most appreciated assets of Oak Point. This vast open space network provides habitat areas for wildlife and recreational opportunities for residents and visitors. These areas should be preserved, and as the community grows, adjacent development should be carried out in an environmentally friendly manner. These thoughtfully designed environmental features and open space programming can help establish an authentic identity for Oak Point.

The Oak Point rural preserve provides a truly unique opportunity to connect back to the area's agrarian past by continuing farm and ranch operations and influencing surrounding site and building design.

#### Tree Canopy

An extensive tree canopy is not only beautiful, it also provides significant wildlife habitat, provides comfort to pedestrians, and helps reduce urban heat islands. Development standards should require street trees along all new streets and should introduce additional shade as development occurs along existing roadway corridors. Green infrastructure elements should be included in streetscape design to help create a green corridor effect along Oak Point streets.

#### Pavement Reduction

Today, parking is a very necessary part of the built environment. In areas following typical development patterns, parking often inadvertently becomes the dominant character driver. Seas of concrete with limited landscaping can easily dominate the visual experience of a place. Commercial development practices of past decades and a subsequent decline in retail demand has left many suburban communities with an excessive amount of underutilized parking areas. These excess parking areas line the frontages of Spring Creek Parkway, Jupiter Road, and K Avenue and detract from the aesthetic appearance of these Oak Point gateways.

These underutilized parking areas also act as urban heat islands, resulting in significantly elevated air and surface temperatures than the surrounding landscape. This impact is experienced at the Plano Market Square Mall site, where the Oak Point vision recommends retrofitting this large urban heat island to support a new trail connection to Oak Point Park and Nature Preserve.

#### Off-Street Parking Strategies

- ▶ Landscape buffers & setbacks
- ▶ Enhanced landscaping
- ▶ Placing parking behind buildings in mixed-use environments
- ▶ Alternative paving materials
- ▶ Stormwater management practices
- ▶ Parking structure design criteria



### Energy Efficient Building Design and Renewable Energy

New development should be built to current energy efficiency standards and regulations should allow for innovative design treatments such as green roofs, pervious pavement, and environmentally-friendly construction materials. Efforts to educate the public and building community on renewable energy practices such as solar, wind, and geothermal energy should be extended to Oak Point. Encouraging builders of new homes and commercial space to adopt “solar ready” construction practices will allow future occupants to easily implement solar technology and avoid costly retrofits.



Renewable Solar Energy

### Encourage Local Food Production

Access to healthy, local produce is becoming a popular amenity for many communities. Positioning the rural preserve to maintain small-scale agricultural activities, community gardens, and host a permanent farmers market will give residents the opportunity to purchase or grow fresh food close to home. Community gardens should also be included in green spaces, and encouraged in other parts of Oak Point.

Encouraging local food production provides many benefits to the community. Residents and the culinary community have easy access to fresh, nutrient-rich, seasonal produce. Locally grown food does not need to be shipped long distances to reach stores and farmers markets. Purchasing food from local farmers helps keep money within the community. Community gardens allow residents to get outside and experience the sense of accomplishment that comes with growing their own food, while interacting with friends and neighbors in these communal spaces.

### Environmental Placemaking Case Study - Agrihoods

#### The Cannery - Davis, California

The Cannery was approved for development by the city of Davis in 2013. The mix of land uses includes a diverse range of housing options, parks, greenbelt open space, and mixed-use areas. As California's first farm-to-table new-home community, The Cannery provide homes, restaurants, and local neighbors with fresh seasonal produce through a 7.4-acre working farm. The Cannery Farm serves as a state-of-the-art example of sustainable urban farming and as an agri-classroom for beginning farmers.

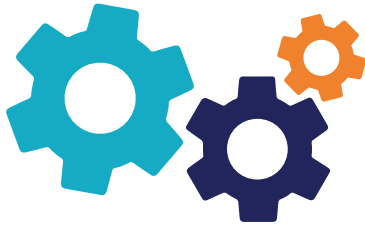


Source: The New Home Company Inc.





## RECOMMENDATIONS



### Environmental Placemaking Actions

1. Require street trees to be accommodated with the construction of new streets.
2. Permit food production in new development in Oak Point. Reserve land for key programming such as agricultural operations, a community garden, and a farmers market.
3. Partner with local permaculture groups to support environmental education programs in Oak Point.
4. Encourage homebuilders and commercial developers to adopt “solar ready” construction practices.

“ Open space must be preserved if we want to make Oak Point viable and attractive in the long run. ”

~ Open House Participant



# Economy + Community



## Goal:

**Promote a sense of community and shape neighborhoods that remain vibrant, livable, economically sound, and equitable places for future generations.**

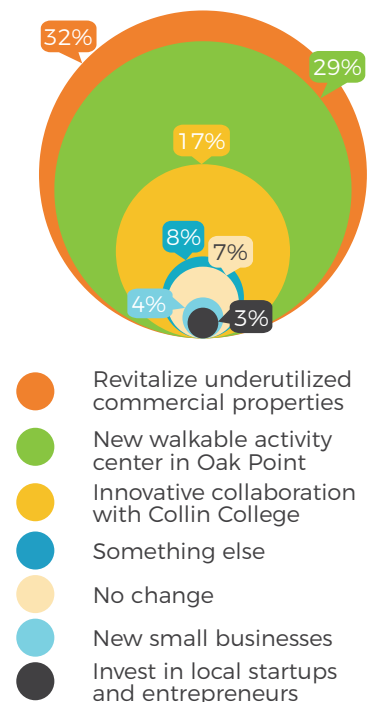
The vision for Oak Point will require the development community and institutional partners to recognize the potential to build for long-lasting value and to adapt market-viable projects to a design and form that makes each project a positive addition. The City will need to create a new regulatory framework to shape this process. That framework will provide well-defined design guidelines for construction, land use, and transportation infrastructure.

Maintaining support for the vision and executing an implementation plan to sustain its intent over the long term is needed to resist pressures to depart from these standards. Over many years, economic and fiscal considerations will change and may make compromise seem to be the only alternative; however, the goal should be to make development self-sustaining and to add lasting value to the community.

As the area evolves, there may be justified need for public investment; however, the plan and implementation tools should be strategically linked to broader community goals and should lever enough private development that the city has a net fiscal benefit. Design standards and critical public infrastructure may justify upfront public investment; however, this should be offset by building sufficient tax base to support long-term sustainability.

Throughout the implementation phase of Envision Oak Point, it is critical that the City of Plano works with its institutional partners in PISD, Collin College, DART, and Collin County to ensure that these partners have adequate time to plan for, and respond to, future change in Oak Point.

► If you could do one thing for the Oak Point area, what would be your top priority for economic development?\*



\* These results are compiled from the live polling activity and the online survey (166 responses).



### Policy 1



Barron Elementary School



### Institutional Partnership

Support institutional partnerships with Plano ISD, Collin College, and other public and nonprofit agencies to support the Oak Point vision.

As Oak Point develops, continued coordination with the Plano Independent School District (PISD) will ensure that school planning is accomplished ahead of the student demand. As development approvals occur, the city should work with the school district to update student generation projections for the area and to evaluate school capacities for new development in Oak Point.

While Collin College's current strategic plan does not anticipate growth, there is a potential for growth as implementation of the Oak Point vision occurs, as Oak Point should become an attractive area for students to live, work, and socialize. This synergy that will build between Oak Point and the college provides a potential for longer-term growth opportunities as education programming evolves and new opportunities for the campus become reality.

In addition to these educational agencies, opportunity exists to partner with Collin County, DART, nonprofit and faith-based organizations, and community groups to support community development opportunities in Oak Point.

#### Institutional Partnerships Actions

1. Promote a sense of community by fostering innovative partnerships with local schools, Collin College, Collin County, DART, and the Oak Point faith-based and nonprofit community.
2. Support the PISD's assessment of elementary school capacities to plan for facility demand in Oak Point and surrounding northeast Plano neighborhoods.
3. Coordinate bicycle and pedestrian infrastructure planning with PISD and Collin College to maximize mobility options for their students.
4. Support the development of parking and travel demand management strategies for Collin College.
5. Encourage the addition of student housing and additional institutional buildings along Collin College's Jupiter Road frontage to accommodate a more vibrant gateway to the campus.
6. Promote Collin College's potential for workforce development and business incubation efforts in the Oak Point area.
7. Partner with Collin College to support pop-up events and temporary facilities in underutilized parking areas, focusing on supporting regional events.





## Economic Development

Create new regulations, develop an economic development strategic plan, and implement catalytic infrastructure and development projects that are critical to the future of Oak Point.

Implementation should provide a regulatory framework that will support staged development that is consistent with the vision and supports as much market-rate investment as possible. Plano's existing development programs include most of the policy precedents to support the implementation plan for Oak Point. These include the existing Downtown Tax Increment Finance Reinvestment Zone (TIF #2), the neighborhood reinvestment program, and Chapter 380 grants (for additional business development support.)

To support achievement of this vision, the City of Plano should develop an economic development strategic plan for Oak Point and evaluate available economic development tools to support development. Specific tools to evaluate include:

### Community Design and Zoning Standards

New community design and zoning standards may include development regulations with form requirements that support a coherent development pattern and parking requirements for the district. This code should not be overly prescriptive in terms of style; however, it should be strict in terms of street engagement, block length, building setbacks, massing, heights, transitions, and provisions for parking.

### Master Development Agreement

A request for proposals approach creates, to the extent possible, a master development agreement for the area. To be most effective, this approach may require some portions of the area to be preserved for capstone type developments or to capitalize on new market demand in later years. Such an approach requires a lead entity to take on more of a stewardship role that is positioned to resist fiscal and economic demands to develop the area as quickly as possible.

### Business Development Incentives

Business development incentives, such as Chapter 380 agreements, that attract a unique mix of jobs, goods, and services, could be applied to support redevelopment opportunities in Oak Point and to help create a distinct destination and brand for the area.

### Tax Increment Finance Zone (TIF)

A new tax increment finance (TIF) zone could help fund infrastructure and incentivize compliance with the Oak Point vision. This vision will require

## Policy 2



Catalyst Development Projects



Community Design Standards  
Source: NACTO



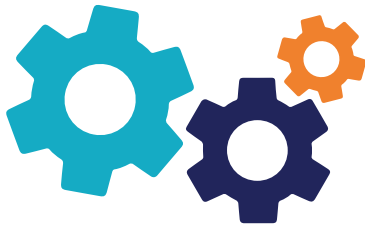


## RECOMMENDATIONS

preserving elements of the current natural areas and a highly concentrated network of streets. A TIF approach could put into place potential funding mechanisms to support infrastructure and to mitigate market risk for ambitious development projects. This funding mechanism would return value to the district by applying incremental revenue growth to fund needed infrastructure and development projects.

### Dedicated Infrastructure Bond Initiative

In the event that anticipated private investment justifies public infrastructure funding at a more accelerated rate, the city should consider the use of capital funding through its general obligation debt capacity. This approach may be best utilized in circumstances where development is imminent, and the proportional cost for needed offsite or oversized infrastructure cannot be fully allocated to new development. These improvements would benefit Oak Point as well as the surrounding community, and thus, would be more likely to warrant consideration for city participation in long-term debt financing.



### Economic Development Actions

1. Adopt a strategic plan and toolkit to guide future marketing and economic development efforts for Oak Point.
2. Evaluate using creative financing mechanisms as tools to achieve community goals and stimulate private investment.
3. Utilize the vacant land around Plano Event Center as an economic development tool and pursue a development partner for this site through a competitive RFQ/RFP process.
4. Pursue partnerships to facilitate joint master planning and development of the Plano Event Center and the northern segment of Lavon Farms.
5. Identify, budget for, and implement infrastructure projects that are likely to serve as catalysts for private investment and that provide tangible public benefit to the surrounding community.
6. Purchase necessary land, right-of-way, and easements for public facilities and open space, transit station areas, and new street and trail corridors deemed critical to the future of Oak Point.
7. Attract a hotel to support the Plano Event Center and develop strategies to transition the center's parking areas from surface lots to shared, structured parking.



## Neighborhood Enhancement

Plan for new development and programs that will enhance existing neighborhoods and corridors.

Supporting and expanding existing businesses and attracting new businesses creates jobs, nurtures local entrepreneurs, and builds brand and neighborhood character in ways that chain businesses may not. Incentives should not be targeted directly at individual businesses, but can be used to facilitate more affordable commercial space through economic development agreements with Oak Point developers. These developers are in a better position to evaluate tenant viability, and can be incentivized by the public sector to prioritize a unique mix of tenants in Oak Point.

The strength of east Plano is reflected in its strong and diverse neighborhoods, which need to be fostered and celebrated. As residential neighborhoods age, the city should continue to promote neighborhood reinvestment and leadership capacity programs such as “Love Where You Live.” Additional physical enhancement programs should be developed to encourage homeowner reinvestment, as well as home ownership programs in areas with a high proportion of rentals.

Public facility enhancements also contribute to neighborhood stability. Expanding the capacity of the Plano Event Center through the addition of a hotel and expanding the area’s capacity for hosting major community and regional events, such as the balloon festival and events at the amphitheater or Collin College, are positive activities for both neighborhoods and the Oak Point business community.

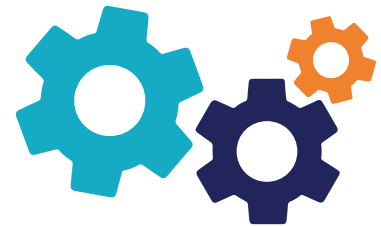
### Policy 3



Love Where You Live

## Neighborhood Enhancement Actions

1. Collaborate with private and nonprofit organizations to attract new, regional-scale events and to support the continued success of existing events such as the Plano Balloon Festival.
2. Coordinate with DART, ridesharing services, and private and public landowners to improve event hosting capacity by supporting additional mobility options and improved parking efficiency.
3. Promote existing neighborhood enhancement programs and consider the development of additional programs addressing streetscape enhancement, storefront, and home rehabilitation.





### Policy 4

#### Reinvestment

Promote and incentivize reinvestment in underutilized and declining areas, particularly within Oak Point's major roadway corridors.

Special attention is needed to address declining commercial and residential areas through city programs and incentivization of private development activities. As new development occurs, existing development will be impacted, with areas in decline likely to be viewed more positively as reinvestment opportunities. This is particularly critical to one of Oak Point's most challenging sites, the Plano Market Square Mall, an example of the decline and oversupply of single use retail sites in aging suburban communities. Due to overwhelming community consensus for change at sites like this, tools mentioned above in Policy 3 may be applicable to make redevelopment more economically viable in these aging areas.

When addressing areas in decline, it is critical to examine existing zoning to ensure that the city regulations are not serving as barriers to reinvestment. This is particularly important for single use sites such as the Plano Market Square Mall, where retail has failed. Sites such as this would benefit from a broader mix of uses, however, these considerations must be balanced by elevated design standards and thoughtfully planned sites.



Plano Market Square Mall



#### Reinvestment Actions

1. Prioritize the implementation of Envision Oak Point compatible zoning for key sites such as the Plano Market Square Mall, Plano Event Center, Lavon Farm, and potential transit station areas.
2. Develop enhanced zoning standards and conduct public outreach to property owners adjacent to the DART corridor to maintain compatible transitional uses and to position this area for its long-term potential as a transit served employment area.
3. Proactively pursue retail, hospitality, restaurant, and neighborhood services to build on the character of Oak Point, serve new and future residents, and attract patrons from outside the area.



## Plan Implementation

Plan for evolution of the Oak Point brand and develop a detailed implementation plan to guide long-term change.

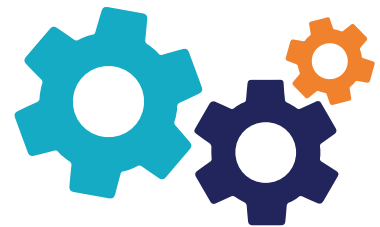
Oak Point already has an important, but not widely known, brand. This brand centers on easy access to employment opportunities in Plano and surrounding communities and a quaint, rural feeling, insulated from surrounding change. While this is a unique status in a city as developed as Plano, change is likely to occur, and this vision needs to shape development that acknowledges the past and adds value to east Plano and the surrounding community.

Developers of successful master planned projects in North Texas emphasized the importance of implementation horizons of thirty or more years given the substantial changes that may occur as Oak Point develops, and reinvestment occurs. A long-term implementation plan that executes the Oak Point vision over a thirty-year implementation horizon can consider significant evolution over time. Such change will impact the Oak Point roadway network, the future of public transit in Collin County, key destinations such as the Plano Event Center and Collin College, as well as existing commercial and residential development that is likely to attract reinvestment opportunities. As the owner of the Plano Event Center site, the City of Plano will need to take an active role in Oak Point's development process to achieve this vision. This new community will strengthen the existing brand for east Plano, complementing Downtown Plano, and serving as a regional benchmark for modern suburban development.


### Policy 5

#### Plan Implementation Actions

1. Establish a project implementation program and appoint a lead entity charged with facilitating the implementation of Envision Oak Point.
2. Maintain a project website that serves as a communication, educational, and monitoring tool for Envision Oak Point.
3. Prepare and present periodic reports of plan implementation progress and present key implementation outcomes via the project website and public presentations.
4. Review and make necessary updates to the plan at 5-year intervals or as needed, based on the achievement of major implementation milestones or changing market conditions.
5. Conduct and sponsor demonstration projects to field test and gauge community support for new land use and design elements.







“ I cannot wait to see the mix of open spaces and commercial developments and how the area will be rejuvenated so it can finally move on from the Market Square Mall. ”

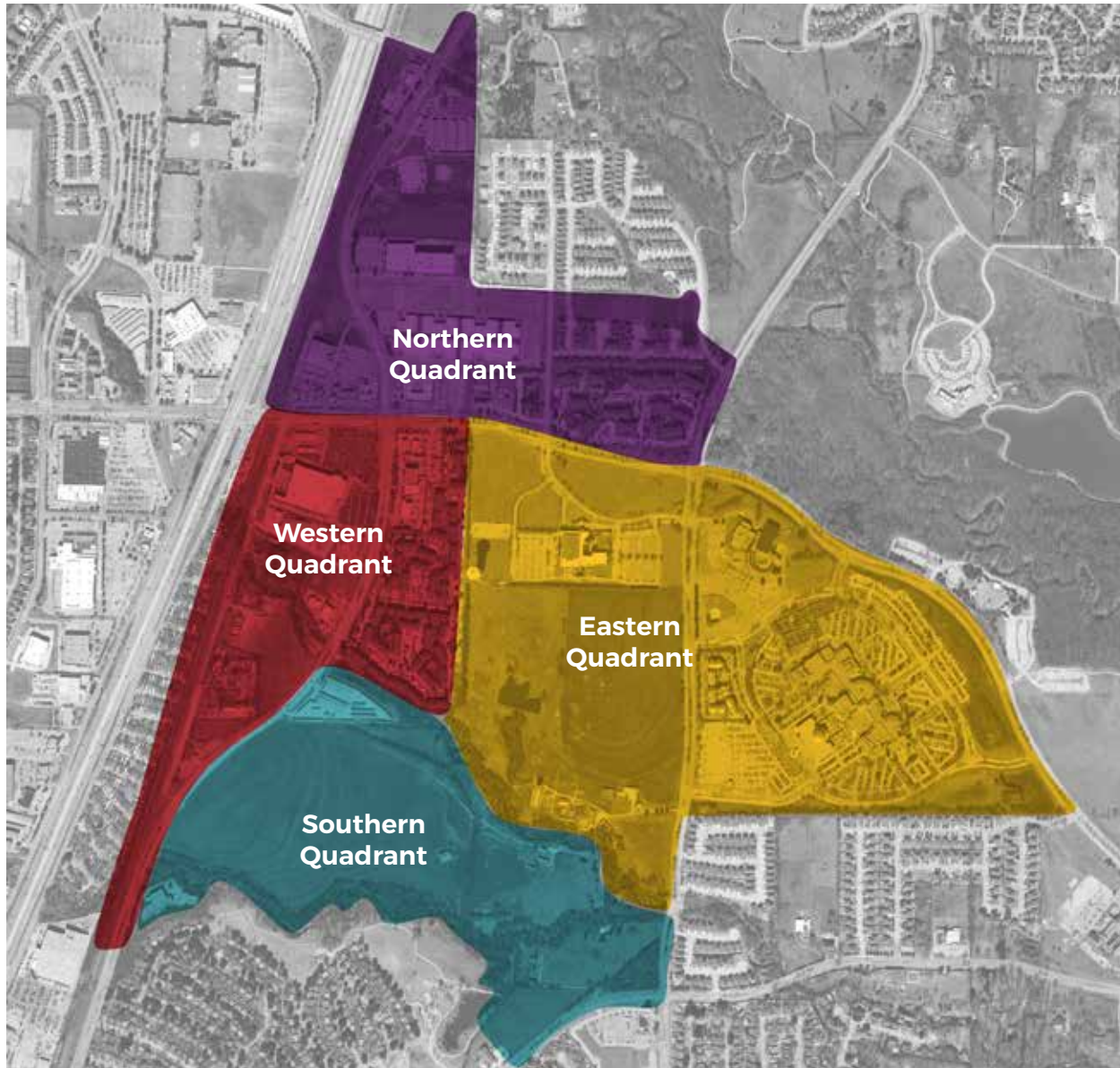
~ Open House Participant



# Sub-Area Strategies

## Application of Envision Oak Point Development Principles

Four distinct sub-areas were identified in Oak Point, each with their own unique challenges and opportunities. The strategies that follow supplement the Community Vision Map by identifying how the development principals captured within the Envision Oak Point planning framework could be implemented. The purpose of these strategies is to describe and illustrate the application of these principals, not to dictate future development form, land use, and site design. Future community and economic development opportunities should allow for flexible application of these principals for high quality development, provided that the overall intent of the Envision Oak Point vision is achieved.







## RECOMMENDATIONS



### Northern Quadrant

#### Oak Point's Neighborhood Adjacency Zone

Enhanced mobility features and reinvestment in declining commercial areas.



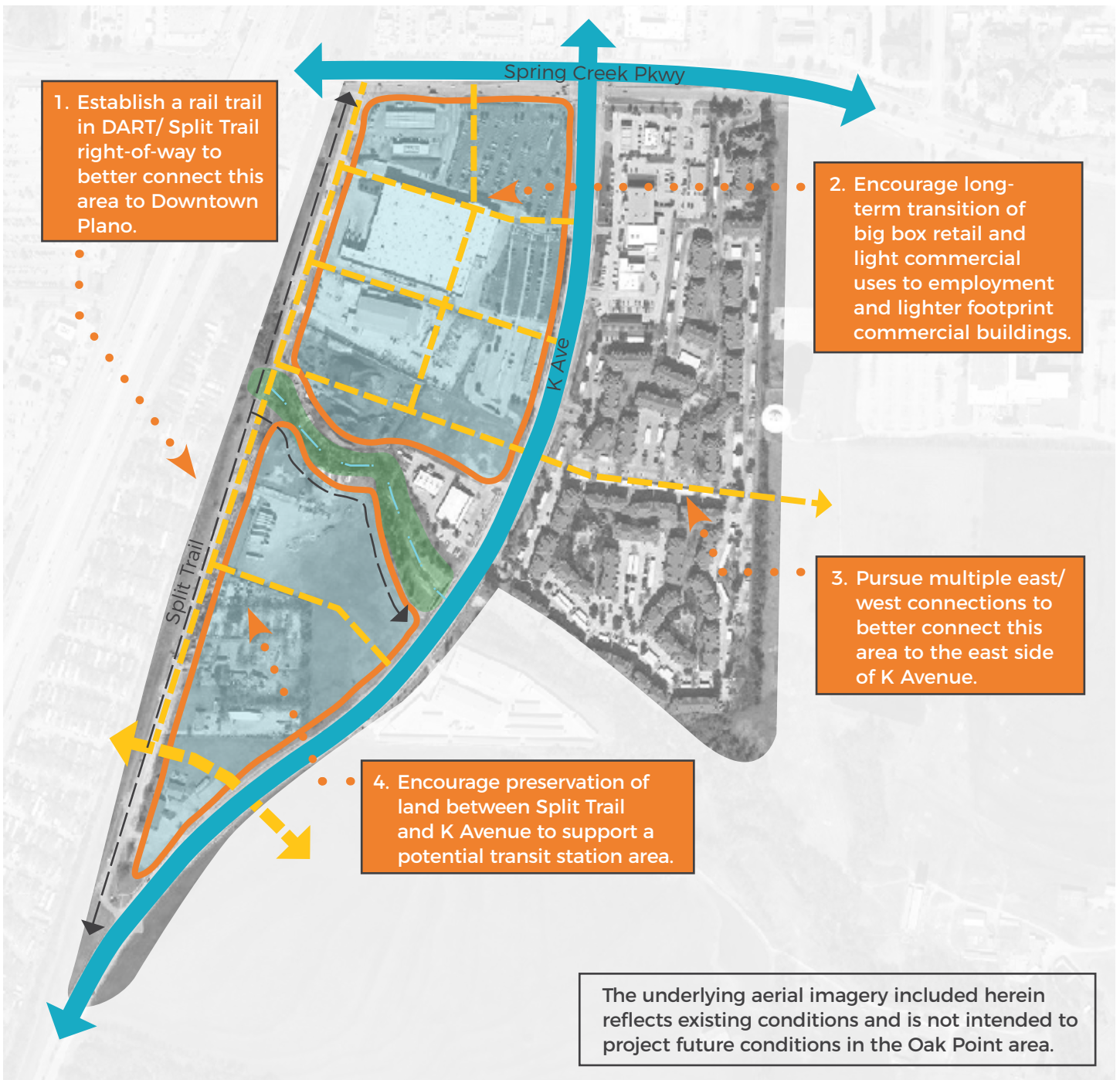




## Western Quadrant

### Oak Point's Employment Center

A long-term transition driven by access to US 75 and transit system improvements.

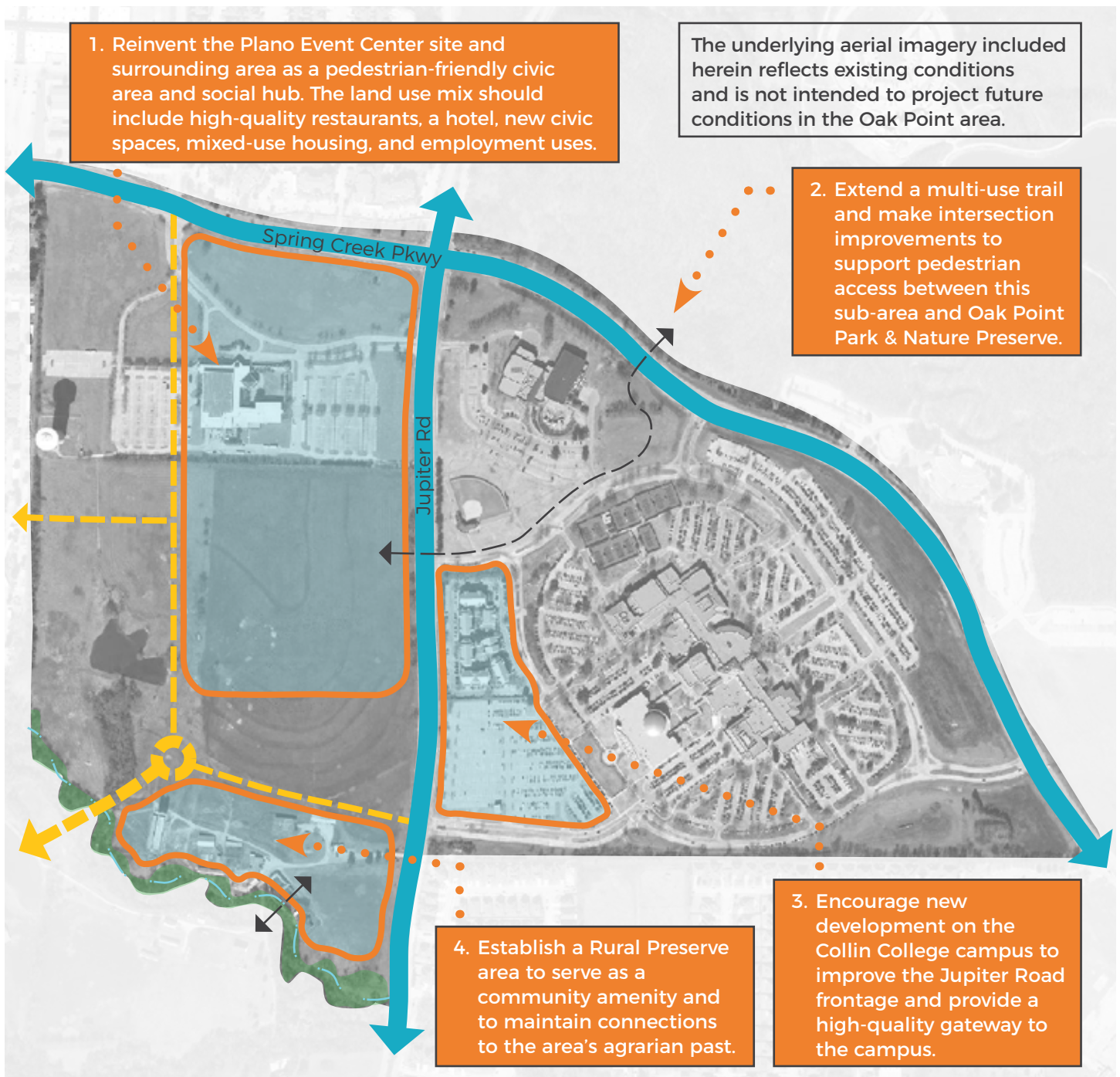




### Eastern Quadrant

#### Oak Point's Social Hub

A pedestrian-friendly civic area supporting opportunities to live, work, socialize, and dine.







## Southern Quadrant

### Oak Point's Traditional Neighborhood

Diverse single-family housing options with open space utilized as a mobility and placemaking element.



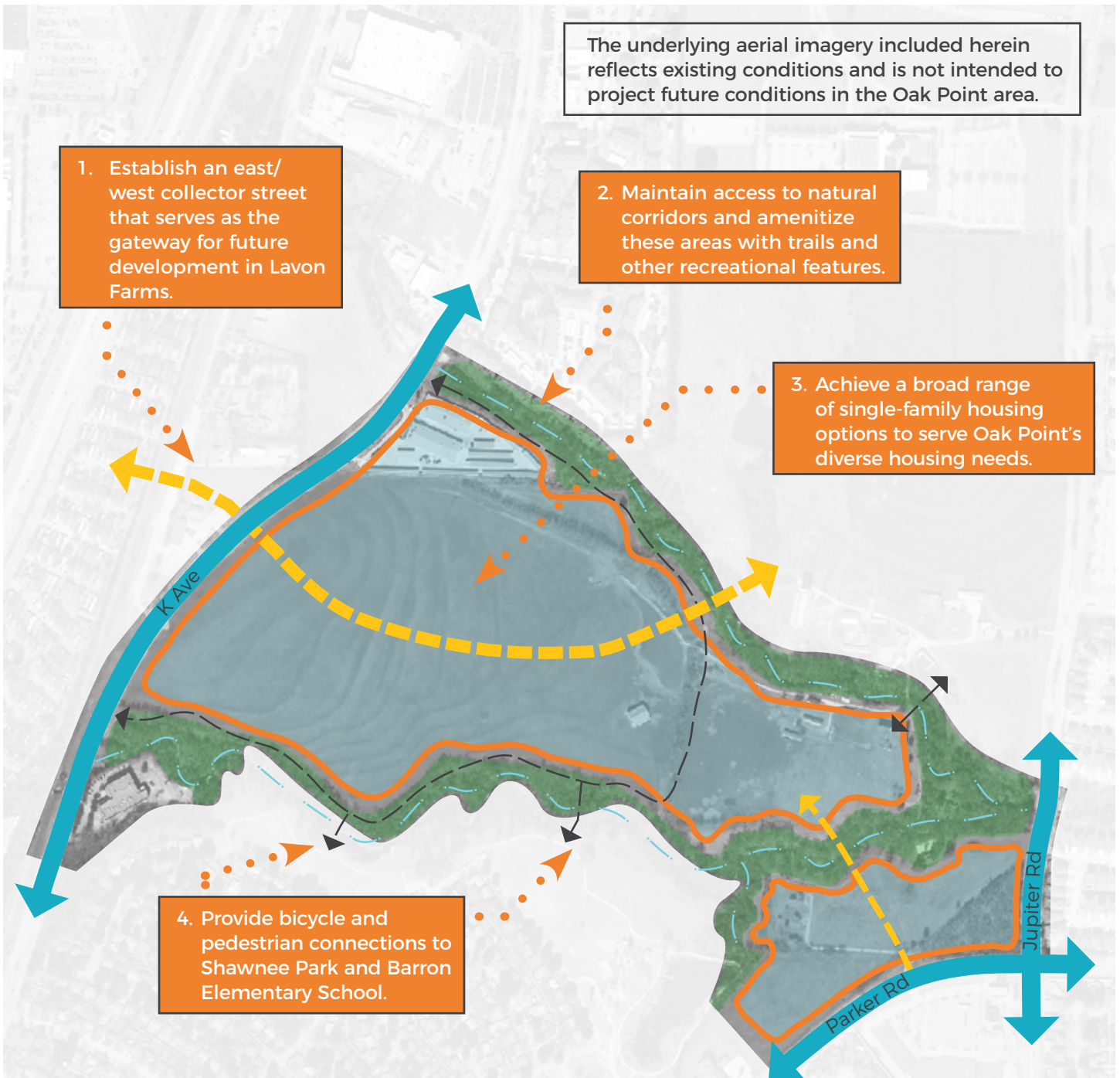
The underlying aerial imagery included herein reflects existing conditions and is not intended to project future conditions in the Oak Point area.

