



CITY COUNCIL

1520 K Avenue, Plano, Texas 75074
Senator Florence Shapiro Council Chambers

DATE: April 9, 2018

TIME: 7:00 PM

CALL TO ORDER

INVOCATION: Pastor Julian McMillian - Grace Outreach Center

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Jr. Girl Scout Troop 1674 - Custer Road United Methodist Church

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: April is Sexual Assault Awareness Month. **Presented**

Presentation: Steve Funk, a member of Sustainability and Environmental Services, is receiving a certificate of appreciation from the City of Murphy for his service on the Solid Waste Collection Selection Committee. **Presented**

Proclamation: National Telecommunicators Week is April 8 – 14 and honors 9-1-1 dispatchers. **Presented**

Presentation: The Plano Public Library System has received the 2017 Achievement of Library Excellence Award from the Texas Municipal Library Directors Association. **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) March 20, 2018
March 26, 2018

Approved

Approval of Expenditures

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

- (b) RFB No. 2018-0122-B for the Animal Shelter Incinerator Replacement to ABM Building Services, LLC in the amount of \$233,090; and authorizing the City Manager to execute all necessary documents. **Approved**
- (c) RFB No. 2018-0252-B for J Avenue Parking Improvements to Josh Constructions LLC in the amount of \$264,580; and authorizing the City Manager to execute all necessary documents. **Approved using TIF funding**
- (d) RFB No. 2018-0247-B for Hunters Glen & Quail Creek Water Rehabilitation to Jeske Construction Company in the amount of \$1,441,140; and authorizing the City Manager to execute all necessary documents. **Approved**
- (e) RFB No. 2018-0115-C for a one (1) year contract with four (4) City optional renewals for Median and Right-Of-Way Mowing Groups A and B, for the Parks and Recreation Department to North Texas Lawn and Sprinkler, Inc. for Group A in the annual amount of \$110,911 and Southlake Landscaping and Maintenance, Inc. in the annual amount of \$139,089 for Group B, for a total annual estimated amount of \$250,000 for Groups A and B; and authorizing the City Manager to execute all necessary documents. **Approved**
- (f) RFB No. 2018-0170-B for Plano Median Improvements: Trees, Irrigation and Hardscape, Project No. 6616, to Central North Construction, LLC in the amount of \$353,666; and authorizing the City Manager to execute all necessary documents. **Approved**

Approval of Change Order

- (g) To ratify a decrease to the current awarded contract amount of \$5,437,450 by \$52,262, for a total contract amount of \$5,385,188, for Legacy West Wastewater Force Main from S.J. Louis Construction of Texas, LTD.; and authorizing the City Manager to execute all necessary documents. (Original Bid No. 2016-0571-B; Change Order No. 2) **Approved**

Approval of Expenditure

- (h) To approve an expenditure in the amount of \$553,227 for the purchase of real property and public use easements from Eastside 14th Street, LLC for Downtown Plano parking; and authorizing the City Manager to execute all necessary documents. **Approved**
- (i) To approve an expenditure for materials testing and inspection services for Cottonwood Creek Trail: Oak Point to Chaparral, Project No. 6445, in the amount of \$58,184 to Raba Kistner Infrastructure, Inc.; and authorizing the City Manager to execute all necessary documents. **Approved**

Adoption of Resolutions

- (j) **Resolution No. 2018-4-1(R):** In support of an application to the Texas Commission on the Arts for designation of the Legacy District of the City of Plano as a cultural district; and providing an effective date. **Adopted**
- (k) **Resolution No. 2018-4-2(R):** To authorize continued participation in the Steering Committee of Cities Served by Oncor; authorizing the payment of eleven cents (\$0.11) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC; and providing 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) Public Hearing and consideration of the Envision Oak Point Plan, a long-range vision and planning policy for northeast Plano's Oak Point community. **Tabled to May 14, 2018**
- (2) **Ordinance No. 2018-4-3:** To order a Special Election to be held on November 6, 2018 in and throughout the City of Plano, Texas for the purpose of consideration of recall of Council Member Place 7 – Tom Harrison; designating polling locations for such Special Election; ordering Notice of Election to be given as prescribed by law in connection with such election; and providing an effective date. **Adopted**

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: 4/9/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

CAPTION

Proclamation: April is Sexual Assault Awareness Month. **Presented**

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

CAPTION

Presentation: Steve Funk, a member of Sustainability and Environmental Services, is receiving a certificate of appreciation from the City of Murphy for his service on the Solid Waste Collection Selection Committee. **Presented**

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

CAPTION

Proclamation: National Telecommunicators Week is April 8 – 14 and honors 9-1-1 dispatchers. **Presented**

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Proclamations

Department Head:

Agenda Coordinator:

CAPTION

Presentation: The Plano Public Library System has received the 2017 Achievement of Library Excellence Award from the Texas Municipal Library Directors Association. **Presented**

FINANCIAL SUMMARY

FUND(S):

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Plano Tomorrow Plan Pillar:



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: City Secretary

Department Head: Lisa Henderson

Agenda Coordinator: Lisa Henderson

CAPTION

March 20, 2018

March 26, 2018

Approved

FINANCIAL SUMMARY

Not Applicable

FUND(S): N/A

COMMENTS:

SUMMARY OF ITEM

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

Regionalism

ATTACHMENTS:

Description	Upload Date	Type
3/20/2018 Work Session	4/2/2018	Minutes
3/20/2018 Regular Session	4/2/2018	Minutes

03/26/2018 Work Session
3/26/2018 Regular Session

4/2/2018 Minutes
4/2/2018 Minutes

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
March 20, 2018**

COUNCIL MEMBERS PRESENT

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

STAFF PRESENT

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

Mayor LaRosiliere called the meeting to order at 5:00 p.m., Tuesday, March 20, 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 5:36 p.m. in the Senator Florence Shapiro Council Chambers.

- **Consideration and action resulting from Executive Session discussion**
- **North Texas Municipal Water District Water Testing and Quality Update**

The remaining items were presented in the regular meeting.

With no further discussion, the Preliminary Open Meeting was adjourned at 7:04 p.m.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL
REGULAR SESSION
March 20, 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
Jim Parrish, Deputy City Manager
Jack Carr, Deputy City Manager
Mark Israelson, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor LaRosiliere convened the Council into the Regular Session on Tuesday, March 20, 2018 at 7:04 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Invocation and Pledge

Pastor Jackie Linden-Schade with Preston Meadow Lutheran Church led the invocation and Fire-Rescue Explorer Post 215 led the Pledge of Allegiance and Texas Pledge.

Proclamations and Special Recognitions

Proclamation: April is Fair Housing Month and includes Community Development Block Grant Week, April 2 - 6.

Items Moved from the Preliminary Open Meeting

- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**
- **Discussion and direction re: Board and Commission Review Process**
- **Quarterly Investment Report - December 2017**
- **Media Relations Departmental Update**
- **School Resource Officer Expansion Presentation**
Council expressed concurrence to move forward with the expansion of the School Resource Officer Program by adding 15 additional officers.
- **Mayor's Update Report re: Transportation**

Council took a brief recess at 7:54 p.m. and reconvened at 8:01 p.m.

Comments of Public Interest

Betsy Friauf spoke to Councilman Harrison's Facebook posts.
Vicki Cravens spoke to xenophobia concerns.
Spencer Smith spoke to a bio remediation product and water quality.
Jamie Smith-Stephens representing Safe Water North Texas spoke to water quality concerns.
Scott Coleman spoke to the opening of a new charter school in the city.
Vy Le spoke to water quality concerns.
Regina Imburgia spoke to water quality concerns.
Elisabeth Taquino spoke to water quality concerns.
Gregg Knapp spoke to the handling of Council Members Harrison's Facebook posts.
Sandy Dixon spoke to the recall petition process.
Matt Dixon spoke to a Planning and Zoning Commission member's Facebook posts.
William Lewis Rhoades spoke to water quality concerns.
Sergeant Darnell spoke to water quality concerns.

Consent Agenda

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

Approval of Minutes

February 26, 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. 2018-0178-P for the initial term of \$1,750,059 or two (2) years, whichever occurs first, with two (2) City optional renewals, if necessary, for the Pavement Maintenance Requirements Contract - Minor Repair IV, Project No. 6948, for Public Works to Jim Bowman Construction Company, L.P. in the amount of \$1,750,059 for each term; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "B")

RFQ No. 2017-0092-X for consulting services for the design of a private fiber network for Technology Services to Capco Communications, Inc. in the estimated amount of \$692,335; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "C")

RFB No. 2018-0104-C for a one (1) year contract with four (4) one-year City optional renewals for Granular Fertilizer for the Parks and Recreation Department to Greensmiths, Inc. in the estimated annual amount of \$55,000; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "D")

RFB No. 2018-0121-C for a one (1) year contract with four (4) one-year City optional renewals for Athletic Field Fertilizer for the Parks and Recreation Department to BWI Companies, Inc. in the estimated annual amount of \$77,840; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

RFB No. 2018-0090-B for Cottonwood Creek Trail: Oak Point to Chaparral, Project No. 6445, to HQS Construction, LLC in the amount of \$1,691,639; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “F”)

RFB No. 2017-0136-C for a contract ending January 21, 2020 with three (3) one-year City optional renewals for Parks and Athletics Sites Litter Removal for the Parks and Recreation Department to Lawn Star Landscape in the estimated first term amount of \$415,962 and to Premier Building Maintenance in the estimated first term amount of \$183,583 for an estimated total contract award, including all optional renewals, of \$1,712,740; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “G”)

Purchase from an Existing Contract

To approve the purchase of hardware and software for a one (1) year contract with two (2) City optional renewals for Technology Services in the amount of \$233,683 from Nokia of America Corporation through an existing contract; and authorizing the City Manager to execute all necessary documents. (Houston-Galveston Area Council #RA05-15) (Consent Agenda Item “H”)

To approve the purchase of a Leica P40 3D Scanner for the Police Department in the amount of \$124,401 from Geomatic Resources through an existing Texas Department of Information Resources (DIR) contract; and authorizing the City Manager to execute all necessary documents. (DIR Contract No. DIR-TSO-3730) (Consent Agenda Item “I”)

Approval of Contract Modification

To approve an Amended and Restated Economic Development Incentive Agreement between the City of Plano, Texas, and General Dynamics Mission Systems, Inc., a Delaware corporation (“Company”), providing an economic development grant to the Company; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “J”)

Approval of Change Order

To approve an increase to the current awarded contract amount of \$2,279,108 by \$137,089, for a total contract amount of \$2,416,197, for the Residential Concrete Pavement Rehab Zone I6 North, Project No. 6716, from Jim Bowman Construction Company L.P. for Public Works; and authorizing the City Manager to execute all necessary documents. (Contract No. 2016-0342-B; Change Order No. 3) (Consent Agenda Item “K”)

Approval of Expenditure

To approve an expenditure for design services to prepare construction documents for Arbor Hills Nature Preserve - Restroom and Storage, Project No. 6967, in the amount of \$99,600 from Pacheco Koch Consulting Engineers, Inc.; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “L”)

To approve an expenditure for master planning services to prepare the Oak Point Park and Nature Preserve Natural Resources Master Plan, Project No. 6975, in the amount of \$119,750 from Studio Outside, LLC; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “M”)

To approve an expenditure for engineering design services for the Legacy Trail: Means Drive to Penelope Lane, Project No. 6977, in the amount of \$276,900 from Pacheco Koch Consulting Engineers, Inc.; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “N”)

Adoption of Resolutions

Resolution No. 2018-3-1(R): To approve the Investment Portfolio Summary for the Quarter Ended December 31, 2017; and providing an effective date. (Consent Agenda Item “O”)

Resolution No. 2018-3-2(R): To approve the application for participation in Texas CLASS (Texas CLASS Government) and Texas Cooperative Liquid Assets Security System program (Texas Class), public funds investment pools; and providing an effective date. (Consent Agenda Item “P”)

Adoption of Ordinances

Ordinance No. 2018-3-3: To approve a Tariff authorizing an annual Rate Review Mechanism “RRM” as a substitution for the annual interim rate adjustment process defined by Section 104.301 of the Texas Utilities Code, and as negotiated between Atmos Energy Corp., Mid-Tex Division and the Steering Committee of the Cities Served by Atmos; requiring the Company to reimburse cities’ reasonable ratemaking expenses; adopting a savings clause; determining that this Ordinance was passed in accordance with the requirements of the Open Meetings Act; providing a repealer clause; declaring an effective date; and requiring delivery of this Ordinance to the Company and legal counsel for the Steering Committee. (Consent Agenda Item “Q”)

End of Consent Agenda

Items for Individual Consideration

Ordinance No. 2018-3-4: To determine a public use, need and necessity for the acquisition of a hike and bike trail easement for a portion of a tract of land conveyed to DFW Trio Investments, L.P., as described in Instrument Number 2012-982900, Official Public Records, Collin County, Texas, generally located at 600 Ohio Dr., Plano, Texas 75093 in the Martha McBride Survey, Abstract No. 553, Collin County, City of Plano, Texas, being out of Lot 1, Block 1, Quik-Way Retail, an addition to the City of Plano as recorded in Cabinet Y, Slide 679 of the deed records of Collin County, Texas, as shown on the attached Exhibit “A”; for the public use of constructing, reconstructing, using, maintaining and operating a municipal hike and bike trail and related public improvements in the City of Plano, Collin County, Texas; authorizing the City Manager and City Attorney, or their respective designees, to acquire the property including making initial and bona fide offers, and authorizing the City Attorney to file proceedings in eminent domain to condemn the needed real property for public use, if necessary; and providing an effective date. (Regular Agenda Item “1”)

MOTION: Upon a motion made by Council Member Ricciardelli and seconded by Council Member Smith, the Council voted 3-5, with Mayor LaRosiliere, Mayor Pro Tem Grady, Deputy Mayor Pro Tem Kelley, Council Members Miner and Prince in opposition, to table the item to the April 9, 2018 council meeting. Motion failed.

MOTION: Upon a motion made by Deputy Mayor Pro Tem Kelley and seconded by Council Member Prince, the Council voted 6-2, with Council Members Ricciardelli and Harrison in opposition, to authorize the use of the power of eminent domain to acquire all of the easement property described in Exhibit “A” attached to the proposed ordinance for the public use of hike and bike trail improvements for the Preston Ridge Trail Connector project; and further to adopt Ordinance No. 2018-3-4.

With no further discussion, the Regular City Council Meeting adjourned at 8:56 p.m.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
March 26, 2018**

COUNCIL MEMBERS PRESENT

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

COUNCIL MEMBERS ABSENT

Kayci Prince

STAFF PRESENT

Jim Parrish, Deputy City Manager
Jack Carr, Deputy City Manager
Mark Israelson, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor LaRosiliere called the meeting to order at 5:00 p.m., Monday, March 26, 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**
- **2017 Citizen Survey Results**
- **Fiscal Year 2017-18 Status Report and Three-Year Financial Forecast Presentation**
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

The remaining items were presented in the regular meeting.

With no further discussion, the Preliminary Open Meeting was adjourned at 6:58 p.m.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, City Secretary

**PLANO CITY COUNCIL
REGULAR SESSION
March 26, 2018**

COUNCIL MEMBERS PRESENT

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

COUNCIL MEMBERS ABSENT

Kayci Prince

STAFF PRESENT

Jim Parrish, Deputy City Manager
Jack Carr, Deputy City Manager
Mark Israelson, Deputy City Manager
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor LaRosiliere convened the Council into the Regular Session on Monday, March 26, 2018 at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Invocation and Pledge

Dr. Craig Curry with First Baptist Church Plano led the invocation and Boy Scout Troop 221 with Custer Road United Methodist Church led the Pledge of Allegiance and Texas Pledge.

Proclamations and Special Recognitions

Presentation: The City of Plano has been recognized as the Best Place To Work in the Star Local Media 2017 Readers' Choice program.

Presentation: Frank Turner, retired Plano Deputy City Manager, was presented with the Texas Masonic Community Builder Award.

Comments of Public Interest

Colleen Epstein spoke to recall petition concerns.

Miguel Palacios spoke to Collin County LULAC #4537 supporting the censure of Council Member Harrison.

Items Moved from the Preliminary Open Meeting

- **Park Fee Update**
- **Human Resources/Risk Departmental Presentation**

Consent Agenda

MOTION: Upon a motion made by Mayor Pro Tem Grady and seconded by Deputy Mayor Pro Tem Kelley, the Council voted 7-0 to approve all items on the Consent Agenda as follows:

Approval of Expenditures

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

RFB No. 2018-0207-B for Billingsley Lift Station Upgrade to Axis Construction, LP in the amount of \$128,800; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “A”)

RFB No. 2018-0152-C for a one (1) year contract with four (4) one-year City optional renewals for Custodial Services for Various Locations for the Facilities Department to Eagle Maintenance Company, Inc. in the estimated annual amount of \$1,338,152; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

Purchase from an Existing Contract

To approve the purchase of an Opticom Emergency Vehicle Preemption System upgrade for Engineering from Consolidated Traffic Controls, Inc. through an existing HGAC contract in the amount of \$335,859; and authorizing the City Manager to execute all necessary documents. (HGAC Contract No. PE-05-17) (Consent Agenda Item “C”)

Approval of Contract Modification

To approve and authorize the First Modification to Interlocal Agreement by and between the City of Plano, Texas and the Frisco Independent School District for the operation of the Police/School Resource Officer Program; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “D”)

To approve and authorize the First Modification to Interlocal Agreement by and between the City of Plano, Texas and the Plano Independent School District for the operation of the Police/School Resource Officer Program; authorizing its execution by the City Manager; and providing an effective date. (Consent Agenda Item “E”)

Approval of Change Order

To ratify an increase to the current awarded contract amount of \$708,450 by \$57,885, for a total contract amount of \$766,335, for Intersection Improvements 2005 from Jim Bowman Construction Co., L.P.; and authorizing the City Manager to execute all necessary documents. (Original Bid No. 2007-119-B; Change Order No. 2) (Consent Agenda Item “F”)

To ratify an increase to the current awarded contract amount of \$821,638 by \$72,068, for a total contract amount of \$893,706, for 14th Street and George Bush Turnpike Waterlines from Jim Bowman Construction Co., L.P.; and authorizing the City Manager to execute all necessary documents. (Original Bid No. 2010-81-B; Change Order No. 2) (Consent Agenda Item “G”)

To ratify a decrease to the current awarded contract amount of \$490,016 by \$174,138, for a total contract amount of \$315,878, for Intersection Improvements; Jupiter, Park, Independence, Ohio & Rambling Way from Jim Bowman Construction Co., L.P.; and authorizing the City Manager to execute all necessary documents. (Original Bid No. 2009-177-B; Change Order No. 1) (Consent Agenda Item “H”)

Approval of Expenditure

To ratify an expenditure in the amount of \$578,293 for RFB No. 2018-0048-B for Russell Creek Park Athletic Field Lighting, Project No. 6890, to NEMA3 Electrical Contractors, Inc.; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “I”)

Approval of Contract / Agreement

To approve an Interlocal Cooperation Agreement by and between the City of Plano, Texas and the Town of Fairview, Texas to allow employees of the Town of Fairview to attend classes offered by the City of Plano Professional Development Center in the estimated annual receivable amount of \$2,000; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “J”)

Adoption of Resolutions

Resolution No. 2018-3-5(R): To support a DART Draft Environmental Impact Statement for the Cotton Belt Corridor Regional Rail Project from Shiloh Road in the City of Plano to DFW Airport. (Consent Agenda Item “K”)

Resolution No. 2018-3-6(R): To authorize the sale of an Easement for Right-of-Way Wastewater Conveyance Pipeline to the North Texas Municipal Water District for their Indian Creek Lift Station No. 2; authorizing the City Manager to execute any and all documents in connection therewith; and providing an effective date. (Consent Agenda Item “L”)

Adoption of Ordinances

Ordinance No. 2018-3-7: To repeal Ordinance No. 2017-9-11; establishing the number of certain classifications within the Police Department for fiscal year 2017-18; establishing the authorized number and effective dates of such positions for each classification; establishing a salary plan for the Police Department effective April 1, 2018; and providing a repealer clause, a severability clause and an effective date. (Consent Agenda Item “M”)

Ordinance No. 2018-3-8: To transfer the sum of \$973,288 from the General Fund Unappropriated fund balance to the General Fund Operating Appropriation for fiscal year 2017-18 for the purpose of providing funding for the modified reimbursement model rate with Frisco ISD and for personnel expenditures related to the hiring of an additional fifteen (15) Police Officers, amending the Budget of the City adopted by Ordinance No. 2017-9-6, specifically Section 1, Item “A”, 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. 2018-3-9: To provide certain Heritage Resources within the City ad valorem tax relief as allowed by the Heritage Tax Exemption Program Ordinance, providing a severability clause, and an effective date. (Consent Agenda Item “O”)

Ordinance No. 2018-3-10: To authorize the issuance of “City of Plano, Texas, General Obligation Bonds, Series 2018”; levying a continuing direct annual ad valorem tax for the payment of said Bonds; resolving other matters incident and related to the issuance, sale, payment and delivery of said Bonds; establishing procedures for the sale and delivery of said Bonds; and delegating matters relating to the sale and issuance of said Bonds to an authorized City official; and providing a severability clause and an effective date. (Consent Agenda Item “P”)

Ordinance No. 2018-3-11: To authorize the issuance of “City of Plano, Texas, Waterworks and Sewer System Revenue Bonds, Series 2018”; pledging the net revenues of the City’s combined waterworks and sewer system to the payment of the principal of and interest on said Bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said Bonds, including establishing parameters and delegating matters to certain City officials; and providing a severability clause and an effective date. (Consent Agenda Item “Q”)

End of Consent Agenda

Items for Individual Consideration

Public Hearing and adoption of Ordinance No. 2018-3-12 as requested in Zoning Case 2017-037 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend and expand Planned Development-129-General Office on 57.6 acres and rescind Specific Use Permit #105 for Hospital on approximately 50.1 acres of land located on the east side of Coit Road and the north and south sides of 15th Street, in the City of Plano, Collin County, Texas, currently zoned Planned Development-129-General Office with Specific Use Permit #105 for Hospital and Planned Development-137-General Office with Specific Use Permit #609 for Helistop; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Applicant: HSP of Texas, Inc. (Regular Agenda Item “1”)

Bill Dahlstrom representing the property owner spoke to the project and requested the Council’s support. Mayor LaRosiliere opened the public hearing. Barry Knight representing the adjacent property owner, Aspen Bluff, LLC, spoke in support of the project and requested a wording change in the ordinance, Section II, 2(b)(i) to read Maximum height for any new building 80 feet from a residential district boundary line and the right-of-way of Amelia Court shall be four stories, not to exceed 80 feet. Mayor LaRosiliere closed the public hearing.

MOTION: Upon a motion made by Mayor LaRosiliere and seconded by Council Member Miner, the Council voted 7-0, to amend and expand Planned Development-129-General Office on 57.6 acres and rescind Specific Use Permit #105 for Hospital on approximately 50.1 acres of land located on the east side of Coit Road and the north and south sides of 15th Street, in the City of Plano, Collin County, Texas, currently zoned Planned Development-129-General Office with Specific Use Permit #105 for Hospital and Planned Development-137-General Office with Specific Use Permit #609 for Helistop; as requested in Zoning case 2017-037; amending the ordinance wording as requested; and further to adopt Ordinance No. 2018-3-12.

Public Hearing and adoption of Ordinance No. 2018-3-13 as requested in Zoning Case 2017-039 to amend Section 6.200 (Certificates of Occupancy) of Article 6 (Specific Use Permits and Certificates of Occupancy) and related sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, pertaining to Certificates of Occupancy and Land Occupancy Permits; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. (Regular Agenda Item “2”)

Mayor LaRosiliere opened the public hearing. No one appeared to speak. Mayor LaRosiliere closed the public hearing.

Public Hearing and adoption of Ordinance No. 2018-3-13(Cont'd.)

MOTION: Upon a motion made by Mayor Pro Tem Grady and seconded by Deputy Mayor Pro Tem Kelley, the Council voted 7-0, to amend Section 6.200 (Certificates of Occupancy) of Article 6 (Specific Use Permits and Certificates of Occupancy) and related sections of the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, pertaining to Certificates of Occupancy and Land Occupancy Permits; as requested in Zoning case 2017-039; and further to adopt Ordinance No. 2018-3-13.

With no further discussion, the Regular City Council Meeting adjourned at 8:32 p.m.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, City Secretary



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Facilities

Department Head: B. Caleb Thornhill

Agenda Coordinator: Michael Parrish x7554

CAPTION

RFB No. 2018-0122-B for the Animal Shelter Incinerator Replacement to ABM Building Services, LLC in the amount of \$233,090; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

CIP

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	515,875	927,203	65,000	1,508,078
Encumbered/Expended Amount	-515,875	-628,699	0	-1,144,574
This Item	0	-233,090	0	-233,090
Balance	0	65,414	65,000	130,414

FUND(S): Capital Maintenance Fund

COMMENTS:

Funding for this item is available in the 2017-18 Capital Maintenance Fund Budget. Replacement of the incinerator at the Plano Animal Shelter, in the amount of \$233,090, will leave a current year balance of \$65,414 available for future expenditures related to maintaining and improving the Plano Animal Shelter.

SUMMARY OF ITEM

See Recommendation Memo.

Strategic Plan Goal:

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

Plano Tomorrow Plan Pillar:

Social Environment

ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memo	3/30/2018	Memo
Bid Recap	3/29/2018	Bid Recap

Date: March 13, 2018

To: Bruce D. Glasscock
City Manager

Via: B. Caleb Thornhill
Director of Engineering

From: Richard Medlen
Facilities Maintenance Superintendent

Subject: Animal Shelter – Incinerator Replacement – Bid #2018-0122-B

I have reviewed the bid submitted to replace the Animal Shelter Incinerator and recommend award to the lowest responsive responsible bid submitted by ABM Building Services, LLC, for the amount of \$233,090, which meets bid specification. There were no additional bids submitted.

The existing incinerator is over thirteen (13) years old and has deteriorated such that replacement is required to meet the needs of the Animal Shelter.

The funding for the project is in the Capital Reserve Fund Account 54425 Animal Shelter.

Please contact me if you have any questions.