1. Establish an east/west collector street that serves as the gateway for future development in Lavon Farms.

2. Maintain access to natural corridors and amenitize these areas with trails and other recreational features.

3. Achieve a broad range of single-family housing options to serve Oak Point's diverse housing needs.

4. Provide bicycle and pedestrian connections to Shawnee Park and Barron Elementary School.



# 05

## Appendices

<b>1: Area Assessment</b>	<b>p. 99</b>
<b>2: Economic and Market Analysis</b>	<b>p. 113</b>
<b>3: Community Engagement Summary</b>	<b>p. 123</b>
<b>4: Scenario Report</b>	<b>p. 136</b>
<b>5: Joint Meeting Outcomes</b>	<b>p. 160</b>
<b>6: Policy and Action Matrix</b>	<b>p. 181</b>



## Appendix 1: Area Assessment

### Past Planning Efforts

Envision Oak Point is built on several relevant plans that provide policy context and direction applicable to all or parts of the Oak Point study area. Past planning efforts, including the Plano Tomorrow Comprehensive Plan, the Plano Event Center Hotel Feasibility Study, and the Collin College 2020 Vision, were reviewed to ensure that the recommendations laid out in Envision Oak Point consider the existing community vision and previous planning work.

### Plano Comprehensive Plan

In 2015, the Plano City Council adopted Plano Tomorrow, a new comprehensive plan to shape Plano's future by guiding growth, development, and redevelopment of the city. Plano's comprehensive plan identifies areas of growth and change, providing general direction for new development and redevelopment efforts. The Oak Point area is a confluence of New Growth, Conserve and Enhance, Evolve Urban, and Open and Social Space as illustrated in the Growth and Change Map.



Comprehensive Plan Growth and Change Map - Oak Point



### Study Area Designations

#### New Growth (25%)

These existing undeveloped areas (>50 acres) are expected to experience new development through master-planned projects. This designation largely applies to the Lavon Farms site.

#### Evolve Urban (40%)

These existing areas are expected to experience extensive change through major redevelopment projects that evolve into distinct walkable districts. This designation applies to much of the developed land in Oak Point.

#### Conserve and Enhance (10%)

These areas are expected to retain the current form of development, but will experience minor infill and rehabilitation consistent with present form and character. This designation applies to much of the existing residential development.

#### Open and Social Space (25%)

These areas are expected to remain open and social space uses, but will improve to meet the changing leisure, recreation, and social desires of the community. This designation reflects the existing recreational, open space, and civic assets that exist in the study area.





## APPENDIX 1: AREA ASSESSMENT

Plano Tomorrow also identifies desired future land uses. The purpose of the Future Land Use Map is to determine appropriate locations for future uses and activities while establishing a set of character shaping elements for distinct areas within the city. Five land use designations are applied to the Oak Point area: Neighborhood, Compact Complete Center, Transit Corridor, Open Space Network, and Social Network.

### Study Area Designations

#### Compact Complete Center (39%)

The Compact Complete Center future land use category applies to areas that may see new growth or experience significant redevelopment. Compact Complete Centers should include mid-rise buildings with office, retail, service, entertainment, and residential uses, which are based on the concepts of mixed-use, community design, and where possible, transit-oriented design. These areas should have structured parking and usable open space amenities.

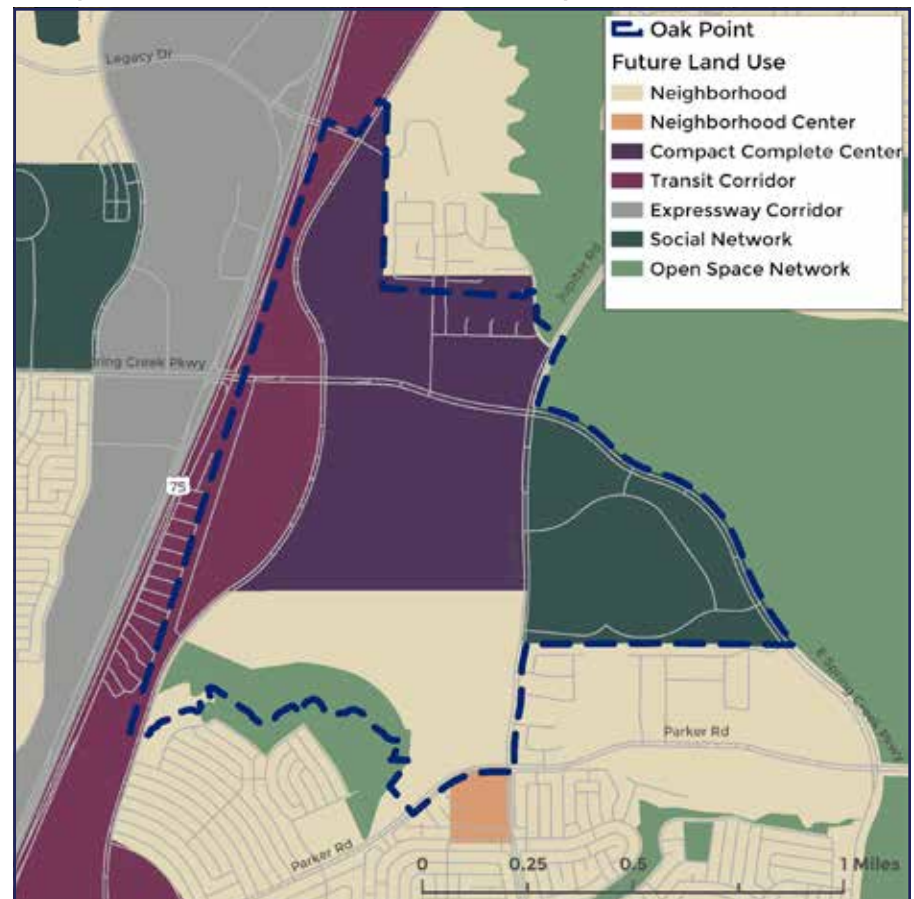
#### Transit Corridor (16%)

Major uses within Transit Corridor include housing, retail, cultural facilities, hotels, and government offices, with structured parking and usable open spaces. Transit-oriented residential, employment, retail, and civic uses should be within easy walking distance of a transit stop. Street, bike trail, and sidewalk improvements will be emphasized to create a more accessible, walkable, and unified corridor.

#### Neighborhood (20%)

The Neighborhood future land use category consists primarily of residential areas, with single-family residential being the preferred use. Institutional, light office, and service uses are considered secondary uses and may be located along the frontage of arterial streets and intersections.

### Comprehensive Plan Future Land Use Map - Oak Point



#### Social Network (20%)

The Social Network future land use category includes a wide range of public and private uses such as schools, libraries and colleges, athletic and recreational facilities, and large private open spaces. These areas are intended to retain their character to provide regional recreation and social opportunities.

#### Open Space Network (5%)

The Open Space Network future land use category includes major public open space preserves, community parks, neighborhood parks, linear parks, and trails. These areas are intended to retain their character to provide regional recreation and leisure opportunities.





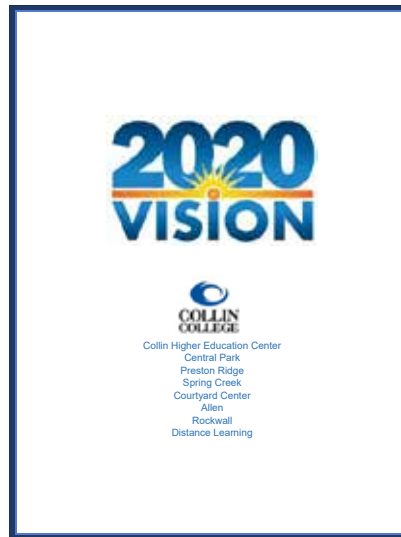
## Plano Event Center Hotel Feasibility Study

A 2016 study provided the City of Plano recommendations concerning an upscale, select service lodging facility on the Plano Event Center site. The hotel scenario evaluation featured 200 rooms with amenities such as restaurant/lounge space, outdoor pool, fitness facilities, business center, and other guest amenities. If built, the hotel may help attract visitors to support local events and businesses, and could possibly serve as a catalyst for future development in Oak Point.



## Collin College: 2020 Vision

Collin College's systemwide plan calls for continued expansion into high-growth areas of Collin County. Although the 2016 strategic plan update includes no specific plans to expand the Spring Creek Campus, providing supportive uses and services in Oak Point will be important to balance the needs of students and the surrounding community.











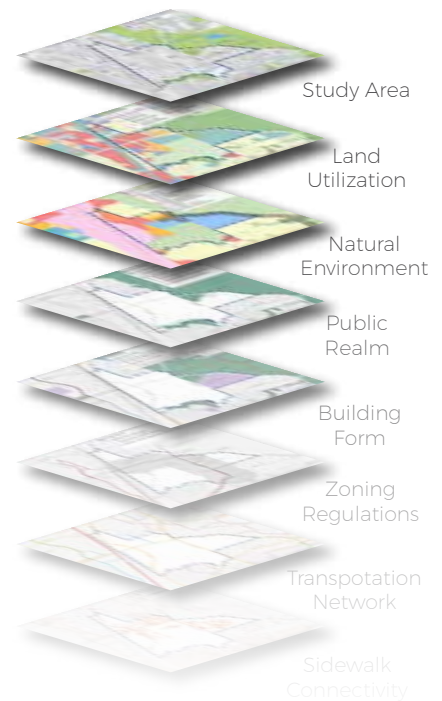
## Existing Conditions

### Introduction

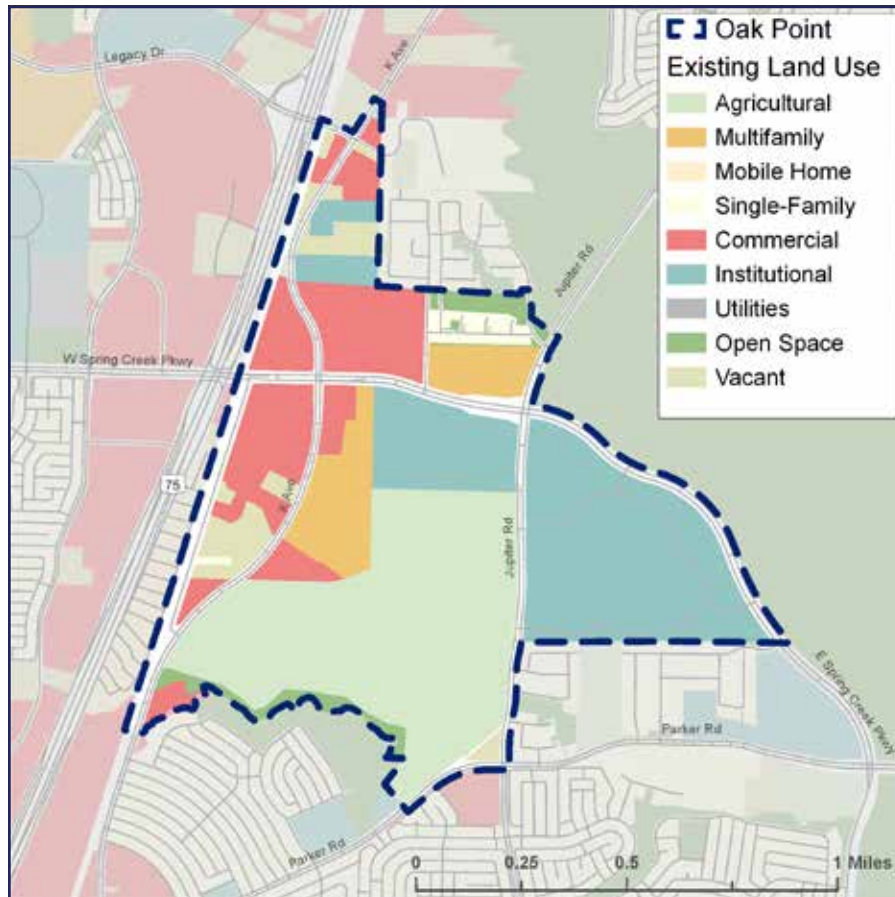
This section provides a detailed inventory of the physical characteristics, opportunities, and challenges presented by the Oak Point area. This discussion is divided into the following categories: Land Utilization, Natural Environment, Public Realm, Building Form, Zoning Regulations, Transportation Network.

### Land Utilization

Existing development in Oak Point is primarily concentrated along major roadway frontages, increasing in intensity closer to US 75. Existing land use is characterized by older commercial and multi family development along K Avenue and Spring Creek Parkway, with Jupiter Road, Parker Road, and Spring Creek Parkway being fronted by agricultural and institutional land uses.



Existing Land Use Map



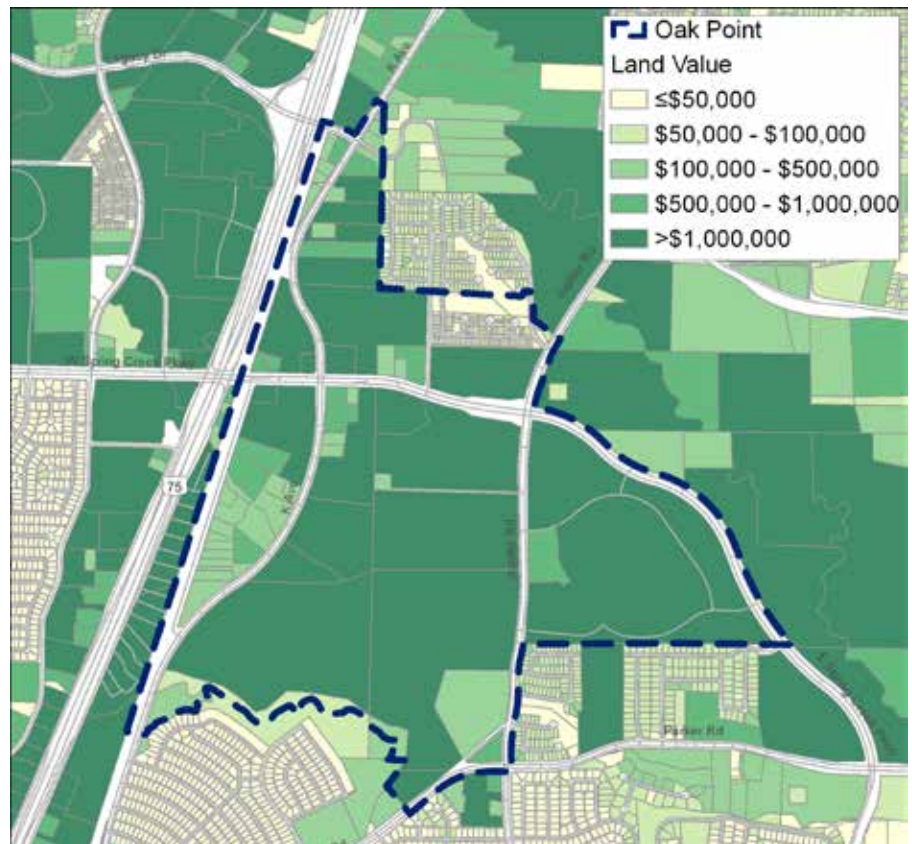
Of the 730 acres that comprise Oak Point, 53% (385 acres) is in residential, commercial, or institutional use, 33 % (239 acres) is agricultural or vacant land, and 14% (106 acres) is public right-of-way. As Oak Point evolves, underdeveloped sites such as Plano Event Center will likely support additional development.



## APPENDIX 1: AREA ASSESSMENT

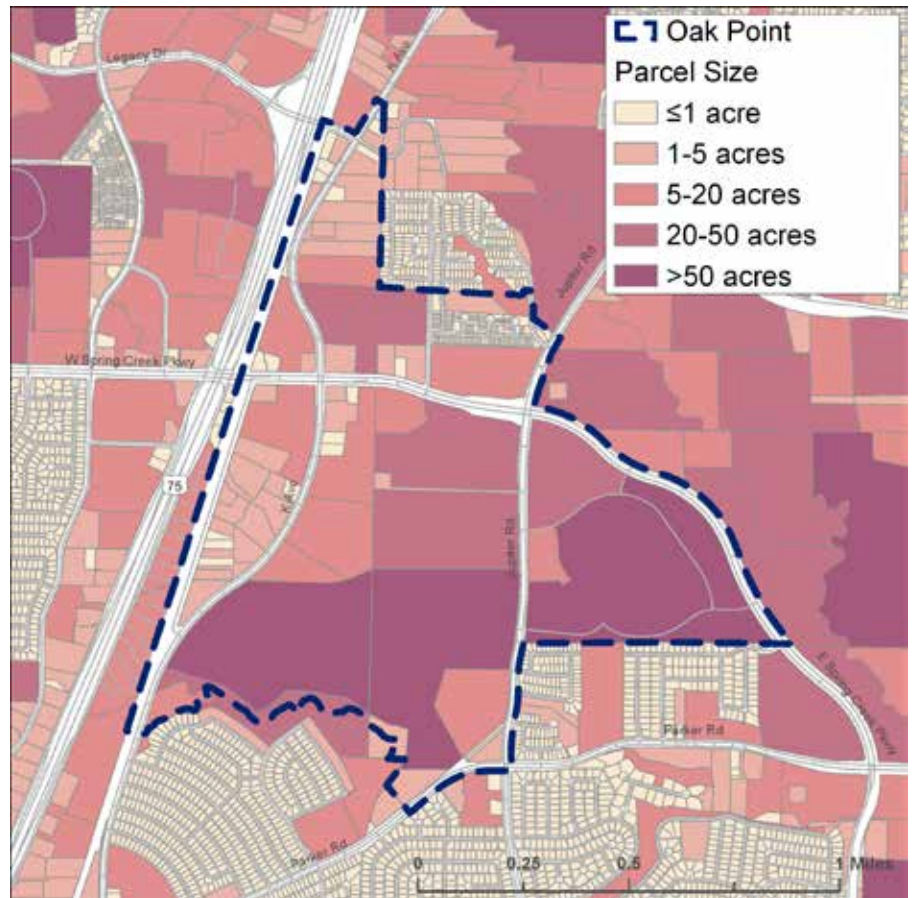
### Land Value Map

Land values in Oak Point are high, and reflect Oak Point's larger than average parcel size. With much of the land in Oak Point either being used for public facilities or agricultural use, these high land values do not always correlate with high property tax revenues, under current conditions. As new development occurs, this condition will begin to change, reflecting higher property tax revenues being generated within Oak Point.

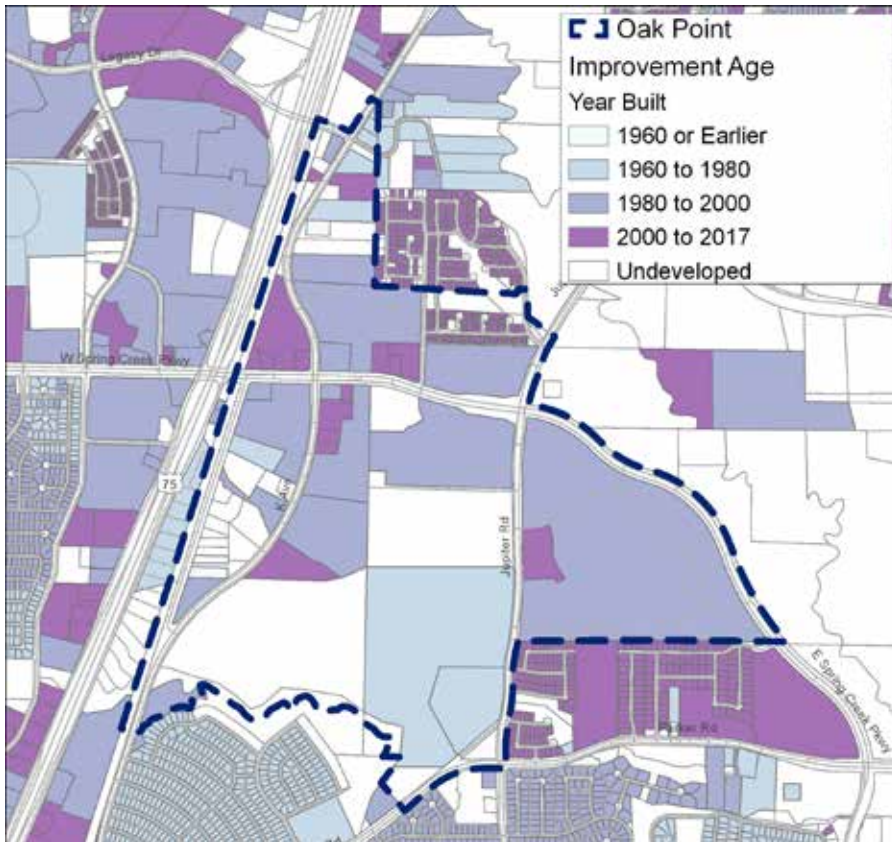


### Property/Parcel Size Map

Due to limited single-family development and a large concentration of land dedicated to agricultural and institutional land uses, the typical parcel in Oak Point is large, averaging 3.4 acres in size. As new development occurs in Oak Point, larger parcels will be subdivided to support new neighborhoods and commercial development, and smaller parcels may be re-assembled to support more meaningful development opportunities.

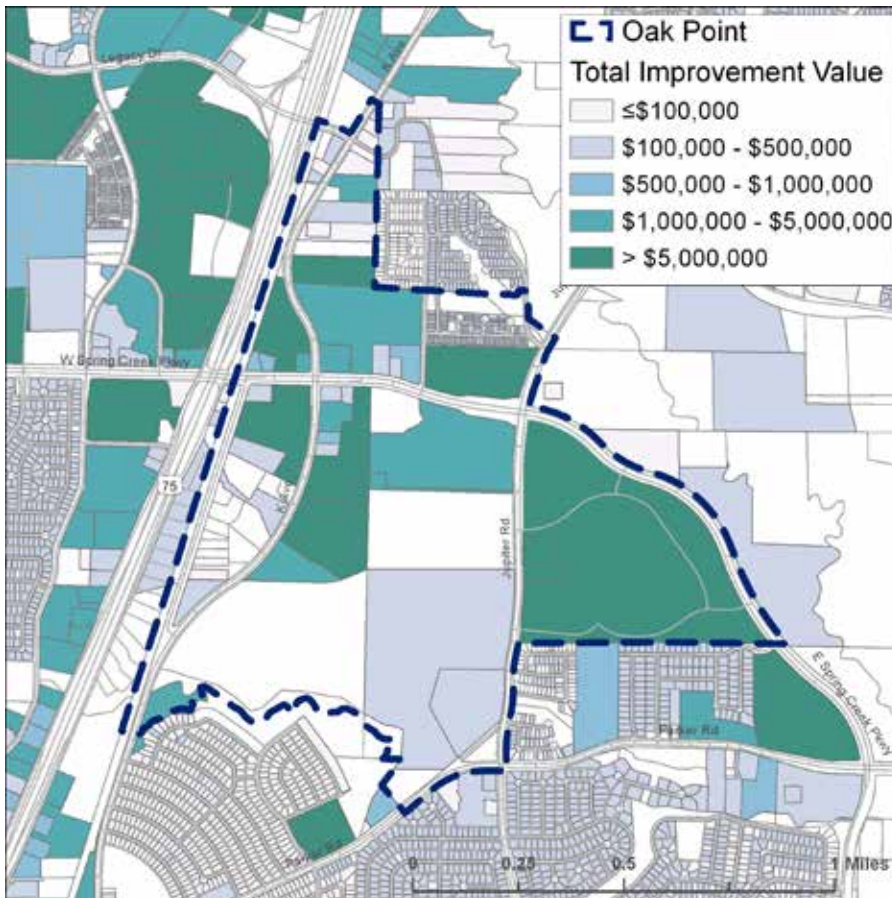






## Improvement Age Map

The majority of structures in Oak Point were constructed after 1980. As redevelopment pressure intensifies, it will be important to evaluate structures 50 years or older for their historical significance and account for these structures in Plano's Heritage Preservation Plan. Of particular importance will be structures on Lavon Farms that represent some of the oldest structures in Oak Point.



## Improvement Value Map

Improvement value also varies widely in Oak Point, with larger developed parcels typically exceeding \$1 million in improvements and smaller parcels typically containing less than \$500,000 in improvements. As Oak Point evolves, parcels with declining improvement values are best positioned to experience change through new development and redevelopment. Some existing improvements are likely to retain their value if properly maintained; however, existing retail buildings are more likely to experience declining values as the retail market evolves.

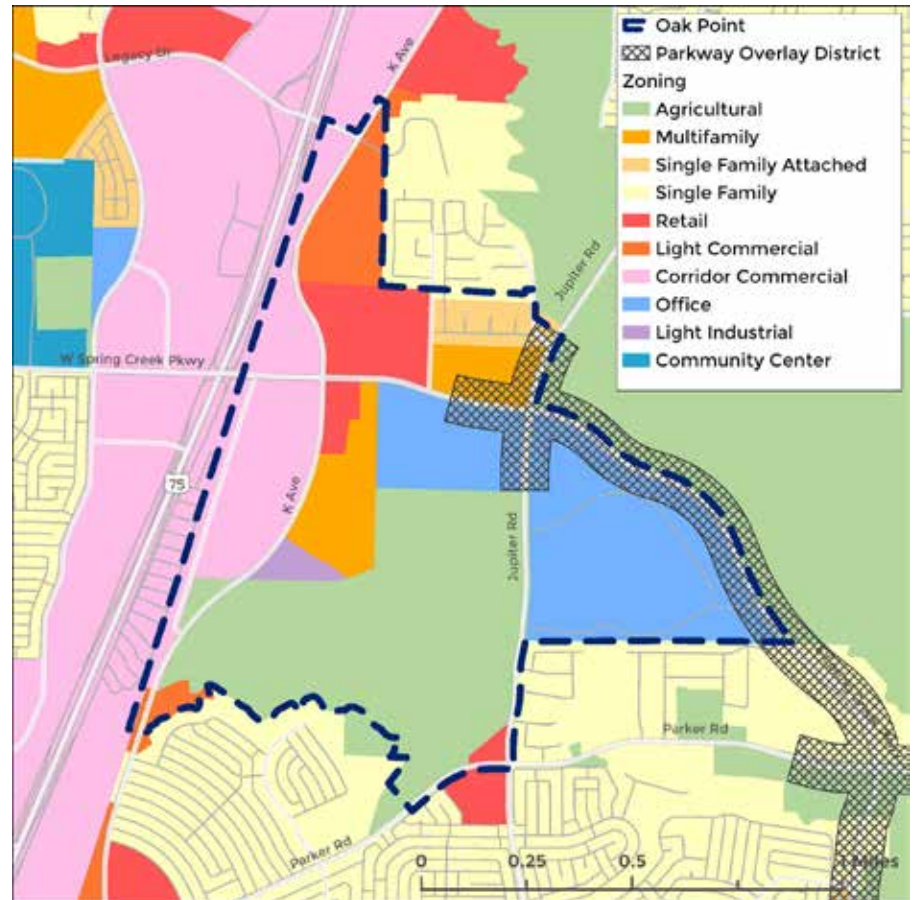


## APPENDIX 1: AREA ASSESSMENT

### Current Zoning

Zoning is one of the primary tools used by cities to regulate land use and development. The majority of land in Oak Point is zoned for commercial, office, and other non-residential uses, while most of the undeveloped land and surrounding parkland is zoned for agricultural uses.

#### Current Zoning Map



**Agricultural (34%)**- This district is intended to provide for farming, dairying, pasturage, horticulture, animal husbandry, and the necessary accessory uses for the packing, treating, or storing of produce.

**Multifamily (8%)** - These districts are intended to accommodate apartments and condominiums at various densities, with 21.5 units per acre being the maximum allowed in Oak Point by current zoning.

**Single-Family Attached (3%)** - This district is intended to provide for a variety of residential housing types and densities in the medium density range (5-10 units/acre) on individually-platted lots or multiple units on a single lot.

**Retail (7%)** - This district is primarily 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.

**Light Commercial (6%)** - This district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some vehicle-related uses and limited assembly, which address local service and employment opportunities are also included.

**Corridor Commercial (15%)** - This district is intended to provide for retail, service, office, and limited manufacturing uses within major regional transportation corridors.

**Office (26%)** - This district is 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.

**Light Industrial (1%)** - This district is intended to provide areas for light manufacturing

firms engaged in processing, assembling, warehousing, research and development, and incidental services.

**Parkway Overlay District (9%)** - This overlay is intended to provide appropriate design standards for properties located in proximity to major city parks, nature preserves, and open areas. These standards recognize the importance of providing visual transitions between these natural areas and surrounding development.





## Building Form

The built environment in Oak Point contains a wide variety of building styles and form reflective of an auto-oriented development pattern. Newer commercial structures are typically single-story, single-use buildings or strip centers with flat roofs and separated from the street by parking. Older commercial properties along Split Trail and K Avenue are generally converted mid-century homes with unpaved, outdoor storage. Civic buildings are centrally located on large parcels with generous parking and open space. Residential buildings include apartments and townhomes.



Utilities



Civic



Residential



Commercial



Civic



Residential



Commercial



Rural

### Opportunities

Vacant and underutilized land can be developed with a **variety of building styles** to reflect the **community's vision** for the future of Oak Point.

### & Challenges

Many **existing buildings** and **surface parking** lots do not support connected, walkable streetscapes.



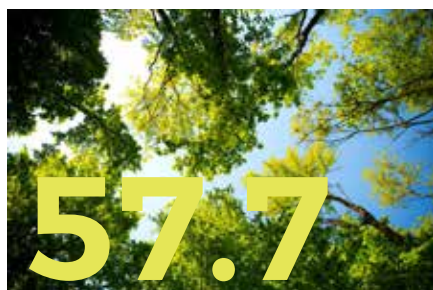
## APPENDIX 1: AREA ASSESSMENT

### Natural Environment

The natural environment of Oak Point is one of the most valued aspects of the area, as expressed by community members. This analysis examines such aspects as open space, waterways, topography, tree canopy, and weather conditions.



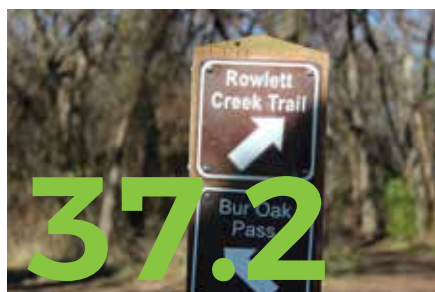
is open space, landscape, agricultural, or vacant land



acres of tree canopy



adjacent to Plano Event Center and east of Collin College



acres of parks & recreation facilities



miles of streams



annual precipitation days



annual sunny days

#### Opportunities

The abundant open space and natural areas in Oak Point give the area a **unique character**, and are a **tremendous community asset**.

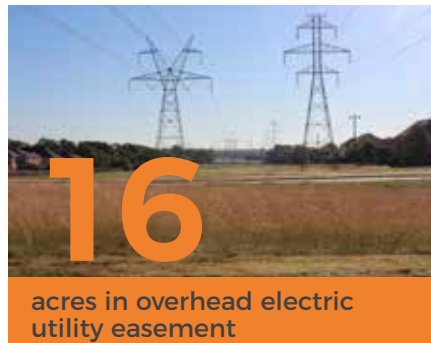
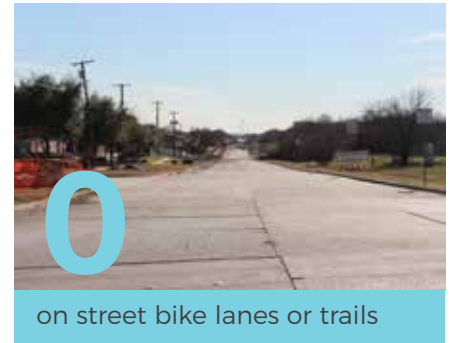
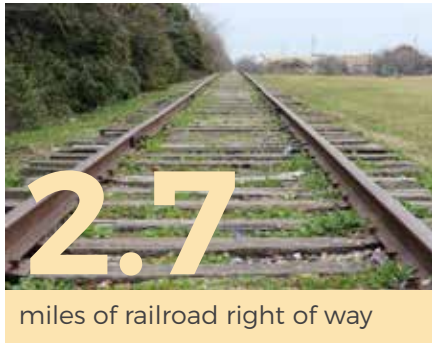
#### & Challenges

Finding a balance between future growth resulting from **private development**, and **preserving the natural feel** of the area that the community values.



## Public Realm

The Public Realm is all areas to which the public generally has access, including streets, sidewalks, parks, plazas, open spaces, and publicly accessible buildings such as shopping centers and community centers. These are spaces shared by every member of the community.



### Opportunities

A large amount of vacant and underutilized land allows for the creation of **new streets, sidewalks, parks**, and other **public spaces** that will enhance livability in Oak Point.

### & Challenges

With few local streets, **no bike lanes**, and **gaps in sidewalk** coverage, investment will be needed to **improve connectivity** to Oak Point's public spaces.





### Transportation Network

#### Regional Context

Oak Point is centrally located within the DFW region adjacent to a number of key transportation systems. These key mobility elements are highlighted by access to US 75, the Dallas Area Rapid Transit (DART) Red and Orange Lines, the future Cotton Belt Rail Line and the Regional Veloweb. These transportation connections provide multiple mobility options for the people that live, work, and socialize in this area of Plano. As Oak Point continues to grow, these connections will become even more important.

The Parker Road Station has approximately **12%** of the ridership of the entire Red Line and **14%** of the Orange Line ridership.

#### DART Red/Orange Line

DART provides passenger rail service to and from Plano on two different service lines. The Red Line extends from the Parker Road Station south through Downtown Dallas and continues south to the Westmoreland Station. The Orange Line serves Plano during peak times on the same track as the Red Line, with continued service through Downtown Dallas and then to the Dallas-Fort Worth International Airport. The two passenger rail stations that serve Plano are the Downtown Plano Station and the Parker Road Station, which is less than a mile south of Oak Point.



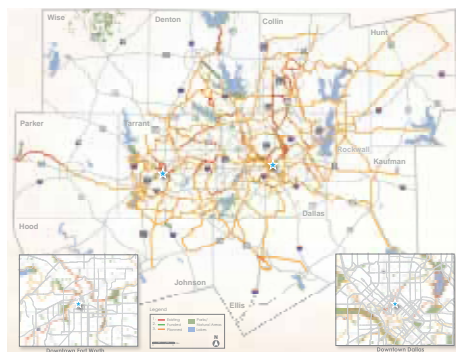
Cotton Belt Corridor Map

#### Cotton Belt

The Cotton Belt Corridor is a rail freight corridor that is owned by DART. It is a 26-mile segment that connects Plano to the DFW North Entrance in Grapevine. Currently there is no passenger rail service along this section of the Cotton Belt Corridor, though planned implementation of service along this corridor would result in two Plano stations, located at 12th Street and Shiloh Road. Currently, the corridor is included in the DART 20-year financial plan for implementation in 2022.

#### Regional Veloweb

Oak Point is adjacent to a network of trails that connect or will connect Plano to the surrounding cities and the region. The Oak Point Park & Nature Preserve trail is part of the Regional Veloweb network of paved bicycle trails across the region. Planning efforts have identified connections in Plano that will link the city to many other regional trails - the Central Trail in Richardson; the SoPAC, Katy, and Santa Fe trails in Dallas; and the proposed Cotton Belt Regional Trail.



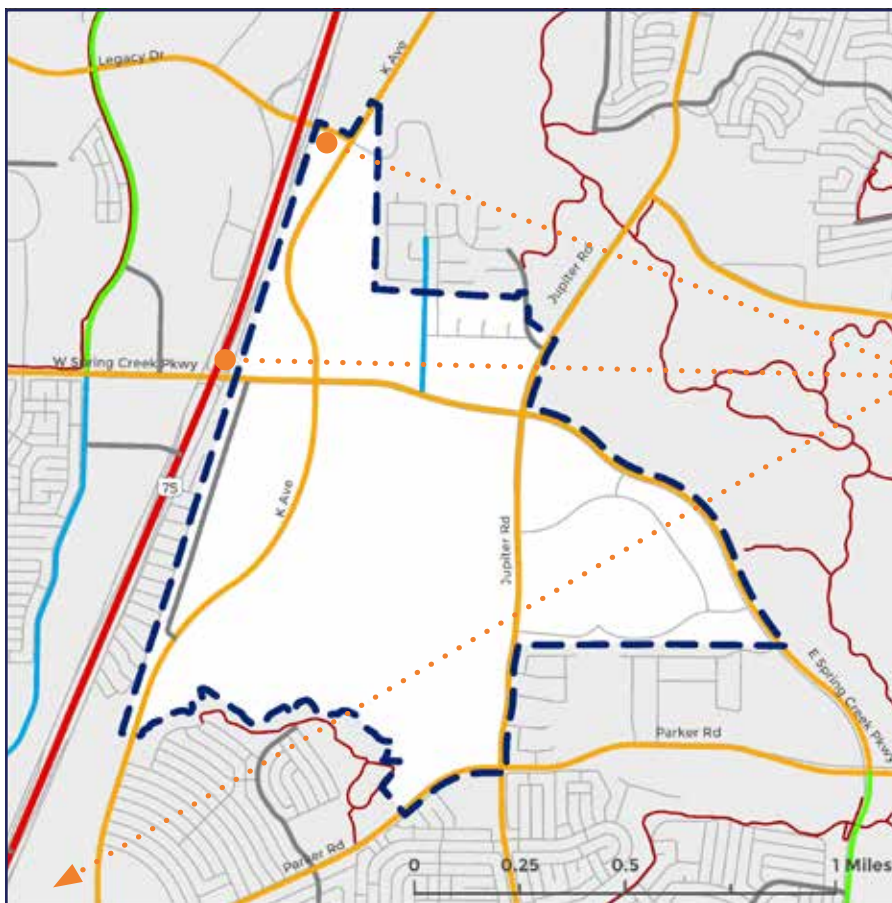
Regional Veloweb North Texas Map



## Local Perspectives

Connecting the area to this larger mobility network in the DFW region is an important element of the guiding principles of Envision Oak Point. The multi-modal opportunities in Oak Point provide an expanded mobility toolbox to strengthen the transportation network and improve quality of life for Plano citizens. New economic development opportunities can depend heavily on how well the overall transportation network functions.

### Local Mobility/Connectivity Map



#### Legend

- Oak Point
- Shared Use Paths
- Thoroughfare Plan Types
- Type A: Expressway
- Type B and B+: Regional Arterial
- Type C: Major Thoroughfare
- Type D: Secondary Thoroughfare
- Type E: Secondary Thoroughfare
- Type F: Collector Street

### US 75

The US 75 corridor is the roadway of choice for people who live and work or will live or work in this area in the future. There are currently only three US 75 access points from the Oak Point area to the US 75 frontage roads or main lanes: Parker Road to the south, Spring Creek Parkway in the middle, and Legacy Drive to the north. Legacy Drive, however, does not extend past K Avenue, limiting its ability to connect east Plano to US 75.

### Major Roadways

The Oak Point area can be accessed by major thoroughfares, such as Spring Creek Parkway and Jupiter Road, but lacks smaller collectors and minor thoroughfares, such as Split Trail, that interconnect the roadway system and reduce congestion.

### Trail Connections

The off-street bicycle trail system in Plano is well connected throughout the City, and has the potential to extend connections to surrounding cities. Providing trail connections from within the Oak Point area to the surrounding trails and pathways is an important element to improve the travel options and recreational opportunities for those living in and visiting this area.



## APPENDIX 1: AREA ASSESSMENT

### Transit Access

Oak Point is currently served by public transit via a DART bus route that circulates through the study area. Route 350 circulates the area on Parker Road, Jupiter Road, and Spring Creek Parkway and connects to the Parker Road Station. It continues on to the Jack Hatchell Transit Center in Plano and further to the Addison Transit Center.

In 2017, DART began service of the 211 Express Route that connects the Parker Road Station to the Northwest Plano Park and Ride and the Legacy business area. This route primarily uses Spring Creek Parkway to connect the two areas in Plano and has limited stops, with 15 minutes headways during peak times.

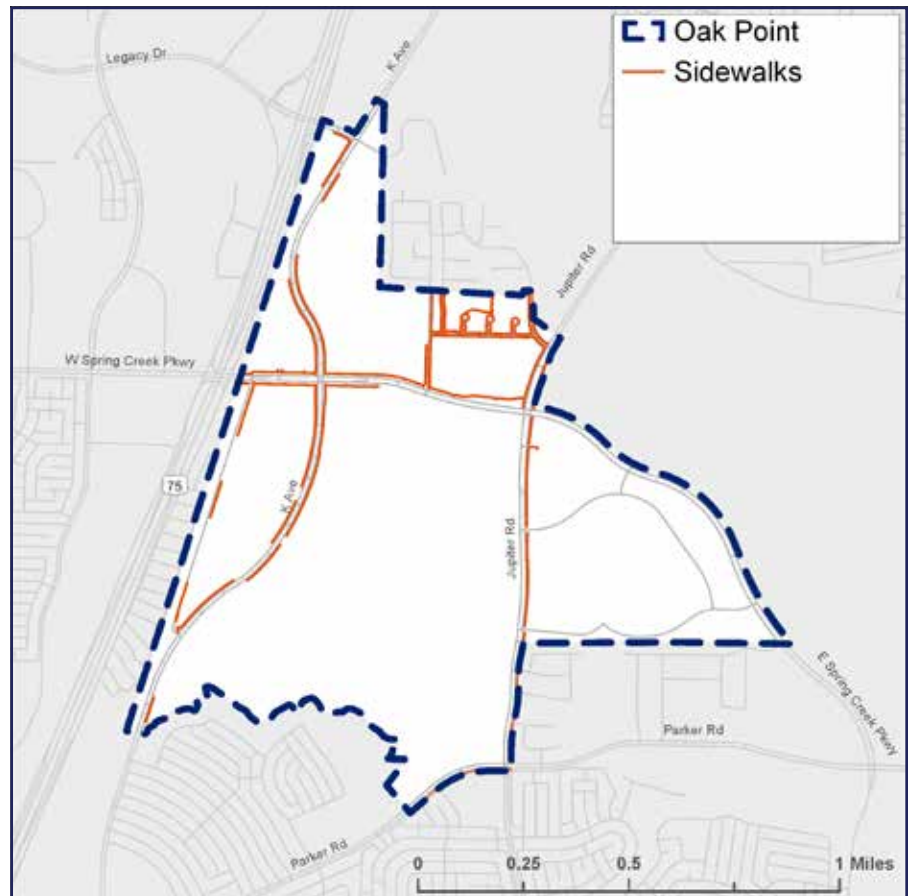
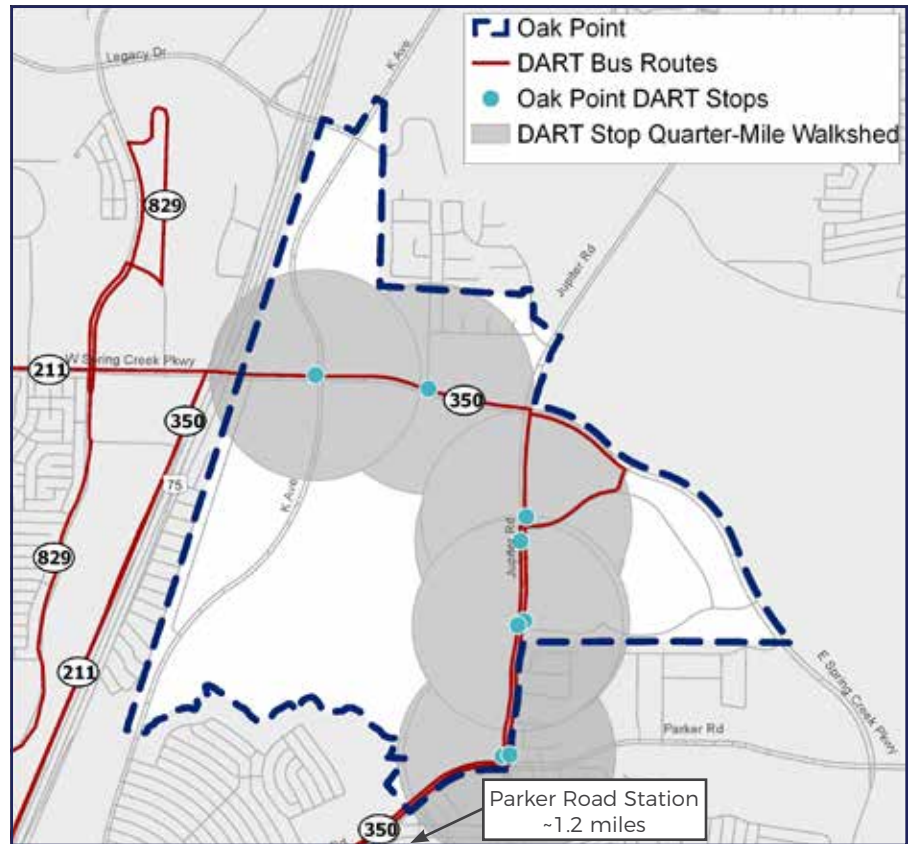
The most important element for transit access is ensuring that people are able to comfortably and safely walk to transit stops and stations. Bus transit service currently accommodates 53% of the total area of Oak Point based on a ¼-mile walkshed.

### Sidewalk Gap Map

There are many important pedestrian destinations within the Oak Point study area. However, the pedestrian network of sidewalks includes several gaps of connectivity which limit the ability of people to easily get to key destinations in the area by walking.

Gaps in the sidewalk network are present because adjacent land is undeveloped, or it was developed at a time when sidewalks were not required to be included with new construction.

There are currently no on-street bicycle lanes in Oak Point.







## Appendix 2: Economic and Market Analysis

A market analysis was conducted by Axianomics, LLC, a firm specializing in economics and policy analysis, to review market conditions, growth projections, market capture rates for the region and study area, and evaluate the return on investment from capital projects and economic development. The purpose of the economic and market analysis in the context of a small area plan is fourfold:

- ▶ Provide a “reality check” for the conceptual planning effort;
- ▶ Ensure recommendations are grounded in market and economic reality;
- ▶ Set the stage for implementation; and
- ▶ Provide an accurate and independent “story” to tell potential development and investor audiences.



Collin County  
construction  
from  
**100 New Jobs**



### Drivers of Economic Activity and Market Demand

To forecast the market potential of the Oak Point area, it is important to understand the national and regional trends that will influence future change in this area. The driving force behind this anticipated change is employment growth and market shifts resulting from generational needs and preferences.

### Regional Employment Growth

Employment has grown 38 percent in Collin County since 2009, much faster than in the Dallas-Fort Worth Metropolitan Statistical Area (MSA), which has grown 22 percent, or the U.S. This high employment growth in the county is driving dramatic population growth—17 percent since 2010—and significant increases in commercial and residential real estate investment. Each 100 jobs added in Collin County results in 48 new single-family homes, ten new multifamily units, and 11,000 square feet of new office space. Within Collin County, prime examples of this phenomenon can be seen in recent corporate relocations involving State Farm, Toyota North America, Liberty Mutual, JP Morgan Chase, and FedEx.



Source: Axianomics analysis of BLS, REIS and TAMU Real estate center data various years



## APPENDIX 2: ECONOMIC AND MARKET ANALYSIS

### Regional Growth Outcomes – 20-Year Horizon

By all accounts, Collin County is projected to experience significant growth over the next 20 years, with conservative estimates anticipating up to 562,000 new jobs and 843,000 new residents. If job growth maintains its current pace and shifts in generational preference result in increased migration to Collin County, actual growth could far exceed these estimates.

While most of this growth will occur in communities in the northern part of the county, more established areas, with prime access to major employment centers and transportation corridors, will become more attractive as the region continues to expand. This ever-increasing value placed on access will position Oak Point to capture quality growth and will shape new development and redevelopment opportunities in the coming decades.

#### Collin County 20-Year Growth Projections

##### Anticipated Population Growth



= 1,000 people

154,000



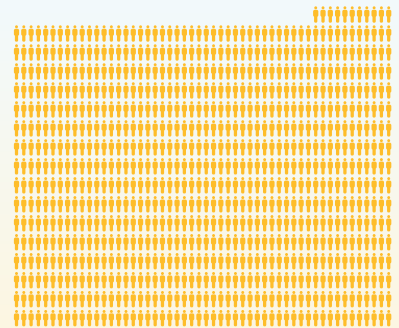
in 5 years

341,000



in 10 years

843,000



in 20 years

Current Population = 862,215 (2015 5-yr ACS)

##### Anticipated Job Growth



= 1,000 jobs

97,000



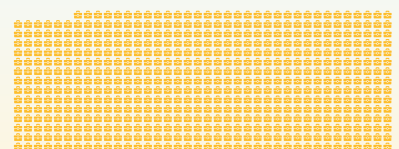
in 5 years

222,000



in 10 years

562,000



in 20 years



## Generational Change

When accounting for future market conditions, it is critical that municipalities identify the factors that influence stability and change. These factors will help shape land use planning and development outcomes that respond to the needs of current and future citizens.

Because life-changing events are anticipated most readily in the Millennial/Post-Millennial (Gen Y/Gen Z, ages 34 and below) and Baby Boomers/Silent (ages 55 and above) generations, these age groups are most likely to be the drivers of change in Oak Point. Conversely, Generation X (ages 35-54) households, are expected to experience fewer major life events, reflecting stability over the course of the Envision Oak Point planning horizon.

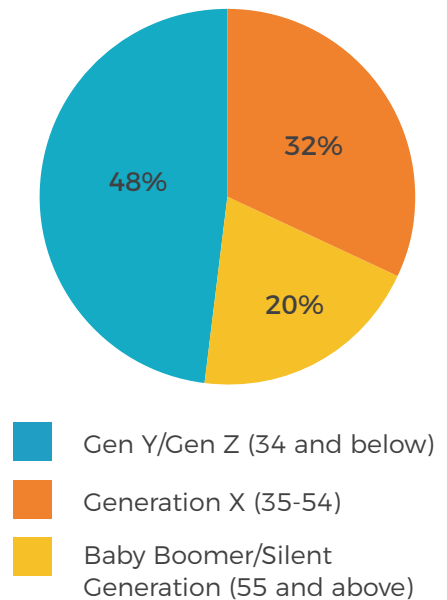
### Millennials and Post-Millennials

The “rise” of the Millennial has been one of the most examined public policy topics in recent years. While Millennials and Post-Millennials have made a significant impact in the work force, their influence on the real estate market is still in its infancy. A common theme applied to these generations is that “20 is the new 30”, as lower incomes and larger student loan burdens have resulted in these generations delaying (or never pursuing) major life events. These events include moving out of their parents’ home, getting married, having children, and transitioning from renter to homeowner. As incomes increase and debt is paid off, these generations are entering their 30s and are now beginning to experience these traditional life events. This transition is anticipated to have a significant impact on the regional real estate market.

### Baby Boomers and the Silent Generation

As the Millennials and Post-Millennials begin to enter the real estate market, Baby Boomers and the Silent Generation are causing municipalities and the market to respond aggressively to meet their evolving needs. With advances in healthcare and overall public health, these generations are remaining in the workforce longer and are living independently to a more advanced age. Major life events that will drive change for these generations primarily are influenced by when their children leave home, retirement from a full-time career, and the death of a spouse. These major changes are most typically the catalyst for these generations electing to downsize to a smaller home and/or moving closer to family, to either live separately or as part of a multi-generational household.

Generation Breakdown of Collin County Population  
(2015 5-year ACS)



### Significant Life Events

.....

#### Millennials/Post-Millennials

- ▶ Leaving parents' home
- ▶ Entering workforce
- ▶ Starting a family

#### Baby Boomers/Silent Generation

- ▶ Children leaving home
- ▶ Retirement
- ▶ Death of a spouse
- ▶ Moving closer to family



### Affordability

Affordability is a driving force behind locational decisions, particularly for millennials who, overall, may not be experiencing the economic success of past generations. This drives neighborhoods to incorporate a mix of product types that accommodate ownership and rental opportunities.

### Access

A desire to spend less time commuting to key destinations is a strong desire for both millennials and seniors. Proximity and ease of access to work, family, and friends is a key consideration in locational decisions.

### Neighborhood Amenities

Amenities that drive locational preferences of millennials and seniors include high quality schools, public open space and trails, neighborhood walkability, adjacency to restaurants/retail, access to multi-generational housing, public transit access, architectural diversity, and sustainability features such as community gardens and green building design.

### Generational Preference for Suburban Communities

When discussing the locational preferences of Millennials and seniors, economists have typically focused on the segment of these groups that have fueled reinvestment in central cities. While there has been a surge of Millennials and seniors choosing to live and work in the urban core, this segment is most typically represented by high-income individuals who prefer renting in lieu of home ownership, and do not have children in the household. For Millennials with a more moderate income or those with a higher debt burden, highly accessible suburban communities have proven to be a preferred option, particularly, for those on the cusp of starting a family and/or owning a home. Consequently, seniors, who tend to prioritize proximity to family in their locational preferences, are following suit, fueling demand for multi-generational neighborhoods and housing in suburban communities.

### Neighborhood Characteristics Impacting Locational Preference

While urban migration may be somewhat overstated by public policy experts, it has significantly influenced the locational decisions of millennials and seniors, who tend to prioritize affordability, access, and neighborhood amenities in their locational decisions. This has fueled demand for infill in downtown adjacent neighborhoods and master-planned communities in highly accessible suburbs. These development patterns provide opportunities for single-family home ownership that respond to consumer preference for a modern suburban neighborhood, accommodating a high quality mix of suburban and urban amenities. A local example of downtown adjacent single-family infill can be found in McKinney's Historic District, while an example of a master-planned community can be found in Allen's Montgomery Farm neighborhood.

### Positioning Oak Point to Respond to Change

These national and regional trends will significantly impact the future of the Oak Point area. With local job growth resulting in Collin County likely doubling its population in the next two decades, places like Oak Point, with strong access to centers of employment, major transportation corridors, and in-town amenities, will be very attractive to future residents. Aligning land use and community design with the needs and preferences of those most likely to live in this neighborhood will help position Oak Point to successfully respond to anticipated growth and change.



## Housing Market

### Single-Family Residential Market Conditions

As more people have moved to the region and the housing market slowly rebounded from the Great Recession, the housing supply began to tighten, with demand for new housing generally outpacing existing and forecasted supply. This has resulted in conditions where Plano has less than two months of available housing supply and has also impacted the supply of affordable housing. This “Shrinking Bottom” phenomenon depicted below has resulted in significant shifts in housing values at the lower end of the market.

New residential growth in Plano has gradually declined due to the availability of undeveloped land for residential development. Limited new construction has occurred in and around the Oak Point area, and is primarily comprised of single-family detached homes on medium to large lots, with patio homes and townhomes being accommodated in the immediate vicinity of Oak Point. Prices for new builds are generally starting at \$375,000 with homes on larger lots getting above \$500,000.

### Multifamily Residential Market Conditions

The “Shrinking Bottom” phenomenon, coupled with the Millennial generation’s delayed entry into the for-sale residential market, has fueled demand for multifamily housing. Simultaneously, growth in rental rates is occurring and the Plano/Allen/McKinney submarket has seen a 6.6% increase in rental rates in 2017. In Plano’s submarket, one bedroom unit rates are averaging over \$1,100 a month and two-bedroom unit rates are averaging close to \$1,500 a month. In east Plano (east of US 75), new multifamily housing is primarily clustered in Downtown Plano, as well as along the US 190 corridor. This mixed-use multi-family product has generally been introduced in areas where mixed-use development was deliberately planned for, particularly in areas served by transit. Convenient access to surrounding employment centers has also driven demand for this product type.

There is little-to-no market-rate senior housing accommodated in east Plano, yet demographic trends support additional demand for this low maintenance housing type.

#### Housing Inventory – East Plano

##### Single-Family

- ▶ 95% of single-family homes in east Plano are detached homes
- ▶ 80% of single-family detached homes are zoned for medium or large lots ( $\geq$  7,000 square feet)

##### Multi-Family

- ▶ 78% of east Plano multi-family dwelling units are south of Park Boulevard
- ▶ No mixed-use multi-family housing is accommodated north of Downtown Plano

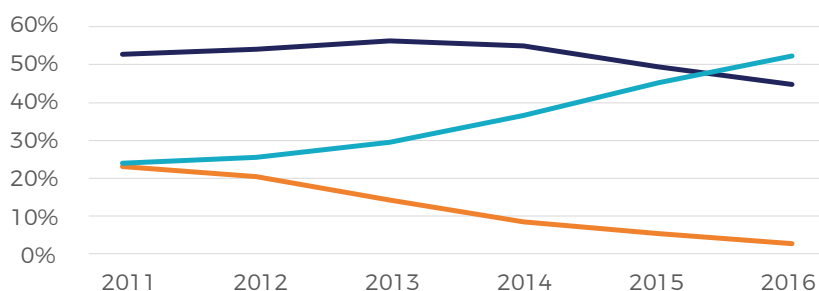
##### Senior Living

- ▶ 3% of east Plano housing units are designated as some form of senior housing
- ▶ No dedicated senior living dwelling units north of Park Boulevard

##### Student Living

- ▶ 121 student housing units on the Collin College campus
- ▶ Housing policy direction from Collin College may evolve over time

#### Shrinking Bottom



Source: Axianomics analysis of TAMU Real estate center data

#### Plano Sales Prices

- Under \$150K
- \$150K to \$300K
- Over \$300





### 20-Year Residential Capture Estimate\*

The study area is likely  
to attract

**3,000-  
4,000**  
dwelling units

\*includes, single-family, mixed-use multifamily, senior living, and student living; low-high projection

### Potential Residential Capture

Market capture is a term used to identify the amount of demand that the market could support in a specific area. The purpose of studying capture rates is to better understand the amount of residential, retail, and office demand that could be captured, or supported, by the market in Oak Point.

Based on the market analysis conducted by Axianomics, LLC, over the next 20 years, the market demand for housing in Oak Point will range between 3,000 and 4,000 dwelling units, comprised of single-family, mixed-use multifamily, senior, and student living opportunities. Actual housing growth in Oak Point will likely vary within this range based upon the amount of redevelopment that occurs as well as the potential extension of transit and the establishment of one or more enhanced transit stations in Oak Point.

### Residential Capture Opportunities

Single-family detached homes on medium-sized lots are the most common housing type in east Plano. This prevailing housing pattern should be balanced and preserved by future development, supporting reinvestment in existing neighborhoods as they age and evolve. New housing growth should also account for future generational needs and preferences for housing types that may be missing or are currently undersupplied in Oak Point. This will be particularly important when balancing demand for reasonably-priced housing with desires for highly amenitized neighborhoods.

In mixed-use areas, single-family housing types should be integrated with mixed-use multifamily, senior, and student living units, as well as retail, employment, civic, and open spaces, to support a vibrant, pedestrian-friendly environment. As market conditions evolve, “Missing Middle” housing, which accommodates a range of attached single-family housing and small-scale multifamily buildings, could be supported as an alternative to larger multifamily building types.

### Oak Point Missing / Undersupplied Housing Types



Cottage Court



Townhome



Missing Middle Housing





## Office Market

### Office Market Conditions

The Plano office submarket includes 25 million square feet of space with 80 percent of it being Class A. Asking rents for office space have increased and, at over \$25.00 per square foot, are some of the highest in the metro area. Most of the city's office space is on the western side of town, most heavily concentrated near the Dallas North Tollway (DNT) corridor. Office demand in east Plano's US 75 corridor is less active, with most activity occurring in communities further south in the corridor.

### Potential Office Capture

Based on the market analysis conducted by Axianomics, LLC, over the next 20 years, Oak Point is likely to attract between 200,000 -350,000 square feet of new office development. In the near-term, this development will primarily come in the form of neighborhood services, such as medical offices/emergency clinics and other professional services, either integrated as part of mixed-use neighborhoods or at the arterial roadway edge of single use areas. Opportunities for larger multi-tenant spaces could be accommodated as long-term redevelopment options for highway adjacent retail and light commercial properties, as well as at prominent locations near Plano Event Center.

The study area is  
likely to attract

**200,000**  
**-350,000**  
sq. ft. of office space.

### Office Capture Opportunities

As land becomes more scarce/expensive in the DNT corridor, office development is becoming more viable in the US 75 corridor. This condition is occurring to the south with City Line and Heritage Creekside, to the north at Watters Creek, and closer to Oak Point through the redevelopment of the former Texas Instruments Campus, now known as Legacy Central. The expected redevelopment of Collin Creek Mall will likely continue this trend over the mid and long-term and influence market demand in the Oak Point area.

Over the long-term as the office space in these developments are absorbed, the potential for new office development for Oak Point will improve, particularly in areas in close proximity to US 75. Adding to this long-term evolution will be the potential for transit-oriented development, where employment uses are clustered with housing and other supporting uses in the immediate vicinity of a transit station. This "modern employment center" concept reflects what the market is shifting to as employers seek to reduce the commuting time of their employees.



### Retail Market

#### Retail Market Conditions

The local retail market is rapidly adjusting to new realities. Since 2008, new retail construction has fallen in the Dallas-Fort Worth region even as the region's population continues to grow. According to multiple sources such as the Wall Street Journal and Forbes, online shopping and changing retail habits have reduced retailer demand for space. This is a concern for Plano, which had three times the national average of retail square-footage per capita in 2013 as indicated in a Shopping Center Study conducted by the Gibbs Planning Group for the City of Plano. The result of these changes is a decrease in retail space per person and vacancies in shopping centers.

However, there is an almost insatiable demand for interesting, distinct, walkable districts in North Texas. Much of the new retail in the US 75 corridor has occurred in developments north of the Oak Point area that offer walkable, mixed-use settings and a mix of retailers that appeal to professional families.

As illustrated below and represented in public comments, east Plano is significantly overserved by automobile uses, automobile dealers, and warehouse clubs and supercenters, such as Costco and Sam's Club. The area is underserved in restaurants and specialty food stores.

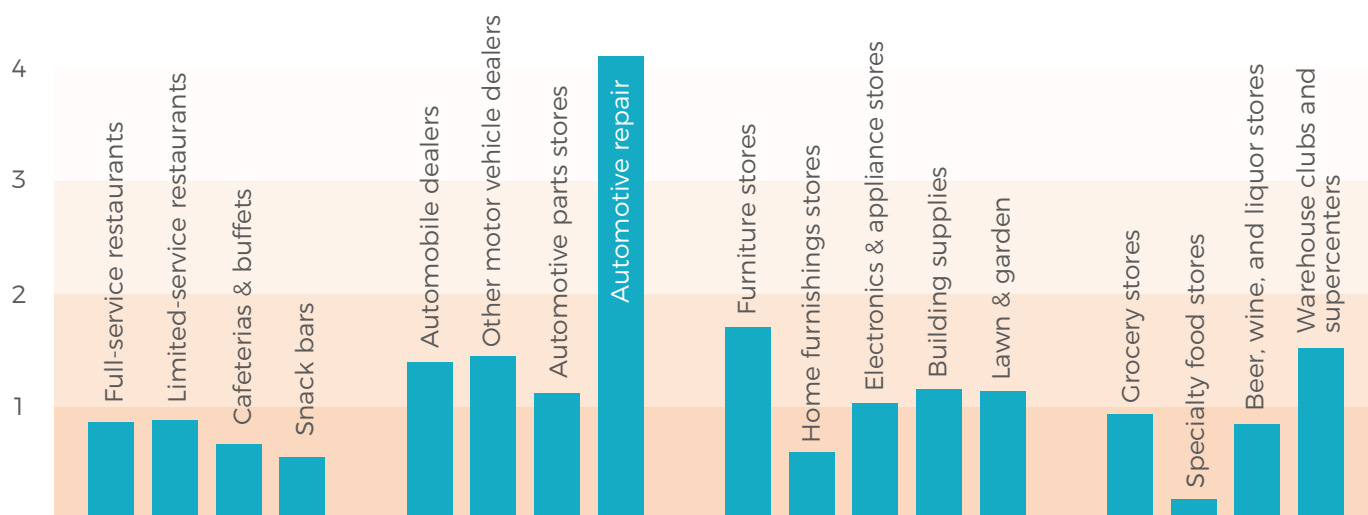
#### Business concentration data:

Location quotients:

**1.0** = concentration at national average

**< 1.0** means underserved

**> 1.0** means overserved



Source: Axianomics analysis of BLS consumer expenditure survey data for 2015



## Potential Retail Capture

According to the market analysis conducted by Axianomics, LLC, the Oak Point area is most likely to support community and neighborhood retail projects. Based on typical trade areas, the market analysis indicates Oak Point neighborhoods will likely generate \$221 million in retail spending. Oak Point developments should be able to support approximately 500,000 square feet of space on this volume, at current sales per square foot.

## Retail Capture Opportunities

To maximize the potential for attracting retail development, development in Oak Point will need to shape an environment that is authentic and unique to east Plano, establishing a place with a mix of uses and pedestrian-friendly streets that can serve as this neighborhood's social hub. This social hub would likely be best served by taking a food-oriented approach, anchored by restaurants, grocery, and specialty food stores, and food-oriented open spaces such as community gardens, a farmers market, and agricultural-themed public spaces.

Oak Point should accommodate retail, but should not depend on retail to drive the implementation. Short and mid-term retail success will depend on satisfying immediate neighborhood needs and building a unique brand based on the rural and open space character of the area.

New retail at Oak Point should be integrated into suburban mixed-use projects. The most successful tenant mix will likely include small professional service offices, restaurants, food-related businesses (specialty foods tied to local craft products such as dairy, wine, and produce.) There may also be more potential for Oak Point to become home to neighborhood and community serving retail that caters to surrounding neighborhoods.

Oak Point neighborhoods  
are likely to generate

**\$221  
million**

in retail spending.



### Hotel Opportunity at Plano Event Center

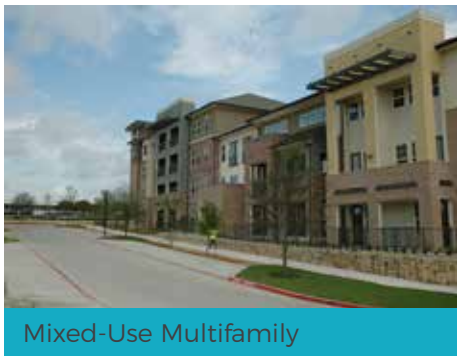
The hospitality market in DFW has been strong in recent years with revenue per available room increasing 6.1 percent from 2015. This has accompanied a modest increase in total rooms of 2.2 percent. The regional market can support hotel growth, but individual properties depend on local demand drivers.



Event Center Hotel

Community aspirations to see more events and more impactful events at the Plano Event Center depend on enhancing its immediate surroundings, and a hotel is an important piece of those enhancements. The most viable option for a Plano Event Center hotel is one that can rely on business from the surrounding area. Future office development throughout the US 75 corridor will fuel more demand for hotels near US 75. Building a hotel would be a benefit to the Center, as a nearby successful hotel would be large enough to improve the visual connection to US 75, and would provide capacity for occasional extended events. The hotel could also support events and graduations held at Collin College.

### Mixed Use Opportunities



Mixed-Use Multifamily

The retail and residential potential of the community's vision for Oak Point requires segments of the area to support a mixed-use form. In smaller-scale, suburban mixed-use places, the recommended approach is horizontal mixed-use. This approach functionally integrates uses to create a walkable environment for pedestrians, but preserves single uses by parcel.

Most early retail development can be delivered in single story, main street-type buildings that are arranged to create an inviting public space. These can be framed by multistory residential buildings to support needed pedestrian activity. Some of these residential buildings can include a small amount of ground floor commercial space, with later stages of development better positioned to support a few vertical mix-use buildings.