/md

cc: Jamey Cantrell
Earl Whitaker
Jim Razinha
Matt Yager
Richard Sievert

CITY OF PLANO

BID NO. 2018-0122-B

ANIMAL SHELTER INCINERATOR REPLACEMENT

BID RECAP

Bid Opening Date/Time: February 21, 2018 @ 2:00 PM

Number of Vendors Notified: 1,365

Vendors Submitting "No Bids": 0

Number of Non-Responsive Bids: 0

Number of Responsive Bids Submitted: 1

<u>Vendor Name</u>	<u>Base Bid</u>
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ABM Building Services, LLC	\$233,090
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Recommended Vendor:

ABM Building Services, LLC	\$233,090
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Michael Parrish

March 27, 2018

Michael Parrish, Senior Buyer

Date



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Libby McCabe

CAPTION

RFB No. 2018-0252-B for J Avenue Parking Improvements to Josh Constructions LLC in the amount of \$264,580; and authorizing the City Manager to execute all necessary documents. **Approved using TIF funding**

FINANCIAL SUMMARY

CIP

FISCAL YEAR:	2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		64,556	923,792	0	988,348
Encumbered/Expended Amount		-64,556	0	0	-64,556
This Item		0	-264,580	0	-264,580
BALANCE		0	659,212	0	659,212

FUND(S): Street Improvements CIP

COMMENTS: Funding for this item is available in the 2017-18 Street Improvements CIP. Construction of the J Avenue Parking project, in the amount of \$264,580, will leave a project balance of \$659,212 available for future expenditures on this or other street improvement projects.

SUMMARY OF ITEM

See Recommendation Memorandum.

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

ATTACHMENTS:

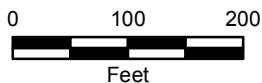
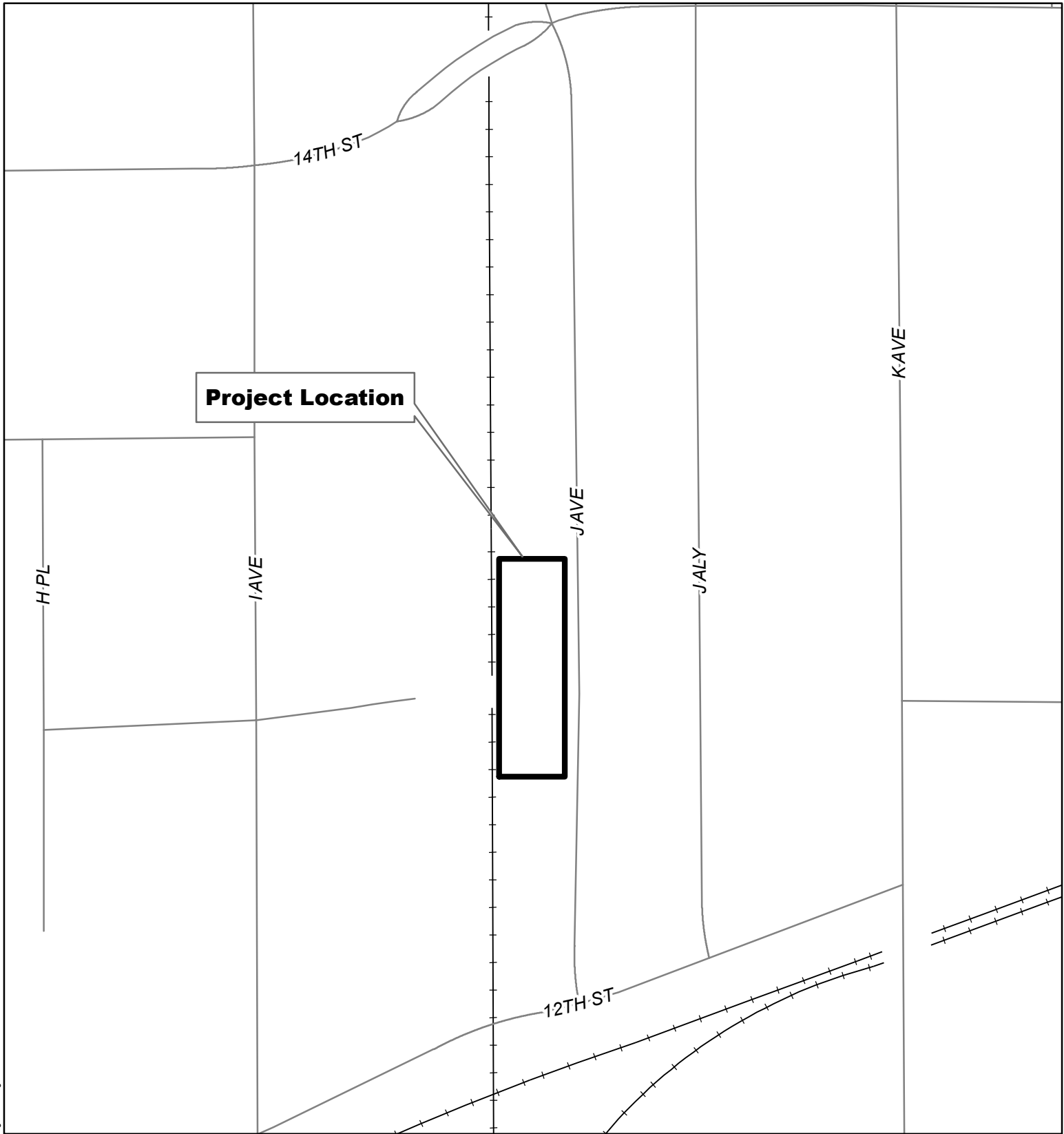
Description	Upload Date	Type
Memo	4/5/2018	Memo
Map	3/28/2018	Map
Bid Recap	4/5/2018	Bid Recap

Date: April 9, 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 2018-0252-B for J Avenue Parking Improvements - Project No. 6637

The Engineering Department accepted bids on March 22, 2018 for the J Avenue Parking Improvements project for the extension of the existing parking lot on J Avenue.

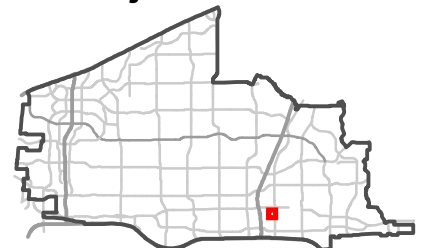
The lowest responsive and responsible bid was submitted by Josh Constructions LLC, in the amount of \$264,580.00. There were a total of 11,085 vendors notified of this project. Eight (8) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, the city will not be able to provide additional parking in the downtown area.



J Avenue Parking Improvements Project No. 6637

Project Location



CITY OF PLANO

RFB (CIP)

Bid No. 2018-0252-B

J Avenue Parking Improvements

Project No. 6637

Bid Recap

Bid Opening Date/Time: March 22, 2018 @ 2:00 PM (CST)

Number of Vendors Notified: 11,085

Vendors Submitting "No Bids": 0

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 8

<u>Vendor:</u>	<u>Total Bid</u>
Josh Constructions LLC	\$264,580.00
Ironhorse Unlimited, Inc.	\$271,263.00
Wall Enterprises	\$277,665.50
West Texas Rebar Placers, Inc.	\$279,437.50
2 L Construction, LLC	\$281,121.00
New World Contracting, LLC	\$302,473.00
Advance Contracting Group	\$303,670.00
FNH Construction, LLC	\$405,390.00

Recommended Vendor:

Josh Constructions LLC	\$264,580.00
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Angie Morales

Angie Morales, Purchasing Assistant

March 22, 2018

Date



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Libby McCabe

CAPTION

RFB No. 2018-0247-B for Hunters Glen & Quail Creek Water Rehabilitation to Jeske Construction Company in the amount of \$1,441,140; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

CIP

FISCAL YEAR:	2017-18 & 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		75,871	1,404,129	250,000	1,730,000
Encumbered/Expended Amount		-75,871	-57,253	0	-133,124
This Item		0	-500,000	-941,140	-1,441,140
BALANCE		0	846,876	-691,140	155,736

FUND(S): Street Improvements CIP & Water CIP

COMMENTS: Funding for this item is available in the 2017-18 Street Improvements CIP and Water CIP, and is planned for future years. Construction of the Hunters Glen & Quail Creek Water Rehabilitation project, in the total amount of \$1,441,140, will leave a project balance of \$155,736 available for future project expenditures.

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, Economic Environment

ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memorandum	3/28/2018	Memo
Map	3/28/2018	Map
Bid Recap	3/28/2018	Bid Recap

Date: April 9, 2018

To: Bruce D. Glasscock, City Manager

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

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

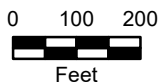
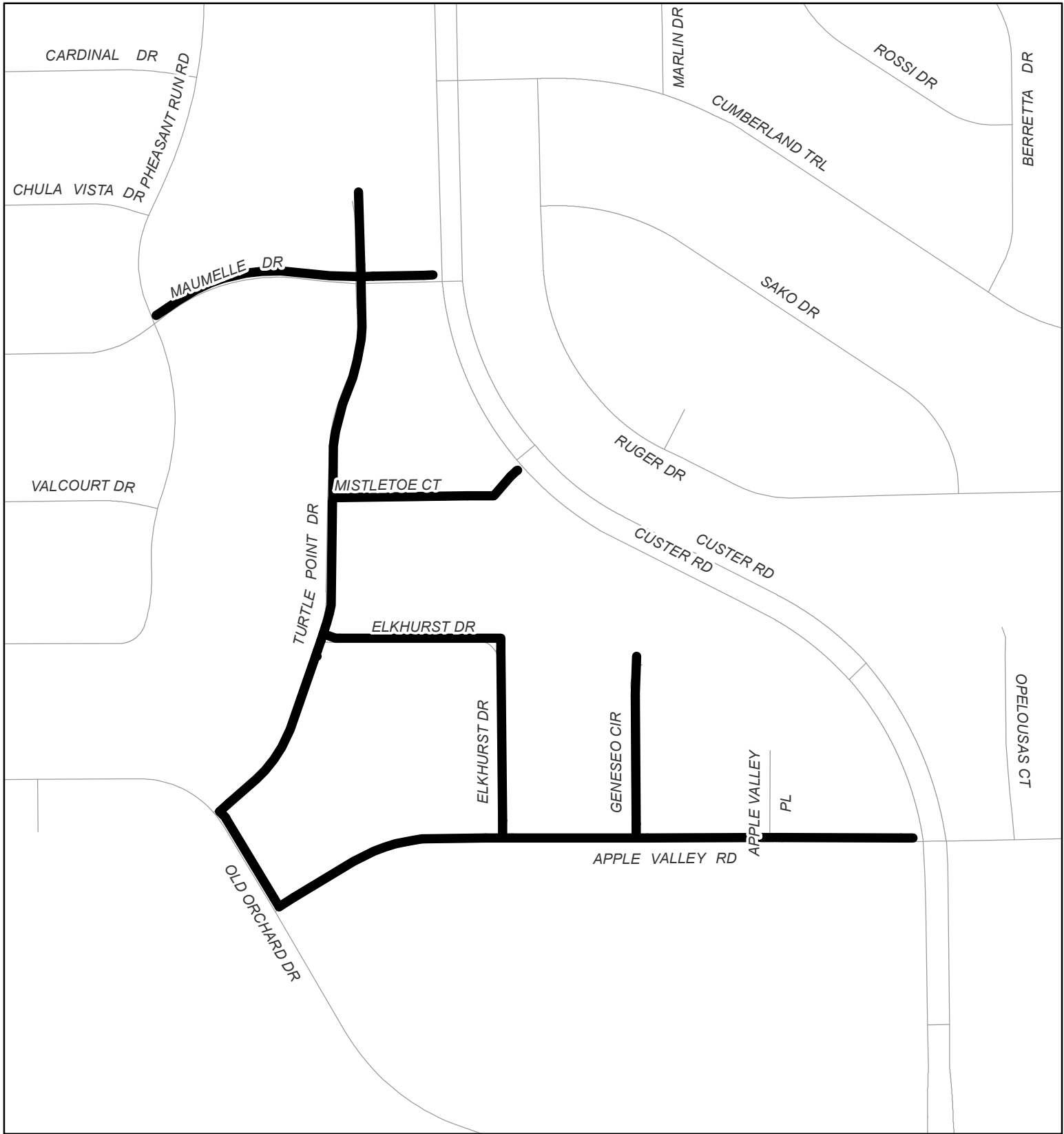
Subject: Award of Bid 2018-0247-B for Hunters Glen & Quail Creek Water Rehabilitation - Project No. 6832

The Engineering Department accepted bids on March 15, 2018 for the Hunters Glen & Quail Creek Water Rehabilitation project. The project includes the replacement of approximately 6,000 linear feet of the existing 6", 8" and 10" water main along the following streets:

1. Maumelle Drive – Pheasant Run to Custer Road
2. Turtle Point – Apple Valley Drive to end
3. Old Orchard Drive – Apple Valley Drive to Turtle Point
4. Apple Valley Drive – Old Orchard Drive to Custer Road
5. Mistletoe Court – Turtle Point to Custer Road
6. Elkhurst Drive – Apple Valley Drive to Turtle Point Circle
7. Genesco Circle – Apple Valley Drive to end

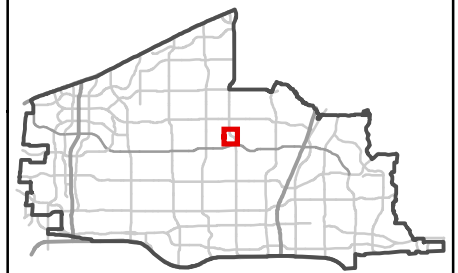
The lowest responsive and responsible bid was submitted by Jeske Construction Company, an S Corporation, in the amount of \$1,441,140.00. There were a total of 12,280 vendors notified of this project. Twelve complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, existing aged cast iron water lines will continue to deteriorate, resulting in higher maintenance cost and water service disruption to the residents.



Hunters Glen & Quail Creek Water Rehabilitation Project No. 6832

Project Location



CITY OF PLANO

RFB (CIP)

Bid No. 2018-0247-B

Hunters Glen & Quail Creek Water Rehabilitation Project No. 6832

Bid Recap

Proposal Opening Date/Time: March 15, 2018 @ 2:00 PM (CST)

Number of Vendors Notified: 12,280

Vendors Submitting "No Bids": 0

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 12

<u>Vendor:</u>	<u>Total Bid</u>
Jeske Construction Company	\$1,441,140.00
Camino Construction, L.P.	\$1,568,068.00
RKM Utility Services, Inc.	\$1,627,557.00
Reytech Services, LLC	\$1,658,381.55
Flow Line Utilities, Inc.	\$1,685,867.00
KIK Underground, LLC	\$1,695,776.85
Tri-Con Services, Inc.	\$1,738,000.00
Dowager Utility Construction, Ltd.	\$2,055,082.00
FNH Construction, LLC	\$2,071,884.50
RoeschCo Construction, Inc.	\$2,259,503.00
Joe Funk Construction	\$2,294,116.59
HQS Construction, LLC	\$2,382,429.80

Recommended Vendor:

Jeske Construction Company	\$1,441,140.00
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Angie Morales

Angie Morales, Purchasing Assistant

March 15, 2018

Date



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Parks

Department Head: Robin Reeves

Agenda Coordinator: Kimberly Williams ext. 7204

CAPTION

RFB No. 2018-0115-C for a one (1) year contract with four (4) City optional renewals for Median and Right-Of-Way Mowing Groups A and B, for the Parks and Recreation Department to North Texas Lawn and Sprinkler, Inc. for Group A in the annual amount of \$110,911 and Southlake Landscaping and Maintenance, Inc. in the annual amount of \$139,089 for Group B, for a total annual estimated amount of \$250,000 for Groups A and B; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

Operating Expense

FISCAL YEAR:	2017-18 thru 2022-23	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		0	855,880	1,125,000	1,980,880
Encumbered/Expended Amount		0	-348,936	0	-348,936
This Item		0	-125,000	-1,125,000	-1,250,000
BALANCE		0	381,944	0	381,944

FUND(S): General Fund

COMMENTS: This item provides price quotes. Expenditures will be made within the Parks & Recreation Department's approved budget appropriations for each year of the contract. The estimated amount to be spent in FY 2017-18 for the remaining current year on this contract is \$125,000 with the remaining balance to be used for other contractual expenditures. The estimated future amount for this item is \$1,125,000 (\$250,000 in FY 2018-19, \$250,000 in FY 2019-20, \$250,000 in FY 2020-21, \$250,000 in FY 2021-22, and \$125,000 in FY 2022-23).

SUMMARY OF ITEM

See Recommendation Memo.

Strategic Plan Goal:

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

Plano Tomorrow Plan Pillar:

Natural Environment

ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memo	4/2/2018	Memo
Bid Recap	3/29/2018	Bid Recap

Date: March 21, 2018

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

From: Ron Smith, Park Services Manager

Subject: Award Recommendation – 2018-0115-C - Median and Right-of-way Mowing and Landscape Maintenance

This contract is for median and right-of-way mowing, tree maintenance, litter collection, and mulch maintenance at various locations throughout the city along multiple high traffic thoroughfares. The locations have been mapped and divided into two groups titled Groups A and B. Group A is comprised of 11 locations totaling 82.96 acres and includes Jupiter Road, Los Rios Drive, and 14th Street. Group B is comprised of 8 locations totaling 99.78 acres, and includes Plano Parkway, Parker Road, and Legacy Drive. The type of work and services to be performed in both groups is equivalent. The initial contract term for both groups is one year with four City-optional one-year renewals.

This bid is awarded to the lowest responsive, responsible bidders meeting the bid specifications in each group. North Texas Lawn and Sprinkler is recommended for award of Group A in the amount of \$110,911 (this amount includes the bid price of \$95,871 and an estimated additional \$15,040 for optional contract services for unforeseen projects). Individual unit pricing was provided by the vendor during the bid process for the aforementioned optional services. Any optional services requested of the vendor by the department will be done so using these pre-established unit prices.

Southlake Landscaping and Maintenance, Inc. is recommended for award of Group B in the amount of \$139,089 (this amount includes the bid price of \$124,048 and an estimated additional \$15,040 for optional contract services for unforeseen projects). Individual unit pricing was provided by the vendor during the bid process for the aforementioned optional services. Any optional services requested of the vendor by the department will be done so using these pre-established unit prices.

The total annual estimated contract amount for groups A and B is \$250,000, which includes the bid prices plus additional services for unforeseen projects and services which may include additional mowing rotations depending on weather, irrigation repairs, tree replacements, and drought mitigation projects on an annual basis utilizing optional unit pricing provided in the bid.

If the contract is not awarded, numerous medians and rights of way will become non-compliant with City of Plano municipal codes and ordinances for weeds, rubbish, and traffic visibility. In addition, unforeseen repairs may be delayed.

CITY OF PLANO

BID No. 2018-0115-C

Median and Right-of-Way Mowing Groups A and B

BID Recap

Proposal Opening Date/Time: February 12, 2018 @ 2:00 pm (CST)

Number of Vendors Notified: 2571

Vendors Submitting "No Bids": 0

Number of Bids Submitted: 6

	Totals
GROUP A	
North Texas Lawn and Sprinkler, Inc.	\$ 95,871.00
Southlake Landscaping and Maintenance, Inc.	\$ 101,886.90
Weldon's Lawn and Tree	\$ 108,360.00
Greener Pastures Landscape LLC.	\$ 110,168.62
Carruthers Landscape Management	\$ 123,552.00
Good Earth Corporation	\$ 132,552.00
GROUP B	
Southlake Landscaping and Maintenance, Inc.	\$ 124,048.80
North Texas Lawn and Sprinkler, Inc.	\$ 125,045.00
Weldon's Lawn and Tree	\$ 139,930.00
Good Earth Corporation	\$ 152,140.00
Carruthers Landscape Management	\$ 155,800.00
Greener Pastures Landscape LLC.	\$ 157,286.82

Recommended Vendor(s):

North Texas Lawn and Sprinkler, Inc.

Group A \$ 95,871.00

Southlake Landscaping and Maintenance, Inc.

Group B \$ 124,048.00

Kimberly Williams

Kimberly Williams, Buyer II

March 22, 2018

Date



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Parks

Department Head: Robin Reeves

Agenda Coordinator: Susan Berger

CAPTION

RFB No. 2018-0170-B for Plano Median Improvements: Trees, Irrigation and Hardscape, Project No. 6616, to Central North Construction, LLC in the amount of \$353,666; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

CIP

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	6,455	489,422	425,000	920,877
Encumbered/Expended Amount	-6,455	-10,655	0	-17,110
This Item	0	-353,666	0	-353,666
Balance	0	125,101	425,000	550,101

FUND(S): Capital Maintenance Fund & Street CIP

COMMENTS:

Funding for this item is available in the 2017-18 Capital Maintenance Fund Budget and Street CIP. Awarding a contract for median improvements at five locations, in the amount of \$353,666 will leave a current year balance of \$125,101 available for future expenditures related to improving the landscape in Plano medians.

SUMMARY OF ITEM

This project is for median improvements in five locations. The project includes 120 new trees, irrigation and hardscape work. The hardscape work includes concrete mow strips to separate turf from mulch areas

under the trees. Bid alternate #1 includes adding an improved top soil mix to improve tree health and bid alternate #2 includes a 12" concrete mow strip upgrade from the 8" wide mow strip included in the base bid.

Trees in these locations are being replaced because of poor health and age. Due to the harsh conditions, trees in medians may not live as long as trees in other locations. In all three areas the trees are in serious decline and they have the potential of becoming hazardous to motorists. Over the past 25 years we have learned more about which tree species perform best in our medians.

This project will allow us to create a new design for the medians by placing a mulch bed under the trees which will reduce turf-tree competition as the canopy grows. This should eliminate bare areas in the medians due to turf being shaded out by large trees. Our goal is to improve tree health, aesthetics, safety and maintenance to make our medians more sustainable.

There were seven responsive bids. There is sufficient funding in the budget to award the base bid and bid alternates 1 and 2. Central North Construction, LLC was the lowest bidder at \$353,666.25. This bid is below the construction estimate of \$361,585.

The Parks and Recreation Department recommends that the bid with both alternates received from Central North Construction, LLC in the amount of \$353,666.25 be accepted as the lowest responsible bid conditioned upon timely execution of any necessary contract documents.

If this contract is not approved the trees in these medians will eventually need to be removed with no contract in place for replacement trees.

Strategic Plan Goal:

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

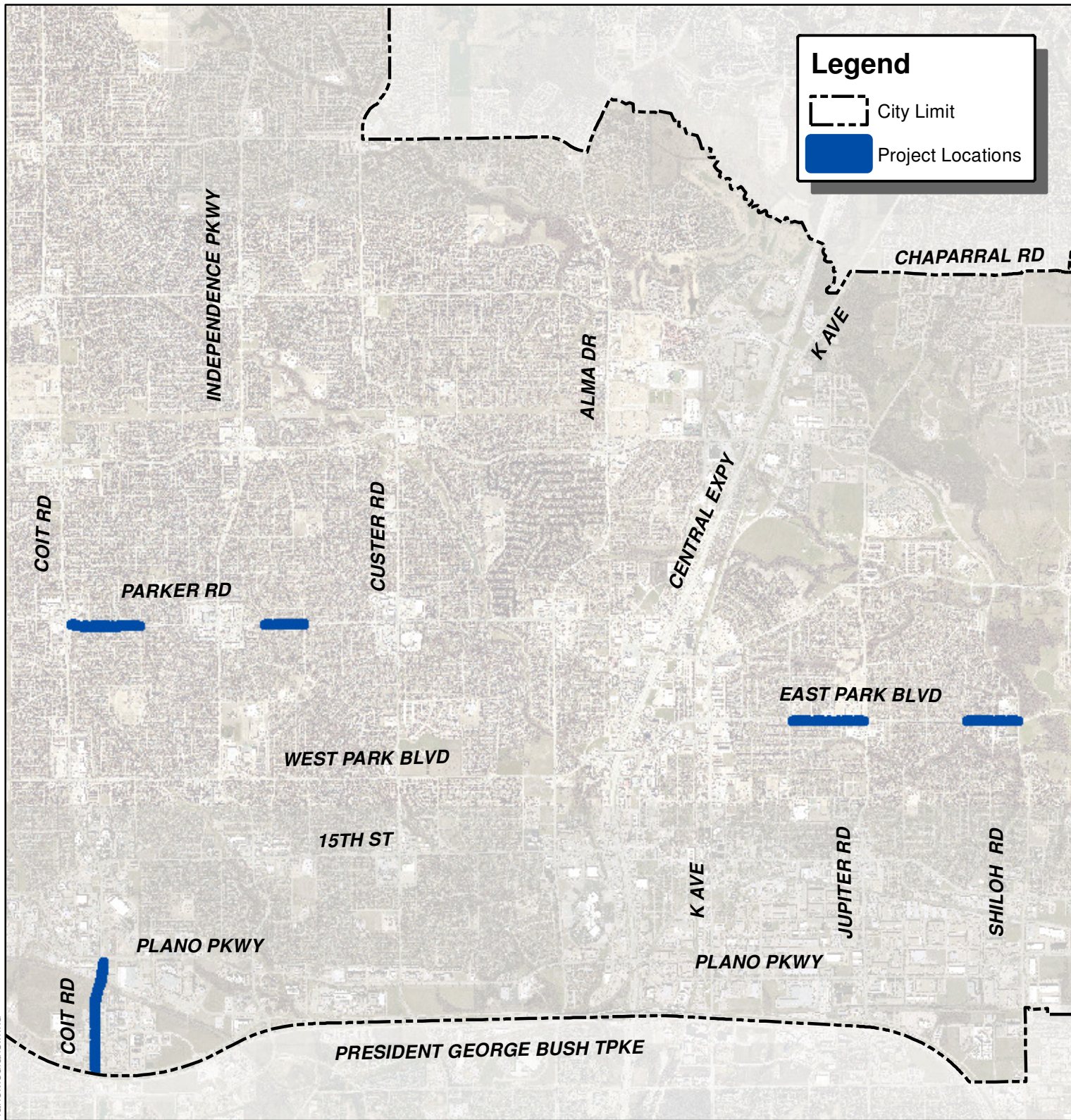
Plano Tomorrow Plan Pillar:

Built Environment, Natural Environment

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/27/2018	Map
Bid Recap	3/27/2018	Bid Recap

T:\naB 2/28/2018 L:\worduser\MXDs\Location Maps\PlanoMedians.mxd



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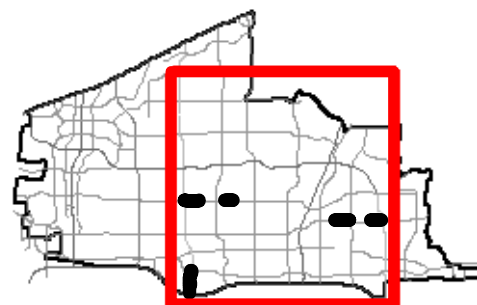


City of Plano Park Planning Division
2/28/2018

Plano Median Improvements

Project Number: 6616

Project Location



CITY OF PLANO

RFB (CIP)

Bid No. 2018-0170-B

Plano Median Improvements: Trees, Irrigation, Hardscape

Proj. No. 6616

Bid Recap

Proposal Opening Date/Time: February 2, 2018 @ 11:00 AM (CST)

Number of Vendors Notified: 14,977

Vendors Submitting "No Bids": 0

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 7

<u>Vendor:</u>	<u>Base Bid</u>	<u>Alt 1</u>	<u>Alt 2</u>	<u>Total</u>
Central North Construction, LLC	\$329,135.00	\$ 8,320.00	\$ 16,211.25	\$353,666.25
AALC, Inc.	\$294,839.34	\$ 12,480.00	\$ 135,585.00	\$442,904.34
Provment, Inc.	\$338,789.25	\$ 20,670.00	\$ 89,898.75	\$449,358.00
AquaGreen Global, LLC	\$368,499.50	\$ 13,000.00	\$ 94,320.00	\$475,819.50
C. Green Scaping, LP	\$448,062.10	\$ 18,720.00	\$ 22,401.00	\$489,183.10
BrightView Landscape Services, Inc.	\$504,587.44	\$ 22,677.20	\$ 108,821.70	\$636,086.34
North Rock Construction, LLC	\$459,575.96	\$ 10,483.20	\$ 311,550.75	\$781,609.91

Recommended Vendor:

Central North Construction, LLC \$353,666.25

Angie Morales

Angie Morales, Purchasing Assistant

February 2, 2018

Date



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Engineering

Department Head: B. Caleb Thornhill

Agenda Coordinator: Libby McCabe

CAPTION

To ratify a decrease to the current awarded contract amount of \$5,437,450 by \$52,262, for a total contract amount of \$5,385,188, for Legacy West Wastewater Force Main from S.J. Louis Construction of Texas, LTD.; and authorizing the City Manager to execute all necessary documents. (Original Bid No. 2016-0571-B; Change Order No. 2) **Approved**

FINANCIAL SUMMARY

CIP

FISCAL YEAR:	2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		10,245,698	2,654,993	0	12,900,691
Encumbered/Expended Amount		-10,245,698	-2,302,891	0	-12,548,589
This Item		0	52,262	0	52,262
BALANCE		0	404,364	0	404,364

FUND(S): Sewer CIP

COMMENTS: This item reduces the existing construction contract for the Legacy West Wastewater Force Main project by \$52,262 via change order. The encumbered funds released by this change order will be used for other Sewer CIP projects in the future.