A suburban mixed-use street grid with minor retail, restaurant, and service uses periodically accommodated can satisfy most of the neighborhood's service needs. This arrangement, when complemented by a mix of housing types and public open spaces, can create an attractive neighborhood feel that increases the economic viability of residential and commercial spaces. This village center-like destination can also support more traditional retail spaces, such as a small grocery store. A shared, district parking model can be used to support auto access and to maintain this village-like feel.



## Appendix 3: Community Engagement Summary

Throughout the project, the Envision Oak Point project team conducted a number of outreach events to learn more about the community's desires for the Oak Point area. Below is an overview of the types of outreach conducted in the planning process and the outcomes from the community design workshop, live polling, an online survey, and written comments.

### Public Workshops

#### Community Design Workshop

The workshop event in March consisted of live instant polling and mapping exercises, and a presentation of the outcomes at an Open House on Day 3. The workshop was an opportunity for the community to share their ideas and desires for the Oak Point area.

55 attendees

#### Open Design Studio

On Day 2 of the 3-day Community Design Workshop, members of the community dropped in and provided additional ideas and comments on the Oak Point area and the work in progress.

9 attendees

#### Community Design Workshop for English-as-a-Second Language Speakers

A Community Design Workshop for English as a Second Language speakers was held in April at the Chase Oaks Family Center. A dual language presentation and map exercises were conducted to allow participants to provide feedback on the future of Oak Point.

30 attendees

#### Community Design Open House

As part of the 3-day Community Design Workshop in March, the results were presented at an Open House on Day 3. Attendants had the opportunity to see outcomes from the mapping and live polling exercise and preliminary scenarios.

41 attendees

#### Live Polling and Online Survey

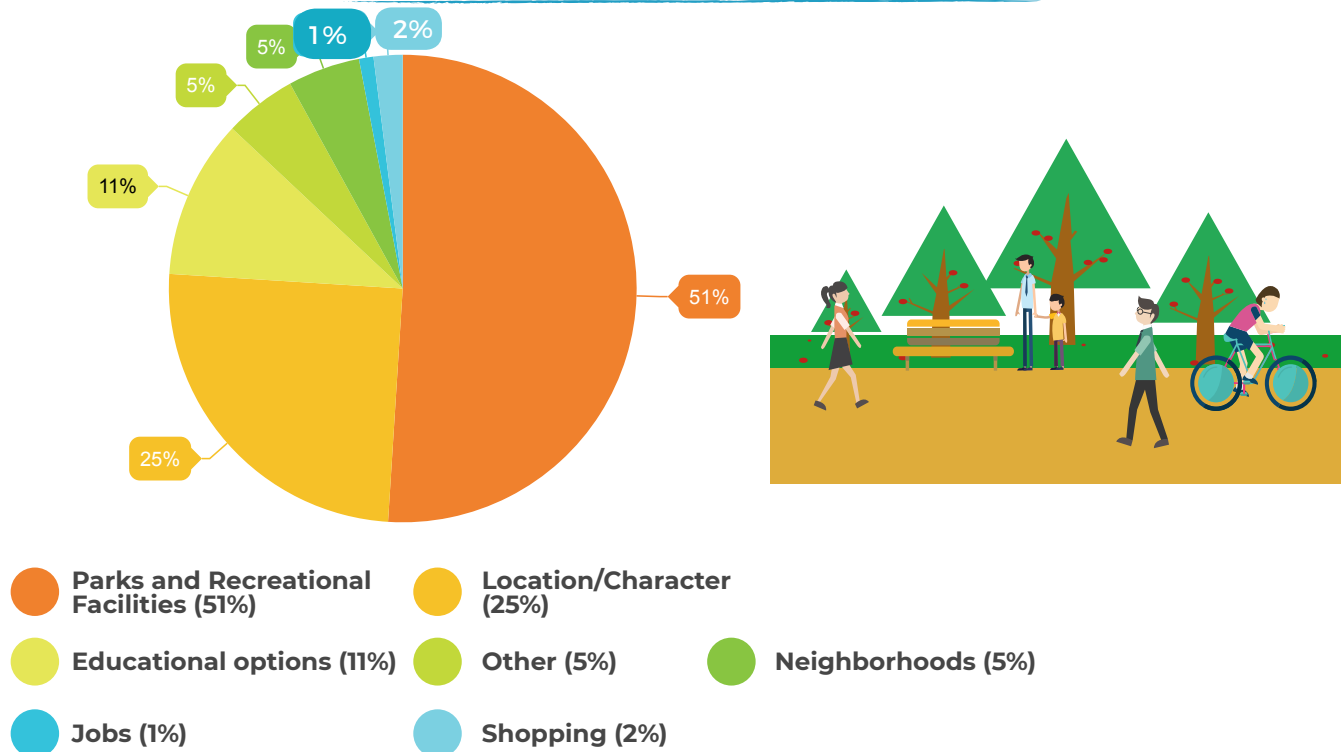
During the Community Design Workshop, attendants participated in a live polling exercise asking about their concerns, priorities, and desires for the Oak Point area. A survey format of the polling exercise was also available on the project website for those who were not able to attend the public workshop.

166 responses

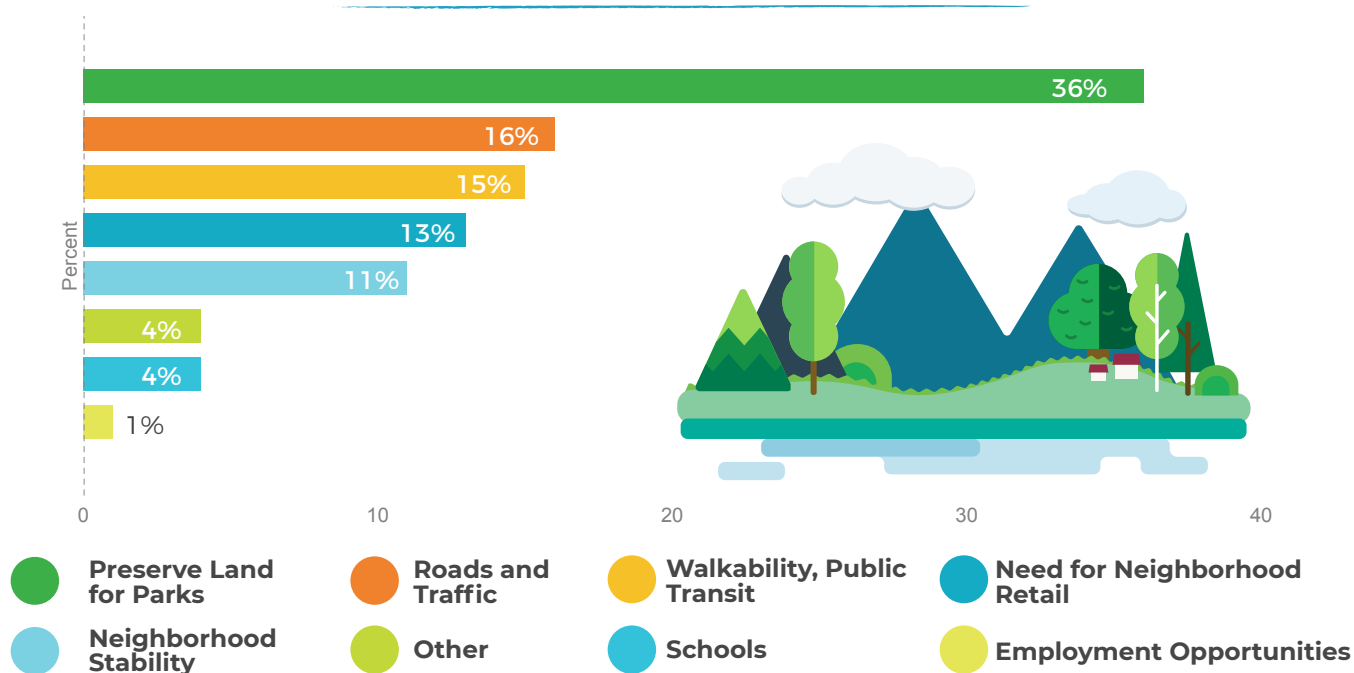


## APPENDIX 3: COMMUNITY ENGAGEMENT SUMMARY

### 1. What is Oak Point's greatest asset?



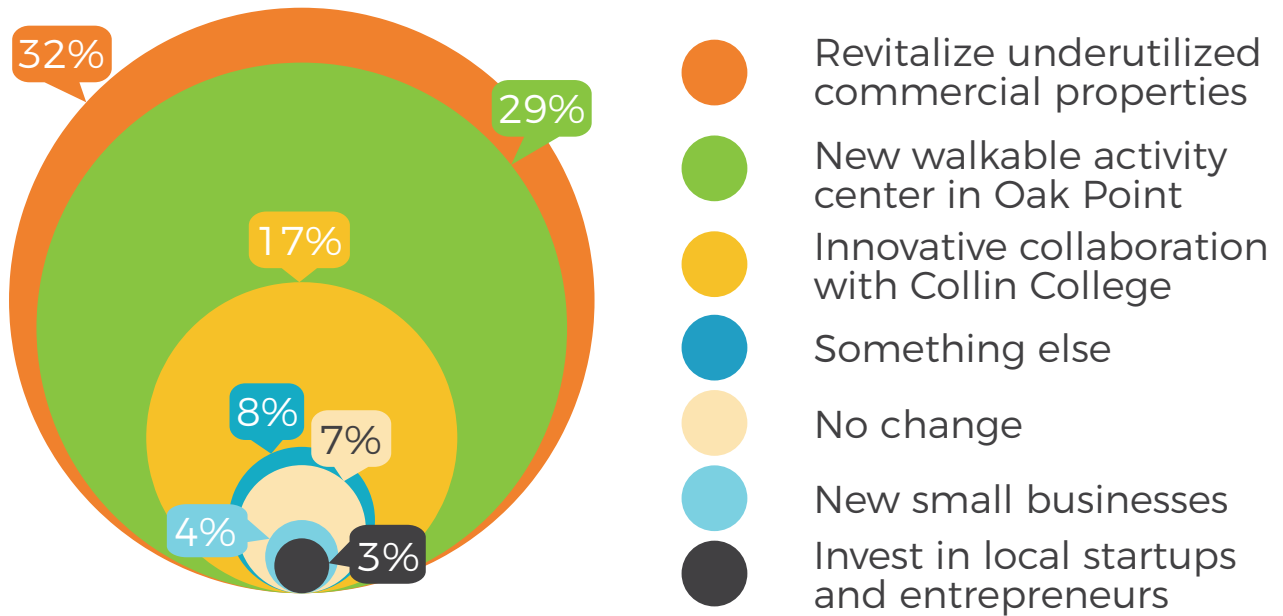
### 2. What is Oak Point's top concern?



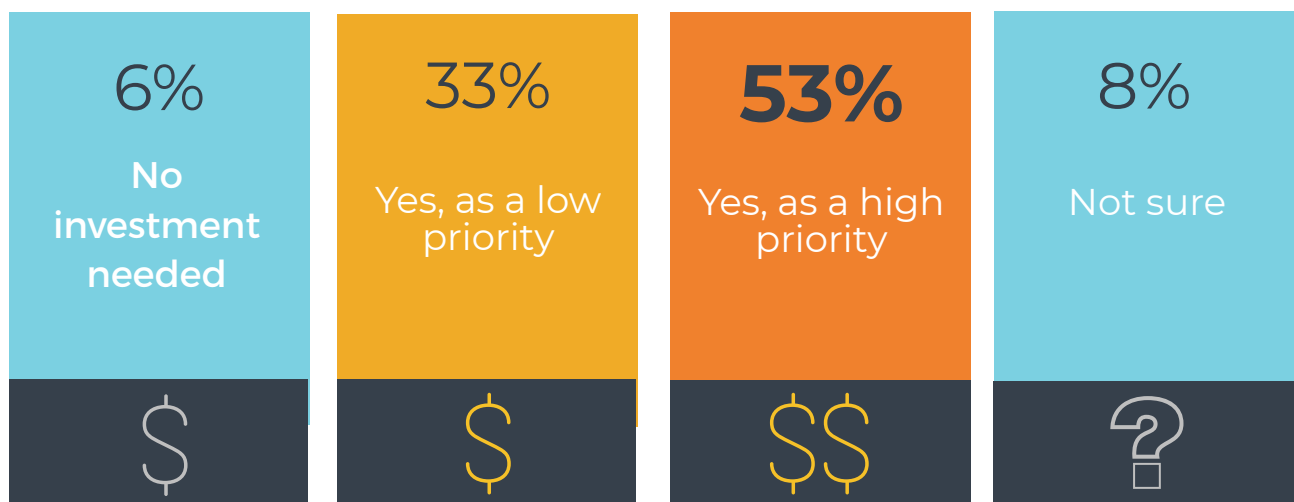




### 3. If you could do one thing for the Oak Point area, what would be your top priority for economic development?



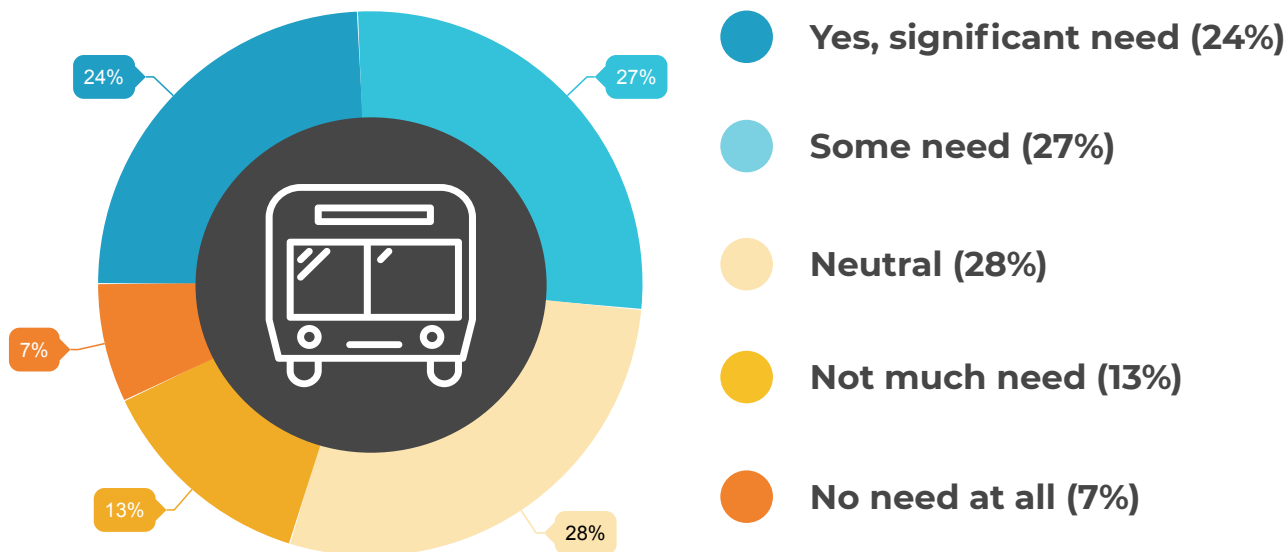
### 4. Should we invest in sidewalks, bike routes, trails and more crossings to improve safety in the Oak Point area?



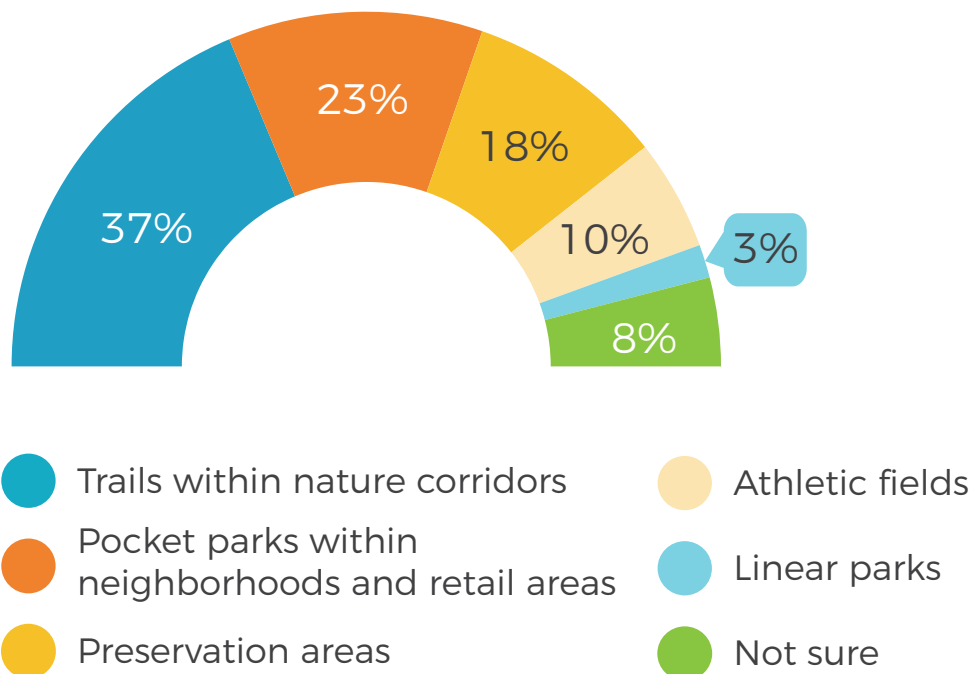


## APPENDIX 3: COMMUNITY ENGAGEMENT SUMMARY

### 5. Is there a need for improved public transit within the Oak Point area?

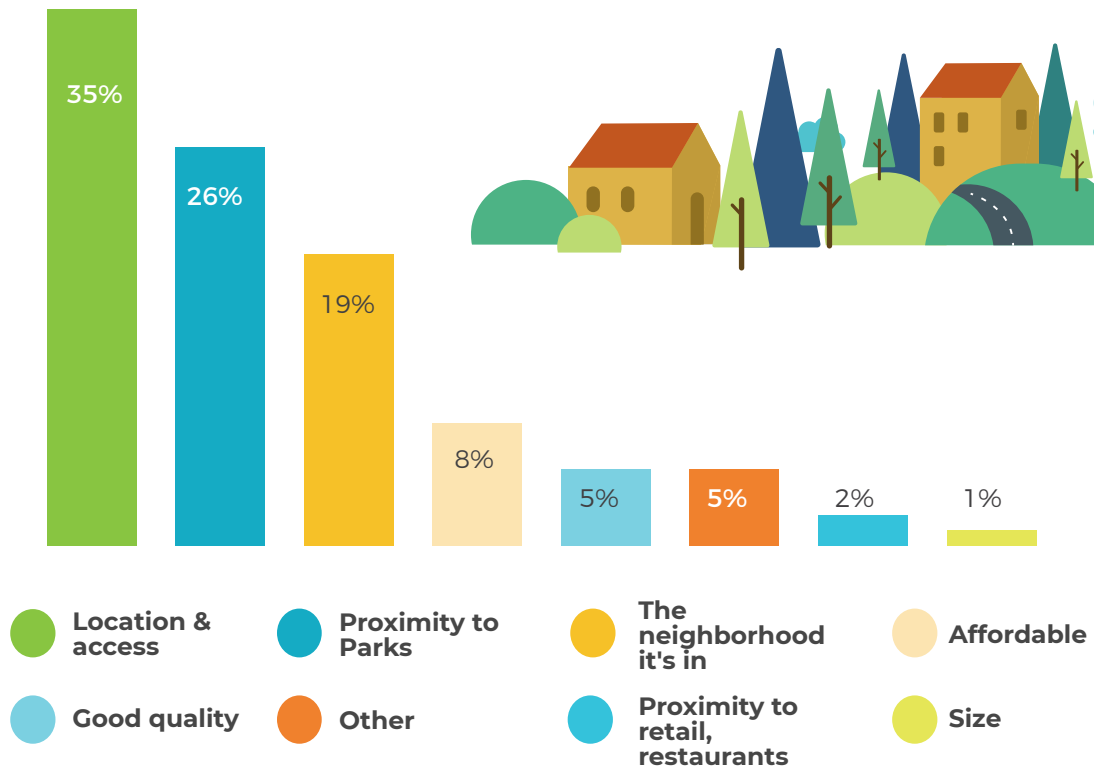


### 6. What type of parks and open space is most needed in the Oak Point area?

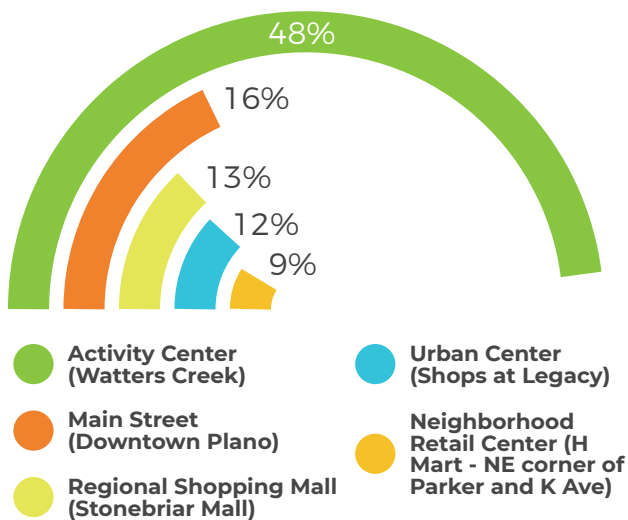




## 7. What do you like most about your current housing?



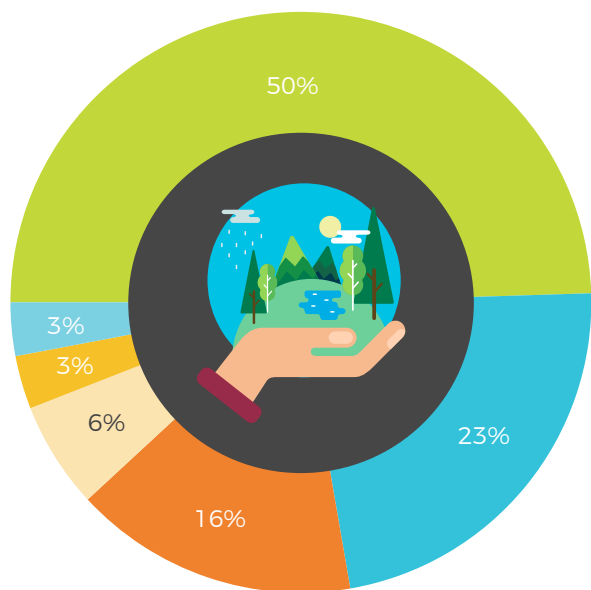
## 8. What type of retail shopping area do you prefer to visit most?





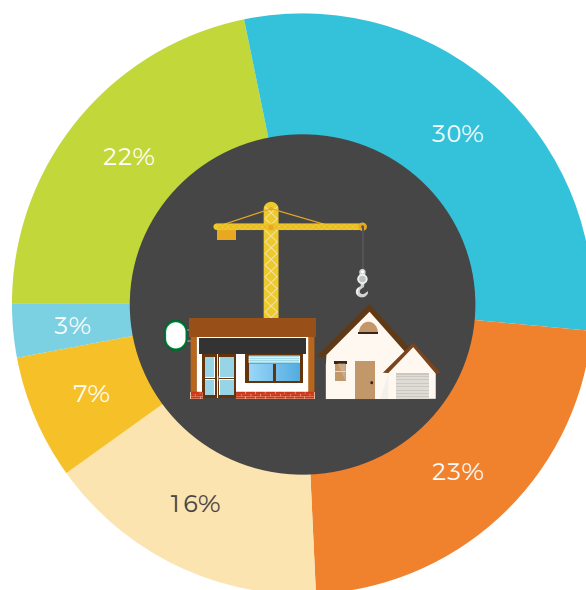
## APPENDIX 3: COMMUNITY ENGAGEMENT SUMMARY

### 9. What is the most important outcome for Oak Point?



- Protection of natural areas/ additional parks, trails, open space
- Redeveloping aging residential and commercial areas

### 10. What is the second most important outcome for Oak Point?



- Desirable retail, dining, and entertainment options
- Transportation improvements - access, connections, safety
- Housing affordability
- More jobs and a strong local economy



## Stakeholder Engagement

### The Stakeholder Committee

The role of a Stakeholder Committee is an important part of the planning process. A Stakeholder Committee oversees the project's progress and helps set the direction of the project throughout the planning process. Envision Oak Point's Advisory Committee consists of 18 members representing neighborhood associations and property owners, business owners, schools and higher education, DART, faith-based organizations, and the City of Plano. The Stakeholder Committee met seven times throughout the planning process.

7 meetings

### Public Presentations

The project team presented at several public meetings throughout the process, including a Parks and Recreation Planning Board Meeting, Senior Advisory Board, Multicultural Outreach Roundtable, and several updates to the Planning & Zoning Commission.

55 attendees

### Urban Land Institute Work Session

The Urban Land Institute for North Texas is an organization comprised of practicing land use professionals and community leaders that provide leadership in the responsible use of land. The project team solicited feedback from ULI North Texas on the development types that were used for scenario analysis.

8 attendees

### Individual Interviews

The project team interviewed a broad range of area stakeholders, city and other public agency officials, as well as local developers to gain a better understanding of the opportunities and challenges presented by the Oak Point area. This feedback informed policy and strategy development in the plan and what issues are prioritized.

32 interviews



## APPENDIX 3: COMMUNITY ENGAGEMENT SUMMARY

### Pop-Up Events

The project team went out to different events in and around the Oak Point area to update the public on the Envision Oak Point project and collect more feedback on the community's needs and desires for the study area. We asked visitors to share what they would like to see in the Oak Point area on an Idea Board. Most notably, preserving the existing park and open areas, more affordable housing, retail, and dining options, and additional recreational facilities and trails for bikes and pedestrians were common ideas from the public.

184 responses

Collin College Pop-Ups

21 responses

Texas Music Revolution

18 responses

Village Creek Estates Love Where You Live Event

### Meeting-in-a-Box

A Meeting-in-a-Box is a small group gathering to generate conversation and solicit feedback about the community's vision for the Oak Point area. Meetings can be hosted by anyone in the community. The School of Permaculture and the Young Professionals of Plano volunteered to host a meeting-in-a-box with their organizations. They conducted a mini-workshop and recorded their ideas for the study area.

6 attendees

School of Permaculture

12 attendees

Young Professionals of Plano



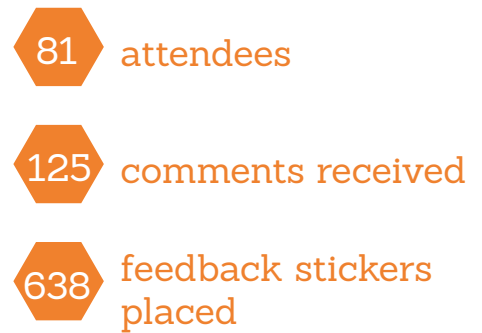


## Scenario Review Open House

At the Scenario Open House on June 13th, participants reviewed and provided input on potential scenarios for the future of the Oak Point area. The open house was organized as a series of stations, which addressed Oak Point sub-areas and key themes such as housing, parks and open space, and transportation. These sub-areas and key themes served as the building blocks that informed the review of the four alternative scenarios.

The project team also conducted two presentations, outlining the planning process and providing additional context on the station materials. At the conclusion of these presentations, the project team addressed questions from participants and provided detail on how they could continue to engage in and provide feedback on the planning process.

The summary below represents the feedback collected at the open house. Feedback was collected from the public through two mechanisms: written comment sheets and station posters, where participants could place stickers and comments addressing components they liked or disliked.



[Click Here to Open House Scenario Review](#)

## Scenario Station Comments and Trends

### Comments

All comments were applied to scenario D:

- Yes, like this scenario the best
- Like open space/rural preserve
- Like this, but don't move Plano Center
- Like Scenario D
- Single story housing, geared toward senior style living
- Consider downstream impact of creek development.
- What happens to the creek in Villas of Pecan Creek?
- Who funds cost?
- Green space

### Feedback Sticker Trends

- 9 green stickers
- 1 red sticker

Those who chose to provide feedback preferred scenario D



### Housing and Neighborhoods Comments and Trends

#### Comments

- One-story housing/small lot housing 3 master bedrooms (not family housing) roommate housing
- Prefer three stories (placed by mixed-use multi-family building)

#### Feedback Sticker Trends

- 127 green stickers
- 87 red stickers

#### Development Types

- No negative feedback was placed on the three mixed-use development types (Activity Center, TOD, Village)
- Open Space was the most preferred development type, followed by Activity Center, Rural Preserve and Small Lot Single Family
- Apartment Living was the least preferred development type, followed by Light Commercial and Campus Infill

#### Housing Types

- Detached, small lot single family building types were most preferred
- Three story single family and single use, mid-rise multi-family buildings were the least preferred building types

### Western K Avenue Comments and Trends

#### Comments

- Legacy Transit Station would produce TOD on each side of 75
- Legacy Station would not create congestion at 75/Spring Creek Parkway
- Plano needs 3 more DART Stations with spacing of these the same as all others on this line
- Need additional connectivity between K Ave and US 75
- No light industrial or apartments
- Leave Western K Avenue corridor as is
- This high value property will probably stay some form of big box, restaurants, etc.— but it could be considered a buffer for increased residential neighborhoods this project might bring to the east
- Not sure if “villages” like Watters Creek really function as the “village” they mimic — but a developer might see potential for this type of thing
- Scenario D – two stations would produce better development, way ahead of Watters Creek
- Like the trail layout, relocation of Plano Center to be more visible and perhaps be a landmark for the city



### Feedback Sticker Trends

- 24 green stickers
- 12 red stickers
- Mixed-use and small lot residential with generous open space amenities were preferred
- Conventional commercial development (Commercial Center/Corridor, Light Commercial) was not preferred

## NE Quadrant Comments and Trends

### Comments

- Reduce parking
- Legacy will improve the vacant mall
- Create Complete Streets
- No light commercial should be allowed
- Concerned about street going through Pecan Lane homes

### Feedback Sticker Trends

- 34 green stickers
- 13 red stickers
- Mixed-Use and small lot residential with generous open space amenities were preferred
- Conventional commercial development (Business Park, Commercial Center/Corridor, Light Commercial) and medium lot housing were not preferred

## Farm North and Plano Event Center Comments and Trends

### Comments

- No rif-raf from Dallas (posted near transit station)
- No apartments
- Connect to 75
- If there is commercial, it should be attractive and useful for Collin College
- Need more trees on the Plano Center site
- Consider employment or tech to leverage the college's presence

### Feedback Sticker Trends

- 28 green stickers
- 10 red stickers
- Scenarios that included mixed use development types and maximized public open space were preferred
- Conventional commercial development such as light commercial and commercial center/corridor was not preferred



### Farm South Comments and Trends

#### Comments

- Keep the farm open/green/public space - Addressed twice on Scenario D
- Capitalize on the mature trees on the farm
- Residential form and streets should encourage life on the street. Many nice neighborhoods in NE Plano that look like ghost towns – few pedestrians
- Human scale and quality development = great neighborhood
- 2nd station could create direct roadway connection to Collin College/ create large TOD zone; this could also link to 75, encourage mobile home park redevelopment
- Keeping Farm south as rural preserve/open space would be most consistent with Oak Point character

#### Feedback Sticker Trends

- 32 green stickers
- 15 red stickers
- Scenario with mix of small and medium single family housing with generous open space amenities was preferred

### Open Space Comments and Trends

#### Comments

- Green spaces should be connections/ conduits, not grass farms/moats
- Desire Haggard Park or similar downtown parks that belong to the neighborhood for sitting/walking dogs – not sitting vacant most of the time
- Connect all parks with trails
- Love open space – but don't want to drive 20 minutes to dine or shop. Make a nice upscale plaza
- More green – open space makes east Plano the place to live
- More green, less cement
- Splash pad
- Pickle Ball courts are needed
- Innovative parks such as Hope Park (Frisco) and Celebration Park (Allen) are good examples
- Not enough athletic fields on the east side

#### Feedback Sticker Trends

- 64 green stickers
- 1 red sticker
- Open spaces adjacent to other social amenities (entertainment/dining/ retail) were most preferred
- Food-oriented spaces (farmers market, food park, community gardens, micro farm) were supported



## Access and Connectivity Comments and Trends

### Comments

- Build out a street network of more frequent, smaller, highly connected streets – relying on arterials creates a sense of congestion
- Run an on-call shuttle bus to better connect people to Parker Road station

### Feedback Sticker Trends

- 26 green stickers
- 11 red stickers
- Trail connectivity along the creek and throughout the study area were preferred
- Enhanced transit station facilities had consistent support, with a station north of Spring Creek Parkway being most preferred
- Some participants did not prefer better street connectivity immediately north of the Villas of Pecan Creek

## Comment Sheets

The individual comment sheets organized comments into three feedback categories, “Concepts That I Like”, “Concepts That I Don’t Like”, and “General Comments” for seven distinct categories: 1) Development & Housing Types, 2) Open Space, Parks, & Civic Spaces, 3) Connectivity & Access, 4) Current Trend - Scenario “A”, 5) Scenario “B”, 6) Scenario “C”, and 7) Scenario “D”.



comments sheets  
submitted

[Click Here to Review Written Comment Sheets](#)



### Appendix 4: Scenario Report

Envision Tomorrow is a suite of planning tools that includes analysis and scenario design applications. The analysis tools allow users to analyze aspects of their current community using commonly accessible GIS data, such as tax assessor parcel data and Census data. The scenario design tools allow users to digitally map alternative future development scenarios on the landscape, and compare scenario outcomes in real time for a range of measures from public health, housing and employment, and environmental sustainability.

The power of scenario analysis lies in the ability to test out and compare different potential futures. Initially, four alternative test scenarios were created. These were initially shaped through public input. Participants in the March 2017 Community Design Workshop took part in a map exercise, where they placed different development type chips in the areas of Oak Point that they deemed to be the best fit. Afterwards, the map results were digitized and analyzed in GIS. The results of this analysis led to the creation of four conceptual diagrams, which were displayed for public review and comment during the workshop.