SUMMARY OF ITEM

See Recommendation Memorandum.

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description	Upload Date	Type
Recommendation Memorandum	3/28/2018	Memo

Date: April 9, 2018

To: Bruce D. Glasscock, City Manager

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

From: Dan Prendergast, P.E., Engineering Manager

Subject: Ratification of Change Order No. 2 – Original Bid No. 2016-0571-B for Legacy West Wastewater Force Main - Project No. 6775

The Engineering Department recommends ratification of Change Order No. 2 for the decrease in the construction contract with S.J. Louis Construction of Texas, LTD., a Texas Corporation, in the amount of \$52,261.90, for the Legacy West Wastewater Force Main project.

Change Order No. 2 includes multiple modifications, additions, and deletions as required during the construction of the Legacy West Wastewater Force Main.

If this change order is not approved, the project will not be finalized and the city will not be able to receive the credit due based on the net decrease in the construction contract.



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Special Projects

Department Head: Peter Braster

Agenda Coordinator:

CAPTION

To approve an expenditure in the amount of \$553,227 for the purchase of real property and public use easements from Eastside 14th Street, LLC for Downtown Plano parking; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

Operating Expense

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	12,866,479	0	12,866,479
Encumbered/Expended Amount	0	-4,053,154	0	-4,053,154
This Item	0	-553,227	0	-553,227
Balance	0	8,260,098	0	8,260,098

FUND(S): TIF II Fund

COMMENTS: Funding for this item is available in the TIF II Fund. The purchase of land for public parking in Downtown Plano, in the amount of \$553,227, will leave a fund balance of \$8,260,098 for future expenditures identified in the TIF II Project Plan.

SUMMARY OF ITEM

The proposed parking lot is located on 1301 Municipal Avenue and the parcel to the north known as Urban Addition Block A - Lot 2. To improve access from East 14th Street, the transaction includes the purchase of real property and easements from both 1106 East 14th Street and 1104 East 14th Street. The parking lot will add approximately 60 spaces. Design and construction of the parking lot is not included in this

action. See attached map for parcel locations.

Strategic Plan Goal:

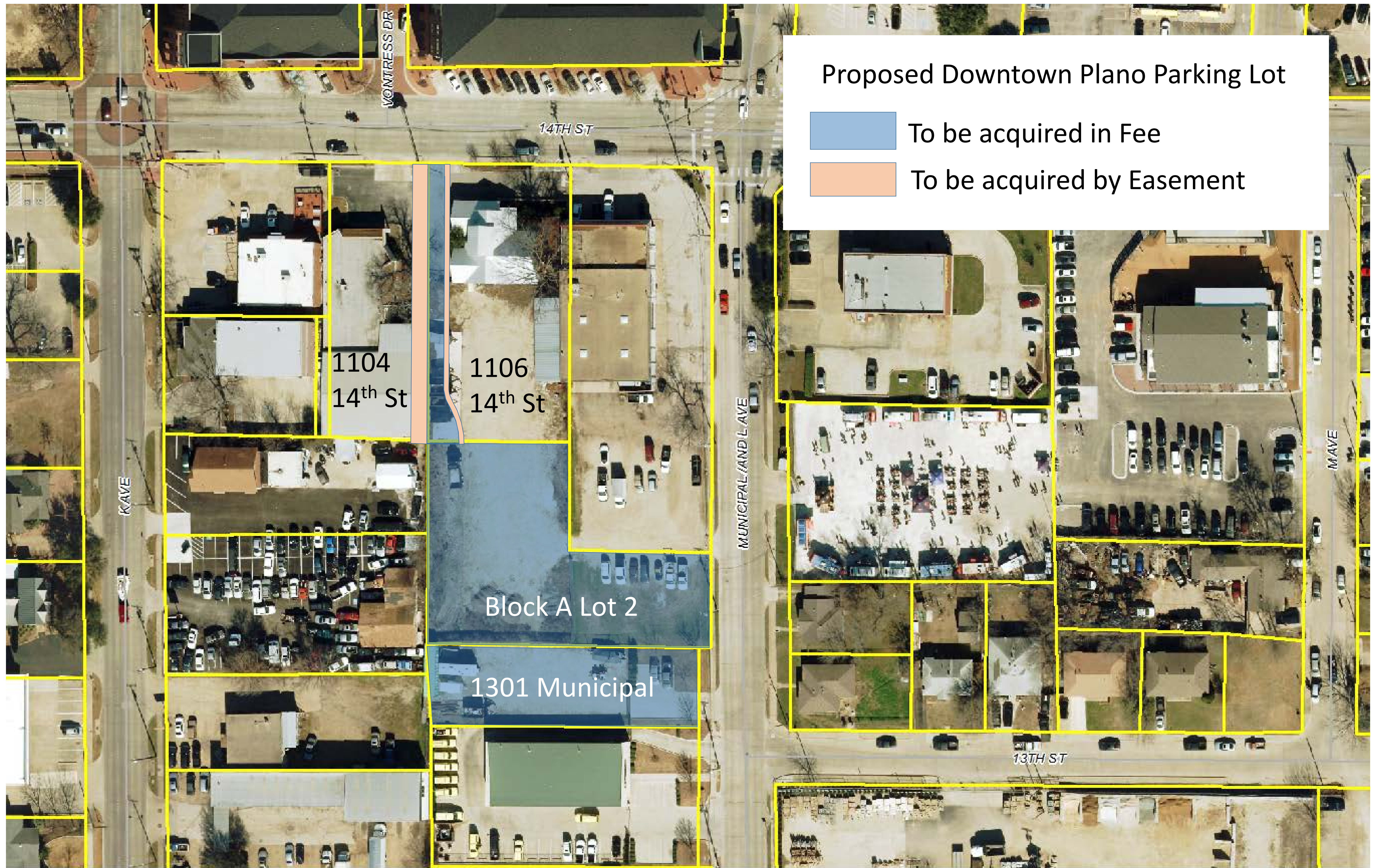
Strong Local Economy, Exciting Urban Centers - Destination for Residents and Guests

Plano Tomorrow Plan Pillar:

Social Environment, Economic Environment

ATTACHMENTS:

Description	Upload Date	Type
Map	3/30/2018	Map



Proposed Downtown Plano Parking Lot

 To be acquired in Fee

 To be acquired by Easement

1104
14th St

1106
14th St

Block A Lot 2

1301 Municipal



CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Parks

Department Head: Robin Reeves

Agenda Coordinator: Susan Berger

CAPTION

To approve an expenditure for materials testing and inspection services for Cottonwood Creek Trail: Oak Point to Chaparral, Project No. 6445, in the amount of \$58,184 to Raba Kistner Infrastructure, Inc.; and authorizing the City Manager to execute all necessary documents. **Approved**

FINANCIAL SUMMARY

CIP

FISCAL YEAR: 2017-18 & 2018-19	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	93,656	1,781,500	0	1,875,156
Encumbered/Expended Amount	-93,656	-747,000	-951,639	-1,792,295
This Item	0	-25,500	-32,684	-58,184
Balance	0	1,009,000	-984,323	24,677

FUND(S): Park Improvements CIP

COMMENTS:

Funding for this item is available in the 2017-18 Park Improvements CIP and will be carried forward into future years. Materials testing for the Cottonwood Creek Trail: Oak Point to Chaparral project, in the total amount of \$58,184 will leave a project balance \$24,677 available for future project expenditures.

SUMMARY OF ITEM

This expenditure is for materials testing services for construction of Cottonwood Creek Trail: Oak Point to Chaparral, Project No. 6445, a 12' wide hike and bike trail along Cottonwood Creek. This trail is part of the Six Cities Trail Plan as well as the Collin County Regional Trails Master Plan and will connect to the trails at

Oak Point Park.

The bid award to HQS Construction, LLC in the amount of \$1,691,639 for construction of the trail was approved by Council on March 20, 2018. A Texas Department of Transportation (TxDOT) Advance Funding Agreement for this project was approved by Council on April 28, 2014. TxDOT funding for this project is estimated at \$1,471,658. The funding is provided as a reimbursement grant, and the final reimbursement amount will be determined by TxDOT based on the final construction cost.

TxDOT has oversight over the project since it is partially funded by state and federal funding. This expenditure in the amount of \$58,184 is necessary to satisfy the terms of TxDOT's construction requirements in accordance with the Advance Funding Agreement. This expenditure is for materials authorization, management, and testing.

Raba Kistner Infrastructure, Inc. is on the list of qualified consultants for construction administration services for state and federally funded projects (RFQ 2017-0533-X).

If this expenditure is not approved, the City will not be able to meet the TxDOT construction requirements necessary to receive the grant funding reimbursement.

Strategic Plan Goal:

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

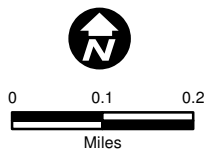
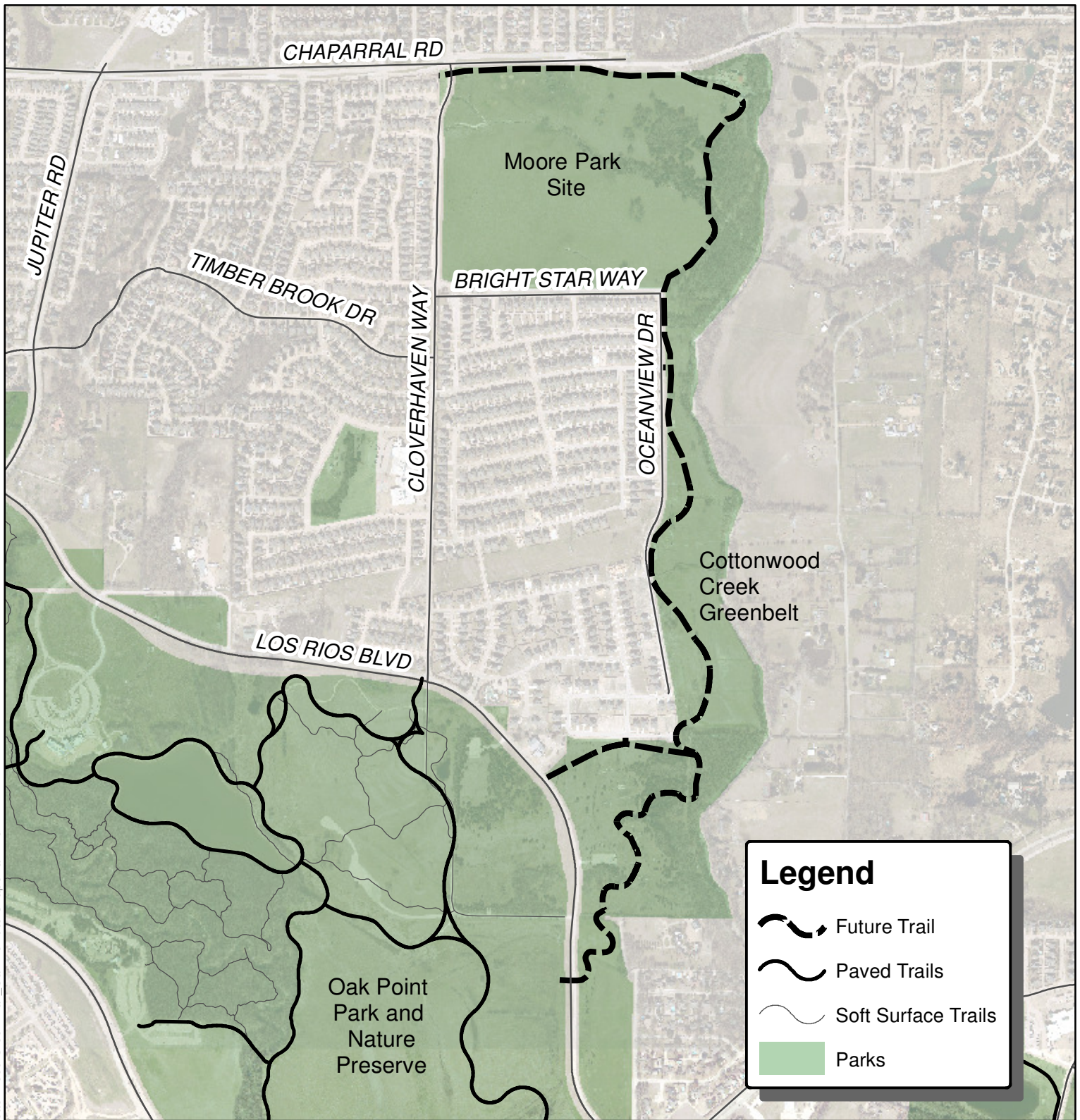
Plano Tomorrow Plan Pillar:

Social Environment, Regionalism

ATTACHMENTS:

Description	Upload Date	Type
Location Map	3/28/2018	Map

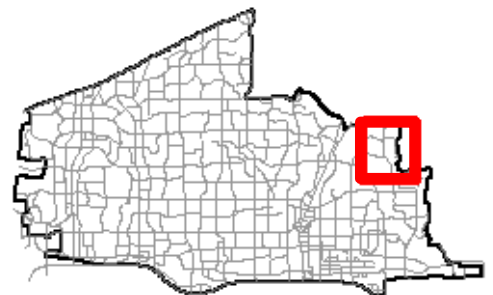
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Cottonwood Creek Trail Oak Point to Chaparral

Project Number: 6445

Project Location





CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: Parks

Department Head: Robin Reeves

Agenda Coordinator: Susan Berger

CAPTION

Resolution No. 2018-4-1(R): In support of an application to the Texas Commission on the Arts for designation of the Legacy District of the City of Plano as a cultural district; and providing an effective date. **Adopted**

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

COMMENTS: This item has no financial impact.

SUMMARY OF ITEM

This Resolution is to serve as official Council support of the Legacy District pursuing and applying for the designation of a cultural district with the Texas Commission on the Arts with the state of Texas.

Strategic Plan Goal:

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

Guests

Plano Tomorrow Plan Pillar:

Social Environment, Economic Environment

ATTACHMENTS:

Description	Upload Date	Type
Letter	3/28/2018	Letter
Resolution	4/2/2018	Resolution



March 9, 2018

Michelle Hawkins
Arts, Culture & Heritage Manager
City of Plano
1520 K Avenue, 2nd Floor
Suite 200
Plano, Texas 75074

Dear Michelle,

This letter is to inform you of our interest in pursuing cultural district designation for 2019 by the Texas Commission on the Arts. Such designation would recognize the economic development and cultural vitality of the Legacy community. We look forward to collaborating with the City of Plano in this pursuit, and in the enhancement of the arts in Legacy.

Sincerely,

Fehmi Karahan
President of the Board of Directors
Legacy Association

A Resolution of the City of Plano, Texas, in support of an application to the Texas Commission on the Arts for designation of the Legacy District of the City of Plano as a cultural district; and providing an effective date.

WHEREAS, the Texas Commission on the Arts has a cultural districts program authorized by H.B. 2008 of the 79th Legislature; and

WHEREAS, cultural districts are special zones that harness the power of cultural resources to stimulate economic development; and

WHEREAS, Fehmi Karahan has expressed an interest in filing an application for designation of the Legacy area with the Texas Commission on the Arts; and

WHEREAS, the City Council of the City of Plano supports the application and is in favor of such designation.

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

Section I. The City Council hereby supports an application for cultural district designation to the Texas Commission on the Arts for the Legacy District of the City of Plano.

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

DULY PASSED AND APPROVED THE 9th DAY OF APRIL, 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: 4/9/2018

Department: Gov Relations

Department Head: Brandi Youngkin

Agenda Coordinator: Andrea Park

CAPTION

Resolution No. 2018-4-2(R): To authorize continued participation in the Steering Committee of Cities Served by Oncor; authorizing the payment of eleven cents (\$0.11) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC; and providing an effective date. **Adopted**

FINANCIAL SUMMARY

Operating Expense

FISCAL YEAR: 2017-18	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	30,549	0	30,549
Encumbered/Expended Amount	0	0	0	0
This Item	0	-30,549	0	-30,549
Balance	0	0	0	0

FUND(S): General Fund

COMMENTS: Funding for this item is included in the 2017-18 Non-Departmental Budget.

SUMMARY OF ITEM

Approval to renew membership in the Steering Committee of Cities Served by Oncor.

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description

Upload Date

Type

Resolution

3/26/2018

Resolution

A Resolution of the City of Plano, Texas, authorizing continued participation in the Steering Committee of Cities Served by Oncor; authorizing the payment of eleven cents (\$0.11) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC; and providing an effective date.

WHEREAS, the City of Plano (City) is a regulatory authority under the Public Utility Regulatory Act (PURA) and has exclusive original jurisdiction over the rates and services of Oncor Electric Delivery Company, LLC (Oncor) within the municipal boundaries of the city; and

WHEREAS, the Steering Committee of Cities Served by Oncor (Steering Committee) has historically intervened in Oncor rate proceedings and electric utility related rulemakings to protect the interests of municipalities and electric customers residing within municipal boundaries; and

WHEREAS, the Steering Committee is participating in Public Utility Commission dockets and projects, as well as court proceedings and legislative activity, affecting transmission and distribution utility rates; and

WHEREAS, the City is a member of the Steering Committee; and

WHEREAS, the Steering Committee functions under the direction of an Executive Committee which sets an annual budget and directs in legal proceedings before state and federal agencies, courts and legislatures, subject to the right of any member to request and cause its party status to be withdrawn from such activities; and

WHEREAS, the Executive Committee in its December 2017 meeting set a budget for 2018 that compels an assessment of eleven cents (\$0.11) per capita; and

WHEREAS, in order for the Steering Committee to continue its participation in these activities which affect the provision of electric utility service and the rates to be charged, it must assess its members for such costs.

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

Section I. The City is authorized to continue its membership with the Steering Committee to protect the interests of the City and protect the interests of the customers of Oncor residing and conducting business within the City limits.

Section II. The City is further authorized to pay its assessment to the Steering Committee of eleven cents (\$0.11) per capita based on the population figures for the City as shown in the latest TML Directory of City Officials.

Section III. A copy of this Resolution and the assessment payment check made payable to "*Steering Committee of Cities Served by Oncor*" shall be sent to Brandi Stigler, Steering Committee of Cities Served by Oncor, c/o City Attorney's Office, Mail Stop 63-0300, 101 S. Mesquite St., Suite 300, Arlington, Texas 76010.

Section IV. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 9th day of April, 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: 4/9/2018

Department: CompHeritage

Department Head: Christina Day

Agenda Coordinator: Linette Magaña

CAPTION

Public Hearing and consideration of the Envision Oak Point Plan, a long-range vision and planning policy for northeast Plano's Oak Point community. **Tabled to May 14, 2018**

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

COMMENTS: This item has no fiscal impact.

SUMMARY OF ITEM

Strategic Plan Goal:

Financially Strong City with Service Excellence

Plano Tomorrow Plan Pillar:

ATTACHMENTS:

Description	Upload Date	Type
Envision Oak Point Plan Follow Up	4/4/2018	P/Z Follow-up Memo
Envision Oak Point Plan Write Up	4/3/2018	Staff Report
Envision Oak Point Plan Part 1 - Sections 1-4	4/3/2018	Other
Envision Oak Point Plan Part 2 - Section 5	4/3/2018	Other
Envision Oak Point Joint Work Session Report	4/3/2018	Informational
Envision Oak Point Joint Work Session Questions	4/3/2018	Informational

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:** 1

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)

PUBLIC HEARING

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

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 73







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

Consultant Team

Fregonese Associates
Tharp Planning Group
Walter P Moore
Axianomics, LLC
DRW Planning Studio
J Williams Group
JHP Architecture
Strategic Community Solutions

Project Stakeholder Committee

Penny Diaz, Oak Point Estates
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
Jack Carr, Deputy City Manager - Development Services
Mark Israelson, Deputy City Manager - Community Services
Bill Adams, Lavon Farms - Ex Officio Member

City of Plano Staff

Bruce Glasscock, City Manager
Jack Carr, Deputy City Manager
Mark Israelson, Deputy City Manager
Christina Day, Director of Planning
Doug McDonald, Comprehensive Planning Manager
Eric Hill, Development Review Manager
Ken Schmidt, Senior Planner (Project Manager)
Steve Sims, Senior Planner, Demographics
Bhavesh Mittal, Senior Planner, Heritage Preservation Officer
Mike Bell, Planner, Long-Range
Shari Forbes, Business Intelligence Analyst/GIS I
Shannah Hayley, Director of Communications and Community Outreach
Melissa Peachey, Digital Communications Manager
Wendy Jorgensen, Lead Marketing & Communications Coordinator
Stephen Tanner, Senior Marketing Coordinator
Kelly Macejewski, Marketing Specialist



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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

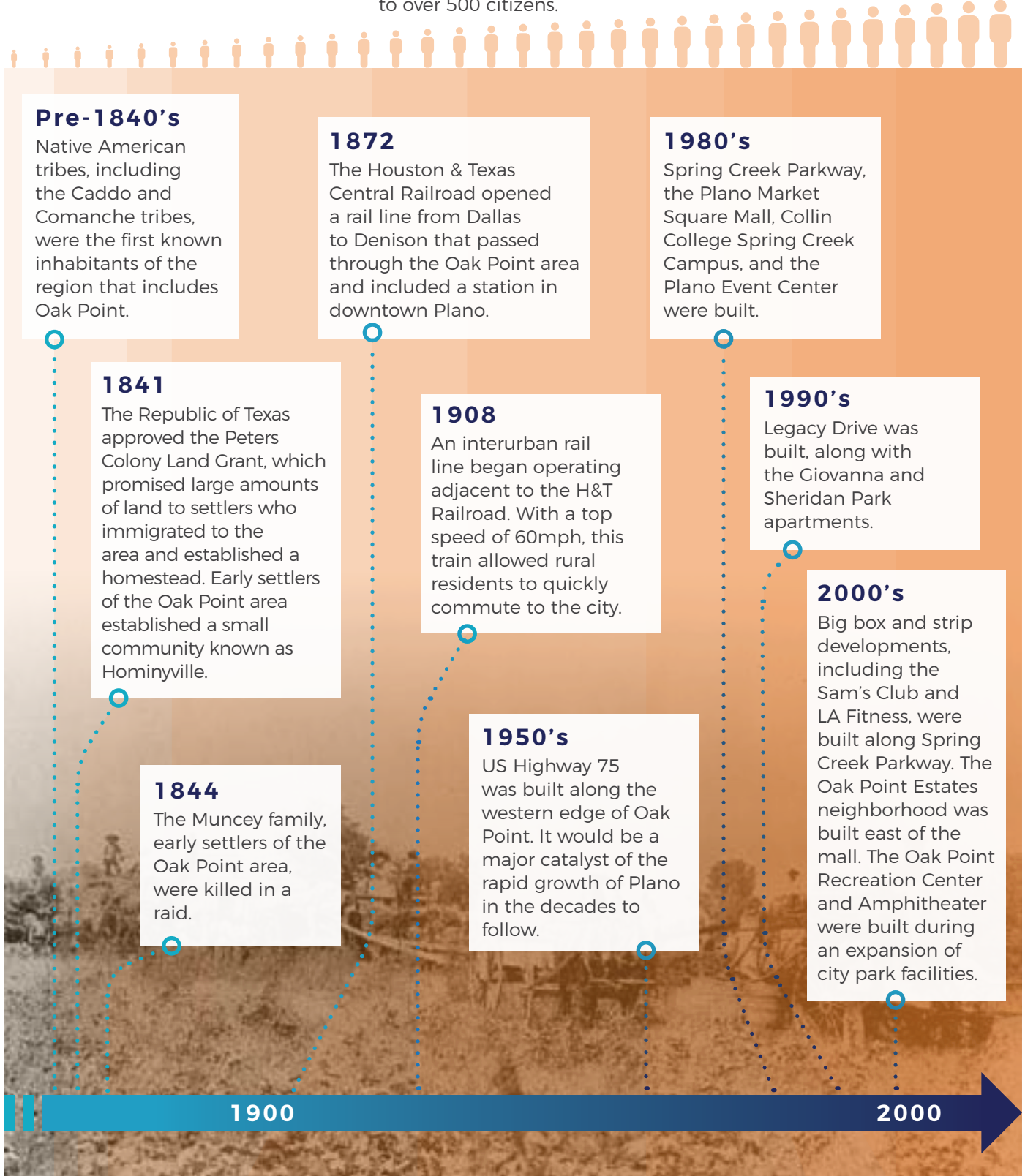


INTRODUCTION

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.