This analysis and outreach was used in the creation of initial scenarios in Envision Tomorrow, where the different development types were digitally painted onto a map of Oak Point. These scenarios, and their indicators, were sent to the Stakeholder Committee and city planning staff for review. Through some fine-tuning, the final iterations of the four scenarios were completed and presented at an Open House in June 2017, where members of the community were invited to provide their feedback. This feedback, along with stakeholder input and careful analysis of the indicators, led to the creation of the community's vision.





## Four Test Scenarios

### Scenario A- Current Trend

Scenario A continues the existing development pattern in Oak Point. Land use along K Avenue and Spring Creek Parkway continues to follow a pattern of service-oriented commercial and retail, with older commercial and retail sites seeing limited reinvestment. A limited service hotel will be built at the Plano Event Center, though the rest of the site will likely see limited change. No new transit stations will be built, and Collin College maintains its current footprint. Lavon Farms is developed with single-family detached homes, traditional multifamily housing, and senior housing.



### Scenario B

Scenario B assumes that one new transit station will be built north of Spring Creek Parkway. There is a new Activity Center oriented along Spring Creek Parkway, and there is reinvestment on the Plano Market Square Mall site. Mixed-use development is introduced between K Avenue and Split Trail. Collin College sees some minor infill development along the edges of campus. Medium lot single-family homes are built on the farm, with small lot single-family housing and mixed-use development along thoroughfares.



### Scenario C

In Scenario C, a new activity center is oriented along Jupiter Road to support the Plano Event Center and Collin College. There is minor infill development at Collin College along the edges of campus. A new transit station is built near the southern limit of Split Trail. Employment and retail uses are located along K Avenue and Spring Creek Parkway. The southern segment of the farm develops with a mix of medium and small lot single-family homes, and a segment of the farm is preserved as rural open space.



### Scenario D

A mixed-use center adjacent to Plano Event Center and Collin College is the focal point of Scenario D. This scenario also features central open space and a rural preserve, which acts as a transition between the Activity Center and single-family areas. There are two additional minor mixed-use nodes at the intersections of Jupiter Road and Parker Road, and K Avenue and Split Trail. There is minor infill development at the edges of the Collin College campus. The Plano Event Center has been relocated closer to US 75, and two new transit stations have been built at the far north and south ends of the study area. There is a mix of small and medium lot single-family homes between the creek branches on the farm.

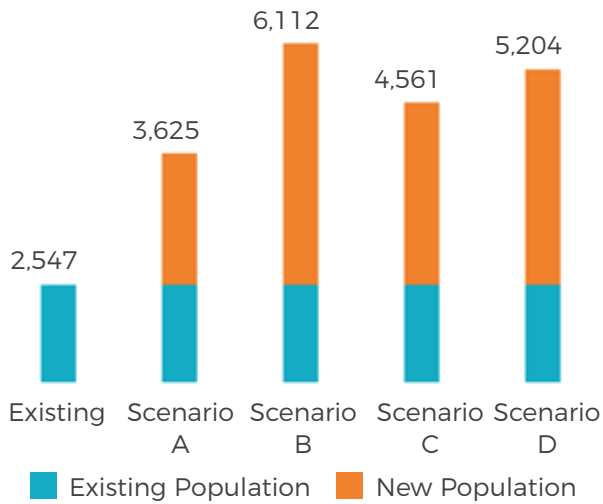




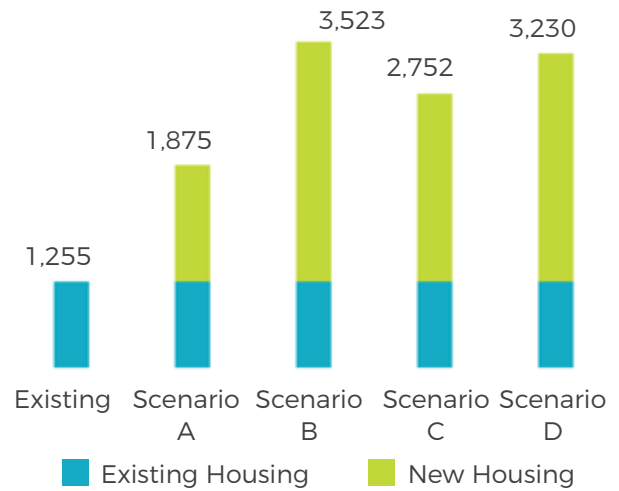
## APPENDIX 4: SCENARIO REPORT

### Test Scenario Indicators

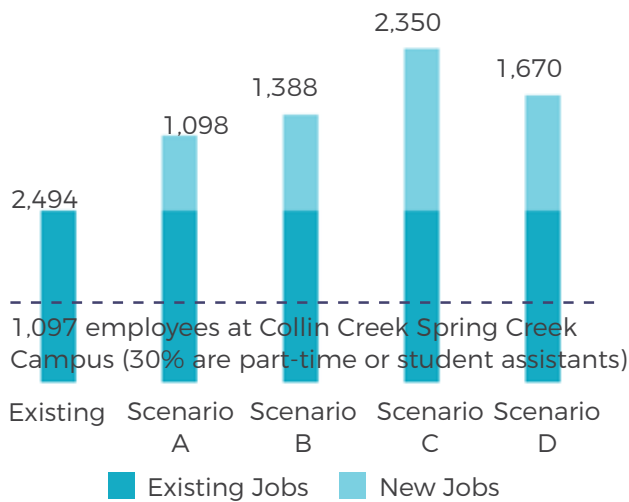
#### Future Population



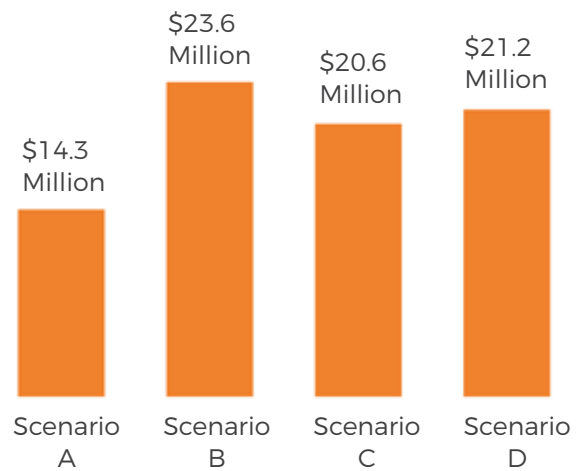
#### Future Housing



#### Future Employment

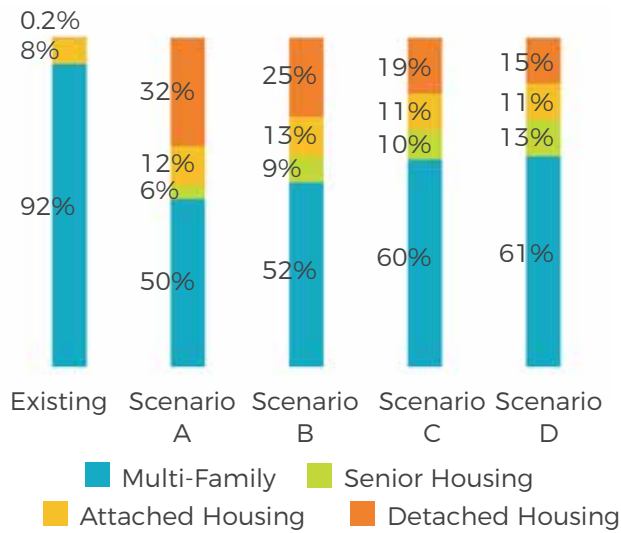


#### New Property Tax Revenue

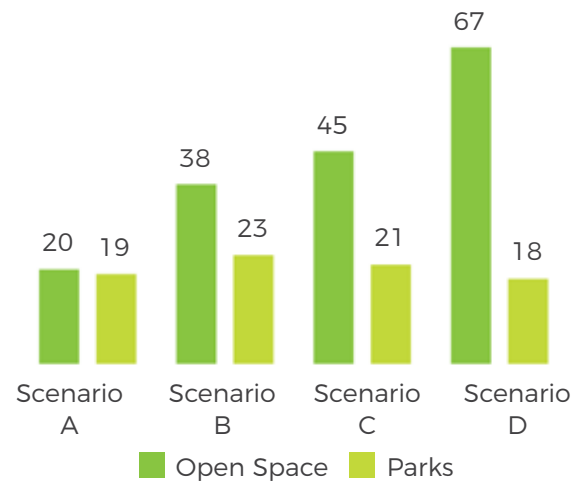




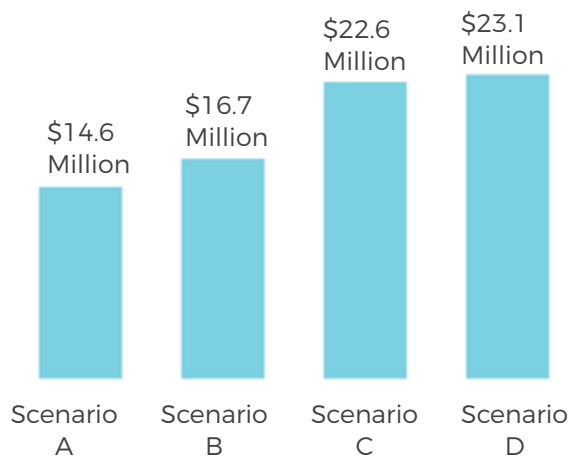
## Future Housing Mix



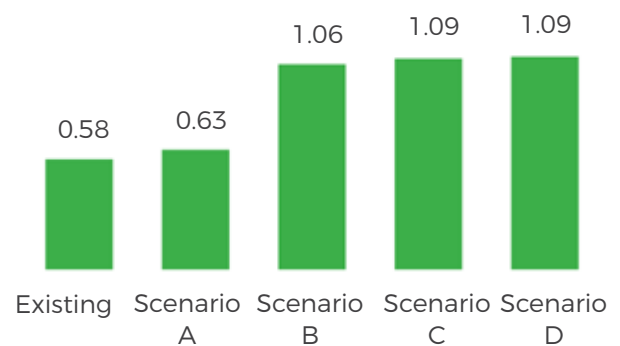
## New Parks & Open Space in Acres



## New Sales Tax Revenue



## Daily Walk Trips per Unit

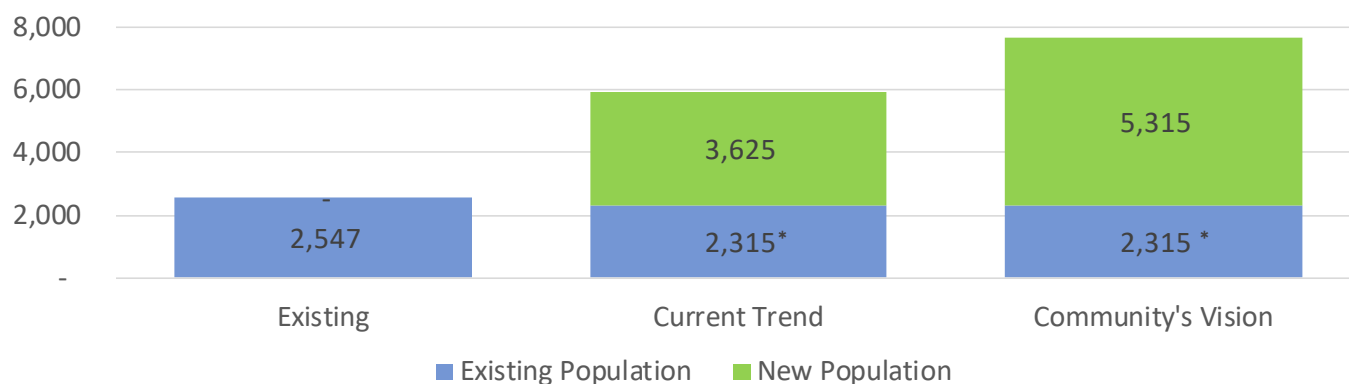




### Oak Point at 2050: Development Indicators

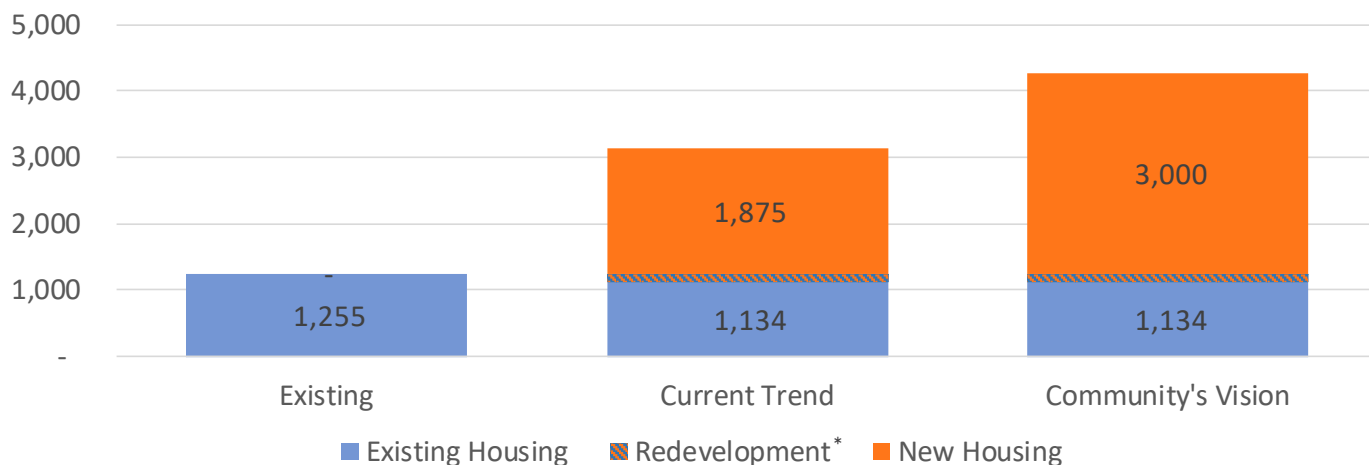
Envision Tomorrow produces a number of indicators based on each scenario. These indicators allow for comparison of outcomes between each scenario, aiding in the creation of the community's vision.

Indicator 1: Potential Future Population



\* It is anticipated that the existing 121 student housing units on the Collin College campus will likely be eliminated or redeveloped due to the age and condition of those buildings.

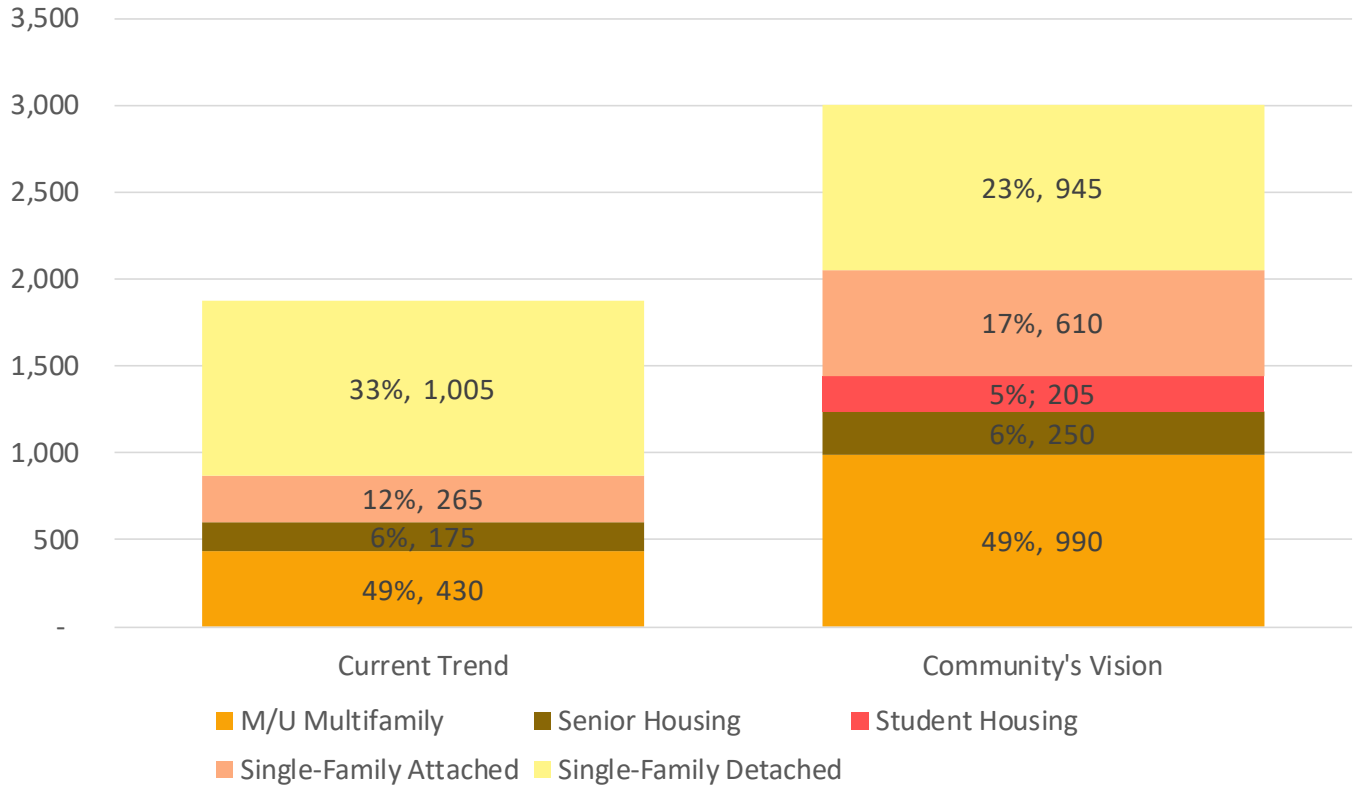
Indicator 2: Potential Future Housing



\* It is anticipated that the existing 121 student housing units on the Collin College campus will likely be eliminated or redeveloped due to the age and condition of those buildings.

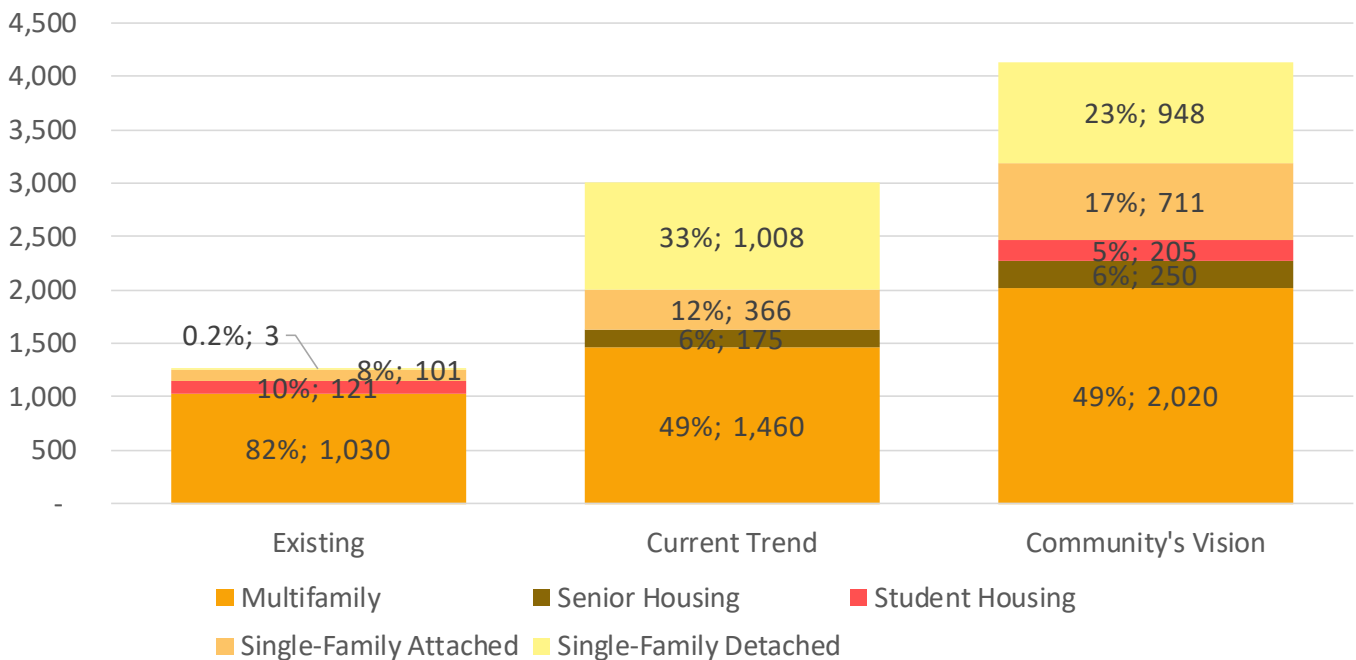


Indicator 3: Potential New Housing by Type (percentage)



Indicator 4: Potential Future Housing by Type (units)

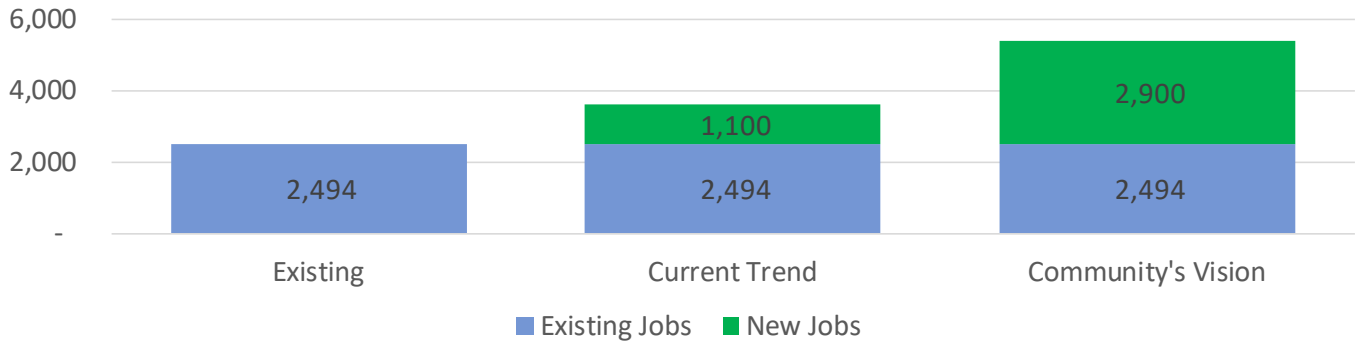
**Note:** This is a measure of new housing + existing housing - units lost due to anticipated redevelopment.



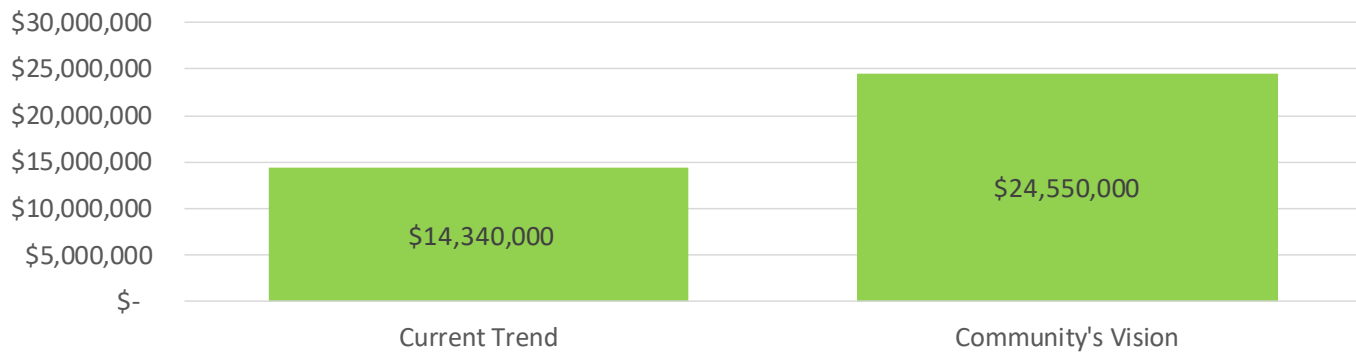


## APPENDIX 4: SCENARIO REPORT

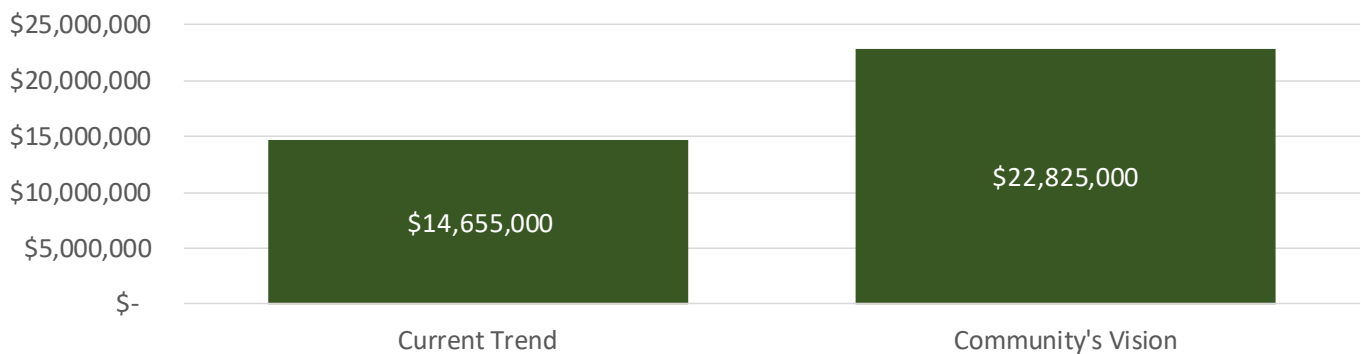
Indicator 5: Potential Future Employment



Indicator 6: Potential New Property Tax Revenue



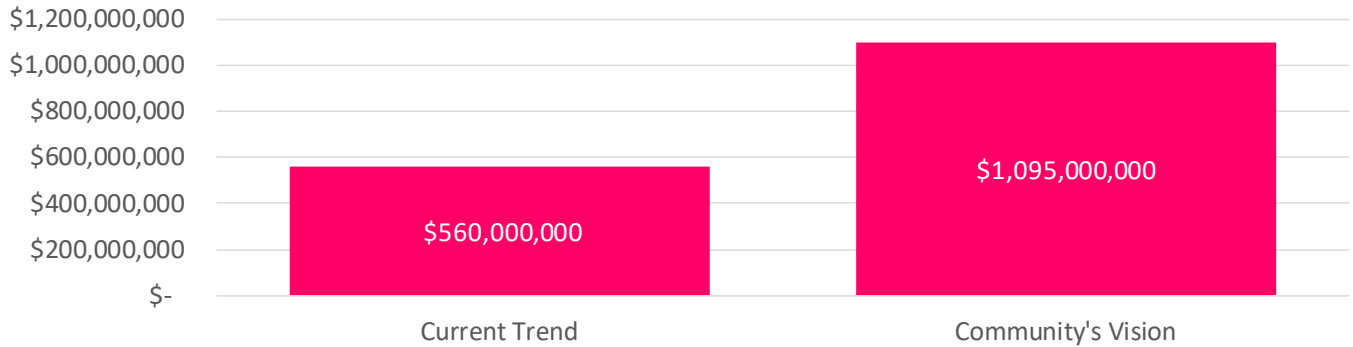
Indicator 7: Potential New Sales Tax Revenue



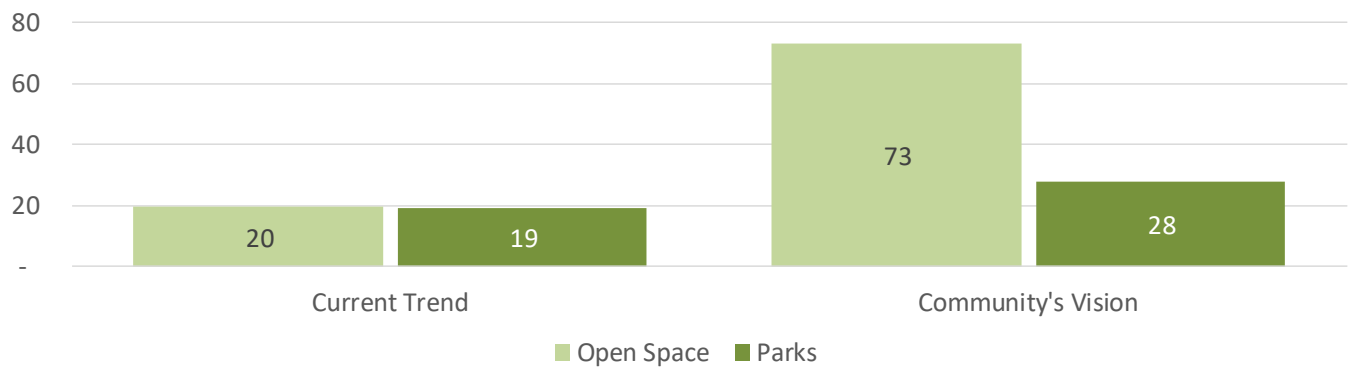




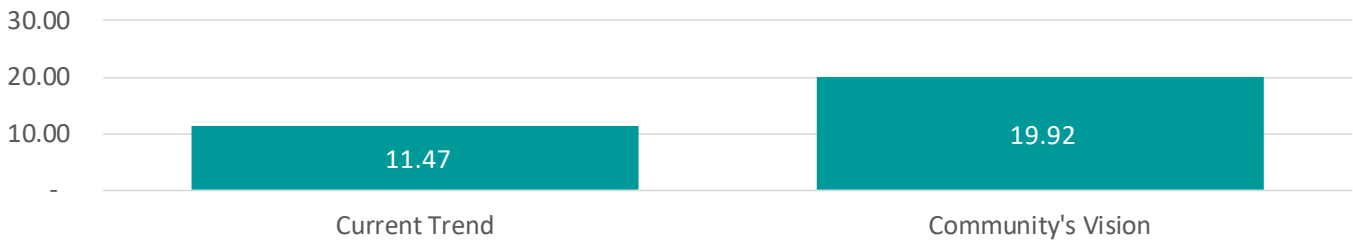
Indicator 8: Potential New Improvement Value



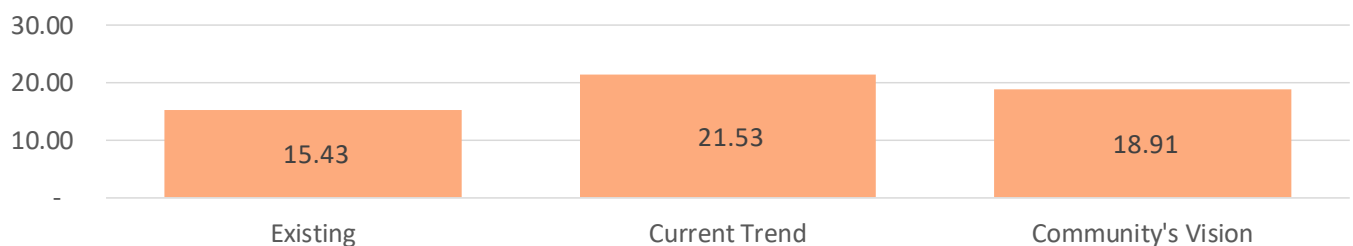
Indicator 9: Potential New Parks and Open Space (acres)



Indicator 10: Potential New Park and Open Space Acreage per 1,000 New People



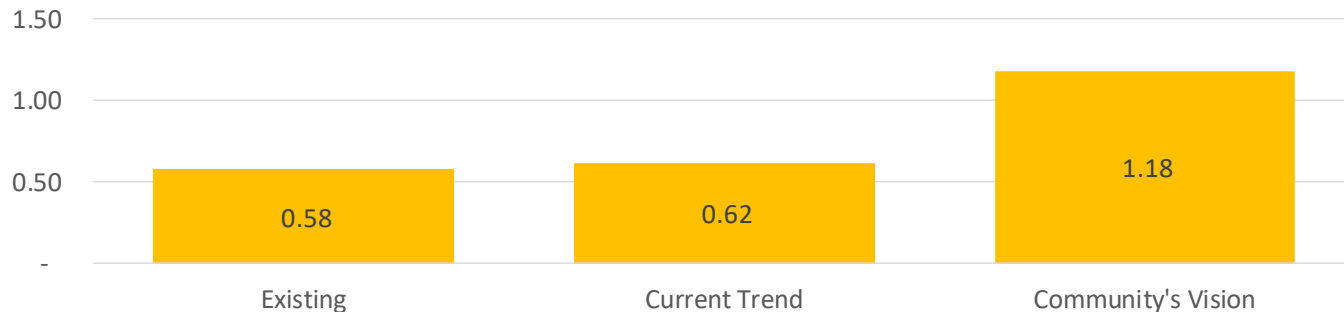
Indicator 11: Potential Daily Vehicle Miles Traveled per Capita