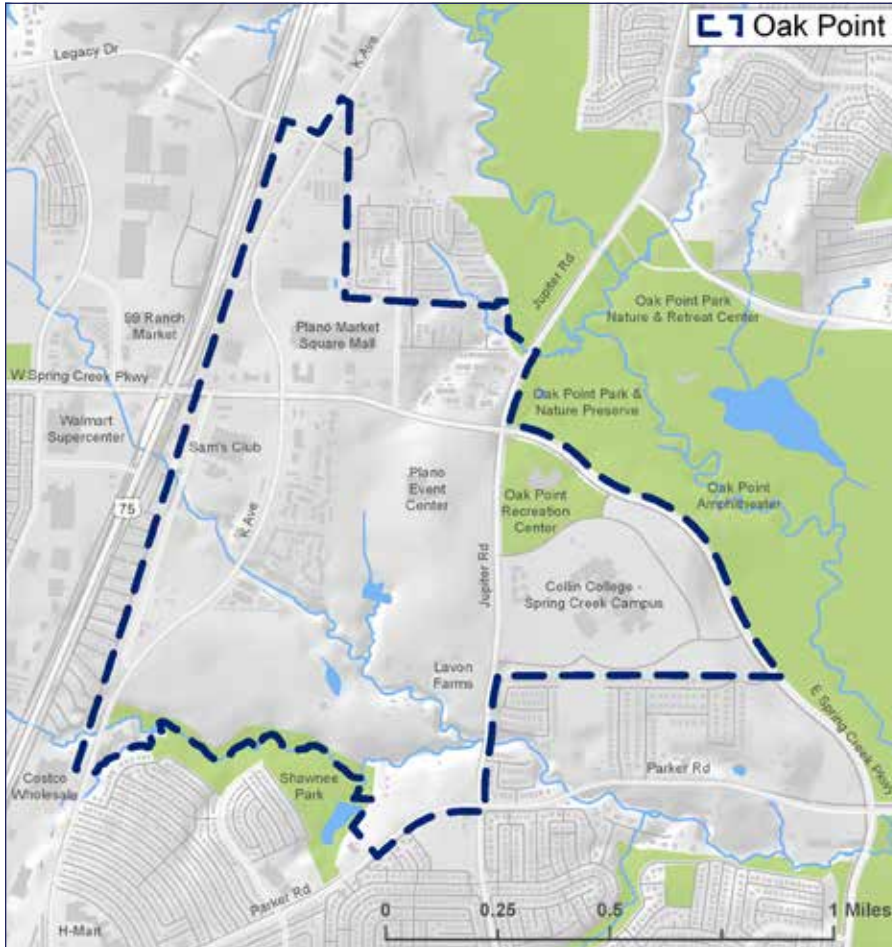




Area and Regional Context

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.

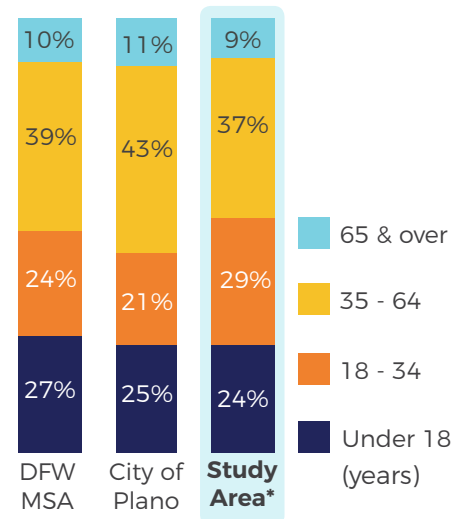


Demographics

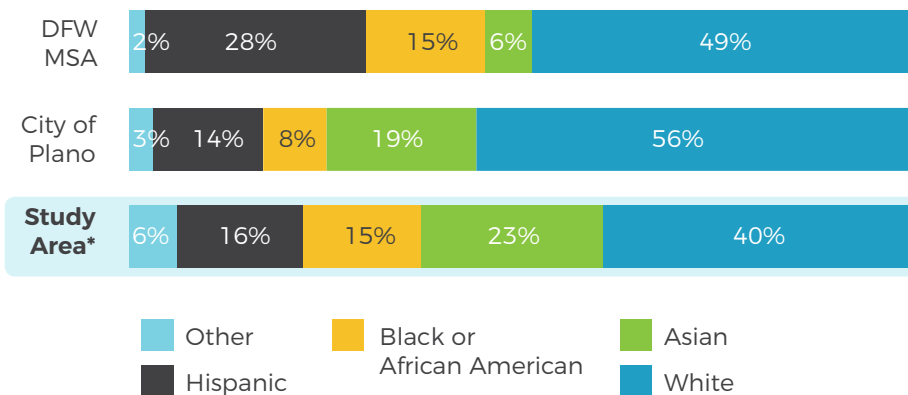
Population and Age Composition

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
Study Area*	6,785	2,471	2.75



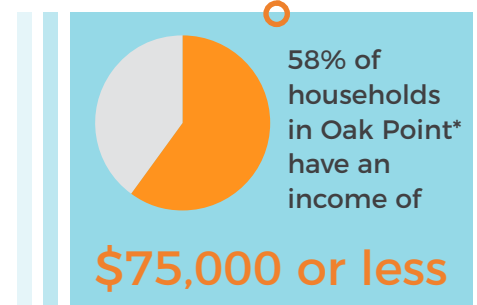
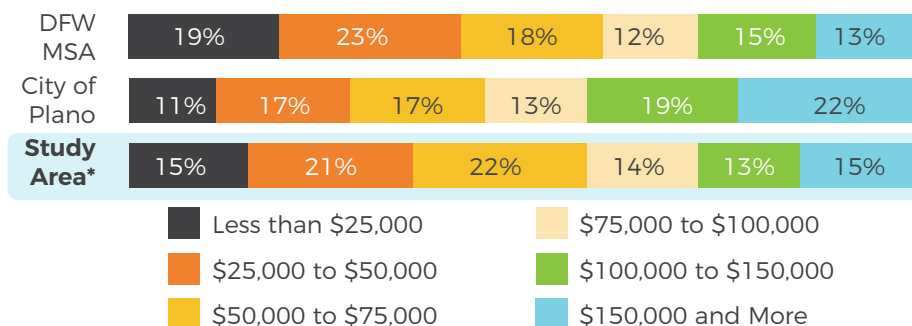
Racial and Ethnic Composition



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**.

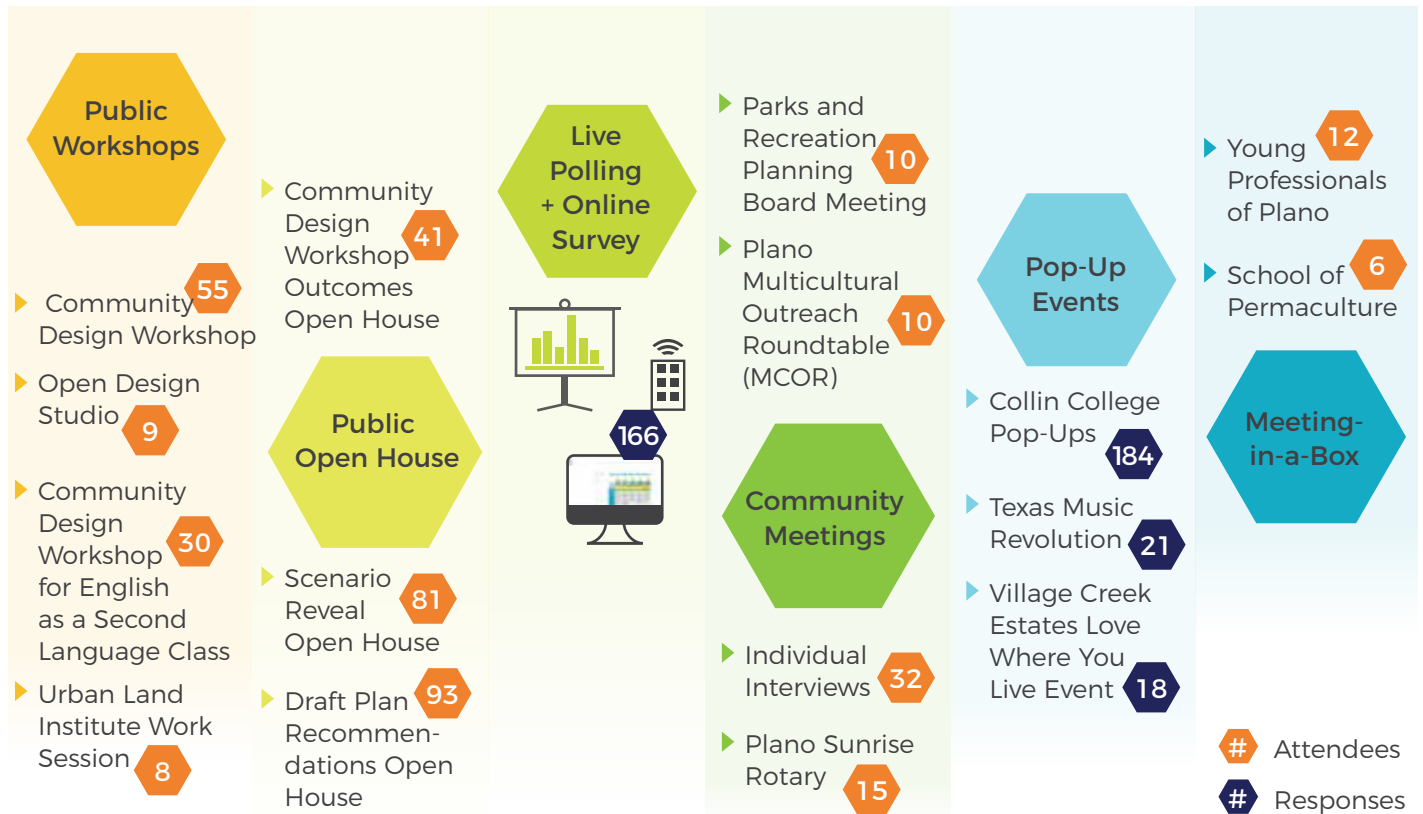




Community Engagement Process



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) 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.

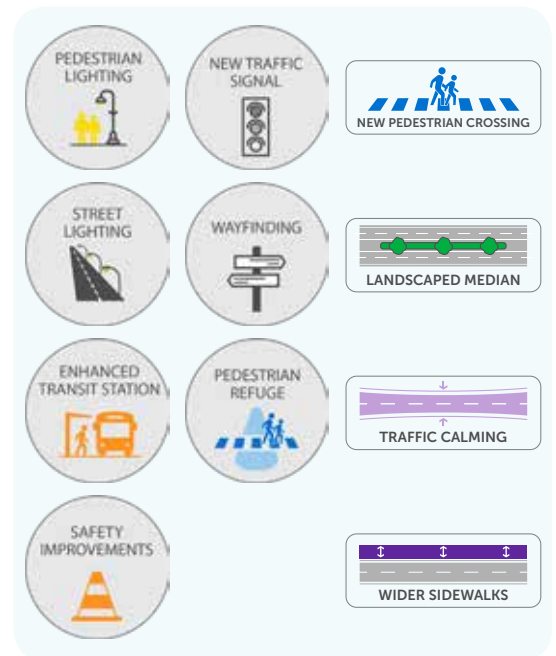
Participants evaluated priorities, including future land use scenarios, growth strategies, and community collaboration. The future land use scenarios were based on input from the public, stakeholders and planning experts.

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



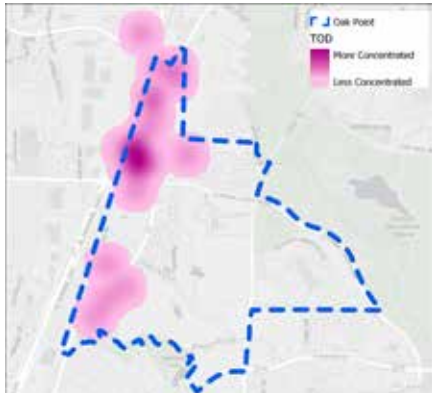
Sticker Maps



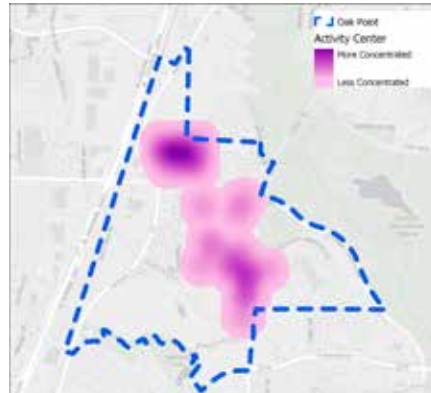


Scenario Planning Step 2 - Discovering Themes and Concept

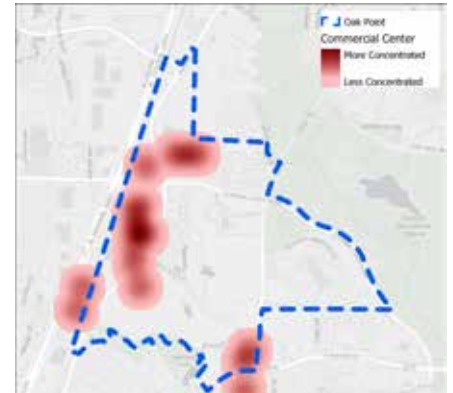
The project team analyzed the “sticker maps” and qualitative feedback from the Community Design Workshop to discover consistent themes and trends in the community’s preferences for location of commercial, housing, and transportation improvements.



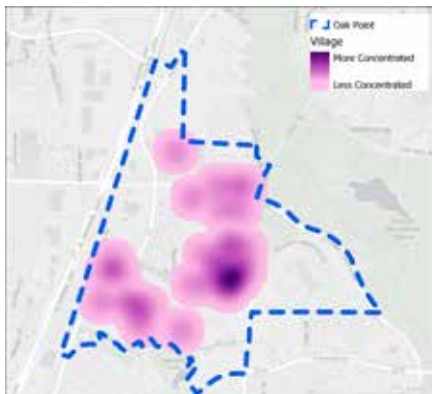
Transit-Oriented Development (TOD) was most preferred north of the LA Fitness



Activity Center at the Market Square Mall and west of Jupiter Road



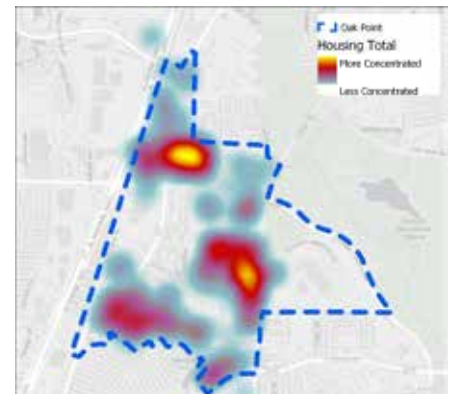
Commercial along K Avenue and Split Trail corridors



Village west of Jupiter Road and southern K Avenue



Residential Subdivision - north of Shawnee Park



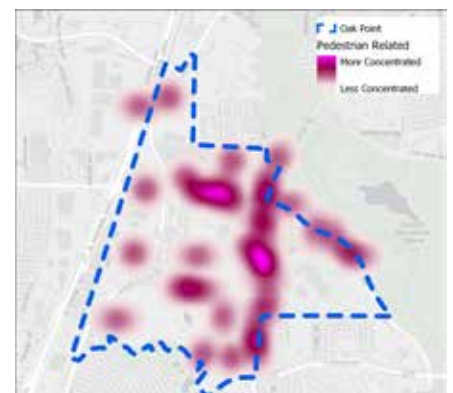
Housing Concentrated in the Market Square Mall and west side of Jupiter Road



New roads were mostly east-west oriented through the study area



Bike & Trails followed natural features and connected to Oak Point Park



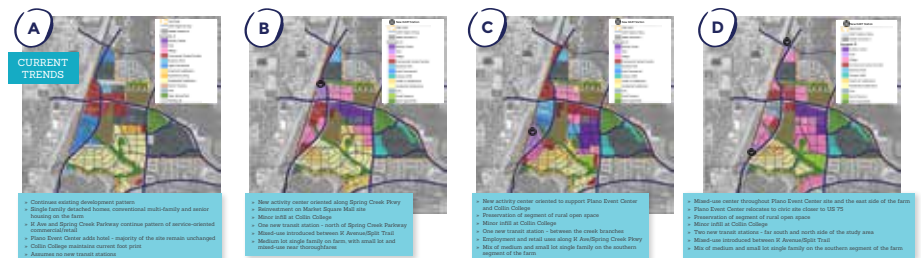
Pedestrian related improvements are wanted along Jupiter Road



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

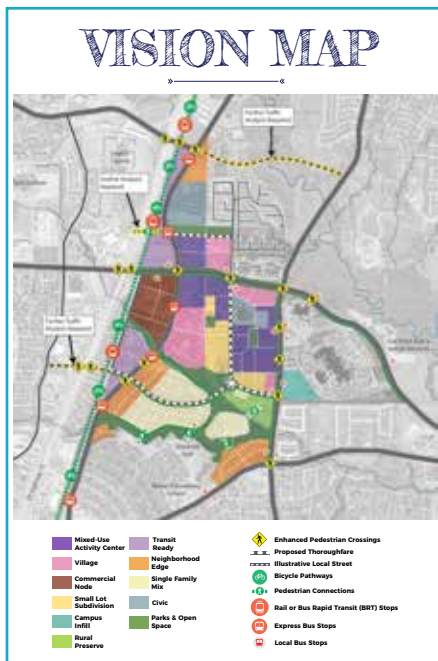




Scenario Planning Step 4 – Reviewing the Vision

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.

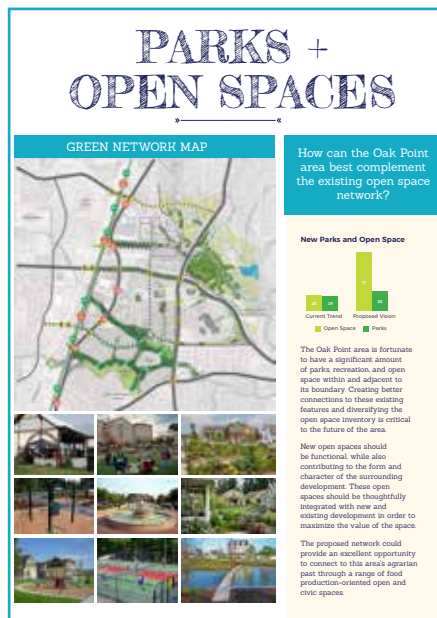
Open House October 2017 - Public Review of Oak Point Vision



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.

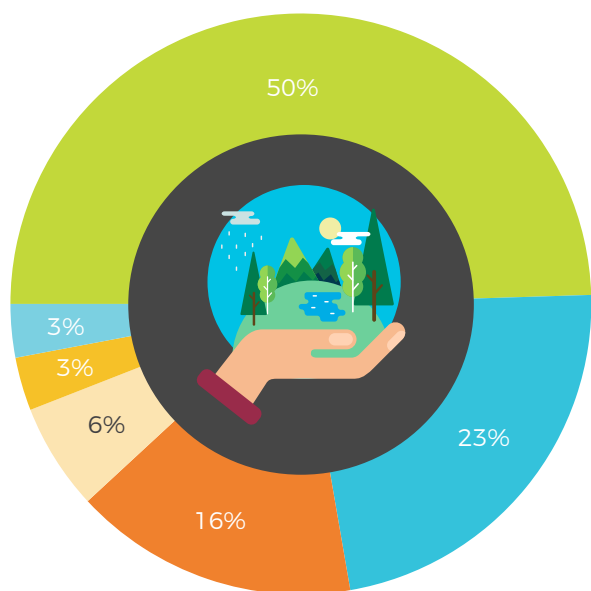
Improving **mobility and access** by making it easier for people using all modes to travel to and throughout Oak Point.

Redevelopment of aging commercial and residential areas.

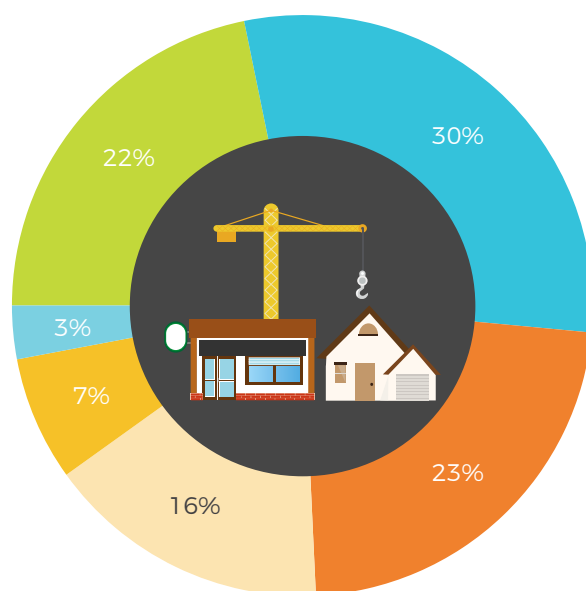
Maintaining the **rustic character** of the area and honoring its agricultural roots.

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



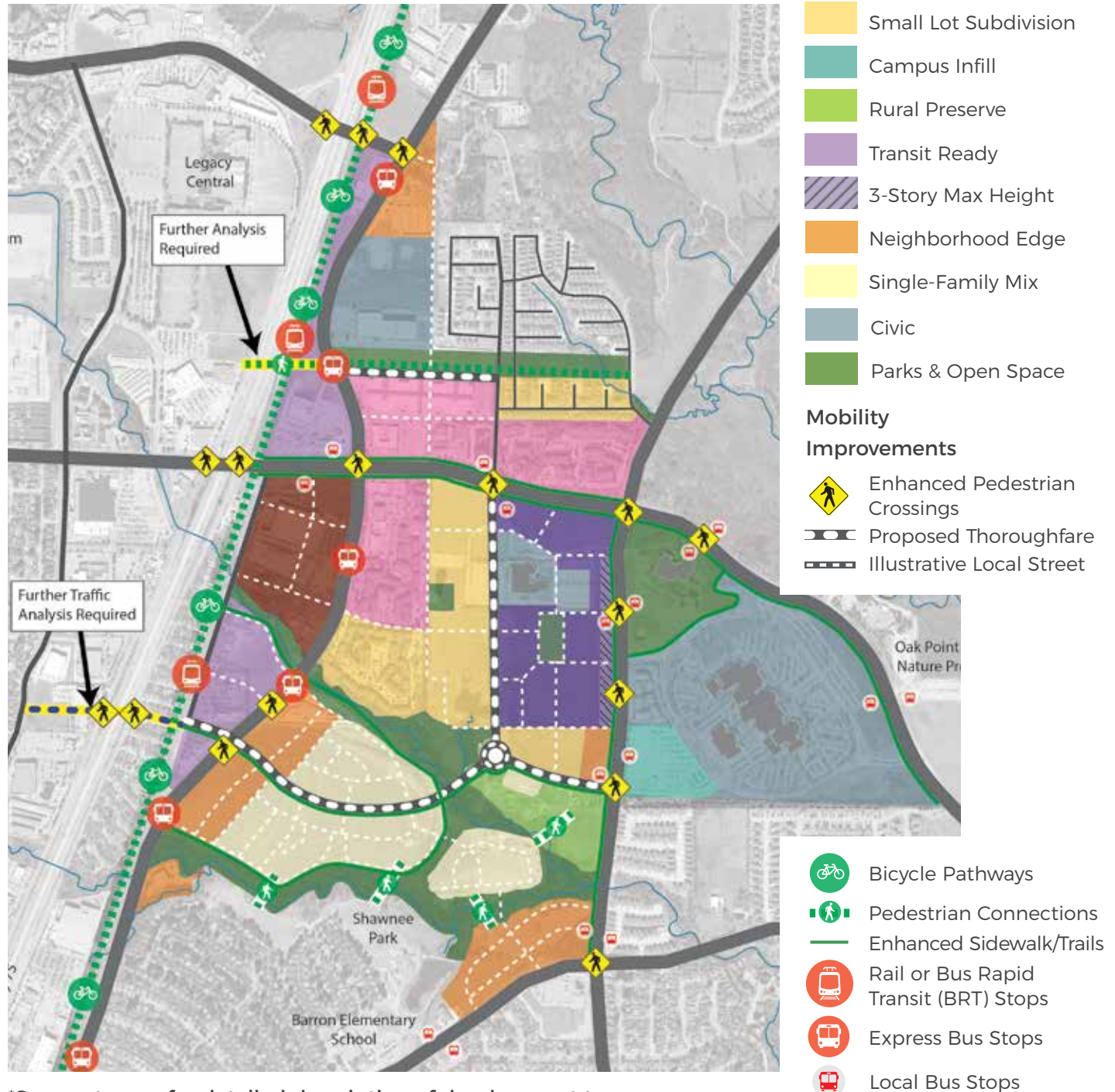
Disclaimer:

- ▶ 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

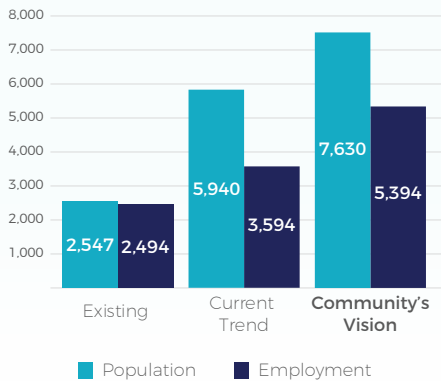


For more indicators see **appendix 4**

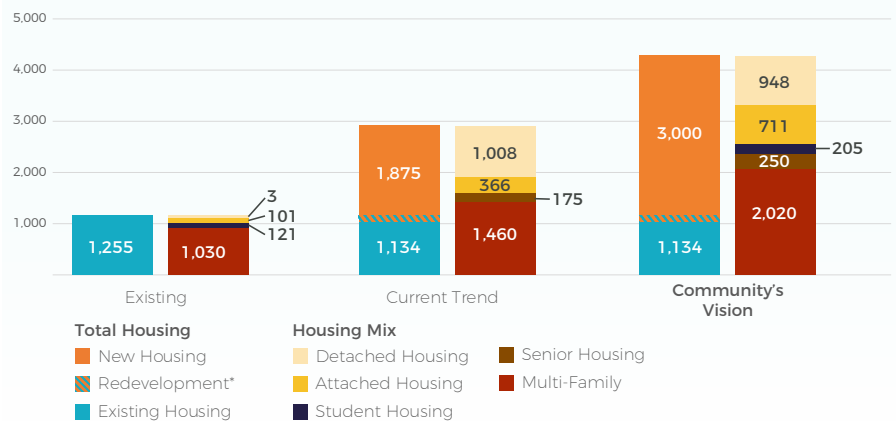
Quantifying the Vision: Oak Point at 2050

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

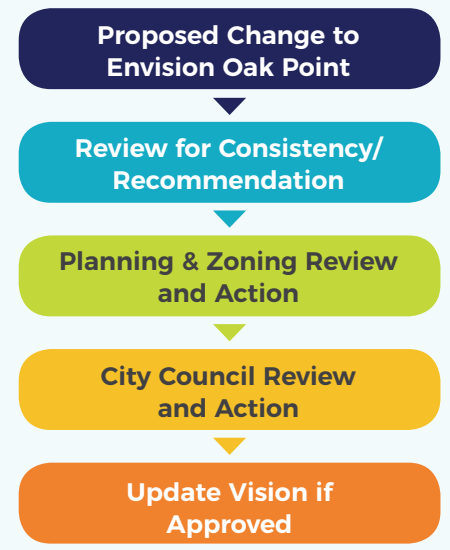
Action items may be accelerated or delayed based on private sector investment and the availability of funding from outside sources, as well as the ability of the City to leverage funds. Regular updates to Envision Oak Point will keep the vision, strategies, and actions current, up to date, and headed 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.