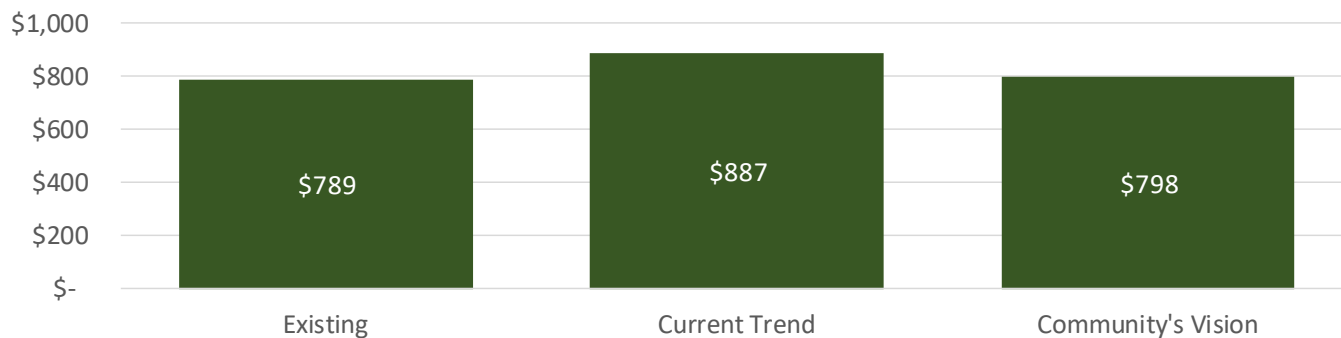


## APPENDIX 4: SCENARIO REPORT

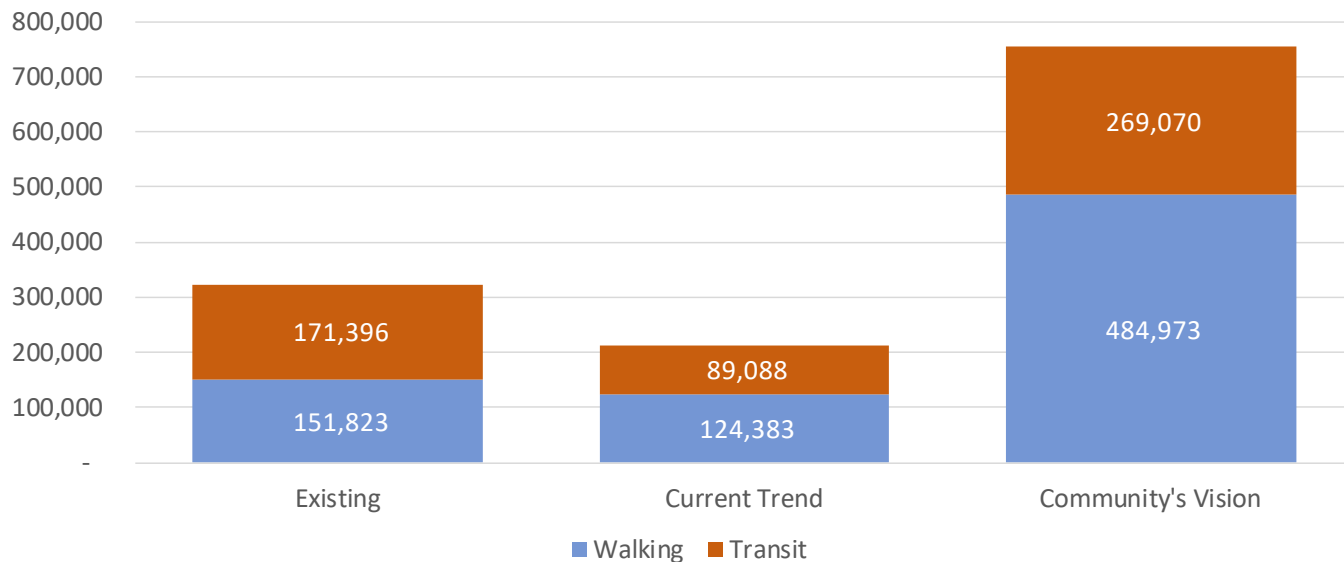
Indicator 12: Potential Daily Walk Trips per Unit



Indicator 13: Potential Transportation Costs (Per Household/Per Month)



Indicator 14: Potential Daily METs (Metabolic Equivalent) Spent in Active Transportation





## Development Types

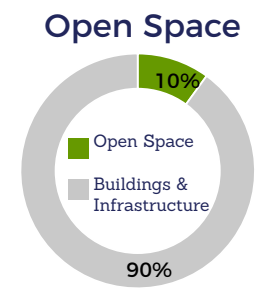
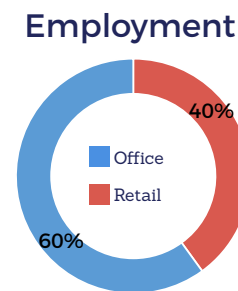
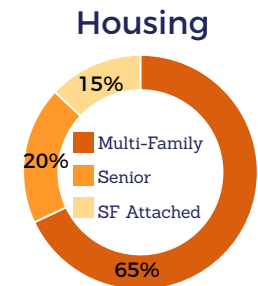
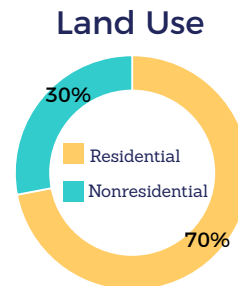
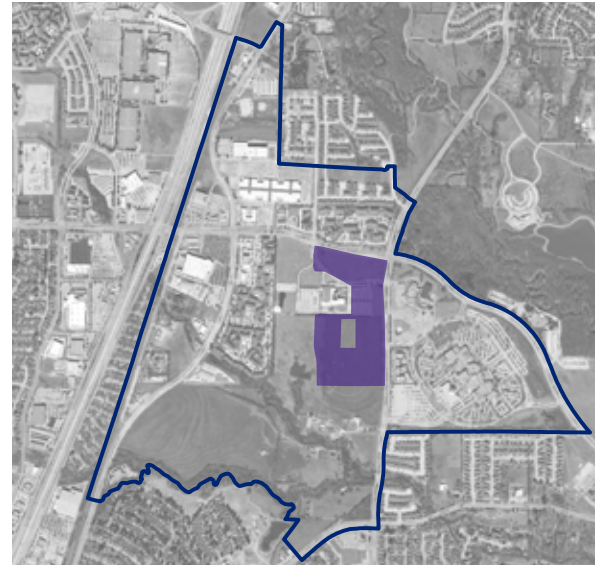
Development types were used to build future land-use scenarios. Each development type represents a mix of buildings that support different densities of jobs and housing units per acre. When painted across the Oak Point landscape, the development types combine to form a pattern of new housing and employment growth.



## Mixed-Use Activity Center

This is the social hub of Oak Point, with retail, dining, entertainment, and housing options, as well as open space amenities where residents and Plano Event Center visitors can gather with family, friends, neighbors, and colleagues.

Mixed-Use Activity Centers are centrally located, providing residents, employees, and visitors the opportunity to live, work, and socialize just steps away from these amenities. Building form, housing types, streets, and open space in these areas are allocated and scaled to support Oak Point's most vibrant, pedestrian friendly places.



## Character Defining Elements

### Building Height



2- 4 story typical building height

### Parking Orientation



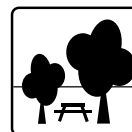
Shared parking structures and on-street parking

### Block Pattern & Streetscape



Compact, regular blocks; highly connected; wide sidewalks; street trees and furniture

### Civic/Open Space



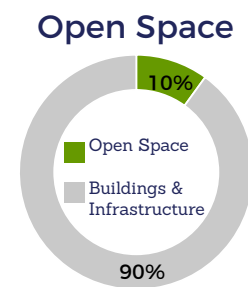
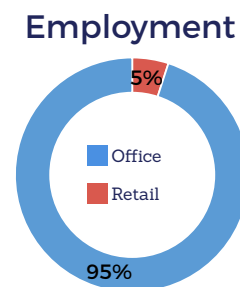
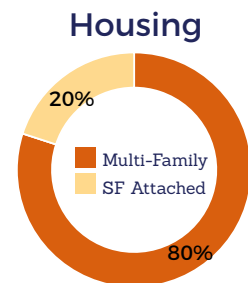
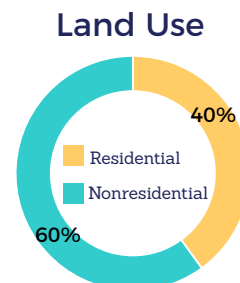
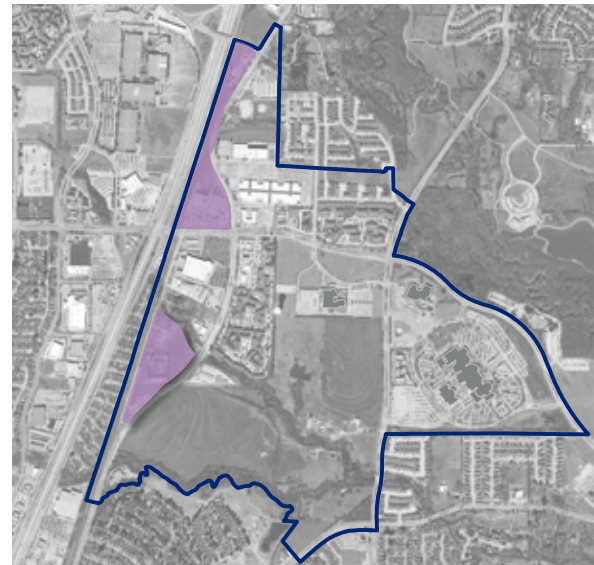
Greens, squares, plazas, pocket parks, fountains, and stormwater amenities



## Transit Ready

As the region continues to grow, it is anticipated that rapid transit will be extended north from Parker Road Station. Transit Ready areas will support the establishment of new rail or rapid transit stations in Oak Point.

These areas will evolve as transit arrives in the area - beginning with office and retail uses, and adding housing within walking distance as stations are financed. Residents and employees in the area enjoy easy access to transit, and transit users around the region benefit from newly built retail and employment destinations.



## Character Defining Elements

### Building Height



2- 4 story typical building height

### Parking Orientation



Shared parking structures, surface parking lots, and on-street parking

### Block Pattern & Streetscape



Block structure established with new development; Parking lots redeveloped as rapid transit is established

### Civic/Open Space



Greens, squares, plazas, and trails to provide access to transit and amenities

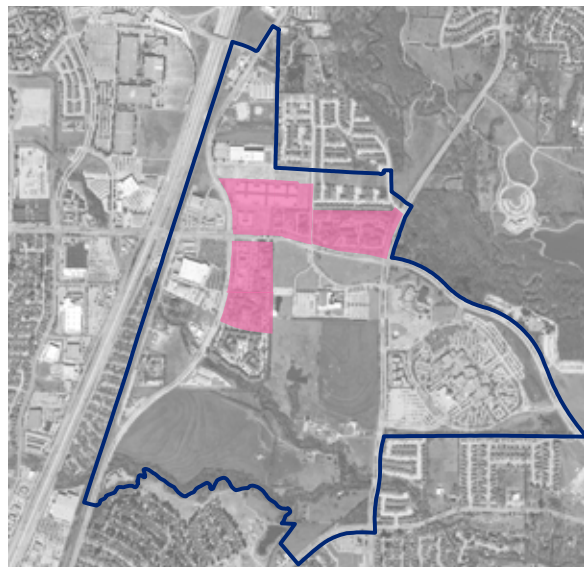




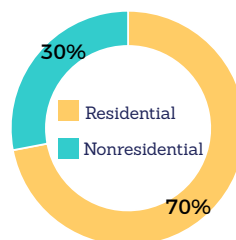
## Village

Village areas act as transitional buffers between more active mixed use and commercial areas, and single family residential areas. These smaller scale mixed-use areas provide housing and neighborhood-focused retail and services, such as small grocery stores, medical offices, and restaurants, close to the communities they serve.

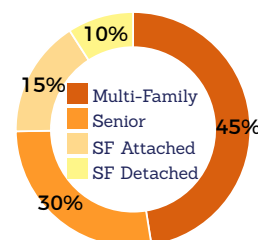
Village areas accommodate a broad mix of housing options, with a strong focus towards seniors and young professionals who are seeking low maintenance housing options in highly amenitized neighborhoods.



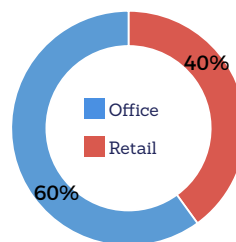
### Land Use



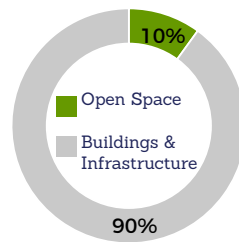
### Housing



### Employment



### Open Space



## Character Defining Elements

### Building Height



1-3 story typical building height

### Parking Orientation



Surface parking lots, on-street parking, and garages

### Block Pattern & Streetscape



Compact, regular blocks; highly connected; wide sidewalks; street trees and furniture

### Civic/Open Space



Neighborhood focused green space; community gardens; pocket parks; playgrounds





## Commercial Node

This is the hub of commercial activity in Oak Point. Commercial Node areas serve as employment centers, and accommodate a mix of office, retail, and commercial buildings.

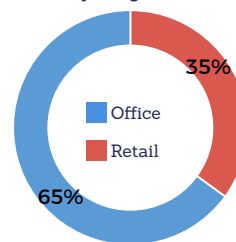
Buildings in Commercial Node are larger in scale, and include traditional office buildings, big box stores and other regional destination retail, as well as grocery stores, restaurants, and other compatible commercial services. Strong access to transit and the Oak Point street and pedestrian network will help this area thrive.



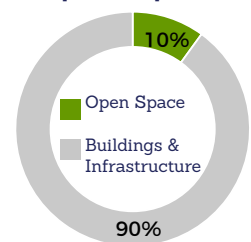
### Land Use



### Employment



### Open Space



## Character Defining Elements

### Building Height



1-4 stories typical building height

### Parking Orientation



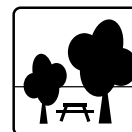
Shared parking structures, surface parking lots, and on-street parking

### Block Pattern & Streetscape



Convenient access, larger blocks; Buildings positioned to screen parking; Safe, connected pedestrian areas

### Civic/Open Space



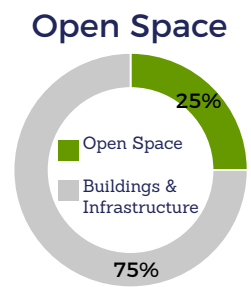
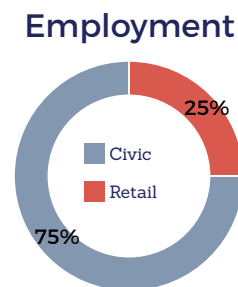
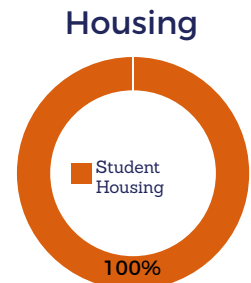
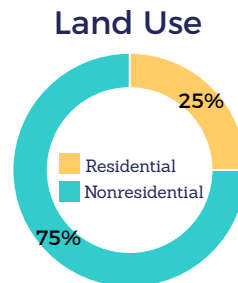
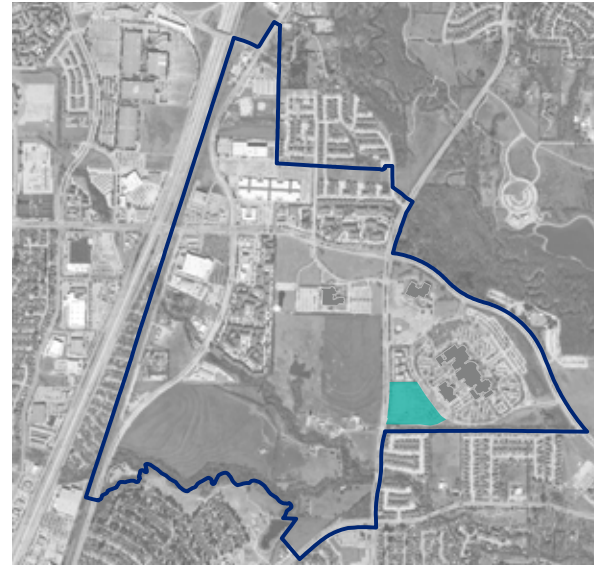
Landscaped greens and stormwater amenities, plazas, pocket parks, and trail connections



## Campus Infill

Campus Infill areas support infill development opportunities on the periphery of the Collin College Spring Creek Campus. Campus Infill provides the school's community with increased capacity for student housing and services through the redevelopment of existing buildings and surface parking lots.

New Campus Infill buildings include housing for students and faculty, student-focused retail and services, campus amenities, structured parking, new open spaces and pedestrian amenities.



## Character Defining Elements

### Building Height



1-4 stories typical building height

### Parking Orientation



Shared parking structures and surface parking lots

### Block Pattern & Streetscape



Compact blocks, improved connections to campus core; wide sidewalks/trails; street trees and furniture

### Civic/Open Space



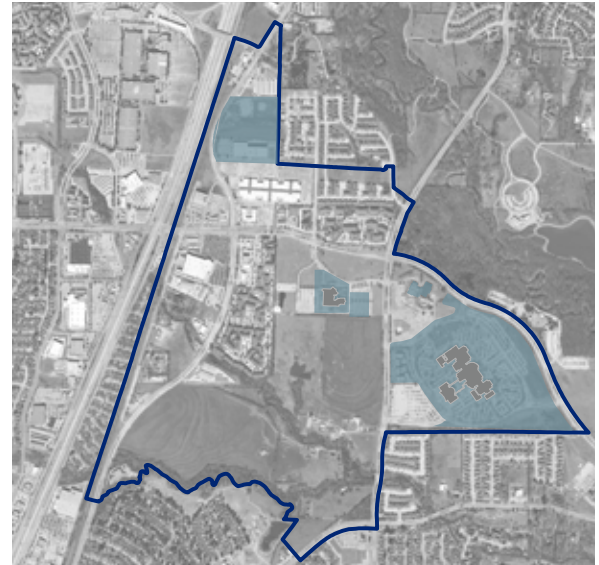
Outdoor social and learning spaces; bike and pedestrian trails connecting key destinations



## Civic

Civic areas include schools, places of worship, government facilities, recreation centers, police and fire stations, libraries, and other public facilities, such as an event center hotel. These community-oriented land uses can be accommodated in all of the built development types, however, the Civic designation is intended to reflect major facilities that are unlikely to experience major change through redevelopment or reductions in scale.

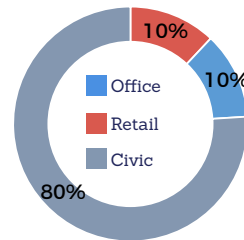
Buildings tend to function as visual landmarks through prominent architectural treatments and features.



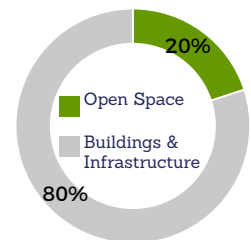
### Land Use



### Employment



### Open Space



## Character Defining Elements

### Building Height



1-2 stories typical building height; an event center hotel may warrant a taller building

### Parking Orientation



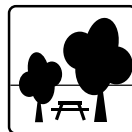
Shared parking structures, surface parking lots, and on-street parking

### Block Pattern & Streetscape



Limited block structure; buildings positioned to enhance streetscape; safe, connected pedestrian areas

### Civic/Open Space



Outdoor social and learning spaces; bike and pedestrian trails connecting key destinations

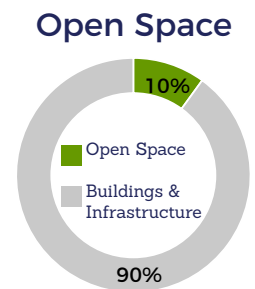
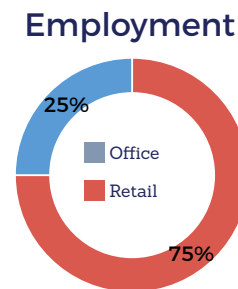
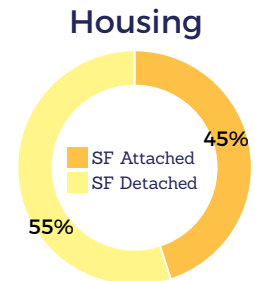
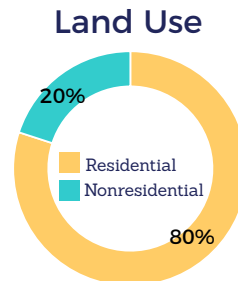
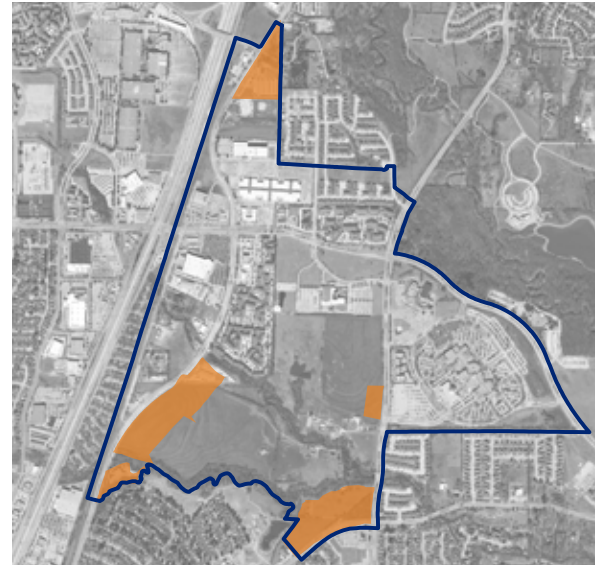




## Neighborhood Edge

Neighborhood Edge areas allow for active uses along major street frontages adjacent to single family residential areas. Small-scale, neighborhood-serving commercial buildings such as banks, small grocery stores, and cafes may be located to provide a buffer and compatible transition to the residential areas.

Where employed, commercial buildings should front the sidewalk to provide easy pedestrian access, screen parking areas, create an attractive streetscape, and support transitions to traditional single family development.



## Character Defining Elements

### Building Height



1-2 story typical building height

### Parking Orientation



On-street parking, surface parking lots, and garages

### Block Pattern & Streetscape



Traditional neighborhood block pattern; highly connected; comfortable sidewalks; street trees

### Civic/Open Space



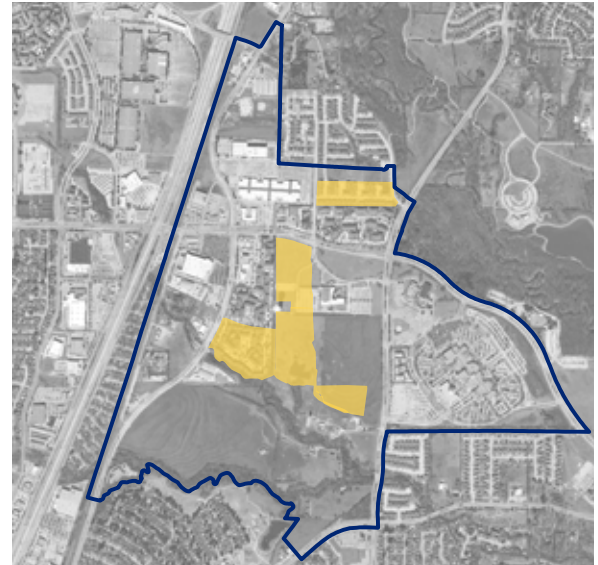
Neighborhood focused - greens; community gardens; pocket parks; playgrounds; trails



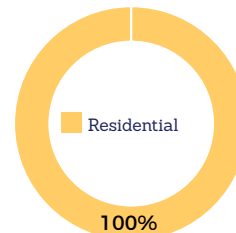
## Small Lot Subdivision

Small Lot Subdivision is an exclusively single family area, which consists of a mix of townhouses, cottage housing, and single family detached homes on small lots. These areas are best suited within walking distance of areas that provide dining and other social options.

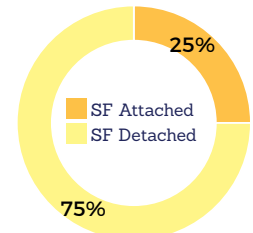
Diverse yet complimentary architecture gives the Small Lot Subdivision areas a unique character. Homes have smaller yards, but there are many communal open spaces where residents may gather with their families and neighbors.



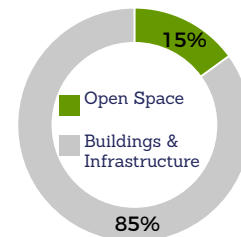
Land Use



Housing



Open Space



## Character Defining Elements

### Building Height



1-2 story typical building height

### Parking Orientation



Garages and on-street parking

### Block Pattern & Streetscape



Compact, regular blocks; highly connected; comfortable sidewalks; street trees

### Civic/Open Space



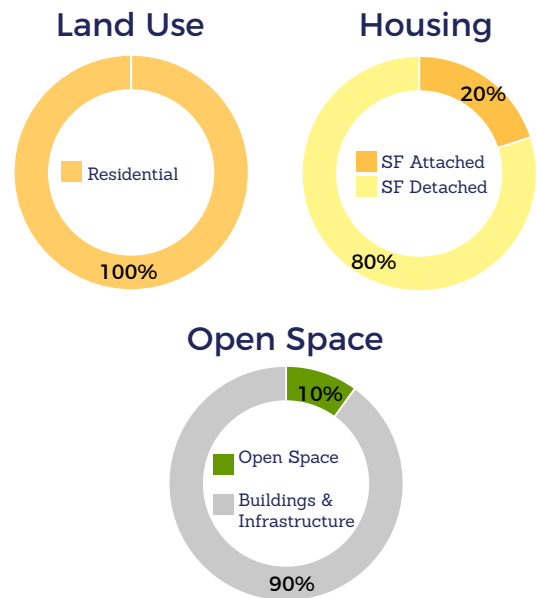
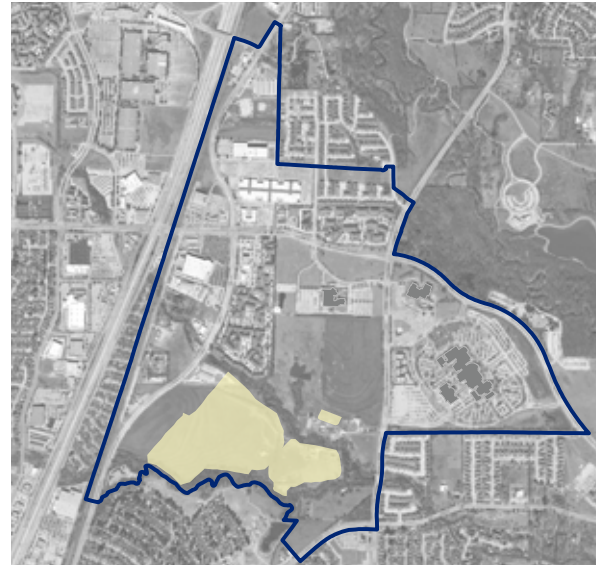
Neighborhood focused - greens; community gardens; pocket parks; stormwater amenities; trails



### Single Family Mix

Single Family Mix areas have a balanced mix of 1- to 2-story small- and medium-lot single family detached homes, townhomes, and cottage housing. Active frontages such as porches and stoops are used to shape distinctive character and pedestrian-friendly streets.

A wide range of single family housing choices makes the area accessible and affordable to the diverse population of Oak Point. Supportive accessory housing for seniors, special needs residents, and students/young adults may be accommodated where appropriate on larger lots.



### Character Defining Elements

#### Building Height



1-2 story typical building height

#### Parking Orientation



Garages and on-street parking

#### Block Pattern & Streetscape



Traditional neighborhood block pattern; highly connected; comfortable sidewalks; street trees

#### Civic/Open Space



Neighborhood focused - greenways; greens; community gardens; pocket parks; playgrounds; trails

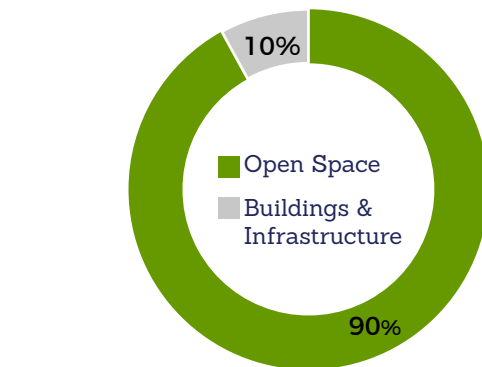
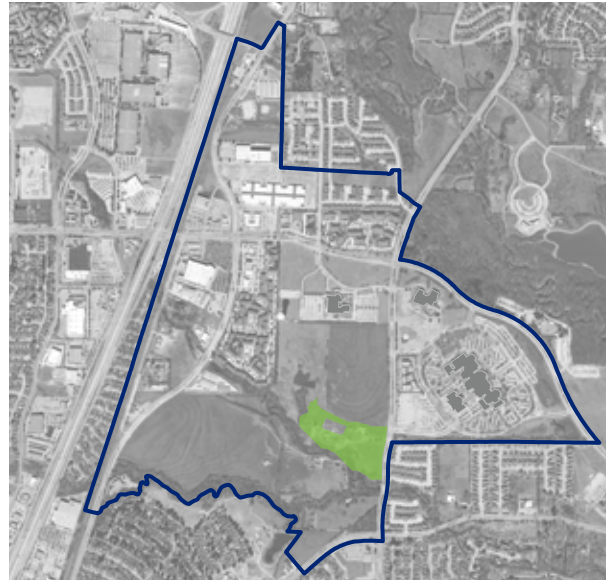




## Rural Preserve

A segment of Lavon Farm will be preserved in part as a micro farm and ranch. The Rural Preserve area can be used to support a heritage farm and public education center. The site could also host a farmers market, food park, and provide community gardens and abundant open space.

The farm is an asset to the community—children and families will enjoy visiting and learning about the animals and experiencing life on the farm. Farmers markets and community gardens increase access to healthy, local food. The Rural Preserve will draw people who wish to live in a vibrant setting but still experience the farming lifestyle that was experienced by Plano residents for many years.





### Open Space and Parks

Oak Point has abundant and varied open space, allowing residents and visitors to enjoy nature within the city. The existing creek network of Brown Branch and Bowman Branch serves as the organizing spine between open space amenities in the area. An interconnected open space network connects new developments to the Oak Point Recreation Center as well as adjacent open space destinations such as the Oak Point Park and Nature Preserve, Oak Point Amphitheater, and Shawnee Park.

Open space amenities include playgrounds, pocket parks, playfields, recreation facilities, plazas and public squares, community gardens, food parks, bicycle and pedestrian trails, natural areas, creek restoration and enhancement, and stormwater mitigation amenities.







## Potential Implementation Outcomes

What could Oak Point look like in 25 years if this vision is implemented?



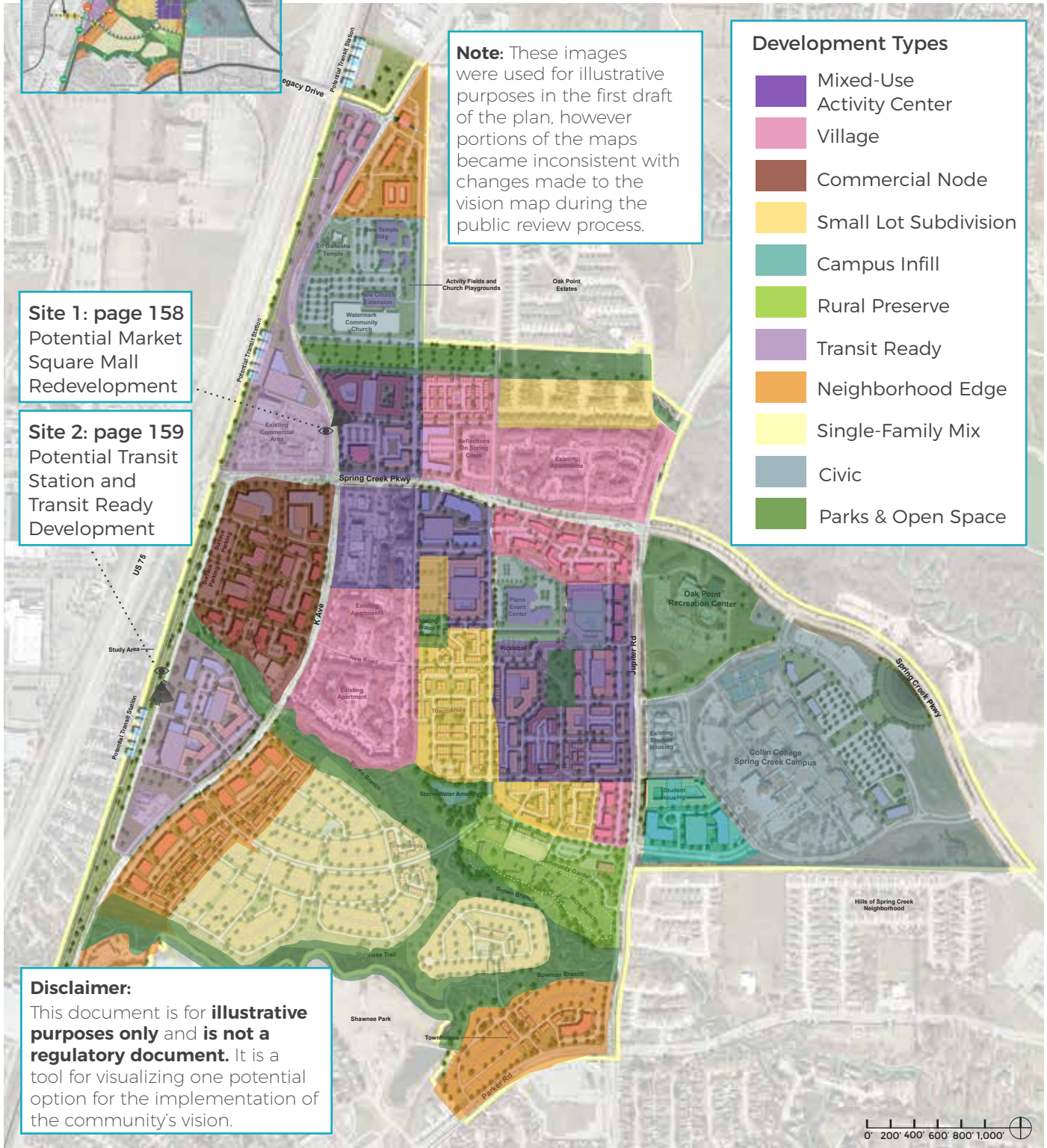
**Note:** These images were used for illustrative purposes in the first draft of the plan, however portions of the maps became inconsistent with changes made to the vision map during the public review process.