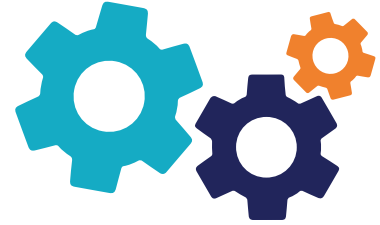


Source: Catellus



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

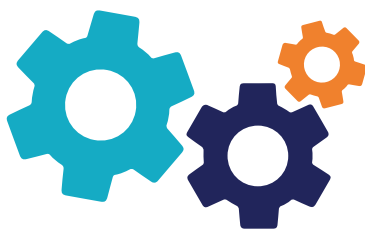
Diverse Housing

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



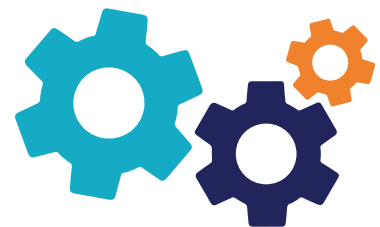
Lakeside DFW




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

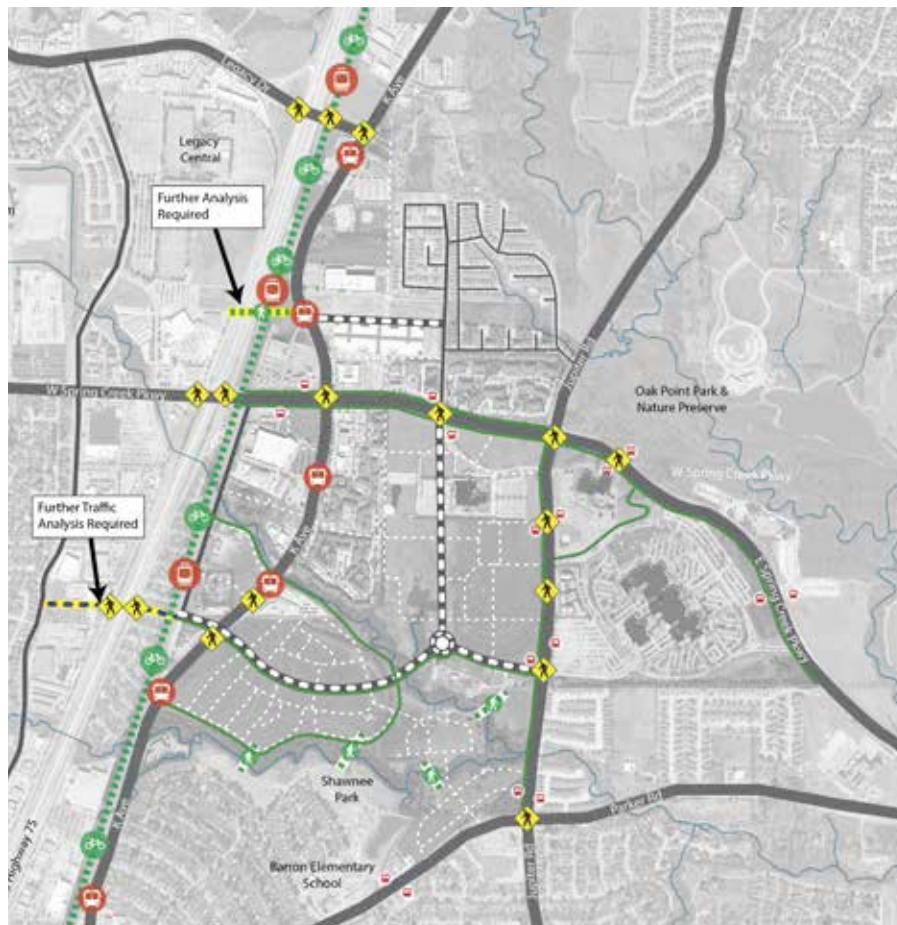
Connected Community

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.



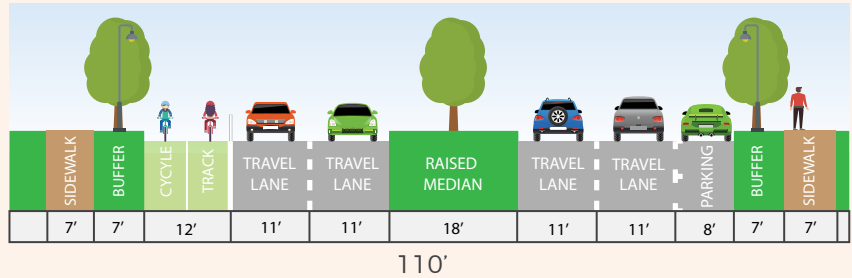
Local Residential Street



Potential Street Configurations

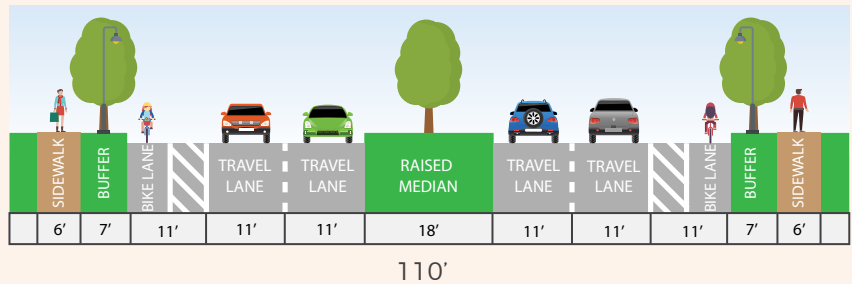
Secondary Thoroughfare with Cycle Track

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.



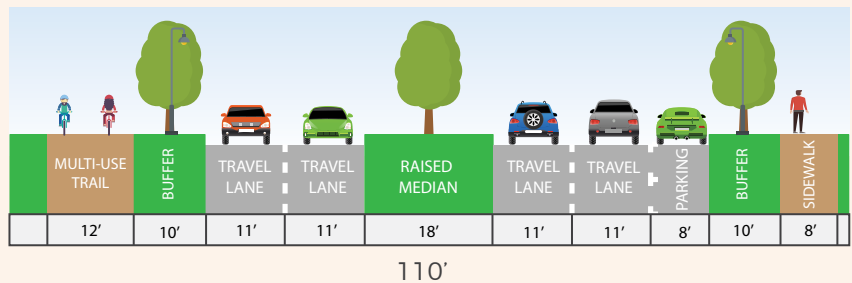
Secondary Thoroughfare with Buffered Bike Lanes

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.

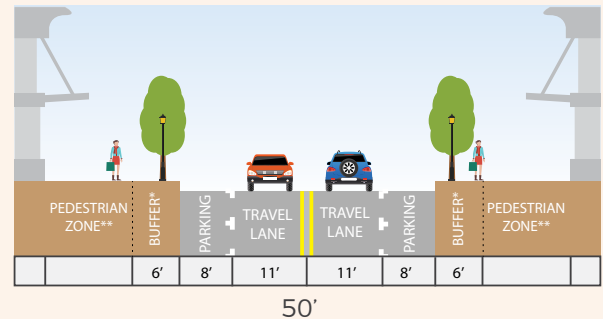


Local Street in an Urban Context

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.

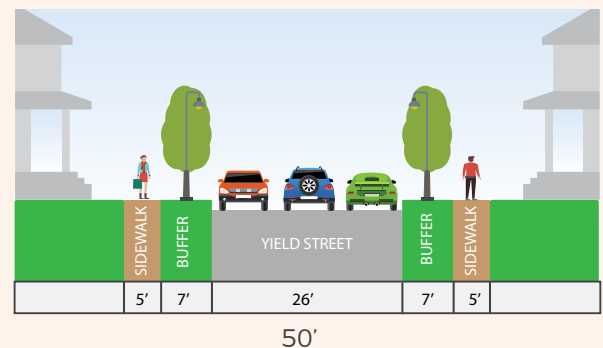
* Buffer includes edge zone and furnishing zone.

**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

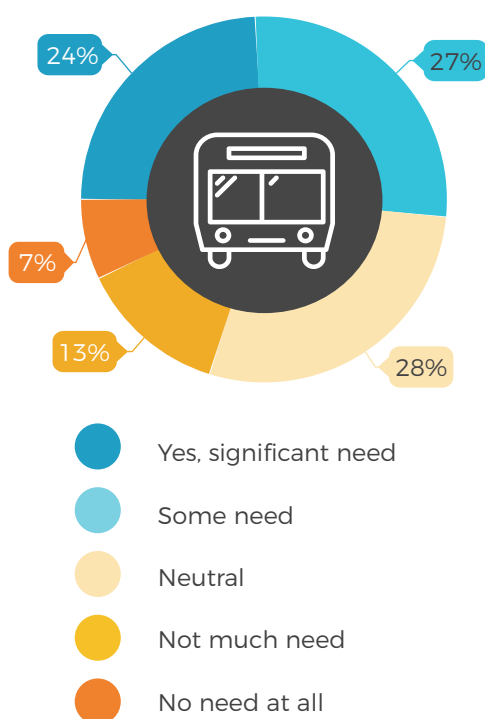
1. Update the transportation maps in the city's comprehensive plan to include primary street, transit, bicycle, and pedestrian connections critical to implementing Envision Oak Point.
2. Update the city's Thoroughfare Standards Rules and Regulations to accommodate standards and guidelines that apply 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

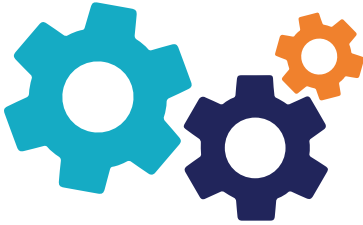
Regular bus service would continue service to neighborhoods within Oak Point and the Spring Creek Campus of Collin College. The most important improvement for regular bus service is pedestrian access. Crossing Jupiter Road and Spring Creek Parkway can be difficult for pedestrians, especially with a large 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



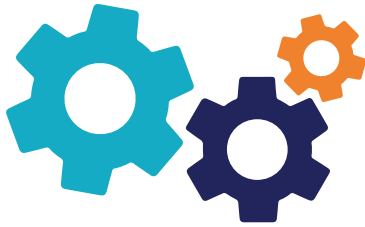
Traffic Calming Feature



Autonomous Vehicle



RECOMMENDATIONS



Accessible Street Design Actions

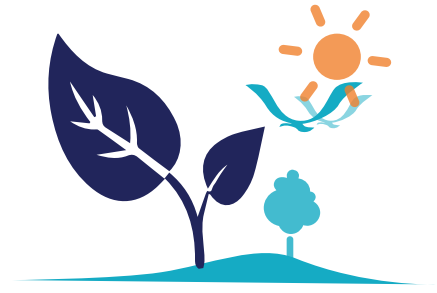
1. Implement service level enhancements deemed effective and feasible by the northeast Plano traffic study (See Policy 1, Action 3), in collaboration with other public agencies and private property owners.
2. Plan for the safe access of all users during right-of-way acquisition and conceptual design 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



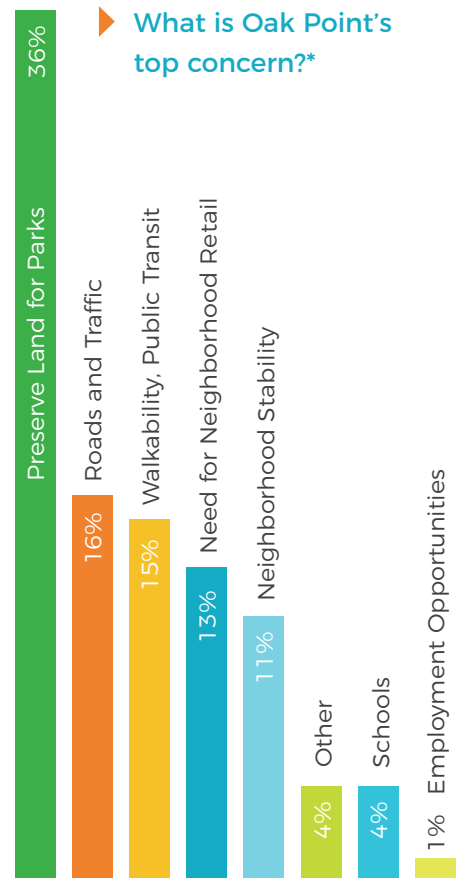
Goal:

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

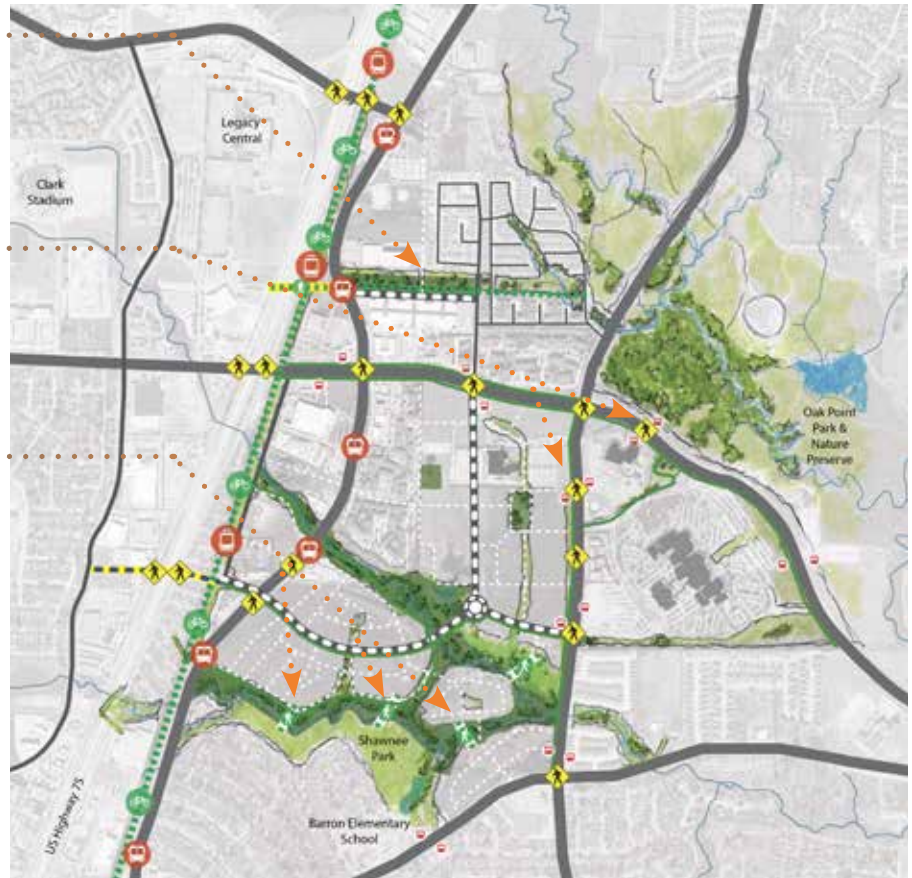
○ A linear park along the existing power line easement provides nearby green space to the redeveloped Plano Market Square Mall site.

○ 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.



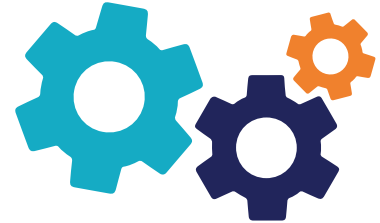
A strategy accommodating growth and development in Oak Point must have a plan for the deliberate inclusion of open space amenities as development occurs. This is particularly true given that one of Oak Point's most prominent assets is the surrounding network of natural and recreational areas. Time and 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

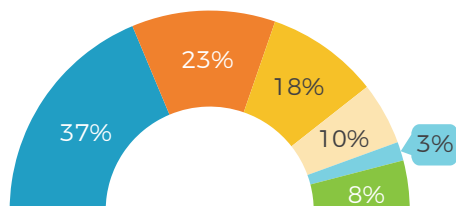


Policy 2

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.

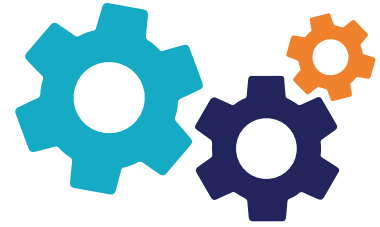


Rural Preserve



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.

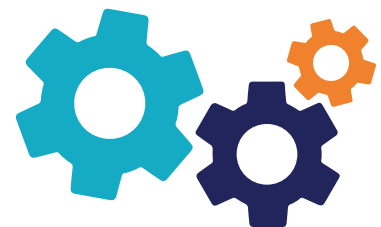
Oak Point also presents an opportunity to support an agrihood, an emerging trend in community development that incorporates local food production in recreational and commercial programming of neighborhoods. This could be carried out at a variety of scales, ranging from community gardens in parks, to 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

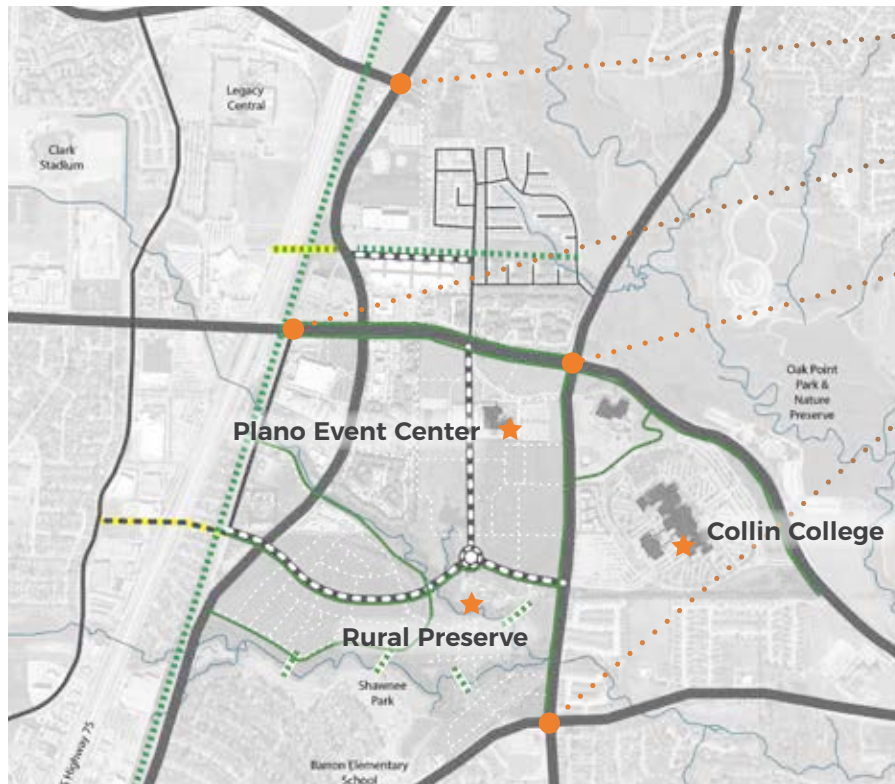
Due to its creek system and varied terrain, Oak Point presents some of the most prominent view corridors in east Plano. With any development that occurs in this area, it will be critical that access to these view corridors is preserved and new development is oriented in a manner that highlights key vistas. 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.



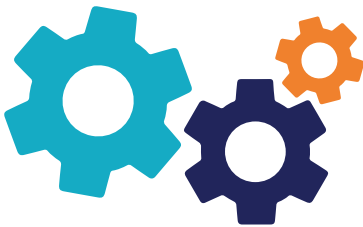
RECOMMENDATIONS



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.

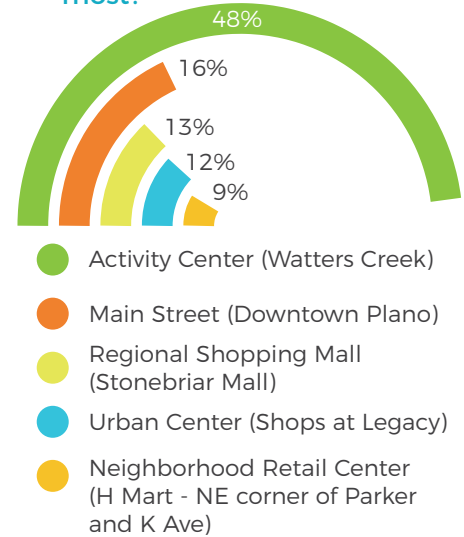
Local examples of existing and planned modern suburban communities can be found in the following section.



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.



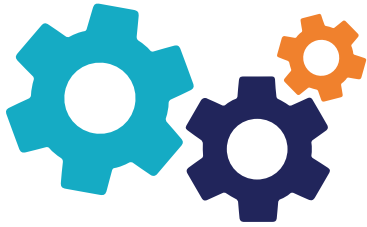


MODERN SUBURBAN COMMUNITIES – FUTURE DEVELOPMENT

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

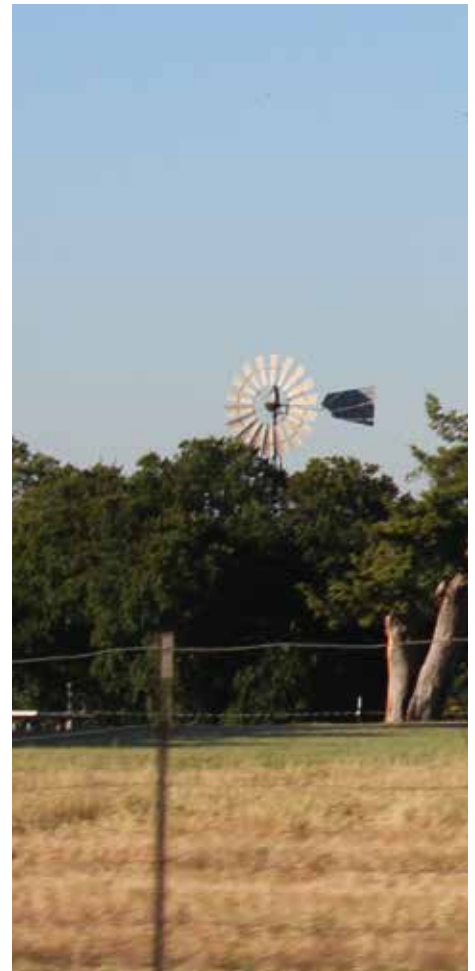


Goal:

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

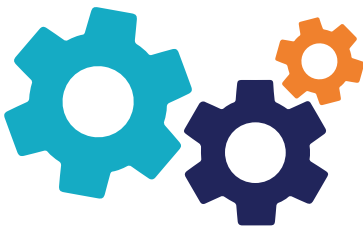
Stormwater Management

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.

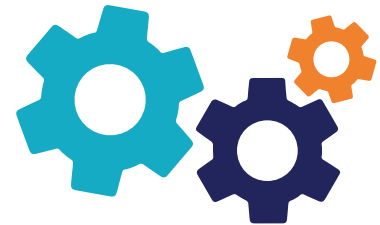
Utility Infrastructure Actions

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

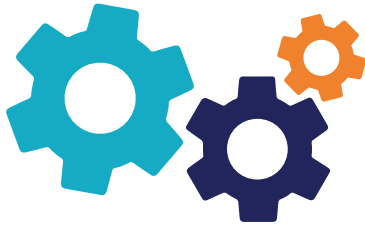
The Cannery was approved for development by the city of Davis in 2013. The mix of land uses includes a diverse range of housing options, parks, greenbelt open space, and mixed-use areas. As California's first farm-to-table new-home community, The Cannery provide homes, restaurants, and local neighbors 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.

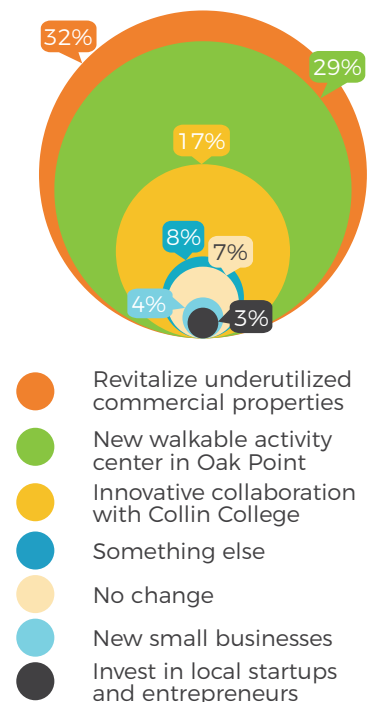
The vision for Oak Point will require the development community and institutional partners to recognize the potential to build for long-lasting value and to adapt market-viable projects to a design and form that makes each project a positive addition. The City will need to create a new regulatory framework 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?*



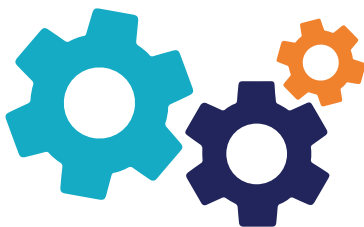
* These results are compiled from the live polling activity and the online survey (166 responses).



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

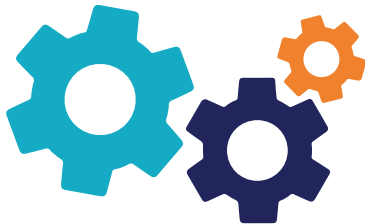


RECOMMENDATIONS

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.

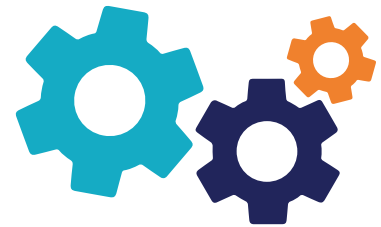
Policy 3



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.

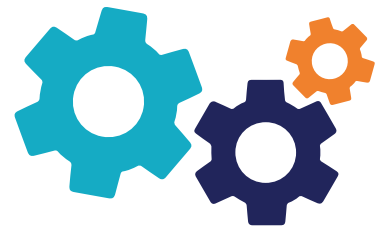
Oak Point already has an important, but not widely known, brand. This brand centers on easy access to employment opportunities in Plano and surrounding communities and a quaint, rural feeling, insulated from surrounding change. While this is a unique status in a city as developed as Plano, change is 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. ”

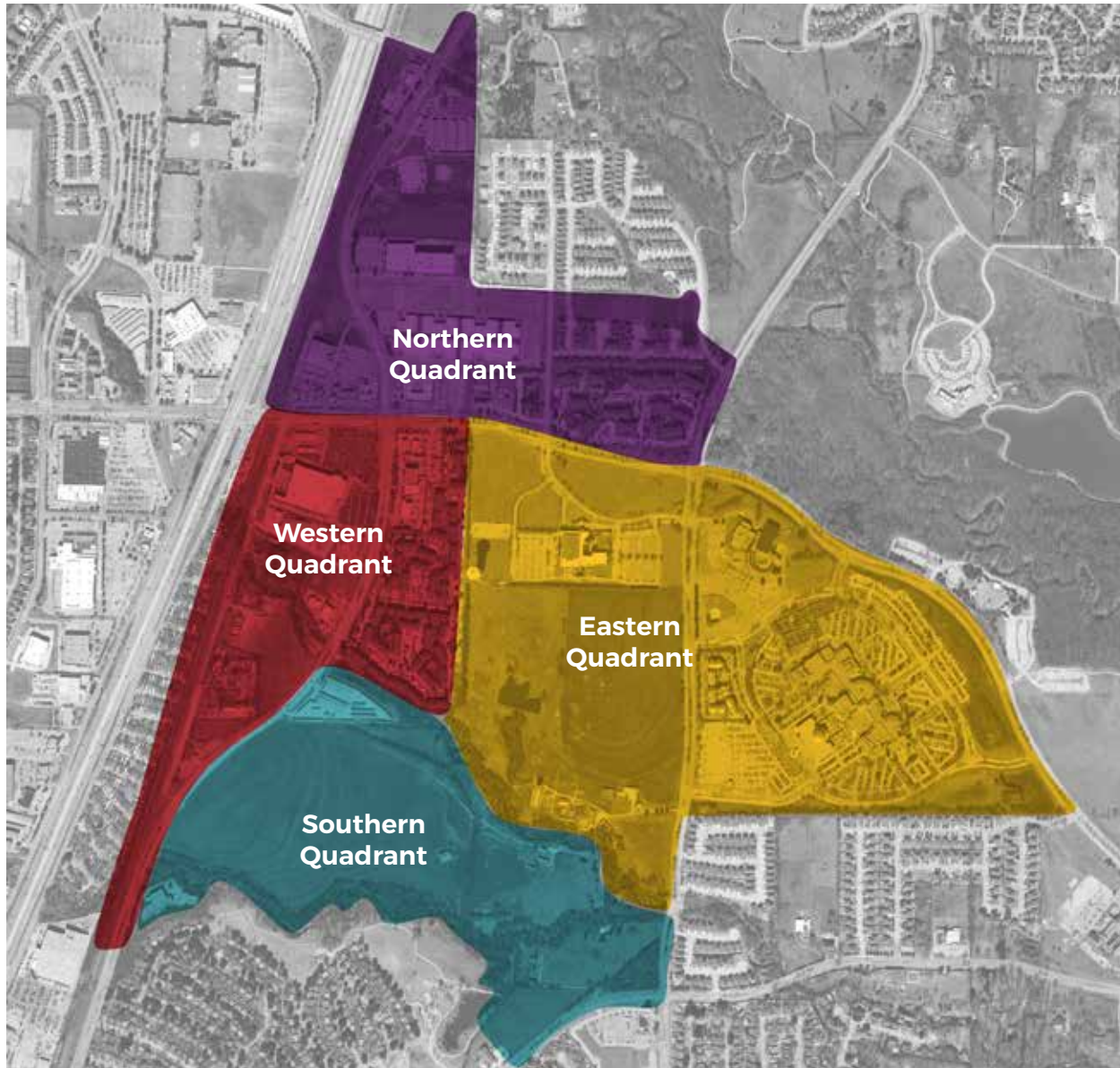
~ Open House Participant



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.





Northern Quadrant

Oak Point's Neighborhood Adjacency Zone

Enhanced mobility features and reinvestment in declining commercial areas.

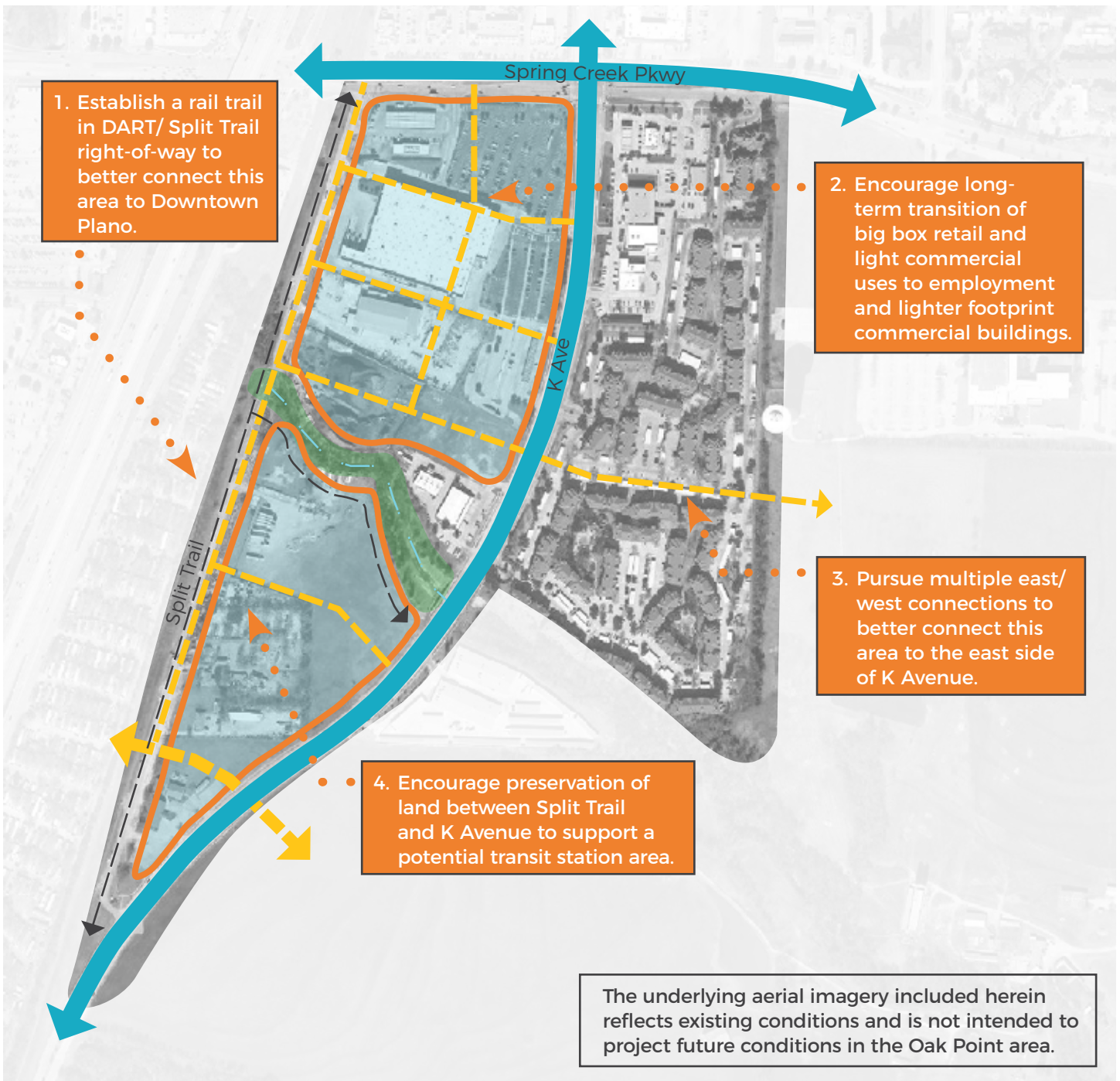




Western Quadrant

Oak Point's Employment Center

A long-term transition driven by access to US 75 and transit system improvements.

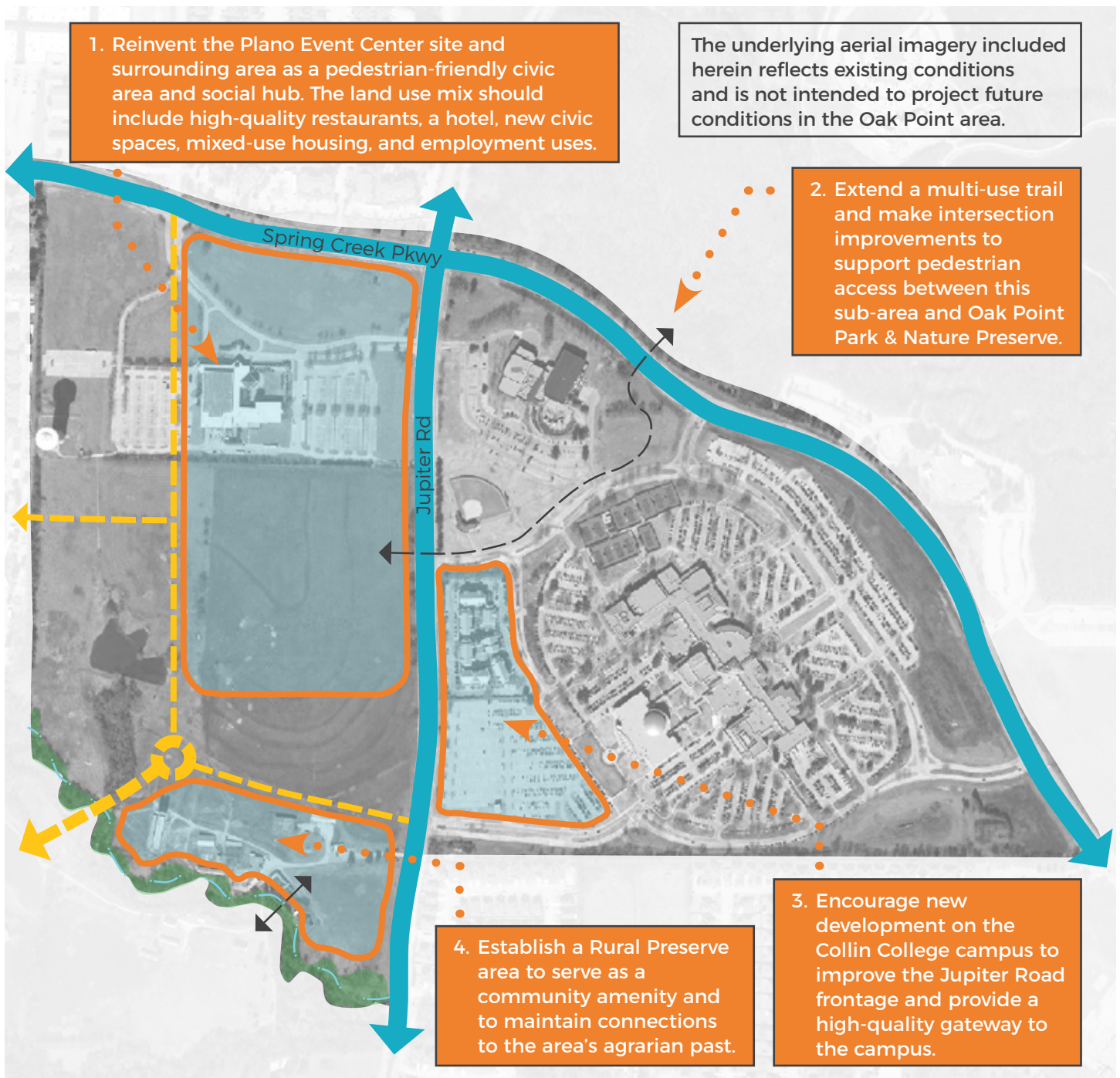




Eastern Quadrant

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.



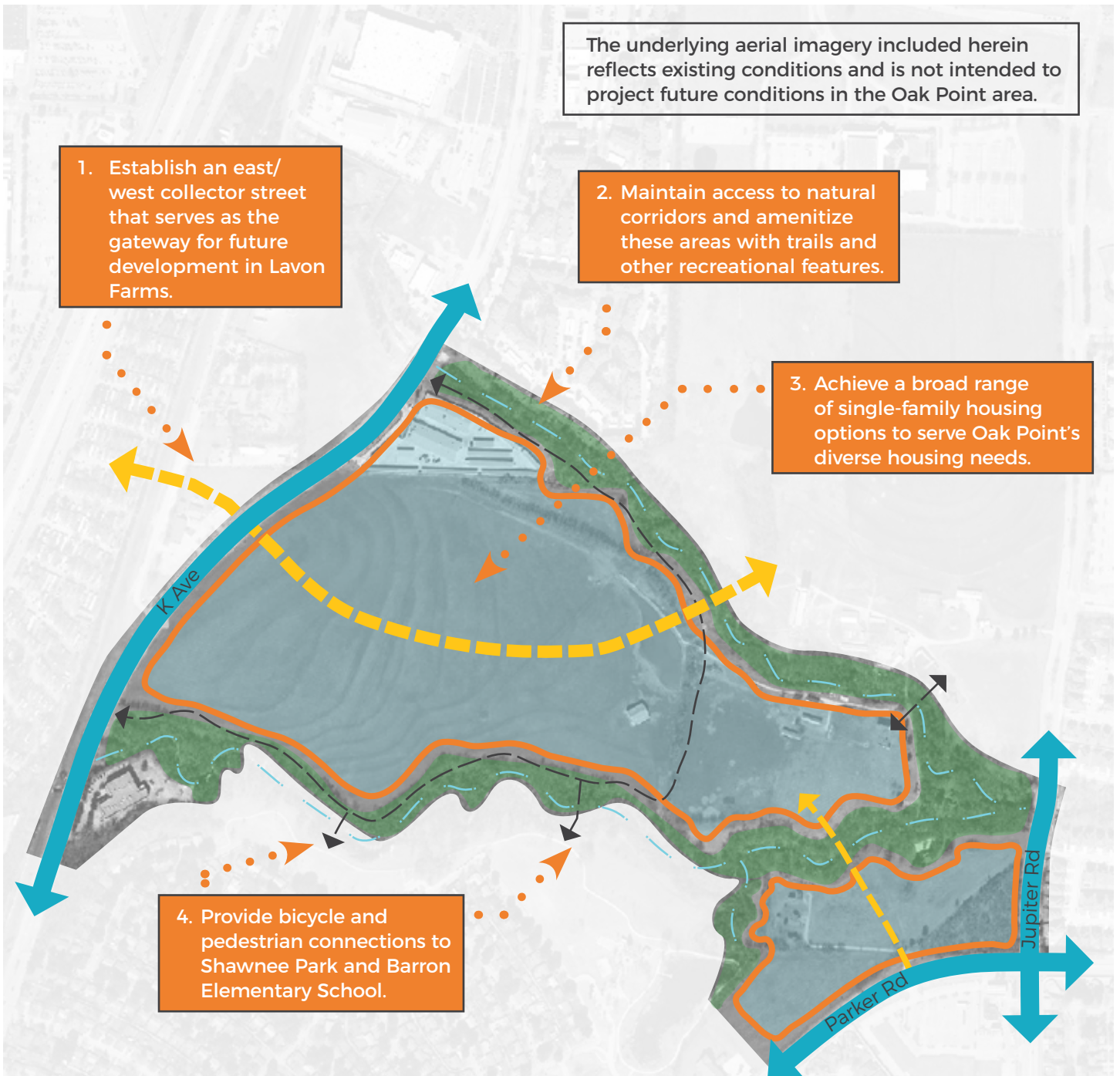
The underlying aerial imagery included herein reflects existing conditions and is not intended to project future conditions in the Oak Point area.

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

1: Area Assessment	p. 99
2: Economic and Market Analysis	p. 113
3: Community Engagement Summary	p. 123
4: Scenario Report	p. 136
5: Joint Meeting Outcomes	p. 160
6: Policy and Action Matrix	p. 181



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.

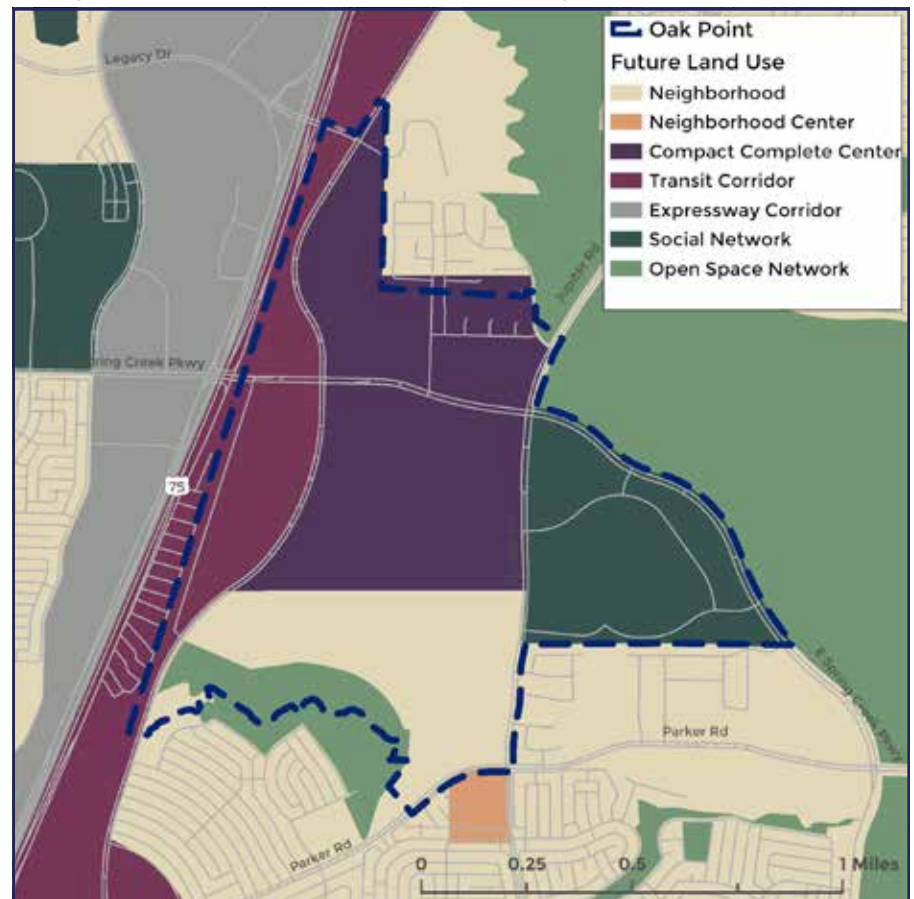
Transit Corridor (16%)

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.



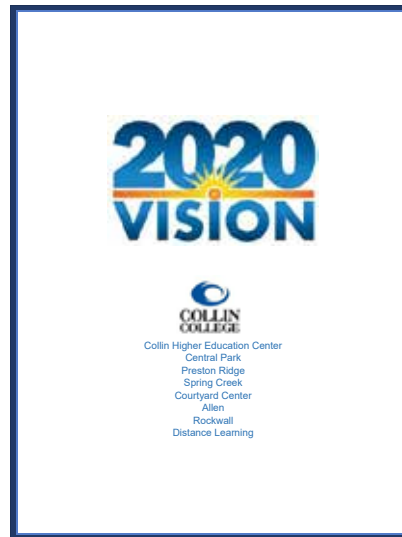
Plano Event Center Hotel Feasibility Study

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.







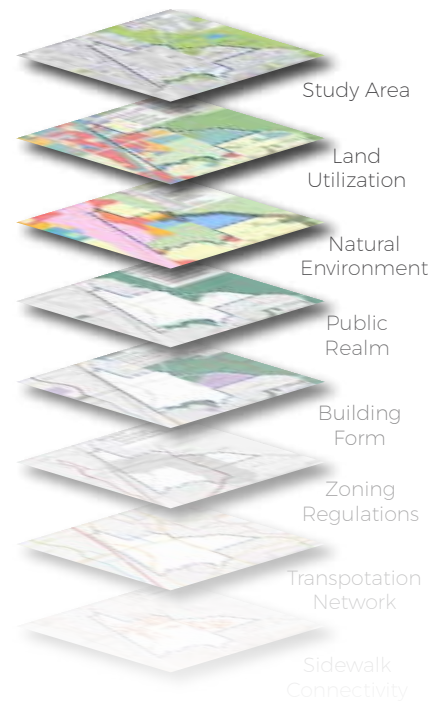
Existing Conditions

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



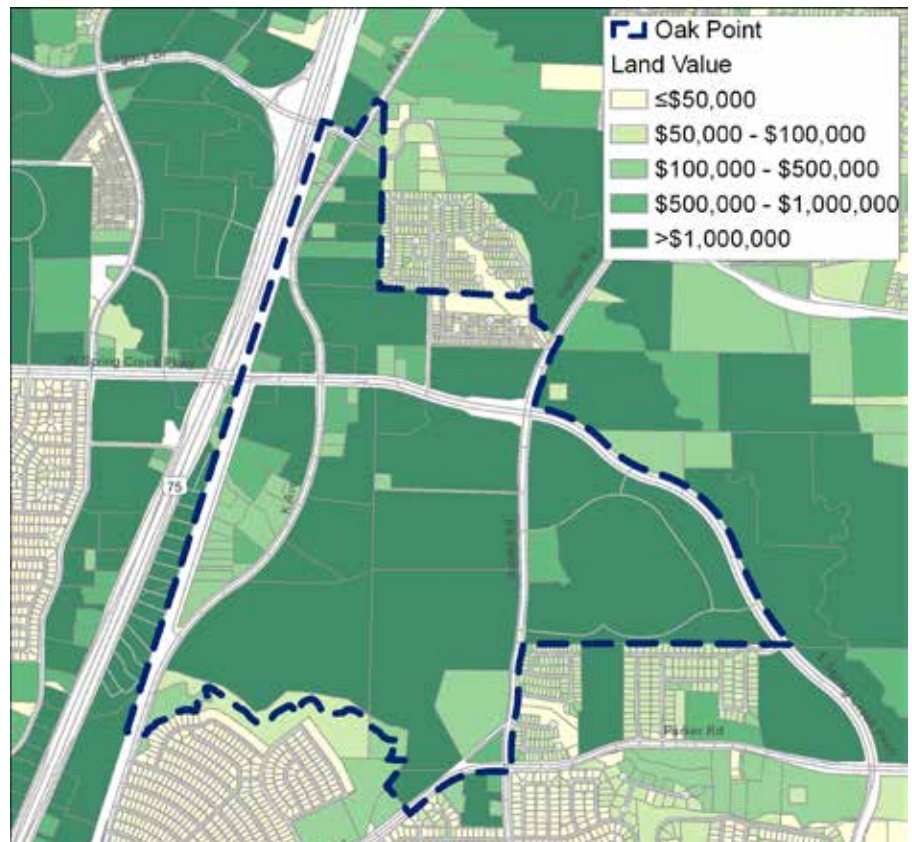
Of the 730 acres that comprise Oak Point, 53% (385 acres) is in residential, commercial, or institutional use, 33 % (239 acres) is agricultural or vacant land, and 14% (106 acres) is public right-of-way. As Oak Point evolves, underdeveloped sites such as Plano Event Center will likely support additional development.



APPENDIX 1: AREA ASSESSMENT

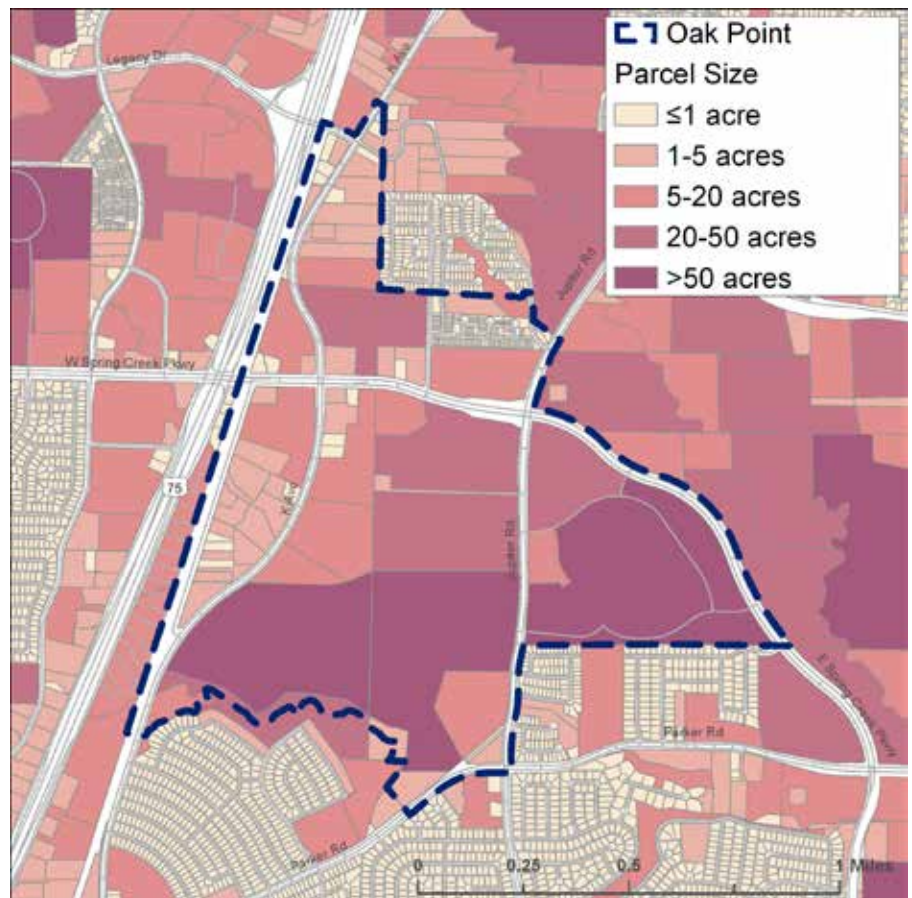
Land Value Map

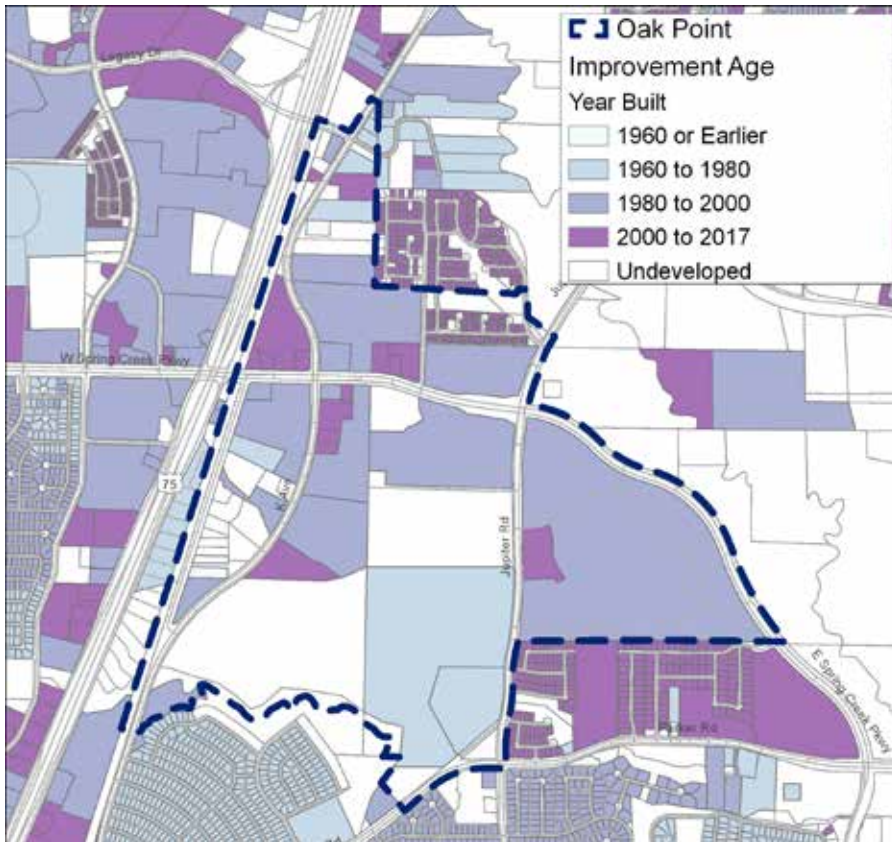
Land values in Oak Point are high, and reflect Oak Point's larger than average parcel size. With much of the land in Oak Point either being used for public facilities or agricultural use, these high land values do not always correlate with high property tax revenues, under current conditions. As new development occurs, this condition will begin to change, reflecting higher property tax revenues being generated within Oak Point.