**Site 1: page 158**  
Potential Market Square Mall Redevelopment

**Site 2: page 159**  
Potential Transit Station and Transit Ready Development

### Development Types

- Mixed-Use Activity Center
- Village
- Commercial Node
- Small Lot Subdivision
- Campus Infill
- Rural Preserve
- Transit Ready
- Neighborhood Edge
- Single-Family Mix
- Civic
- Parks & Open Space



**Disclaimer:**  
This document is for **illustrative purposes only** and is **not a regulatory document**. It is a tool for visualizing one potential option for the implementation of the community's vision.



### Potential Market Square Mall Redevelopment

Before .....



After .....







## Potential Transit Station and Transit Ready Development

Before .....



After .....





### Appendix 5: Joint Meeting Outcomes

Report on Joint Work Session for Envision Oak Point

TO: Christina Day, AICP  
Director of Planning, City of Plano

FROM: Karen Walz, FAICP  
Principal, Strategic Community Solutions LLC

DATE: February 8, 2018

RE: Results of Joint Work Session

On Monday, January 28, 2018, the Plano City Council and the Plano Planning and Zoning Commission held a Joint Work Session to discuss the draft plan created through the Envision Oak Point process. The session was held at the Plano Event Center, in the area that is the focus of this plan. The Mayor and six of seven City Council members participated; Deputy Mayor Pro Tem Ron Kelley was absent. All eight Planning and Zoning Commissioners participated. Karen Walz, a community planning and facilitation professional, designed and managed the session.

#### Objectives

All participants agreed on a set of objectives for the session, which were to:

- Review the process and results of Envision Oak Point to date
- Understand the preliminary recommendations from this project
- Share perspectives among City Council and Planning and Zoning Commission members
- Provide direction to staff for refinement of draft Plan

In addition, all participants agreed that the Joint Work Session was not the time for action on this draft Envision Oak Point plan.

#### Joint Work Session

The agenda included five segments, the results of which are described below. The Joint Work Session was designed to focus on dialogue among Council and Commission. The session was open to the public, and approximately 51 people attended. Members of the public were invited to provide comments on written comment cards; they were also able to talk with staff and consultant team members about their questions or concerns. The session did not include an opportunity for presentations from members of the public.

#### Introduction & Overview of Envision Oak Point

The City staff and Envision Oak Point consultant team summarized the Envision Oak Point planning process, including the public involvement initiatives. Major findings of the analysis and recommendations were also shared.

#### Stakeholder Committee Panel Discussion

At the onset of the project, the City appointed an eighteen member Stakeholder Committee to provide input and recommendations throughout the process. At the Joint Work Session, a panel of Stakeholder Committee members shared their perspectives on the process and the draft plan that has resulted. They agreed that the draft reflected the Committee's deliberations and conclusions.





## Report on Joint Work Session for Envision Oak Point

### Guiding Principles

To begin the guiding principles discussion, Karen Walz introduced the technique of keypad polling that would be used throughout the evening to gauge the general level of agreement among participants. This technique allows participants to provide anonymous responses to questions, which are then shared immediately with the entire group.<sup>1</sup>

Keypads were used to first gauge level of support for a sample of the guiding principles that were developed by the Stakeholder Committee at the beginning of the visioning process. Exhibit 1 presents the results of this polling. In this exhibit, responses of 76% or higher are highlighted in green; responses of 51% to 75% are highlighted in yellow. A strong majority of the respondents – 80% to 100% – believe these principles are ‘essential’ or ‘appropriate’ for Oak Point. For three of the five principles presented, a majority of the respondents believe they are ‘essential’ to Oak Point’s successful future.

The responses demonstrate a high level of agreement with the guiding principles established by the draft Envision Oak Point plan.

*Exhibit 1: Agreement with Selected Guiding Principles*

Do these Guiding Principles provide the direction for a successful and vibrant Oak Point?	Essential to Oak Point’s success	Appropriate, but not essential to success	Direction is not needed	Will make Oak Point less desirable	Questions about the future direction	Don’t have enough information	‘Essential’ or ‘Appropriate’
Promote and incentivize reinvestment in underutilized and declining areas, particularly within the arterial roadway corridors that bisect the study area.	60.0%	40.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Provide a range of housing types for residents in all phases of life.	53.3%	33.3%	0.0%	6.7%	6.7%	0.0%	86.7%
Create visually interesting neighborhoods with a range of building types and a mix of uses.	40.0%	40.0%	6.7%	0.0%	6.7%	6.7%	80.0%
Improve access to community amenities with a connected transportation system, increasing walking, biking, and transit opportunities in and around Oak Point.	40.0%	40.0%	6.7%	0.0%	13.3%	0.0%	80%
Leverage investments in public transit to support economic development opportunities within the study area.	66.7%	13.3%	6.7%	0.0%	13.3%	0.0%	80.0%

<sup>1</sup> All 15 participants were encouraged to respond to each of the keypad polling questions asked. One member of the group stepped out of the room briefly and thus was absent for two polling questions. A few individuals chose not to respond to a few questions. The results presented in this report reflect the direction provided during the Work Session by those who responded to the question and thus chose to provide direction on the topic.



## APPENDIX 5: JOINT MEETING OUTCOMES

### Report on Joint Work Session for Envision Oak Point

#### Issue Refinement

Before the Joint Work Session, all participants responded to an online survey seeking feedback on participants' level of agreement with the draft plan's recommendations on a variety of topics. Karen Walz summarized the results of this survey and identified four issues for discussion at the session. The survey responses related to these four issues varied greatly; it also indicated that some participants needed additional information on the issue.

#### Issue 1: The Legacy – Los Rios Connection

The first issue addressed the draft plan's recommendation for improvements to the thoroughfare network, specifically focusing on further consideration of a new thoroughfare that would connect Los Rios Boulevard to Legacy Drive. The consultant team's transportation expert, Rob Rae, began by summarizing the issue, analysis, and conclusion to date. Participants asked questions of Mr. Rae and other members of the consultant team and staff. Then keypad polling was used to provide direction on the issue. Exhibit 2 shows the results of this polling. As in Exhibit 1, green highlighting reflects 76% agreement or higher and yellow highlighting represents 51% to 75% agreement. There is strong agreement that new thoroughfare connections must be explored as the area develops. Also, a majority of respondents 'strongly' or 'mostly agreed' that the potential Los Rios Boulevard to Legacy Drive thoroughfare connection creates more neighborhood concern than transportation benefit. After the keypad polling, participants directed staff and the consultants to review the transportation modeling and to confirm which transportation network improvements would be most beneficial to Oak Point and the surrounding northeast Plano community.

#### Issue 2: The Role of Rural Character and Heritage

The second issue addressed the draft plan's recommendations for integrating the area's rural character and heritage into future development themes for Oak Point. Consultant team project manager Scott Fregonese summarized the community input and discussion that led the Stakeholder Committee to include this concept in the draft plan. After questions and discussion, keypad polling showed that 80% of participants agreed with this inclusion. Exhibit 2 presents these results.

#### Issue 3: Market Dynamics of Residential Uses

The third issue addressed the current and future market dynamics that will influence the future housing inventory in the Oak Point area. Mr. Fregonese began by summarizing the research on residential market trends and demographics that was conducted as part of the Envision Oak Point planning process. Work session participants discussed a variety of issues related to housing and the groups of people expected to need or want housing in Oak Point in the future. A series of keypad questions asked participants about choices related to the housing market – population segments for whom housing should be included in Oak Point and housing types or styles that should be located here. As Exhibit 2 indicates, a majority of respondents agreed (either 'strongly' or 'mostly') with the draft plan's direction on all these issues. Over 75% of respondents agreed (either 'strongly' or 'mostly') with the draft plan's direction on five of seven issues. A majority 'strongly agreed' that:

- Oak Point should include the housing needed and desired by people of moderate incomes;
- Residential units in multi-story buildings should be located in mixed use areas rather than exclusively residential garden apartment complexes; and that
- Housing options should support the economic development needs of Oak Point.



## Report on Joint Work Session for Envision Oak Point

A small percentage of respondents ‘strongly disagreed’ or needed more information on issues of moderate income housing, housing for students and young professionals, and the inclusion of cottages, duplexes, and townhomes.

Discussion of this issue identified areas for additional research, including the potential impacts of development on school district facilities. Also, Ms. Walz noted that the issue of housing would be discussed further during this Joint Work Session.

### Issue 4: The Concept of a Pedestrian-Friendly Hub

The last issue for discussion related to future development of a central social and civic hub, to be created in and around the Plano Event Center. Again, Mr. Fregonese summarized the issue and input to date, the group discussed the topic and keypad polling was used to gain a sense of the group’s direction. Exhibit 2 show strong support for this direction. Additional discussion addressed the need to balance automobile access with the needs of pedestrians.



## APPENDIX 5: JOINT MEETING OUTCOMES

### Report on Joint Work Session for Envision Oak Point

Exhibit 2 - Agreement on Focus Issues

Do you agree with the following statements regarding the four focus issues?	Strongly Agree	Mostly Agree	Mostly Disagree	Strongly Disagree	I need more information	We need more dialogue	Agree (S + M)
<b>Issue 1: The Legacy – Los Rios Connection</b>							
New thoroughfare connections should be explored as redevelopment or major infrastructure improvements occur within and around Oak Point.	73.3%	6.7%	13.3%	0.0%	6.7%	0.0%	80.0%
Under current conditions, the Los Rios-Legacy connection creates more concern for neighborhood livability than benefit for transportation.	20.0%	33.3%	26.7%	6.7%	13.3%	0.0%	53.3%
Depiction of the Legacy-Los Rios connection on the Community Vision Map should be dropped from the plan.	13.3%	20.0%	20.0%	20.0%	20.0%	6.7%	33.3%
<b>Issue 2: The Role of Rural Character and Heritage</b>							
A small scale farm and ranch component would add to the appeal and uniqueness of Oak Point.	40.0%	40.0%	13.3%	6.7%	0.0%	0.0%	80.0%
Local food production opportunities, such as community gardens and farmers markets, are a desirable component of Oak Point's future.	33.3%	46.7%	0.0%	6.7%	13.3%	0.0%	80.0%
<b>Issue 3: Market Demand of Residential Uses</b>							
Oak Point should include the housing needed and desired by seniors and empty nesters.	42.9%	42.9%	0.0%	0.0%	0.0%	14.3%	85.7%
Oak Point should include the housing needed and desired by students and young professionals.	42.9%	21.4%	21.4%	7.1%	7.1%	0.0%	64.3%
Oak Point should include the housing needed and desired by people of moderate incomes.	53.8%	23.1%	0.0%	7.7%	15.4%	0.0%	76.9%
Housing choices in Oak Point should include a mix of medium and small lot single-family detached homes.	50.0%	42.9%	0.0%	0.0%	7.1%	0.0%	92.9%
Housing choices like cottages, duplexes, and townhomes should be available in Oak Point.	30.8%	38.5%	7.7%	7.7%	0.0%	15.4%	69.2%
Residential units in multi-story buildings should be located in mixed use areas rather than exclusively garden apartment complexes.	71.4%	21.4%	0.0%	0.0%	7.1%	0.0%	92.9%
Housing options should support the economic development needs of Oak Point.	53.8%	30.8%	15.4%	0.0%	0.0%	0.0%	84.6%
<b>Issue 4: The Concept of a Pedestrian-Friendly Civic Hub</b>							
Oak Point's future development pattern should include a place that draws people to civic and social activities.	38.5%	53.8%	0.0%	0.0%	7.7%	0.0%	92.3%
A civic and social hub should have a mix of employment, housing, retail, service, and social amenities.	46.7%	26.7%	6.7%	0.0%	20.0%	0.0%	73.3%
A civic and social center for Oak Point's future should be pedestrian-friendly and designed to promote human interaction rather than automobile access.	26.7%	26.7%	40.0%	0.0%	0.0%	6.7%	53.3%



## Report on Joint Work Session for Envision Oak Point

### Development Concept Refinement

The last working segment of the session involved work in teams. Each of the four teams included one or two Council Members and two Commissioners; a City staff person also assisted each team. The teams were asked to review key development concepts included in the draft Envision Oak Point plan and to recommend support or refinements. The team's assignments were:

- **Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway.**  
Two teams focused on this concept.
- **Transformation of the Plano Event Center and surroundings to a Civic and Social Hub.**  
One team focused on this concept.
- **Provision of Diverse and Appropriate Housing for Plano's Current and Future Residents.**  
One team focused on this concept.

Worksheets were used to structure the teams' discussions and recommendations. The teams spend about 35 minutes discussing their concept and developing recommendations. At the end of this time, each team presented its recommendations to the entire group. A summary of team recommendations follows.

### Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway.

#### Team 1:

- The Market Square Mall area should only have one development type applied to it. The Village development type with less intensive uses would be appropriate.
- This area would benefit from more green space, with a need for a central green space that could serve as a focal point and provide good connections to surrounding residential areas.
- The planned green belt to the north of the mall would serve as a good buffer for this area.
- Small lot single-family homes would provide housing opportunities for empty nesters and would be a good transition to Oak Point Estates.

#### Team 2:

- The development types planned for this area are appropriate.
- The conditions needed to transition this area are an important consideration. Improvements in other parts of the Oak Point area, such as new east/west thoroughfare connections, extending DART light rail to and through the Oak Point area, and new single-family development would likely make this area more attractive for redevelopment.
- A medical facility to the west of Collin College would create employment opportunities and complement Collin College.
- A hotel near US 75 would also be beneficial.

### Transformation of the Plano Event Center and surroundings to a Civic and Social Hub.

#### Team 3:

- Mostly agree with the planned development pattern; however, the plan would benefit from reducing the mixed-use area and increasing the amount of area designated for single-family housing. A transitional buffer between these areas would be supported.
- A more suburban character is desired.
- This area would also benefit from the addition of a hospital, as there are not convenient medical option in east Plano.
- Discussion occurred about the type of single-family that would fit in this area, with small lot single-family discussed as a better fit with surrounding development patterns.



## APPENDIX 5: JOINT MEETING OUTCOMES

### Report on Joint Work Session for Envision Oak Point

#### Provision of Diverse and Appropriate Housing for Plano's Current and Future Needs.

##### Team 4:

- Strong consensus for single-family mix and neighborhood edge in southern quadrant, providing needed single-family housing pattern.
- Explore transitioning the Village area to the southwest of Collin College to promote additional single-family housing.
- Support recommendations to transition to a Village development pattern as existing multifamily redevelops; would like to see more single-family housing as these areas redevelop, but concerned if it is economically realistic.
- Interested in better understanding the existing vacancy rates for the Collin College student housing as well as ensuring that designated senior housing truly is age-restricted and responsive to the physical needs of Plano's senior population.
- Group agrees that there needs to be a variety of housing to support people at all life stages.
- Noted divergence of opinion amongst the group that would require further discussion. Increasing senior housing and reducing mixed-use multifamily was addressed in this context. Additional discussion noted that small lot single-family and mixed-use multifamily are desirable housing options for seniors.

Participants considered the recommendations and asked questions of the presenting team. After this discussion, keypad polling was used to determine the level of agreement with the recommendations. Exhibit 3 shows a very a high level of support. Over 70% of participants felt that all teams' recommendations were 'very consistent' or 'somewhat consistent' with the participant's own ideas of the best future for Oak Point. All participants felt the recommendations of Team 1 (on Plano Market Square Mall) and Team 4 (on Housing) were 'very consistent' or 'somewhat consistent' with the participant's own ideas. Team 3's recommendations (on the Plano Event Center area) were the only ones to receive any 'very inconsistent' responses, and these were under 15%.

The recommendations of each team were captured on the worksheets completed during the discussions and in the [video record](#) of the Joint Work Session. Staff and consultant team members agreed that these recommendations provide direction for positive refinements to the draft plan.

Exhibit 3 - Agreement with Team Recommendations

How consistent are this team's recommendations with my own ideas of the best future for Oak Point?	Very Consistent	Somewhat Consistent	Somewhat Inconsistent	Very Inconsistent	I'm not sure	Consistent (V + S)
How consistent is Team 1's recommendations with my own ideas of the best future for Oak Point? (re: Plano Market Square Mall)	46.7%	53.3%	0.0%	0.0%	0.0%	100.0%
How consistent are Team 2's recommendations with my own ideas of the best future for Oak Point? (re: Plano Market Square Mall)	35.7%	42.9%	14.3%	0.0%	7.1%	78.6%
How consistent are Team 3's recommendations with my own ideas of the best future for Oak Point? (re: Plano Event Center)	40.0%	33.3%	13.3%	13.3%	0.0%	73.3%
How consistent are Team 4's recommendations with my own ideas of the best future for Oak Point? (re: Diverse & Appropriate Housing)	46.7%	53.3%	0.0%	0.0%	0.0%	100.0%





## Report on Joint Work Session for Envision Oak Point

### Next Steps

To close the Joint Work Session, Planning Director Christina Day summarized the next steps for the Envision Oak Point planning process. The direction provided at this session will be used to refine the draft plan. Additional public input will continue to be received. Consideration of the plan by the Planning and Zoning Commission will follow. The Commission will make a recommendation to the City Council. The City Council will then consider action on the Plan.

### Attachments

Issue Refinement Worksheets



## APPENDIX 5: JOINT MEETING OUTCOMES

### CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

Worksheet for Topic A	
Team Topic	Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway
List participants here:	Mayor Tim Moore Kanyi Prince Bob Gibbons
Q1: Discuss the applicable sections and topics for this area. Does your team agree with the direction for this area? Write your comments and any suggested refinements here.	Unnecessary differentiation of zoning Fewer categories Green Space
Q2: Does your team agree with this proposed Northern Quadrant Sub-Area Strategy? Write your comments and any suggested refinements here.	Proposed Northern Quadrant Sub-Area Strategy: "Support the successful redevelopment of the Plano Market Square Mall by introducing a broader mix of uses on the site."



## CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

## Worksheet for Topic A

Q3: Review the Community's Vision Map for this area. Does your team agree with this concept for development over the next 20 to 30 years? Write your comments and any suggested refinements here. Note any proposed changes on the work map.

Q4: If your team suggests changes to the Vision Map's Development Types, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).

Please share any additional ideas here:



## APPENDIX 5: JOINT MEETING OUTCOMES

### CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

Worksheet for Topic A	
Team Topic	Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway
List participants here:	Robert Gibbons Kayci Prince Mayor Harry Tim Moore
Q1: Discuss the applicable sections and topics for this area. Does your team agree with the direction for this area? Write your comments and any suggested refinements here.	We think the development type should all be village as opposed to being split between mixed-use & village. We'd like to see a green space/unique gathering space as the central focal point of the area. The green belt to the north buffering the neighborhood is important.
Q2: Does your team agree with this proposed Northern Quadrant Sub-Area Strategy? Write your comments and any suggested refinements here.	Proposed Northern Quadrant Sub-Area Strategy: "Support the successful redevelopment of the Plano Market Square Mall by introducing a broader mix of uses on the site." We support fewer catagories and extension of the townhome subdivision to the east, or small 107 single-family homes for empty nesters or young families. Tie in the theme of the farm/agriculture throughout the whole area.





## CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

## Worksheet for Topic A

Q3: Review the Community's Vision Map for this area. Does your team agree with this concept for development over the next 20 to 30 years? Write your comments and any suggested refinements here. Note any proposed changes on the work map.

see the front. Same as above.

Q4: If your team suggests changes to the Vision Map's Development Types, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).

we're offering more green space & amenities.

Please share any additional ideas here:

make this area different than Downtown & Collin Creek. Should be unique destination from these areas & not compete with them.



## APPENDIX 5: JOINT MEETING OUTCOMES

### CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

Worksheet for Topic A	
Team Topic:	Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway
List participants here:	Susan Plonka, Rick Grady, Rick Smith, John Muns.
Q1: Discuss the applicable sections and topics for this area. Does your team agree with the direction for this area? Write your comments and any suggested refinements here.	We agree but other actions must take place, such as single family housing south, and access road will attract more development
Q2: Does your team agree with this proposed Northern Quadrant Sub-Area Strategy? Write your comments and any suggested refinements here.	<p>Proposed Northern Quadrant Sub-Area Strategy: "Support the successful redevelopment of the Plano Market Square Mall by introducing a broader mix of uses on the site."</p> <p>We generally agree with the proposed strategy, given the current economic conditions</p>





## CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

## Worksheet for Topic A

Q3: Review the Community's Vision Map for this area. Does your team agree with this concept for development over the next 20 to 30 years? Write your comments and any suggested refinements here. Note any proposed changes on the work map.

We agree

Q4: If your team suggests changes to the Vision Map's Development Types, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).

No thoughts at this point.  
 Medical facility to create employment supported by college.  
 for Hotel along central

Please share any additional ideas here:



## APPENDIX 5: JOINT MEETING OUTCOMES

### CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

Worksheet for Topic B	
Team Topic	Transformation of the Plano Event Center and surroundings to a Civic and Social Hub
List participants here:	Joyce Beach Angel Oliver Nathan Barbera
Q1: Discuss the applicable sections and topics for this area. Does your team agree with the direction for this area? Write your comments and any suggested refinements here.	<ol style="list-style-type: none"> <li>1) We mostly agree</li> <li>2) Agree with the Village type of development</li> <li>3) Mixed use + Village to feed into Hotel + Event Center</li> <li>4) Some buffer separation between different housing development</li> <li>5) Increase single family housing</li> </ol>
Q2: Does your team agree with this proposed Eastern Quadrant Sub-Area Strategy? Write your comments and any suggested refinements here.	<p>Proposed Eastern Quadrant Sub-Area Strategy: "Reinvent the Plano Event Center Site as a true civic area with vibrant street life supported by high quality restaurants, a hotel, new civic spaces and mixed-use housing."</p> <p>Agree with strategy</p>



## CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

## Worksheet for Topic B

Q3: Review the Community's Vision Map for this area. Does your team agree with this concept for development over the next 20 to 30 years? Write your comments and any suggested refinements here. Note any proposed changes on the work map.

Reduce the amount of mixed use activity centers + increase the amount of single family housing

Q4: If your team suggests changes to the Vision Map's Development Types, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).

- 1) We support a more suburban character
- 2) Utilize the open spaces as a buffer between development type of buildings

Please share any additional ideas here:

Medical Hospital





## APPENDIX 5: JOINT MEETING OUTCOMES

### CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

Worksheet for Topic C	
Team Topic	Provision of Diverse and Appropriate Housing for Plano's Current and Future Residents
List participants here:	Ricciardelli, Harrison, Long, Thomas
Q1: Review the information in the applicable sections and topics of the draft plan and in the packet. If there are clarifications or requests for additional information and analysis, note them here.	<p>- Only five areas where multi-family housing is adjacent to Collin College in the Mixed Use area south of Plano Centre.</p> <p>- Southern Quad = single family</p>
<p><u>BALANCE</u></p> <p>Q2: Does your team agree with this proposed Policy? Write your comments and any suggested refinements here.</p>	<p>Proposed Policy 2: "Diverse Housing. Provide diverse housing that enables a high quality of life for <u>all ages</u>, <u>household types</u> and <u>income levels</u>."</p> <p>MT - 100% No stipulations</p> <p>TH - No student housing → 200 student 300 Aging</p> <p>"let collin College handle their own problems. Remove it from the plan entirely."</p>



## CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

Worksheet for Topic C	
<p>Q3: The analysis identifies housing needs for certain groups of Plano residents. Review the Community's Vision Map to see how these needs would be met. Write your comments and any suggested refinements to improve housing provision here, or note changes on the work map.</p>	<p>Housing for Seniors Assisted living, townhome, "Active living"</p> <p>Housing for Millennials "</p> <p>Housing for the 'Missing Middle' (Workforce or moderate income households that can afford home prices at or below \$150,000) M.U. Multi / Small lot S.F.</p> <p>Housing for Students Mixed Use Multi / Small lot SF</p> <p>Housing for Other Key Groups Young Families = Small → Mid size S.F. Empty Nest = Midsize SF / Townhome</p>
<p>Q4: If you have changes to the Vision Map, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).</p>	<p>Southern Quad = SF / Neighborhood Edge only</p>
<p>Please share any additional ideas here:</p>	



## APPENDIX 5: JOINT MEETING OUTCOMES

### CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

Worksheet for Topic C	
Team Topic	Provision of Diverse and Appropriate Housing for Plano's Current and Future Residents
List participants here:	Michael Thomas    Anthony Ricciardelli Tom Harrison    Hilton Kong
Q1: Review the information in the applicable sections and topics of the draft plan and in the packet. If there are clarifications or requests for additional information and analysis, note them here.	what is the vacancy rate <sup>demand</sup> of existing "on-campus" housing?
Q2: Does your team agree with this proposed Policy? Write your comments and any suggested refinements here.	Proposed Policy 2: "Diverse Housing. Provide diverse housing that enables a high quality of life for all ages, household types and income levels." Southern Quadrant reserved for single family



## CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

## Worksheet for Topic C

<p>Q3: The analysis identifies housing needs for certain groups of Plano residents. Review the Community's Vision Map to see how these needs would be met.</p> <p>Write your comments and any suggested refinements to improve housing provision here, or note changes on the work map.</p>	<p>Housing for Seniors</p> <p>Housing for Millennials</p> <p>Housing for the 'Missing Middle' (Workforce or moderate income households that can afford home prices at or below \$150,000)</p> <p>Housing for Students See Q 1</p> <p>Housing for Other Key Groups</p>
<p>Q4: If you have changes to the Vision Map, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).</p>	<p>Questions about Village near CCCC</p>
<p>Please share any additional ideas here:</p>	



## C. Provision of Diverse and Appropriate Housing for Plano's Current and Future Residents

### Additional Comments

- Diversity in Housing Types = Key



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## Appendix 6: Policy and Action Matrix



### Land Use + Development Patterns

#### Goal:

Support a distinct and diverse character pattern, creating opportunities to live, work, and socialize within a cohesively planned, pedestrian-friendly environment.

#	Action	Short-term <2 years	Mid-term 2-6 years	Long-term >6 years	Responsibility	Funding
<b>Policy 1: Balanced Neighborhoods</b>		Shape balanced neighborhoods with a diverse mix of land uses and amenities.				
1	Adopt Envision Oak Point and use the plan to support the development review process and to prioritize infrastructure and economic development needs in the Oak Point area.					
2	Update the Future Land Use and Growth and Change maps of Plano's comprehensive plan to incorporate key elements of the Oak Point vision and policies.					
3	Align zoning designations with the vision and policies of Envision Oak Point.					
4	Adopt residential transition standards/guidelines to ensure compatible transitions in land use and building scale adjacent to established single-family neighborhoods.					
5	In areas designated as "Transit Ready," adopt development standards that permit housing to be introduced as station areas are established. Educate "Transit Ready" property owners of the benefit of reserving land for transit-supportive development.					
6	Create complimentary regulations and reduce barriers to food production land uses such as micro-farming/ranching, community gardens, and farmer's markets.					
<b>Policy 2: Diverse Housing</b>		Provide diverse housing that enables a high quality of life for all ages, household types, and income levels.				
1	Require new single-family development to incorporate a diverse and complimentary mix of lot sizes and housing types.					
2	Promote the development of senior-oriented housing and encourage and permit universal design in all types of housing.					

Policy and Action Matrix Template  
will be completed for all six recommendation  
sections and filled out for final Plan



## APPENDIX 6: POLICY AND ACTION MATRIX

3	Locate new multifamily development only in areas that support a mix of complimentary uses and have a well-connected pedestrian network.					
<b>Policy 3: Walkable Community</b>		Create a vibrant, walkable community with great streets and public spaces.				
1	Develop block length and street requirements to support a compact, highly connected street network that accommodates pedestrians, bicyclists, vehicles and various forms of transit.					
2	Ensure parking standards reflect changing demand and improve parking efficiency and supply by promoting shared parking, transit access, and efficient site design.					
3	Identify areas that are suitable for mixed-use development and apply mixed-use development standards to those locations.					

Policy and Action Matrix Template  
will be completed for all six recommendation sections and filled out for final plan



### Mobility

#### Goal:

Provide multiple ways to safely move through and around the area (driving, biking, walking, and transit), and reduce congestion on Plano's thoroughfare network.

#	Action	Short-term <2 years	Mid-term 2-6 years	Long-term >6 years	Responsibility	Funding
<b>Policy 1: Connected Community</b>		Improve access to community amenities with a connected transportation system, increasing walking, biking, and transit opportunities in and around Oak Point.				
1	Update the transportation maps in the city's comprehensive plan to include primary street, transit, bicycle, and pedestrian connections critical to implementing Envision Oak Point.					
2	Update the city's Thoroughfare Standards Rules and Regulations to accommodate standards and guidelines that apply context sensitive design techniques to Plano's street network.					
3	Conduct a study of traffic impacts resulting from growth in and around northeast Plano, and provide recommendations for improving efficiency and safety of the existing street network.					



4	Complete the sidewalk network as Oak Point builds out, prioritizing the implementation of multi-use paths along Spring Creek Parkway and Jupiter Road.					
5	Prioritize development of an enhanced pedestrian crossing of Jupiter Road to safely connect to Collin College and Oak Point Park and Nature Preserve.					
6	Develop a toolkit and implementation plan for improving pedestrian and bicyclist safety at Oak Point intersections.					
7	Develop and adopt design standards and guidelines for dedicated bicycle facilities and multi-use paths in Oak Point.					
8	Use Oak Point as a demonstration area for improved planning and implementation of buffered bicycle facilities. Implement separated bike facilities along the main east/ west collector street bisecting Lavon Farm.					
9	Incorporate end of bicycle trip amenities such as parking, maintenance, and shower facilities in relevant regulatory and design guideline documents.					
<b>Policy 2: Public Transit</b>		Work closely with DART and Collin County on future expansion of bus and rail transit, as well as the siting of future transit stations.				
1	Participate in the development of a strategic public transportation plan for Collin County and promote Oak Point as a key conduit for connecting future improvements to the existing system.					
2	Participate in DART long-range planning efforts and advocate for enhanced rail and bus transit facilities in Oak Point.					
3	Work with DART to develop near-term strategies for improving bus transit in Oak Point. <ul style="list-style-type: none"> <li>a. Create shuttle connections between Parker Road Station and Collin College.</li> <li>b. Include the Oak Point area in express bus routes between Legacy business area and the Parker Road Station.</li> </ul>					

*Policy and Action Matrix Template  
will be completed for all six recommendation  
sections and filled out for final plan*



# ENVISION OAK POINT

Enhancing Community. Establishing Place.



Draft Version 03/23/2018



## Report on Joint Work Session for Envision Oak Point

TO: Christina Day, AICP  
Director of Planning, City of Plano

FROM: Karen Walz, FAICP  
Principal, Strategic Community Solutions LLC

DATE: February 8, 2018

RE: Results of Joint Work Session

On Monday, January 28, 2018, the Plano City Council and the Plano Planning and Zoning Commission held a Joint Work Session to discuss the draft plan created through the Envision Oak Point process. The session was held at the Plano Event Center, in the area that is the focus of this plan. The Mayor and six of seven City Council members participated; Deputy Mayor Pro Tem Ron Kelley was absent. All eight Planning and Zoning Commissioners participated. Karen Walz, a community planning and facilitation professional, designed and managed the session.

### Objectives

All participants agreed on a set of objectives for the session, which were to:

- Review the process and results of Envision Oak Point to date
- Understand the preliminary recommendations from this project
- Share perspectives among City Council and Planning and Zoning Commission members
- Provide direction to staff for refinement of draft Plan

In addition, all participants agreed that the Joint Work Session was not the time for action on this draft Envision Oak Point plan.

### Joint Work Session

The agenda included five segments, the results of which are described below. The Joint Work Session was designed to focus on dialogue among Council and Commission. The session was open to the public, and approximately 51 people attended. Members of the public were invited to provide comments on written comment cards; they were also able to talk with staff and consultant team members about their questions or concerns. The session did not include an opportunity for presentations from members of the public.

### Introduction & Overview of Envision Oak Point

The City staff and Envision Oak Point consultant team summarized the Envision Oak Point planning process, including the public involvement initiatives. Major findings of the analysis and recommendations were also shared.

### Stakeholder Committee Panel Discussion

At the onset of the project, the City appointed an eighteen member Stakeholder Committee to provide input and recommendations throughout the process. At the Joint Work Session, a panel of Stakeholder Committee members shared their perspectives on the process and the draft plan that has resulted. They agreed that the draft reflected the Committee's deliberations and conclusions.

## Guiding Principles

To begin the guiding principles discussion, Karen Walz introduced the technique of keypad polling that would be used throughout the evening to gauge the general level of agreement among participants. This technique allows participants to provide anonymous responses to questions, which are then shared immediately with the entire group.<sup>1</sup>

Keypads were used to first gauge level of support for a sample of the guiding principles that were developed by the Stakeholder Committee at the beginning of the visioning process. Exhibit 1 presents the results of this polling. In this exhibit, responses of 76% or higher are highlighted in green; responses of 51% to 75% are highlighted in yellow. A strong majority of the respondents – 80% to 100% – believe these principles are ‘essential’ or ‘appropriate’ for Oak Point. For three of the five principles presented, a majority of the respondents believe they are ‘essential’ to Oak Point’s successful future.

The responses demonstrate a high level of agreement with the guiding principles established by the draft Envision Oak Point plan.

Exhibit 1: Agreement with Selected Guiding Principles

Do these Guiding Principles provide the direction for a successful and vibrant Oak Point?	Essential to Oak Point’s success	Appropriate, but not essential to success	Direction is not needed	Will make Oak Point less desirable	Questions about the future direction	Don’t have enough information	‘Essential’ or ‘Appropriate’
Promote and incentivize reinvestment in underutilized and declining areas, particularly within the arterial roadway corridors that bisect the study area.	60.0%	40.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Provide a range of housing types for residents in all phases of life.	53.3%	33.3%	0.0%	6.7%	6.7%	0.0%	86.7%
Create visually interesting neighborhoods with a range of building types and a mix of uses.	40.0%	40.0%	6.7%	0.0%	6.7%	6.7%	80.0%
Improve access to community amenities with a connected transportation system, increasing walking, biking, and transit opportunities in and around Oak Point.	40.0%	40.0%	6.7%	0.0%	13.3%	0.0%	80%
Leverage investments in public transit to support economic development opportunities within the study area.	66.7%	13.3%	6.7%	0.0%	13.3%	0.0%	80.0%

<sup>1</sup> All 15 participants were encouraged to respond to each of the keypad polling questions asked. One member of the group stepped out of the room briefly and thus was absent for two polling questions. A few individuals chose not to respond to a few questions. The results presented in this report reflect the direction provided during the Work Session by those who responded to the question and thus chose to provide direction on the topic.



## Issue Refinement

Before the Joint Work Session, all participants responded to an online survey seeking feedback on participants' level of agreement with the draft plan's recommendations on a variety of topics. Karen Walz summarized the results of this survey and identified four issues for discussion at the session. The survey responses related to these four issues varied greatly; it also indicated that some participants needed additional information on the issue.

### Issue 1: The Legacy – Los Rios Connection

The first issue addressed the draft plan's recommendation for improvements to the thoroughfare network, specifically focusing on further consideration of a new thoroughfare that would connect Los Rios Boulevard to Legacy Drive. The consultant team's transportation expert, Rob Rae, began by summarizing the issue, analysis, and conclusion to date. Participants asked questions of Mr. Rae and other members of the consultant team and staff. Then keypad polling was used to provide direction on the issue. Exhibit 2 shows the results of this polling. As in Exhibit 1, green highlighting reflects 76% agreement or higher and yellow highlighting represents 51% to 75% agreement. There is strong agreement that new thoroughfare connections must be explored as the area develops. Also, a majority of respondents 'strongly' or 'mostly agreed' that the potential Los Rios Boulevard to Legacy Drive thoroughfare connection creates more neighborhood concern than transportation benefit. After the keypad polling, participants directed staff and the consultants to review the transportation modeling and to confirm which transportation network improvements would be most beneficial to Oak Point and the surrounding northeast Plano community.

### Issue 2: The Role of Rural Character and Heritage

The second issue addressed the draft plan's recommendations for integrating the area's rural character and heritage into future development themes for Oak Point. Consultant team project manager Scott Fregonese summarized the community input and discussion that led the Stakeholder Committee to include this concept in the draft plan. After questions and discussion, keypad polling showed that 80% of participants agreed with this inclusion. Exhibit 2 presents these results.

### Issue 3: Market Dynamics of Residential Uses

The third issue addressed the current and future market dynamics that will influence the future housing inventory in the Oak Point area. Mr. Fregonese began by summarizing the research on residential market trends and demographics that was conducted as part of the Envision Oak Point planning process. Work session participants discussed a variety of issues related to housing and the groups of people expected to need or want housing in Oak Point in the future. A series of keypad questions asked participants about choices related to the housing market – population segments for whom housing should be included in Oak Point and housing types or styles that should be located here. As Exhibit 2 indicates, a majority of respondents agreed (either 'strongly' or 'mostly') with the draft plan's direction on all these issues. Over 75% of respondents agreed (either 'strongly' or 'mostly') with the draft plan's direction on five of seven issues. A majority 'strongly agreed' that:

- Oak Point should include the housing needed and desired by people of moderate incomes;
- Residential units in multi-story buildings should be located in mixed use areas rather than exclusively residential garden apartment complexes; and that
- Housing options should support the economic development needs of Oak Point.

A small percentage of respondents 'strongly disagreed' or needed more information on issues of moderate income housing, housing for students and young professionals, and the inclusion of cottages, duplexes, and townhomes.

Discussion of this issue identified areas for additional research, including the potential impacts of development on school district facilities. Also, Ms. Walz noted that the issue of housing would be discussed further during this Joint Work Session.

#### Issue 4: The Concept of a Pedestrian-Friendly Hub

The last issue for discussion related to future development of a central social and civic hub, to be created in and around the Plano Event Center. Again, Mr. Fregonese summarized the issue and input to date, the group discussed the topic and keypad polling was used to gain a sense of the group's direction. Exhibit 2 show strong support for this direction. Additional discussion addressed the need to balance automobile access with the needs of pedestrians.



## Report on Joint Work Session for Envision Oak Point

Exhibit 2 - Agreement on Focus Issues

Do you agree with the following statements regarding the four focus issues?	Strongly Agree	Mostly Agree	Mostly Disagree	Strongly Disagree	I need more information	We need more dialogue	Agree (S + M)
<b>Issue 1: The Legacy – Los Rios Connection</b>							
New thoroughfare connections should be explored as redevelopment or major infrastructure improvements occur within and around Oak Point.	73.3%	6.7%	13.3%	0.0%	6.7%	0.0%	80.0%
Under current conditions, the Los Rios-Legacy connection creates more concern for neighborhood livability than benefit for transportation.	20.0%	33.3%	26.7%	6.7%	13.3%	0.0%	53.3%
Depiction of the Legacy-Los Rios connection on the Community Vision Map should be dropped from the plan.	13.3%	20.0%	20.0%	20.0%	20.0%	6.7%	33.3%
<b>Issue 2: The Role of Rural Character and Heritage</b>							
A small scale farm and ranch component would add to the appeal and uniqueness of Oak Point.	40.0%	40.0%	13.3%	6.7%	0.0%	0.0%	80.0%
Local food production opportunities, such as community gardens and farmers markets, are a desirable component of Oak Point's future.	33.3%	46.7%	0.0%	6.7%	13.3%	0.0%	80.0%
<b>Issue 3: Market Demand of Residential Uses</b>							
Oak Point should include the housing needed and desired by seniors and empty nesters.	42.9%	42.9%	0.0%	0.0%	0.0%	14.3%	85.7%
Oak Point should include the housing needed and desired by students and young professionals.	42.9%	21.4%	21.4%	7.1%	7.1%	0.0%	64.3%
Oak Point should include the housing needed and desired by people of moderate incomes.	53.8%	23.1%	0.0%	7.7%	15.4%	0.0%	76.9%
Housing choices in Oak Point should include a mix of medium and small lot single-family detached homes.	50.0%	42.9%	0.0%	0.0%	7.1%	0.0%	92.9%
Housing choices like cottages, duplexes, and townhomes should be available in Oak Point.	30.8%	38.5%	7.7%	7.7%	0.0%	15.4%	69.2%
Residential units in multi-story buildings should be located in mixed use areas rather than exclusively garden apartment complexes.	71.4%	21.4%	0.0%	0.0%	7.1%	0.0%	92.9%
Housing options should support the economic development needs of Oak Point.	53.8%	30.8%	15.4%	0.0%	0.0%	0.0%	84.6%
<b>Issue 4: The Concept of a Pedestrian-Friendly Civic Hub</b>							
Oak Point's future development pattern should include a place that draws people to civic and social activities.	38.5%	53.8%	0.0%	0.0%	7.7%	0.0%	92.3%
A civic and social hub should have a mix of employment, housing, retail, service, and social amenities.	46.7%	26.7%	6.7%	0.0%	20.0%	0.0%	73.3%
A civic and social center for Oak Point's future should be pedestrian-friendly and designed to promote human interaction rather than automobile access.	26.7%	26.7%	40.0%	0.0%	0.0%	6.7%	53.3%

## Development Concept Refinement

The last working segment of the session involved work in teams. Each of the four teams included one or two Council Members and two Commissioners; a City staff person also assisted each team. The teams were asked to review key development concepts included in the draft Envision Oak Point plan and to recommend support or refinements. The team's assignments were:

- **Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway.**  
Two teams focused on this concept.
- **Transformation of the Plano Event Center and surroundings to a Civic and Social Hub.**  
One team focused on this concept.
- **Provision of Diverse and Appropriate Housing for Plano's Current and Future Residents.**  
One team focused on this concept.

Worksheets were used to structure the teams' discussions and recommendations. The teams spend about 35 minutes discussing their concept and developing recommendations. At the end of this time, each team presented its recommendations to the entire group. A summary of team recommendations follows.

### Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway.

#### Team 1:

- The Market Square Mall area should only have one development type applied to it. The Village development type with less intensive uses would be appropriate.
- This area would benefit from more green space, with a need for a central green space that could serve as a focal point and provide good connections to surrounding residential areas.
- The planned green belt to the north of the mall would serve as a good buffer for this area.
- Small lot single-family homes would provide housing opportunities for empty nesters and would be a good transition to Oak Point Estates.

#### Team 2:

- The development types planned for this area are appropriate.
- The conditions needed to transition this area are an important consideration. Improvements in other parts of the Oak Point area, such as new east/west thoroughfare connections, extending DART light rail to and through the Oak Point area, and new single-family development would likely make this area more attractive for redevelopment.
- A medical facility to the west of Collin College would create employment opportunities and complement Collin College.
- A hotel near US 75 would also be beneficial.

### Transformation of the Plano Event Center and surroundings to a Civic and Social Hub.

#### Team 3:

- Mostly agree with the planned development pattern; however, the plan would benefit from reducing the mixed-use area and increasing the amount of area designated for single-family housing. A transitional buffer between these areas would be supported.
- A more suburban character is desired.
- This area would also benefit from the addition of a hospital, as there are not convenient medical option in east Plano.
- Discussion occurred about the type of single-family that would fit in this area, with small lot single-family discussed as a better fit with surrounding development patterns.



## Provision of Diverse and Appropriate Housing for Plano's Current and Future Needs.

### Team 4:

- Strong consensus for single-family mix and neighborhood edge in southern quadrant, providing needed single-family housing pattern.
- Explore transitioning the Village area to the southwest of Collin College to promote additional single-family housing.
- Support recommendations to transition to a Village development pattern as existing multifamily redevelops; would like to see more single-family housing as these areas redevelop, but concerned if it is economically realistic.
- Interested in better understanding the existing vacancy rates for the Collin College student housing as well as ensuring that designated senior housing truly is age-restricted and responsive to the physical needs of Plano's senior population.
- Group agrees that there needs to be a variety of housing to support people at all life stages.
- Noted divergence of opinion amongst the group that would require further discussion. Increasing senior housing and reducing mixed-use multifamily was addressed in this context. Additional discussion noted that small lot single-family and mixed-use multifamily are desirable housing options for seniors.

Participants considered the recommendations and asked questions of the presenting team. After this discussion, keypad polling was used to determine the level of agreement with the recommendations. Exhibit 3 shows a very a high level of support. Over 70% of participants felt that all teams' recommendations were 'very consistent' or 'somewhat consistent' with the participant's own ideas of the best future for Oak Point. All participants felt the recommendations of Team 1 (on Plano Market Square Mall) and Team 4 (on Housing) were 'very consistent' or 'somewhat consistent' with the participant's own ideas. Team 3's recommendations (on the Plano Event Center area) were the only ones to receive any 'very inconsistent' responses, and these were under 15%.

The recommendations of each team were captured on the worksheets completed during the discussions and in the [video record](#) of the Joint Work Session. Staff and consultant team members agreed that these recommendations provide direction for positive refinements to the draft plan.

Exhibit 3 - Agreement with Team Recommendations

How consistent are this team's recommendations with my own ideas of the best future for Oak Point?	Very Consistent	Somewhat Consistent	Somewhat Inconsistent	Very Inconsistent	I'm not sure	Consistent (V + S)
How consistent is Team 1's recommendations with my own ideas of the best future for Oak Point? (re: Plano Market Square Mall)	46.7%	53.3%	0.0%	0.0%	0.0%	100.0%
How consistent are Team 2's recommendations with my own ideas of the best future for Oak Point? (re: Plano Market Square Mall)	35.7%	42.9%	14.3%	0.0%	7.1%	78.6%
How consistent are Team 3's recommendations with my own ideas of the best future for Oak Point? (re: Plano Event Center)	40.0%	33.3%	13.3%	13.3%	0.0%	73.3%
How consistent are Team 4's recommendations with my own ideas of the best future for Oak Point? (re: Diverse & Appropriate Housing)	46.7%	53.3%	0.0%	0.0%	0.0%	100.0%

## Next Steps

To close the Joint Work Session, Planning Director Christina Day summarized the next steps for the Envision Oak Point planning process. The direction provided at this session will be used to refine the draft plan. Additional public input will continue to be received. Consideration of the plan by the Planning and Zoning Commission will follow. The Commission will make a recommendation to the City Council. The City Council will then consider action on the Plan.

## Attachments

Issue Refinement Worksheets

Worksheet for Topic A	
Team Topic	Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway
List participants here:	Mayor Tim Moore Kayci Prince Rob Gibbons
Q1: Discuss the applicable sections and topics for this area. Does your team agree with the direction for this area? Write your comments and any suggested refinements here.	Unnecessary differentiation of zoning Fewer categories Green space
Q2: Does your team agree with this proposed Northern Quadrant Sub-Area Strategy? Write your comments and any suggested refinements here.	Proposed Northern Quadrant Sub-Area Strategy: "Support the successful redevelopment of the Plano Market Square Mall by introducing a broader mix of uses on the site."

## Worksheet for Topic A

Q3: Review the Community's Vision Map for this area. Does your team agree with this concept for development over the next 20 to 30 years? Write your comments and any suggested refinements here. Note any proposed changes on the work map.

Q4: If your team suggests changes to the Vision Map's Development Types, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).

Please share any additional ideas here:



Worksheet for Topic A	
Team Topic	Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway
List participants here:	Robert Gibbons Kayu Prince Mayor Harry Tim Moore
Q1: Discuss the applicable sections and topics for this area. Does your team agree with the direction for this area? Write your comments and any suggested refinements here.	We think the development type should all be village as opposed to being split between mixed-use & village. We'd like to see a green space / unique gathering space as the central focal point of the area. The green belt to the north buffering the neighborhood is important.
Q2: Does your team agree with this proposed Northern Quadrant Sub-Area Strategy? Write your comments and any suggested refinements here.	Proposed Northern Quadrant Sub-Area Strategy: "Support the successful redevelopment of the Plano Market Square Mall by introducing a broader mix of uses on the site." We support fewer categories and extension of the townhome subdivision to the east, or small 107 single-family homes for empty nesters or young families. Tie in the theme of the farm/agriculture throughout the whole area.

Worksheet for Topic A	
<p>Q3: Review the Community's Vision Map for this area. Does your team agree with this concept for development over the next 20 to 30 years? Write your comments and any suggested refinements here. Note any proposed changes on the work map.</p>	<p>See the front. Same as above.</p>
<p>Q4: If your team suggests changes to the Vision Map's Development Types, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).</p>	<p>We're offering more green space &amp; amenities.</p>
<p>Please share any additional ideas here:</p>	<p>Make this area different than Downtown &amp; Collin Creek. Should be unique destination from these areas &amp; not compete with them.</p>



Worksheet for Topic A	
Team Topic	Transformation of the Plano Market Square Mall area to a Thriving Northeast Plano Gateway
List participants here:	Susan Plonka, Rick Grady, Rick Smith, John Muns.
Q1: Discuss the applicable sections and topics for this area. Does your team agree with the direction for this area? Write your comments and any suggested refinements here.	We agree but other actions must take place, such as single family housing south, and access road will attract more development
Q2: Does your team agree with this proposed Northern Quadrant Sub-Area Strategy? Write your comments and any suggested refinements here.	Proposed Northern Quadrant Sub-Area Strategy: "Support the successful redevelopment of the Plano Market Square Mall by introducing a broader mix of uses on the site."  We generally agree with the proposed strategy, given the current economic conditions

## Worksheet for Topic A

Q3: Review the Community's Vision Map for this area. Does your team agree with this concept for development over the next 20 to 30 years? Write your comments and any suggested refinements here. Note any proposed changes on the work map.

We agree

Q4: If your team suggests changes to the Vision Map's Development Types, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).

No thoughts at this point.

Medical facility to create  
employment supported by college.  
for Hotel along central

Please share any additional ideas here:

Worksheet for Topic B	
Team Topic	Transformation of the Plano Event Center and surroundings to a Civic and Social Hub
List participants here:	Joyce Beach Angel Oliver Nathan Barbera
Q1: Discuss the applicable sections and topics for this area. Does your team agree with the direction for this area? Write your comments and any suggested refinements here.	<p>1) We mostly agree</p> <p>2) Agree with the Village type of development</p> <p>3) Mixed use + Village to feed into Hotel + Event Center</p> <p>4) Some buffer separation between different <del>housing</del> development</p> <p>5) Increase single family housing</p>
Q2: Does your team agree with this proposed Eastern Quadrant Sub-Area Strategy? Write your comments and any suggested refinements here.	<p>Proposed Eastern Quadrant Sub-Area Strategy: "Reinvent the Plano Event Center Site as a true civic area with vibrant street life supported by high quality restaurants, a hotel, new civic spaces and mixed-use housing."</p> <p>Agree with strategy</p>



## Worksheet for Topic B

Q3: Review the Community's Vision Map for this area. Does your team agree with this concept for development over the next 20 to 30 years? Write your comments and any suggested refinements here. Note any proposed changes on the work map.

Reduce the amount of mixed use activity centers + increase the amount of single family housing

Q4: If your team suggests changes to the Vision Map's Development Types, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p. 26).

- 1) We support a more suburban character
- 2) Utilize the open spaces as a buffer between development type of buildings

Please share any additional ideas here:

Medical Hospital

## Worksheet for Topic C

Team Topic	Provision of Diverse and Appropriate Housing for Plano's Current and Future Residents
List participants here:	Ricciardelli, Harrison, Long, Thomas
Q1: Review the information in the applicable sections and topics of the draft plan and in the packet. If there are clarifications or requests for additional information and analysis, note them here.	<p>- Only five areas where multi-family housing is adjacent to Collin College in the Mixed Use area south of Plano Centre.</p> <p>- Southern Quad = single family</p>
<p><u>BALANCE</u></p> <p>Q2: Does your team agree with this proposed Policy? Write your comments and any suggested refinements here.</p>	<p>Proposed Policy 2: "<b>Diverse Housing.</b> Provide diverse housing that enables a high quality of life for <u>all ages</u>, <u>household types</u> and <u>income levels</u>."</p> <p>MT - 100% No stipulations</p> <p>TH - No student housing → 200 student 300 Aging</p> <p>"let collin College handle their own problem. Remove it from the plan entirely."</p>



STRATEGIC COMMUNITY SOLUTIONS

## Worksheet for Topic C

<p>Q3: The analysis identifies housing needs for certain groups of Plano residents. Review the Community's Vision Map to see how these needs would be met. Write your comments and any suggested refinements to improve housing provision here, or note changes on the work map.</p>	<p>Housing for Seniors Assisted living, townhome, "Active living"</p> <p>Housing for Millennials "</p> <p>Housing for the 'Missing Middle' (Workforce or moderate income households that can afford home prices at or below \$150,000) M.U. Multi / Small lot S.F.</p> <p>Housing for Students Mixed Use Multi / Small lot SF</p> <p>Housing for Other Key Groups Young Families = Small → Mid size S.F. Empty Nest = Midsize SF / Townhome</p>
<p>Q4: If you have changes to the Vision Map, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).</p>	<p>Southern Quad = SF / Neighborhood Edge only</p>
<p>Please share any additional ideas here:</p>	



## Worksheet for Topic C

Team Topic	Provision of Diverse and Appropriate Housing for Plano's Current and Future Residents
List participants here:	Michael Thomas      Anthony Ricciardelli Tom Harrison      Hilton Kong
Q1: Review the information in the applicable sections and topics of the draft plan and in the packet. If there are clarifications or requests for additional information and analysis, note them here.	What is the vacancy rate <sup>demand</sup> of existing "on-campus" housing?
Q2: Does your team agree with this proposed Policy? Write your comments and any suggested refinements here.	Proposed Policy 2: " <b>Diverse Housing.</b> Provide diverse housing that enables a high quality of life for all ages, household types and income levels." Southern Quadrant reserved for single family

## Worksheet for Topic C

<p>Q3: The analysis identifies housing needs for certain groups of Plano residents. Review the Community's Vision Map to see how these needs would be met.</p> <p>Write your comments and any suggested refinements to improve housing provision here, or note changes on the work map.</p>	<p>Housing for Seniors</p> <p>Housing for Millennials</p> <p>Housing for the 'Missing Middle' (Workforce or moderate income households that can afford home prices at or below \$150,000)</p> <p>Housing for Students See Q 1</p> <p>Housing for Other Key Groups</p>
<p>Q4: If you have changes to the Vision Map, explain how they would affect the community's priorities for Oak Point (p. 20) and the expected impacts of future development (p.26).</p>	<p>Questions about Village near CCCC</p>
<p>Please share any additional ideas here:</p>	

## C. Provision of Diverse and Appropriate Housing for Plano's Current and Future Residents

### Additional Comments

- Diversity in housing types = Key



**Date:** February 19, 2018

**To:** City Council  
Planning & Zoning Commission

**From:** Christina D. Day, AICP, Director of Planning

**Subject:** Additional Questions from City Council

On Monday, January 29, 2018, the City Council and Planning & Zoning Commission conducted a joint work session to review and discuss the draft Envision Oak Point Plan. During this work session, a number of questions were asked by Councilmembers which needed additional research by staff. Below is a response to these questions.

- Q. Does the development projected generate enough money to fund a new school? - Councilperson Ricciardelli

**Staff Response:** In the 2016 Bond Referendum, PISD estimated \$26 million for a new elementary school. Axianomics, LLC provided economic analysis services to the City as part of the project team for Envision Oak Point. A portion of the economic analysis included assessment of the Plano ISD bond capacity from the study area which resulted in \$30 million available for a project, based on the potential long-term buildout of the vision proposed in the draft plan. Therefore, one might anticipate that a new elementary school could be funded from growth resulting from development of the proposed vision scenario.

It may be helpful to note that the projected total number of elementary school students generated (247) by the new growth in the study area is approximately one-third the average program capacity (746) of a PISD elementary school. Total student generation is projected at 554 for all grade levels.

- Q. Who participated in the process? - Mayor Pro-Tem Grady

**Staff Response:** Based on survey data, Plano residents represented approximately 88 percent of participants. Oak Point land and business owners and Collin College students also participated, who live outside the City of Plano but have an interest in the area.

The two zip codes with the highest percentage of responses were 75074 (covering study area and more of eastern Plano) and 75023 (covering Plano just west of study area) for both the first public meeting and the online survey results, which were the only two times we requested this information. Zip code 75074 consistently represented at least 60 percent of respondents.



Q. How can/do we regulate retirement housing? - Councilperson Harrison

**Staff Response:** The Zoning Ordinance regulates retirement housing in the City of Plano through inclusion of three specific land uses: assisted living facilities, independent living facilities, and long-term care facilities. The ordinance requires an independent living facility to have a head of household 55 years of age or older. Surviving members of a household, regardless of age, may occupy a unit provided that the head of household meeting the age requirement has died. Zoning regulations are enforced by the Property Standards Division of the Neighborhood Services Department, and any complaints or concerns should be addressed to such.

Assisted living and long-term care facilities are inspected by the State of Texas. Independent living facilities are inspected by the City of Plano as part of the multifamily rental inspection program, where they meet the standards of this program.

Q. What is the history of Los Rios/Legacy connection? - Councilperson Minor

**Staff Response:** Los Rios Boulevard to Legacy Drive connection has been an item of discussion for the city for over three decades. In 1986, Legacy Drive was shown on the Thoroughfare Plan Map in the Comprehensive Plan extending through the Pecan Lane area to connect with Los Rios Boulevard. In 1987, the city considered a preliminary schematic of several alignment alternatives. Between 1987 and 1998, subsequent plans eliminated this connection to avoid the Pecan Lane neighborhood and to avoid crossing the Rowlett Creek flood plain. The structural requirements for the crossing were determined to be too costly when compared to the transportation benefit at that time.

Q. Is the campus housing at Collin College restricted to students and is it having difficulty leasing (vacancies)? - Councilperson Harrison

**Staff Response:** The Century Court Apartments within the Collin College Campus are restricted to students only and managed by the Collin College Housing Foundation. According to management and Census data, the units are fully leased.

Follow-Up Questions from Councilperson Harrison

Q. As it is addressed in Envision Oak Point, what is a cottage and what is the typical square footage of cottage housing?

**In the context of Envision Oak Point, cottage housing is described as a cluster of single-family detached homes that front on a common open space. While home sizes are typically smaller than your standard single-family detached home, a specific square footage is not assumed.**

Q. Could we address whether the college system sees housing as a viable use long term? - Councilperson Harrison

**Staff Response:** While city staff has had numerous discussions with college administration, we have not had any discussions with elected leadership. Whether or not



the College chose to initiate any additional development, be it housing, parking structures, or otherwise, would be entirely up to the College; as with any other property owner in the area. The Envision Oak Point community vision plan provides policy guidance as to community preferences that land owners may choose to take into consideration (or not) and is not intended to accurately or fully represent the specific intent of current property owners. Development decisions are made by the land owners, consistent with zoning and development allowances under the law. Under State law, the college district does not have to comply with all city zoning regulations, specifically land use. They may locate their district-related facilities, such as student housing, on their property regardless of our regulations. But they must comply with other city development standards, such as setbacks, height restrictions, and parking requirements.

Q. Could we address our interaction with college students and specifically how we explained the Activity Center concept? - Councilperson Harrison

Several students participated in our initial workshop in the spring. Not that age is a predictor of student status, but in this case it may be our best approximation. Of the 55 workshop participants, 5% were under the age of 20 and 5% were between 20 and 29, which would amount to no more than eleven participants in these age ranges. At least one of these individuals was a PISD student, while some young families also participated. All participants received the description below of the "Activity Center" chip (or sticker) used on the maps. This information was available in the slide show, discussed in the presentation, and also available for reference at each table.



## Activity Center

Housing Units

Jobs

92

81

2.9 acres



### Development Form and Character

- Main destination for social activity, typically includes retail, dining, employment, and open space opportunities
- Typically 2 -5 story buildings with a mix of uses
- Integrates residential development such as apartments and townhomes

### Housing Mix

Primary	Supplementary
Mixed-Use Multi-Family	Senior Living
Multi-Family	Townhomes



ENVISION OAK POINT  
Sustaining Community. Establishing Peace.

We also had three days of lunch-time pop-up events at Collin College. These events were focused on collecting comments, and not driven by discussion of specific land use categories, like the workshop. Comments were focused on what students wanted to see in the area and their favorite memories of the area. As an example, one day's outreach resulted in the following:





**TO:** Bruce D. Glasscock, City Manager

**FROM:** Christina Day, AICP, Director of Planning

**DATE:** May 25, 2018

**SUBJECT:** Envision Oak Point

## Comprehensive Plan Background

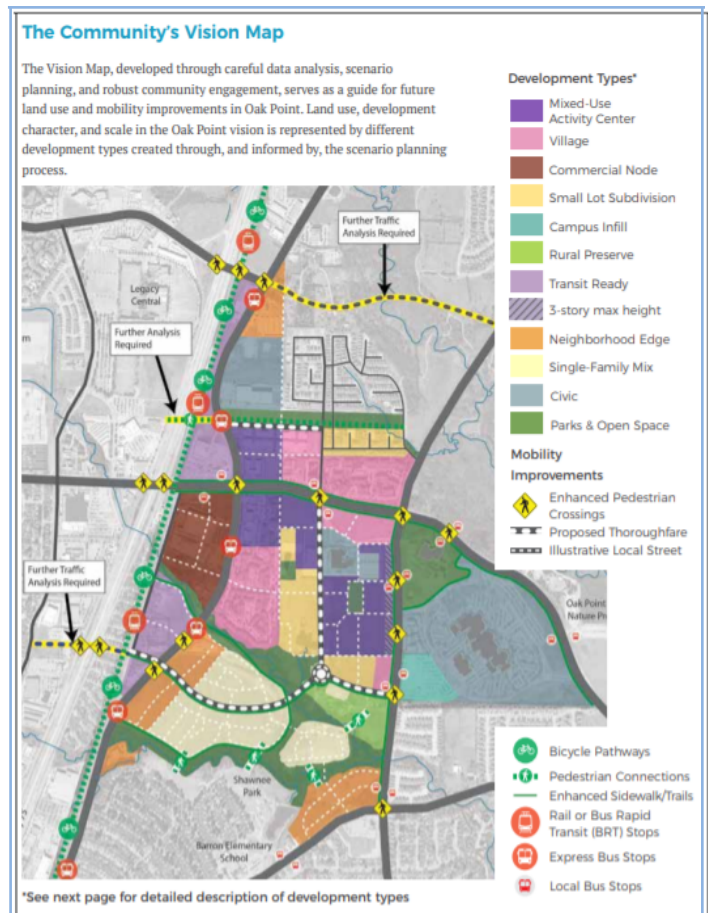
The City of Plano, which includes approximately 72 square miles of incorporated land area, has adopted a Comprehensive Plan to guide the growth, priorities, services, development, and redevelopment of the city over the next 20 years. The plan is a tool used to guide decision makers in the review of land use, transportation, housing, open space, infrastructure, and other fundamental city planning issues.

The plan is not binding, but provides a set of guidelines established through 41 policies, 273 action statements, and 5 supplementary maps. Because it is a guiding document, it does not contain specific regulations on individual properties. That level of detailed information is adopted within the city's zoning map and development regulations, which are guided and informed by the Comprehensive Plan.

Periodically, cities will utilize other long-range planning documents, such as specific area plans, to work symbiotically with a comprehensive plan to further refine the goals and expectations of their communities.

## Envision Oak Point Plan Background

In 2016, the city identified an area approximately one square mile in size, in the vicinity of Oak Point Park, for a small area study. The subject property was chosen due to its unique development conditions including existing businesses and underutilized commercial properties, undeveloped land, proximity to open space, and community facilities such as the Plano Event Center and Collin County



From Pg. 23 of the Envision Oak Point Plan

Community College. The purpose of the study was to establish actions and strategies which work in concert with the existing Comprehensive Plan to address key elements such as mobility, land use and design, community and economic development, and the natural environment in the Oak Point area. The Comprehensive Plan and Envision Oak Point Plan are intended to work together to better guide and inform future zoning, infrastructure, and development decisions within the area.





## **Chapter 2: Oak Point Community Vision**

The Envision Oak Point plan and recommendations are built upon the east Plano community's vision for the future. Community members were involved at all stages of the planning process through numerous public events and outreach efforts, and their feedback was thoughtfully considered every step of the way. These outreach results were used to inform a scenario planning process, a data-driven type of planning that provides a wealth of information about how the effects of policy choices play out compared to current trends. Community input and scenario results were essential in the creation of the Oak Point Community Vision, which acts as the foundation of Envision Oak Point's goals.






From Pg. 11 of the Envision Oak Point Plan

To ensure the vision met the desires of the community, a stakeholder committee was formed with representatives from adjacent neighborhoods, area property owners, faith-based organizations, city leadership and local partners including Plano Independent School District and Collin College. The committee worked diligently to articulate a vision based on the direct input of the citizens of Plano. Although the community's vision may differ from person to person, the plan is a product of the citizens of Plano, and is therefore an accurate representation of what people want.

Briefly, the plan:

-  Provides a clear vision formulated by community stakeholders
-  Provides guidance for property owners considering rezoning and development
-  Provides policy direction for decision makers during review of zoning requests
-  Provides a development framework to ensure availability of infrastructure

In contrast, the plan:

-  Does not modify zoning
-  Does not mandate a timeline for development to occur
-  Does not amend the Comprehensive Plan
-  Does not modify land uses or allowed densities
-  Does not approve any agreement with any property owner

## Zoning and Development

Communities have the authority to shape development. This process begins with establishing local land use policy and priorities through both comprehensive and specific area plans. These plans guide officials in producing zoning and development regulations, which must be compliant with federal, state, and local law. The adopted zoning and development regulations then limit development per the community's expectations.

One of the major purposes of the plan was to provide a starting point for individual property owners who are considering rezoning and development of their properties. To apply for rezoning, a property owner will submit an application and the standard review process will occur. All zoning cases will continue to be reviewed in accordance with the Comprehensive Plan, and if the Envision Oak Point Plan is approved, the community will receive the added benefit of a review looking through a more refined vision for this area. Furthermore, all rezoning requests will still allow citizens the opportunity to voice their opinion at public hearings (required for all zoning cases) both at Planning & Zoning Commission meetings and at City Council meetings.

### **Diverse Housing**

**Provide diverse housing that enables a high quality of life for all ages, household types, and income levels.**

Housing in Oak Point responds to the needs of the diverse population of northeast Plano. Oak Point's housing mix includes a broad range of small and medium lot single-family detached homes and townhomes, senior and student housing, and mixed-use housing in Oak Point's civic area and established transit station areas. Multigenerational housing that supports universal design techniques provide options for aging individuals and people with disabilities. This resilient mix provides an economical range of housing while meeting the changing demand for housing types as our population's needs change.

From Pg. 46 of the Envision Oak Point Plan

As Texans, we take property rights seriously. While some citizens may not prefer development of one kind or another, under the law, the city is still obligated to respect the rights of the property owner. What may look like an open, green field to a neighbor, may actually be a critical financial investment for an individual property owner, and our laws prohibit the city from halting development where it is allowed by right. Therefore, where appropriate zoning is in place, a property owner can apply for development and move forward with construction of a project, if the request meets the city's established regulations.

## Summary

Envision Oak Point works in concert with the existing Comprehensive Plan by providing refined policy guidance through maps, goals, policies, and actions that are tailored specifically to this area of Plano. It does not change zoning or modify land uses or densities, but communicates a potential vision for the area. That vision is dependent upon future requests by property owners, and if rezoning is proposed, would allow further input from the community including additional approval from City Council. Ultimately, if Envision Oak Point is approved, city officials will be able to utilize a new set of tools to review development proposals and infrastructure planning needs to guide a more coordinated development pattern in this area.