Property/Parcel Size Map

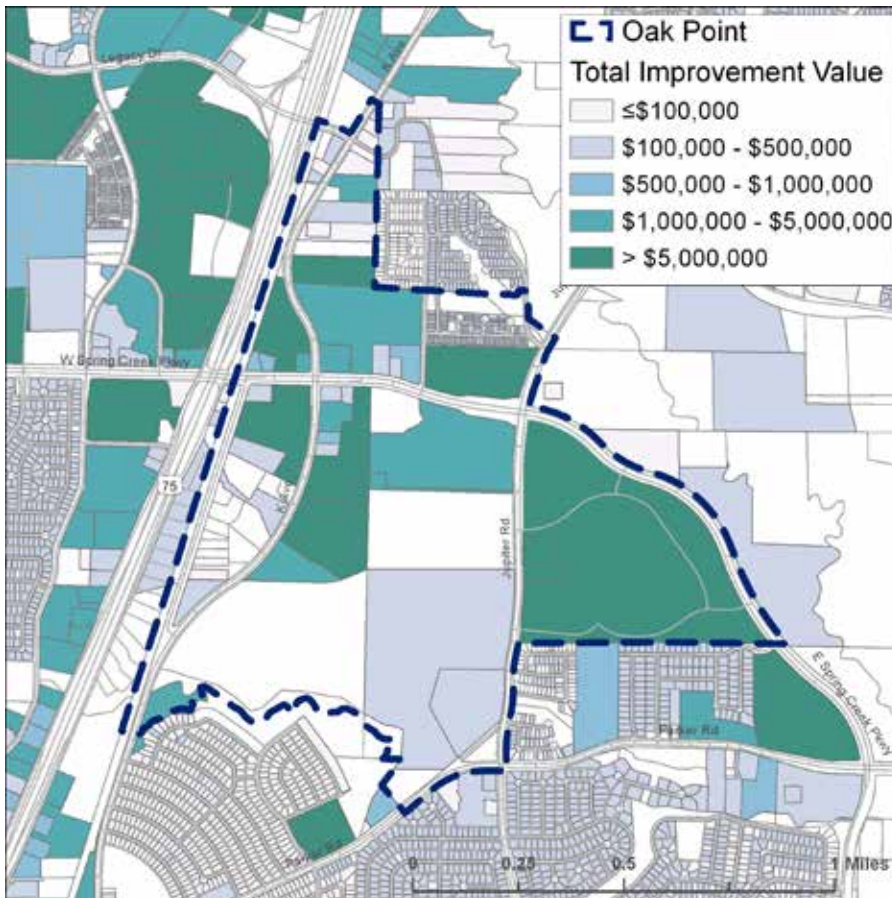
Due to limited single-family development and a large concentration of land dedicated to agricultural and institutional land uses, the typical parcel in Oak Point is large, averaging 3.4 acres in size. As new development occurs in Oak Point, larger parcels will be subdivided to support new neighborhoods 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.

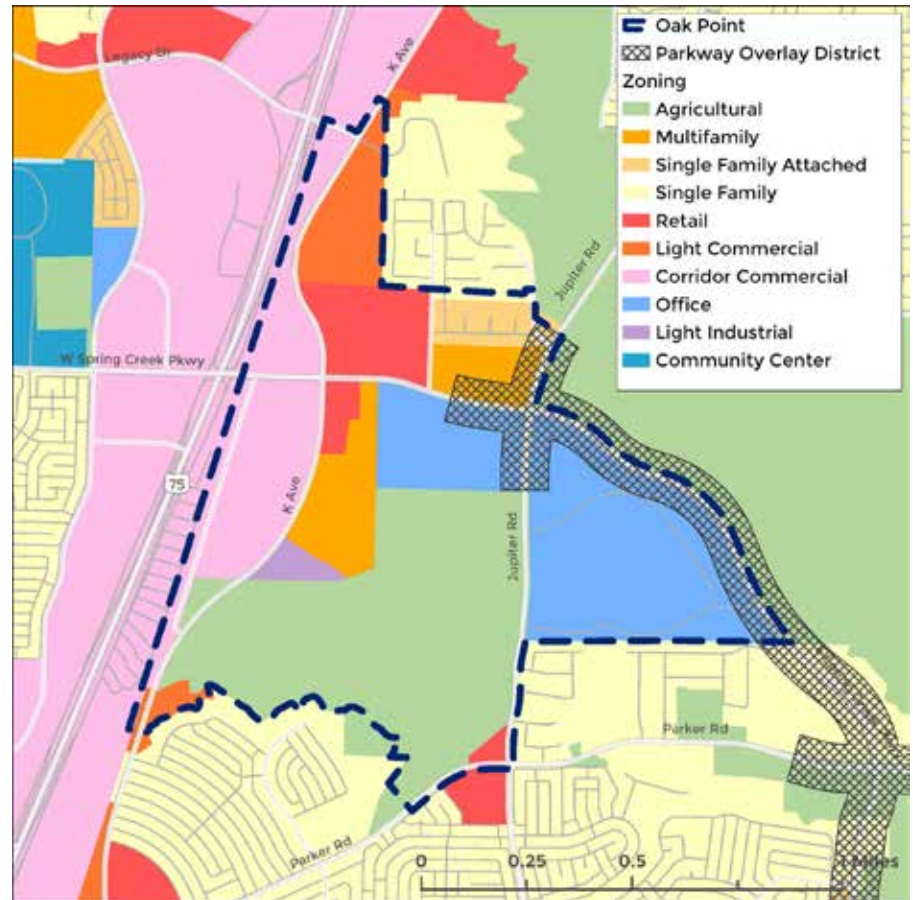


APPENDIX 1: AREA ASSESSMENT

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.



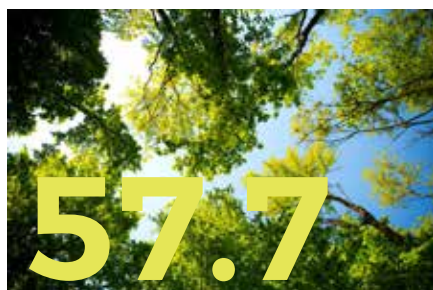
APPENDIX 1: AREA ASSESSMENT

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.



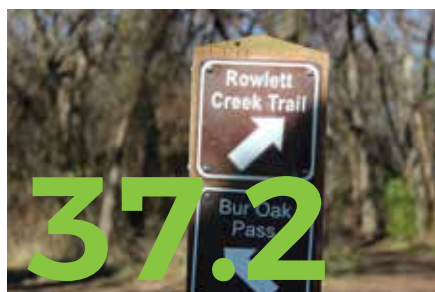
is open space, landscape, agricultural, or vacant land



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**.

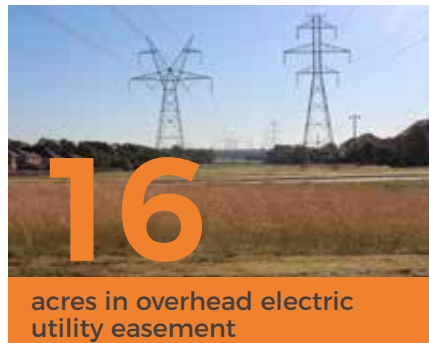
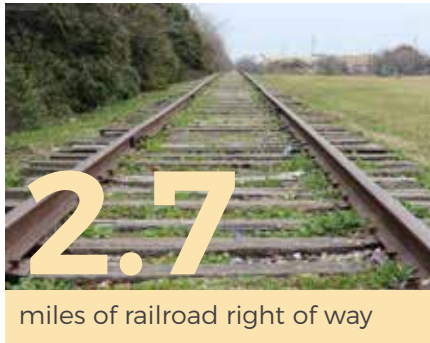
& Challenges

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.



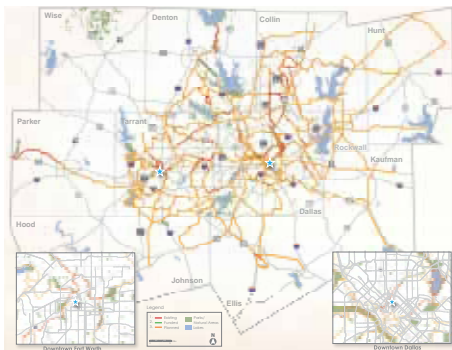
Cotton Belt Corridor Map

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.



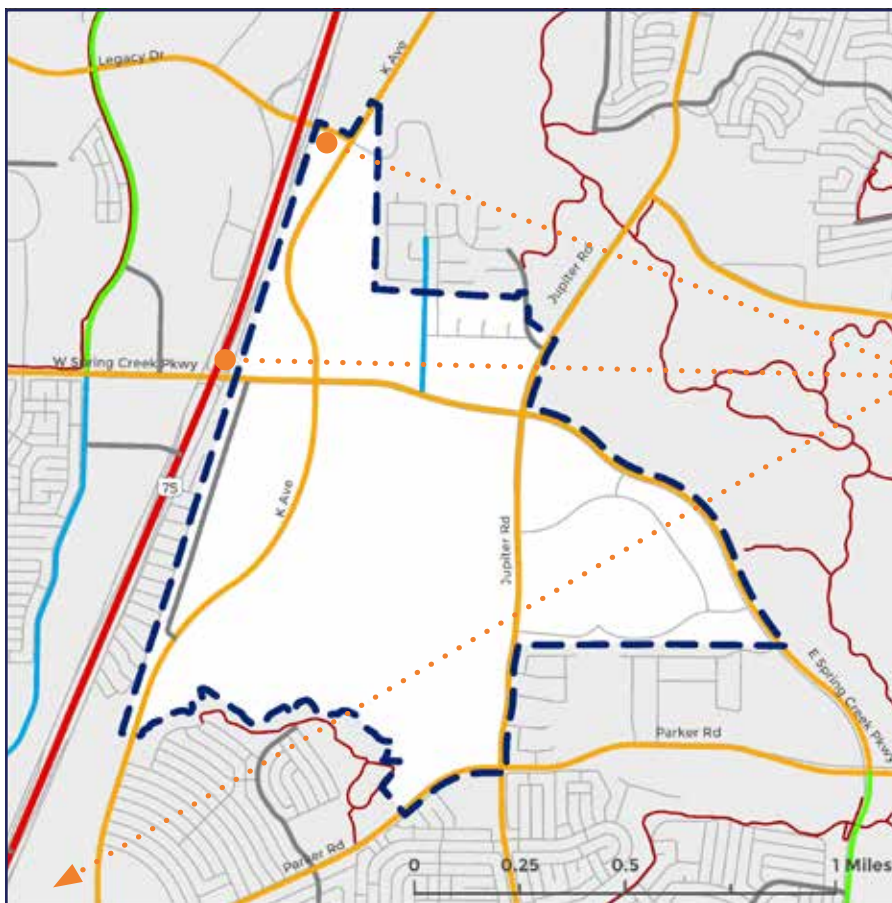
Regional Veloweb North Texas Map



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.

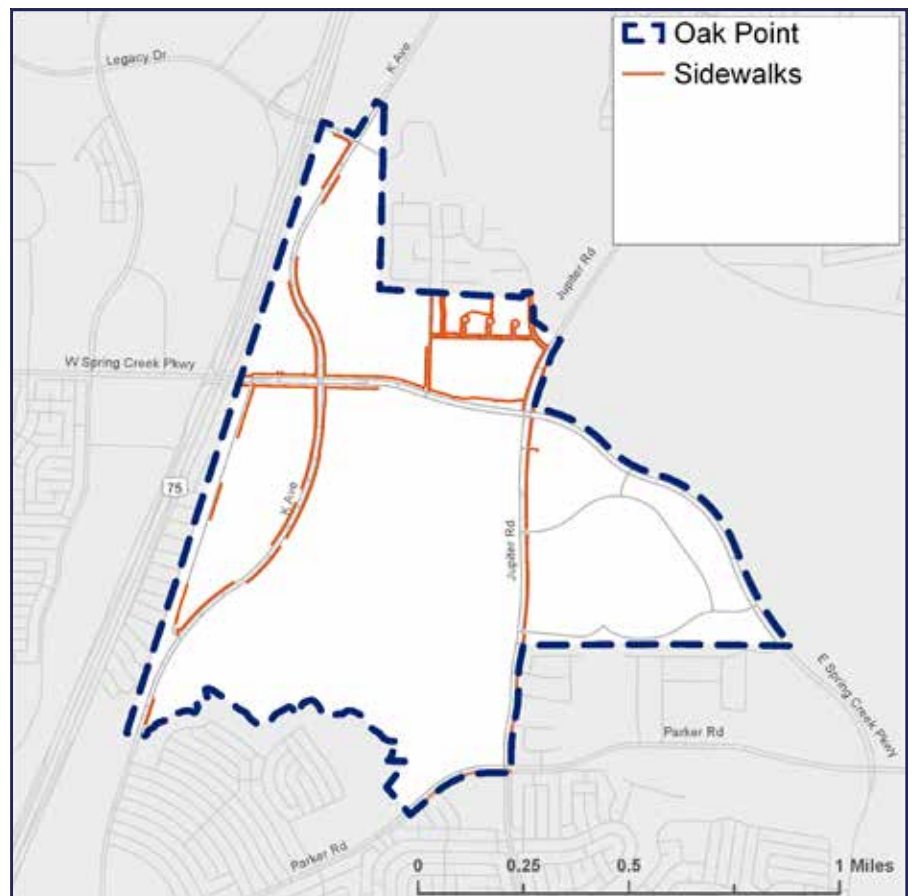
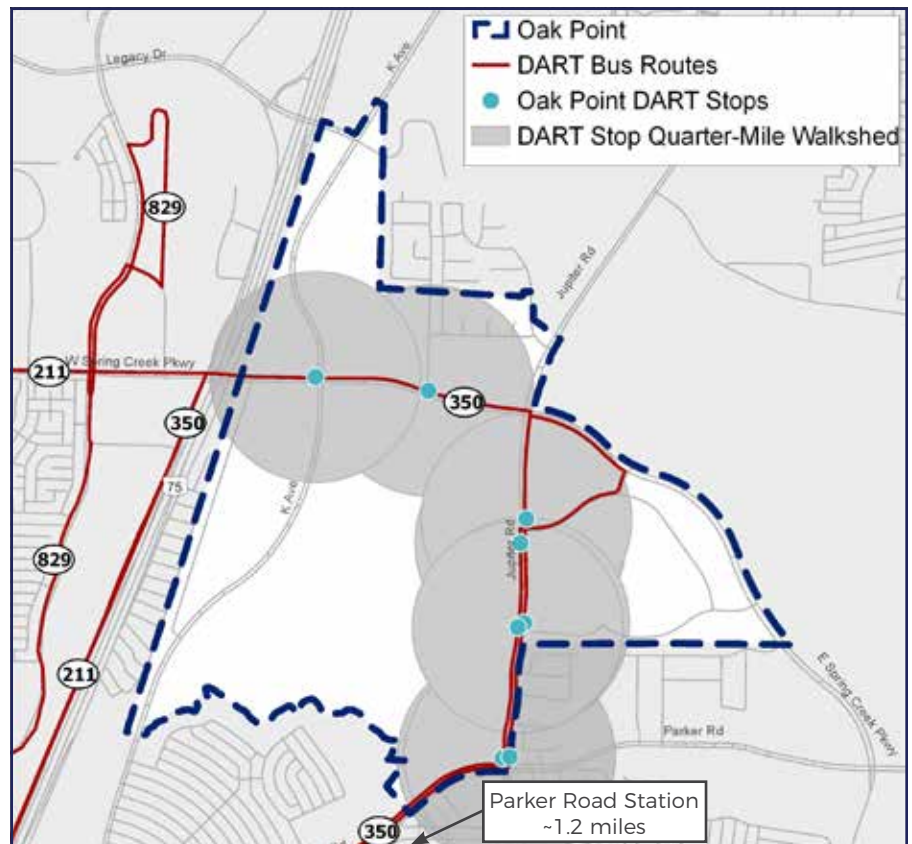
The most important element for transit access is ensuring that people are able to comfortably and safely walk to transit stops and stations. Bus transit service currently accommodates 53% of the total area of Oak Point based on a ¼-mile walkshed.

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



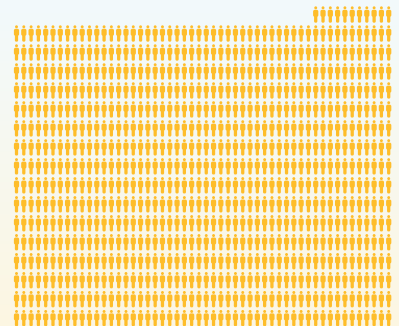
in 5 years

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.

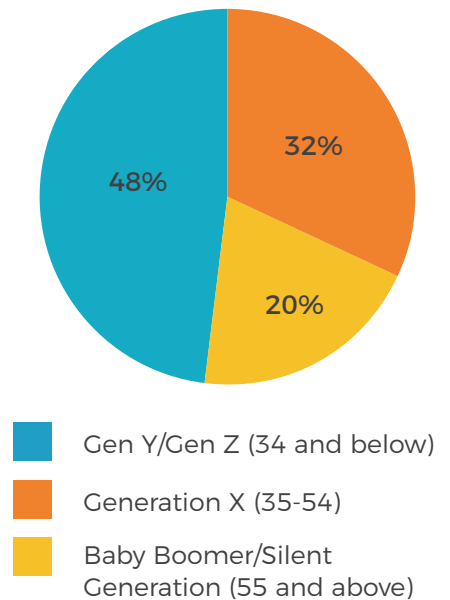
Millennials and Post-Millennials

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

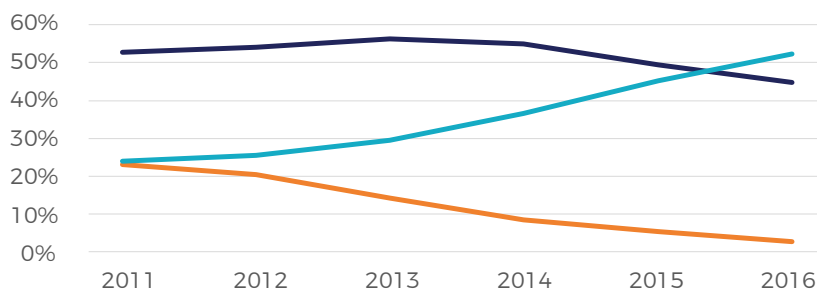
Senior Living

- ▶ 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

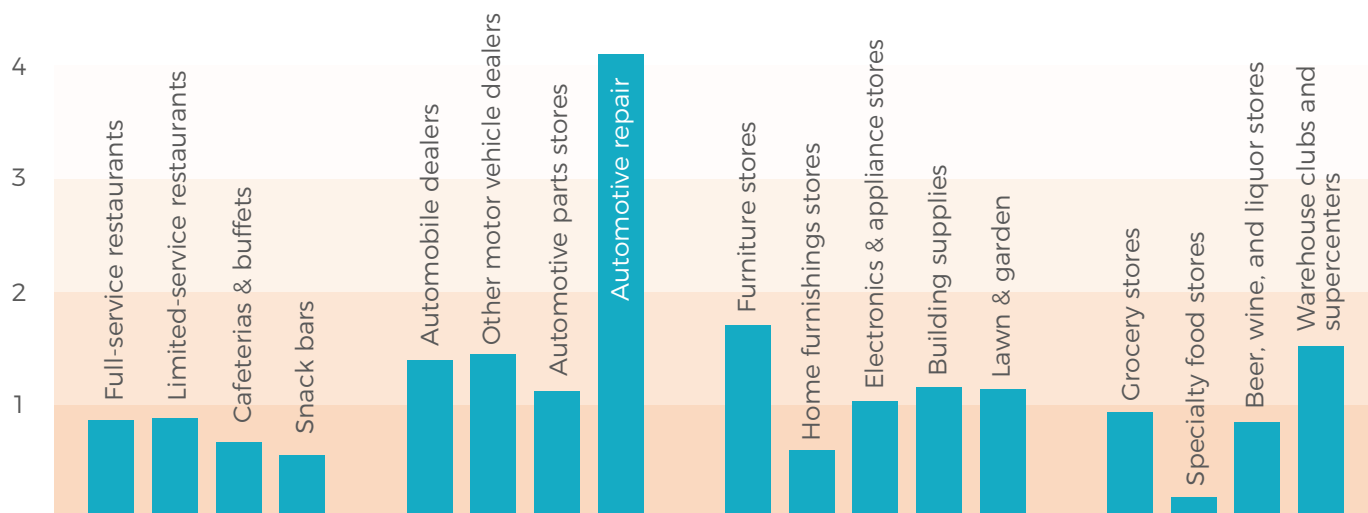
The local retail market is rapidly adjusting to new realities. Since 2008, new retail construction has fallen in the Dallas-Fort Worth region even as the region's population continues to grow. According to multiple sources such as the Wall Street Journal and Forbes, online shopping and changing retail 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

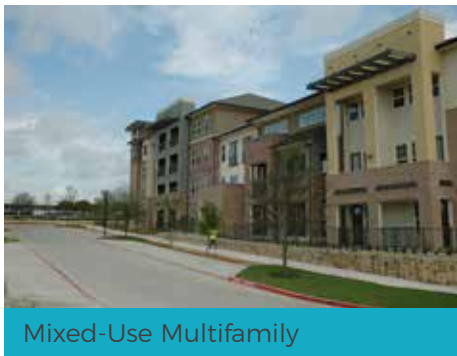
The hospitality market in DFW has been strong in recent years with revenue per available room increasing 6.1 percent from 2015. This has accompanied a modest increase in total rooms of 2.2 percent. The regional market can support hotel growth, but individual properties depend on local demand drivers.



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

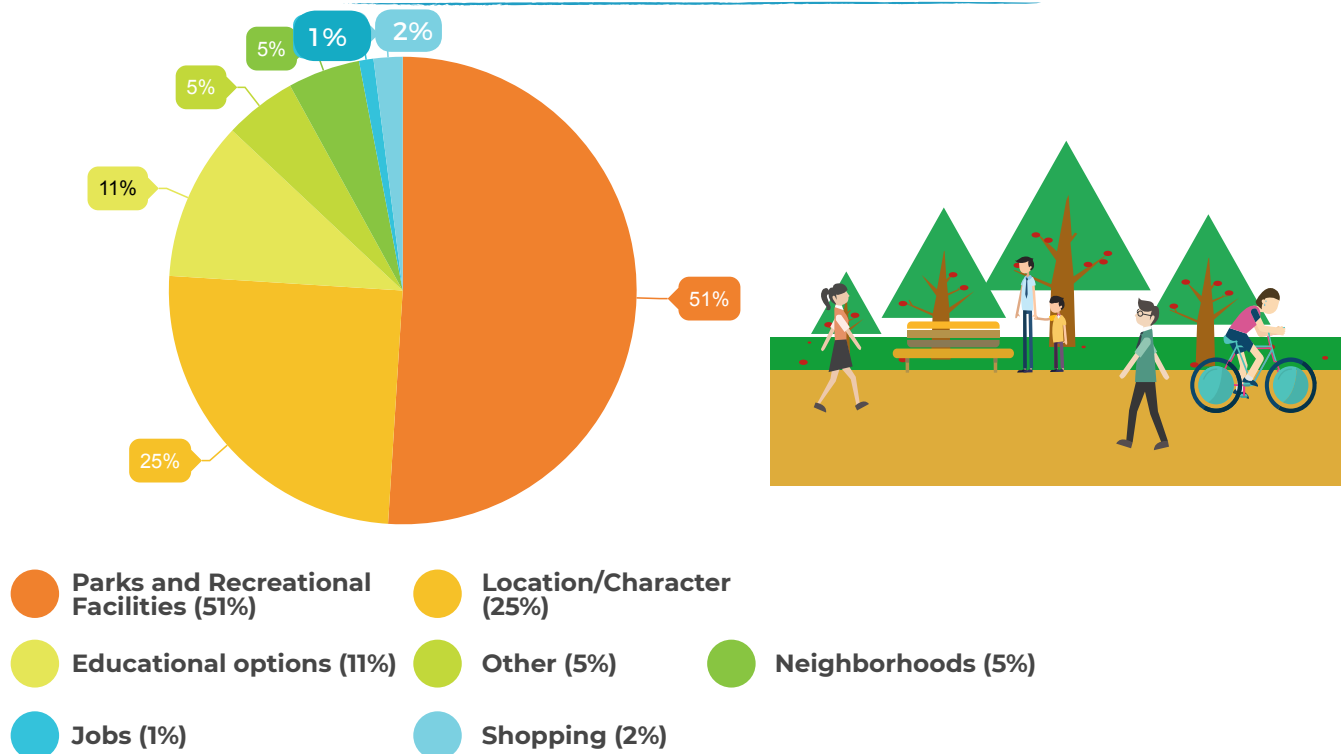
During the Community Design Workshop, attendants participated in a live polling exercise asking about their concerns, priorities, and desires for the Oak Point area. A survey format of the polling exercise was also available on the project website for those who were not able to attend the public workshop.

166 responses

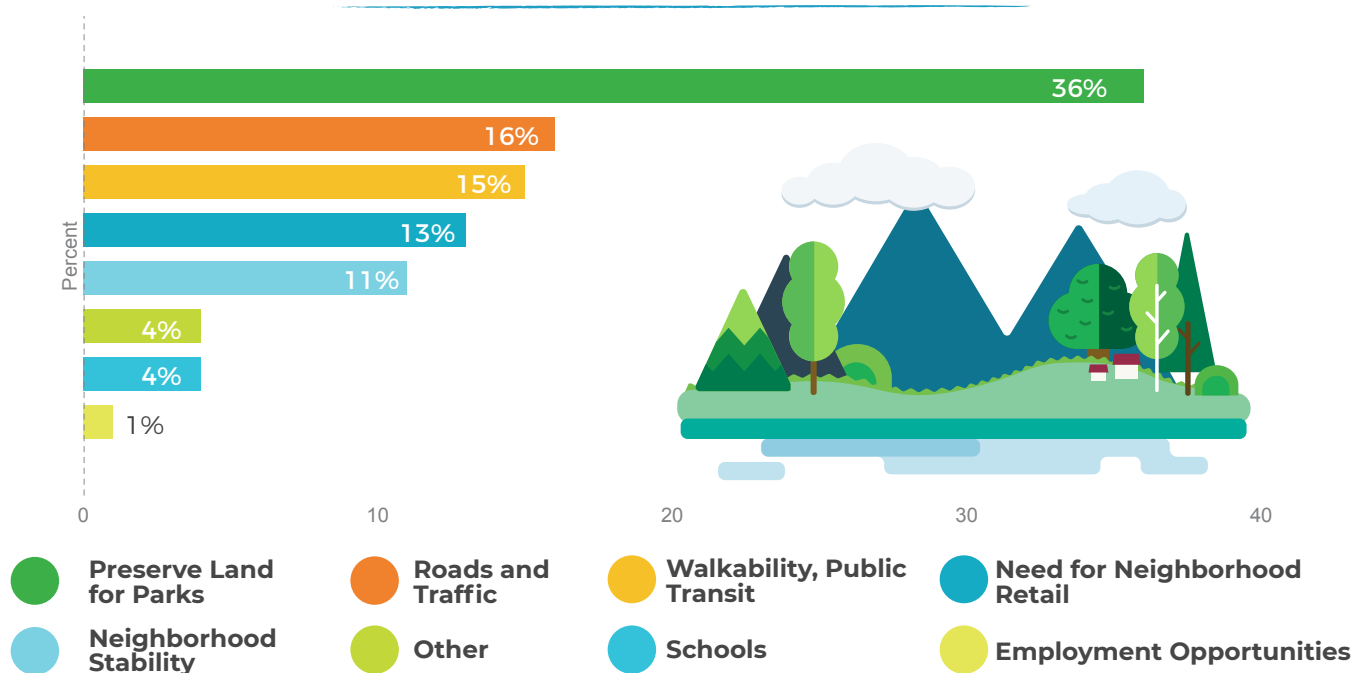


APPENDIX 3: COMMUNITY ENGAGEMENT SUMMARY

1. What is Oak Point's greatest asset?

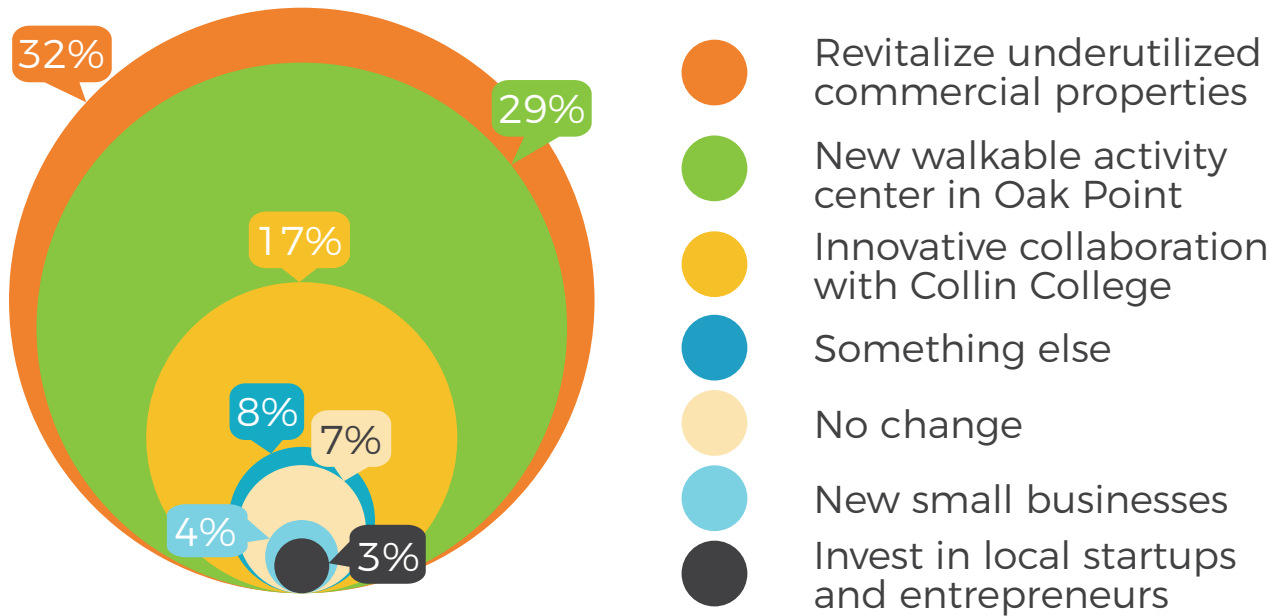


2. What is Oak Point's top concern?

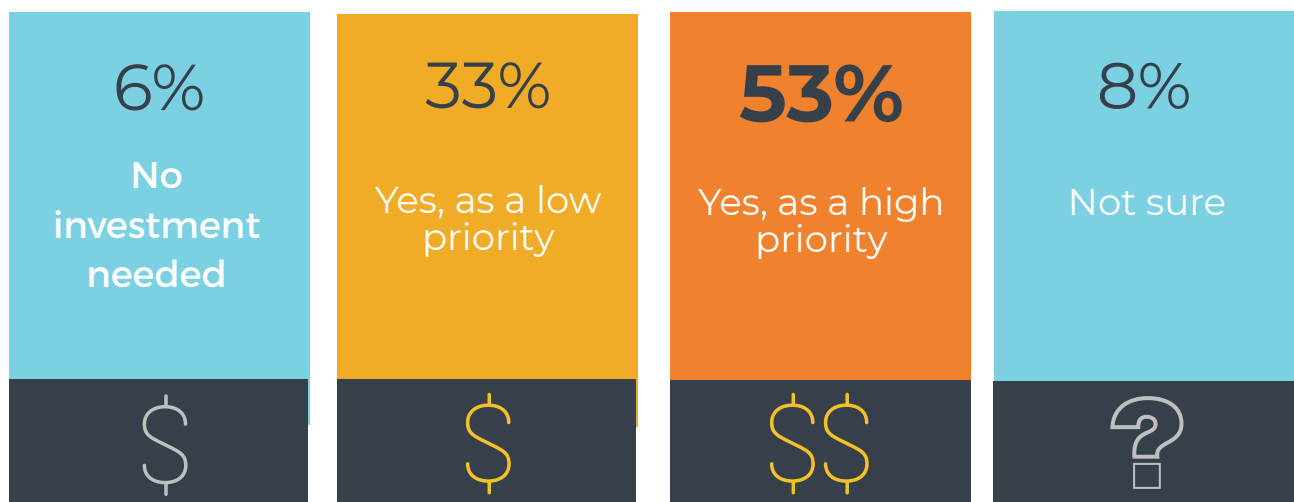




3. If you could do one thing for the Oak Point area, what would be your top priority for economic development?



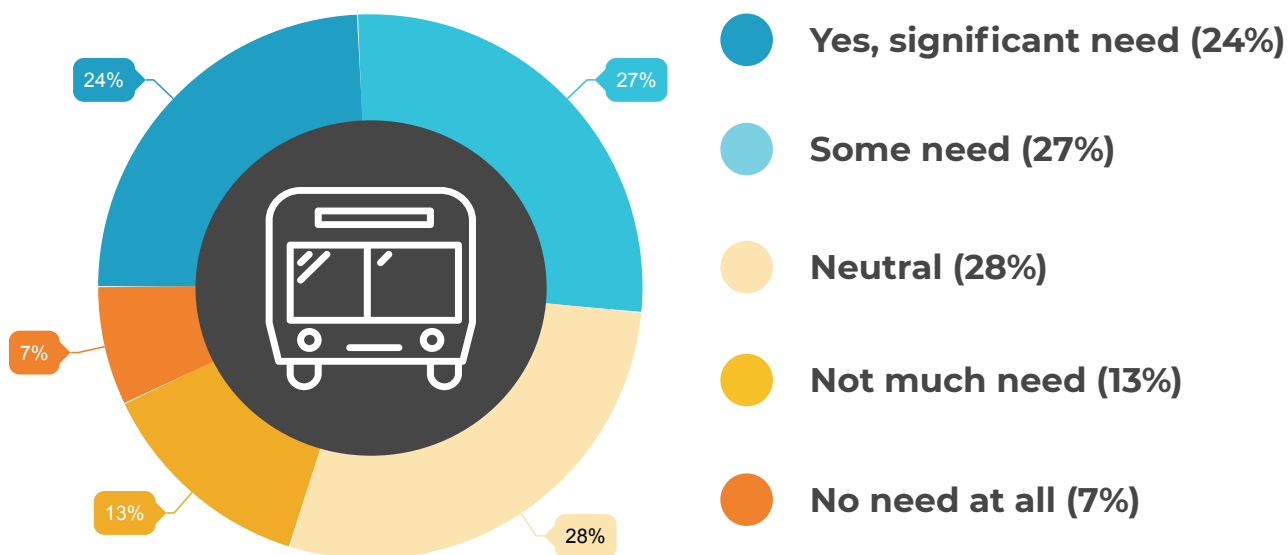
4. Should we invest in sidewalks, bike routes, trails and more crossings to improve safety in the Oak Point area?



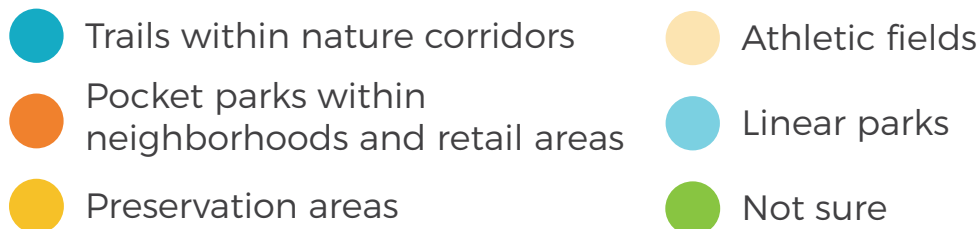
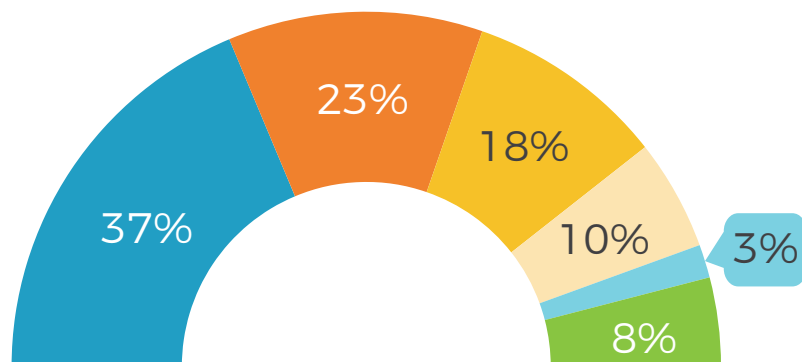


APPENDIX 3: COMMUNITY ENGAGEMENT SUMMARY

5. Is there a need for improved public transit within the Oak Point area?

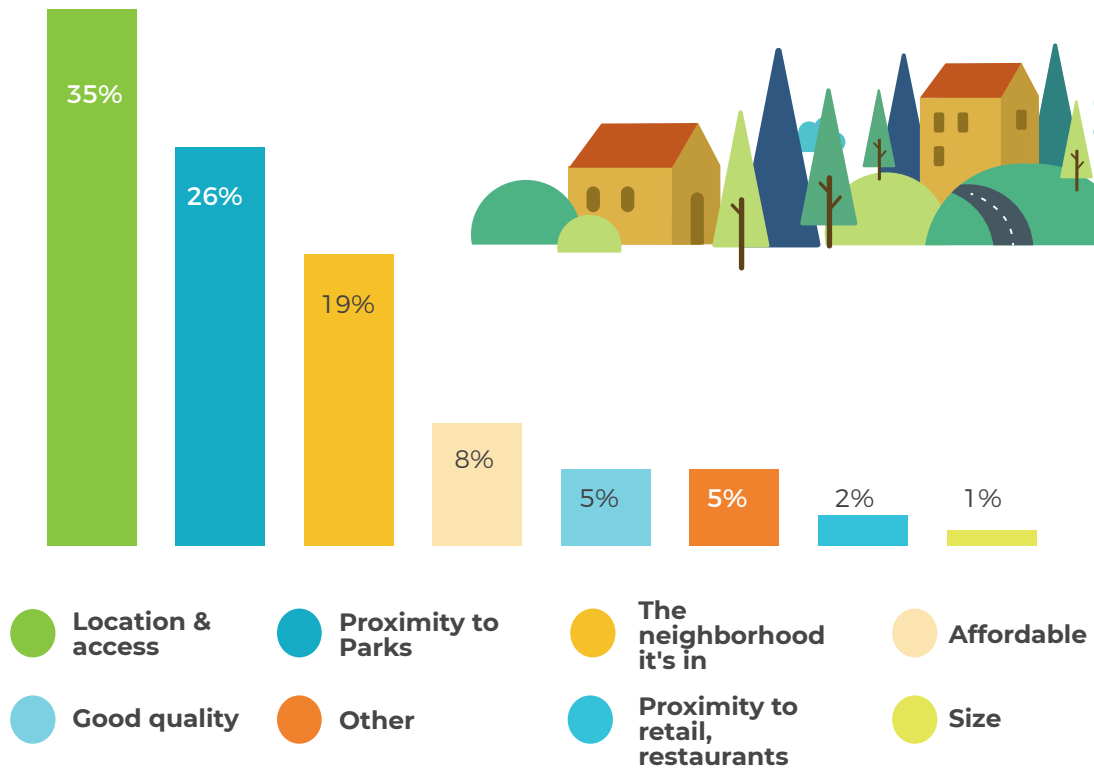


6. What type of parks and open space is most needed in the Oak Point area?

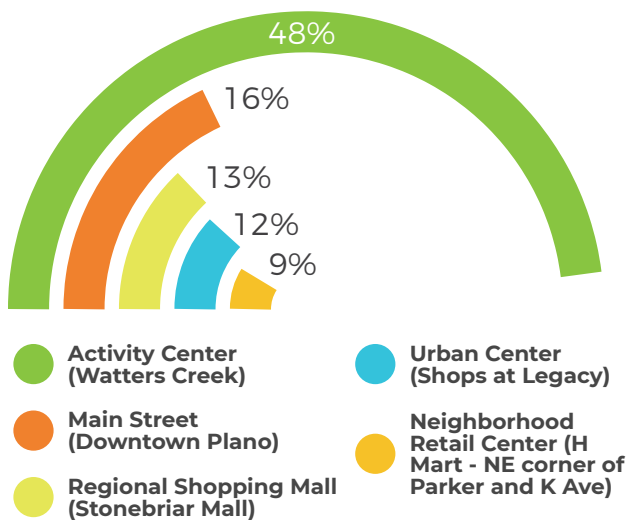




7. What do you like most about your current housing?



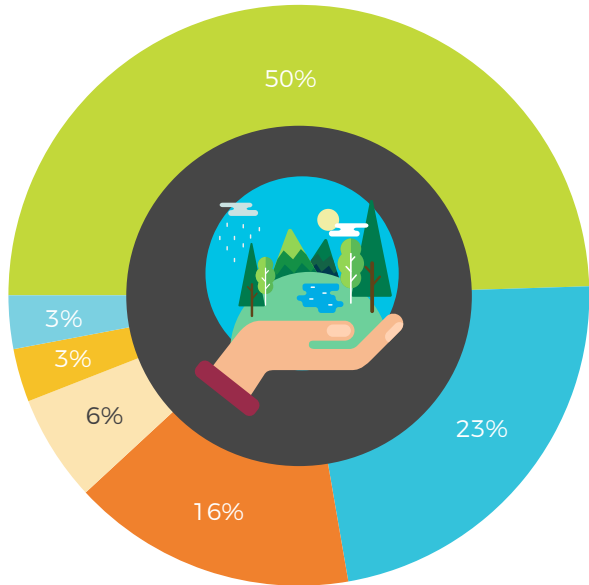
8. What type of retail shopping area do you prefer to visit most?





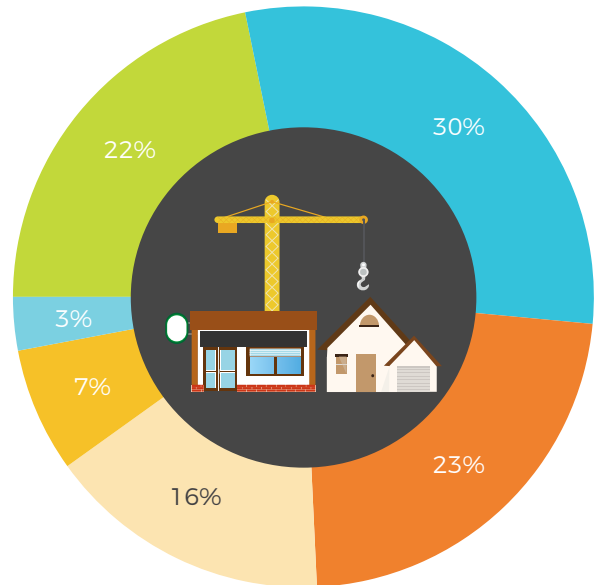
APPENDIX 3: COMMUNITY ENGAGEMENT SUMMARY

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.

81

attendees

125

comments received

638

feedback stickers placed

[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



APPENDIX 3: COMMUNITY ENGAGEMENT SUMMARY

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”.

15 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.

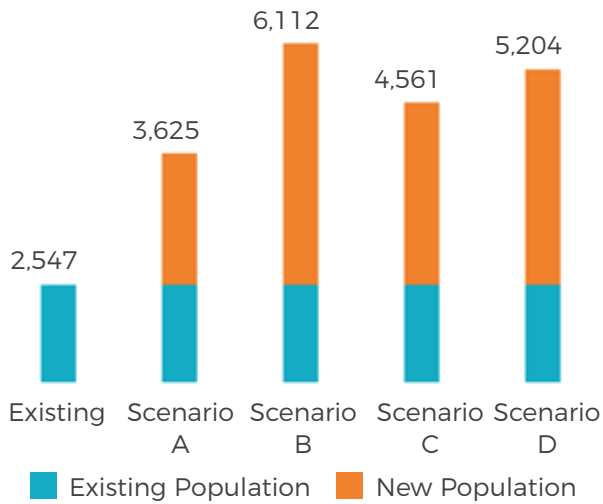




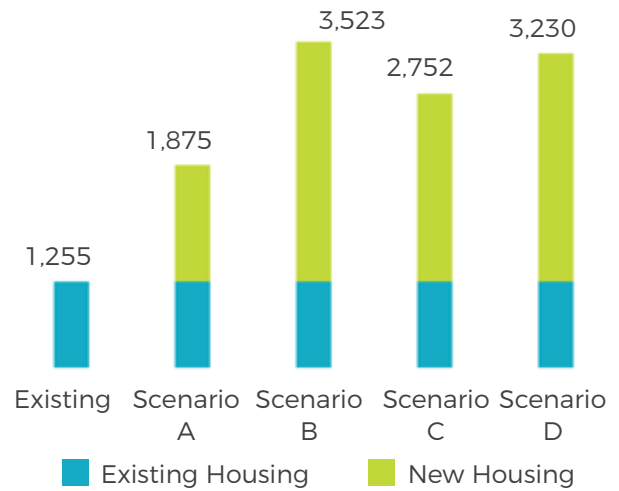
APPENDIX 4: SCENARIO REPORT

Test Scenario Indicators

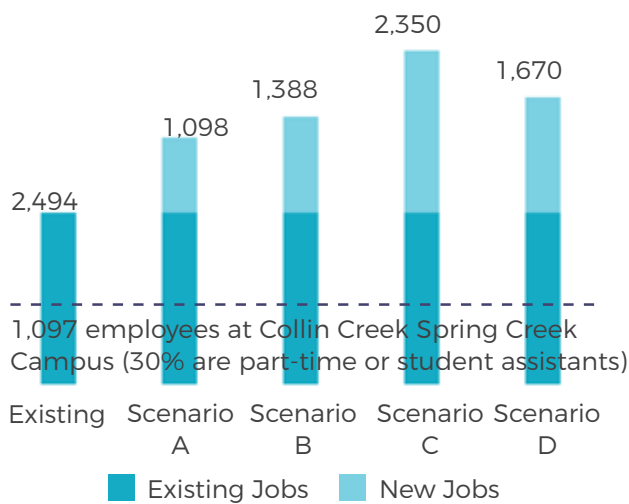
Future Population



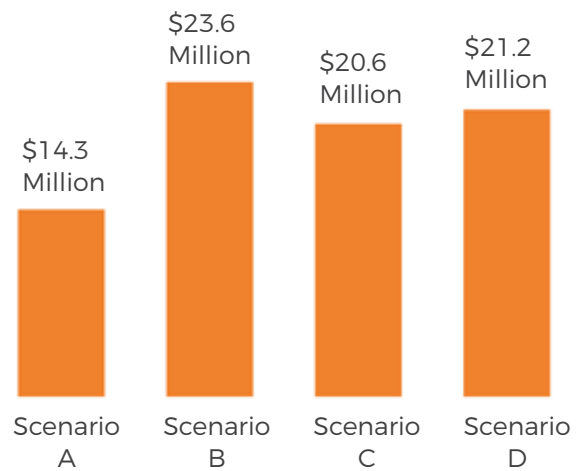
Future Housing



Future Employment

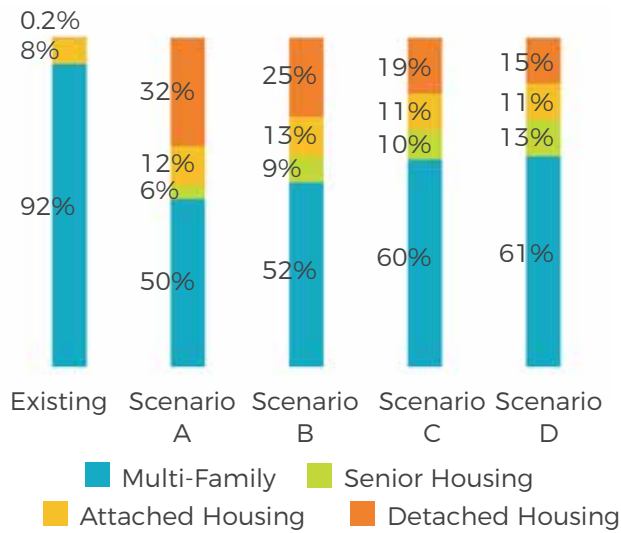


New Property Tax Revenue

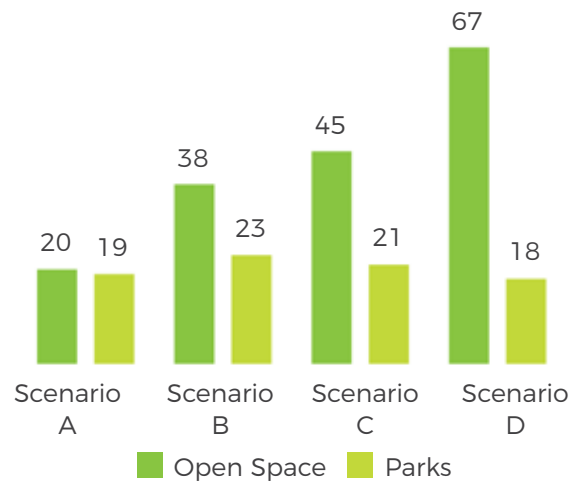




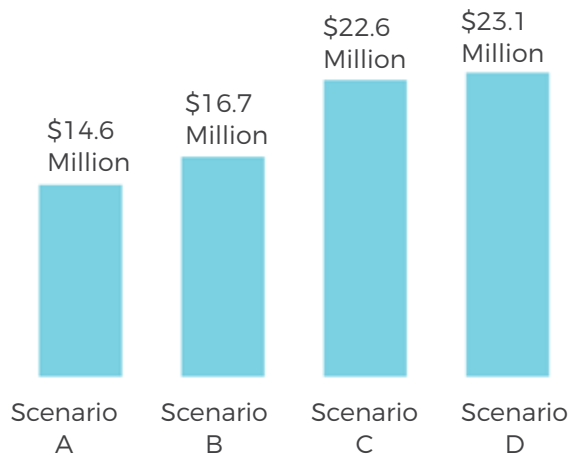
Future Housing Mix



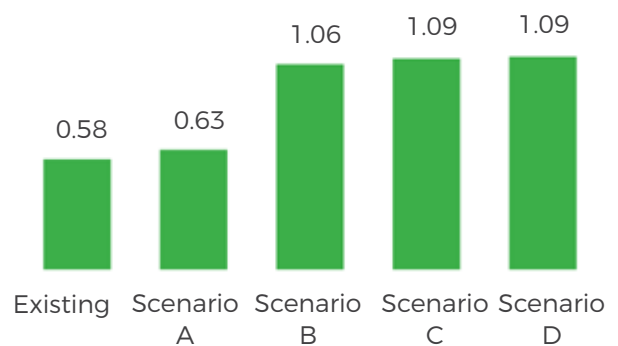
New Parks & Open Space in Acres



New Sales Tax Revenue



Daily Walk Trips per Unit

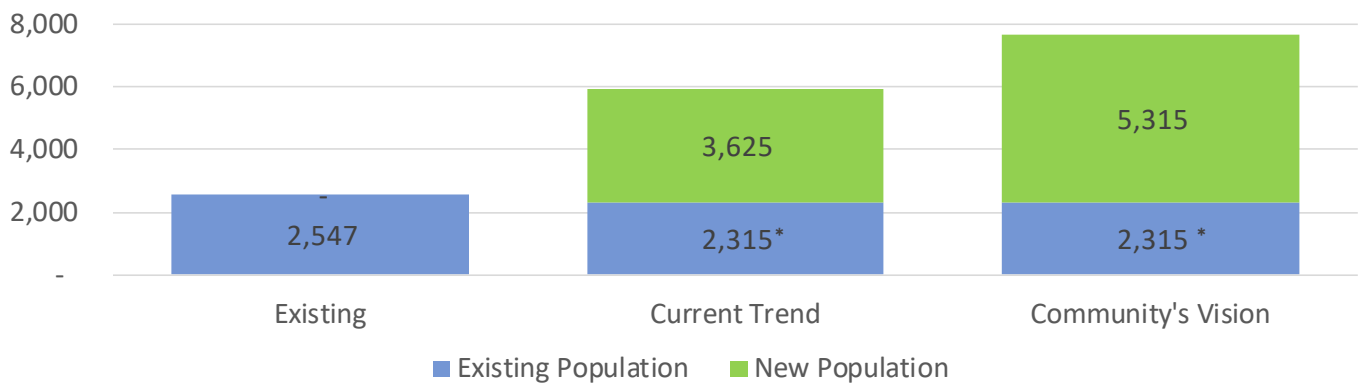




Oak Point at 2050: Development Indicators

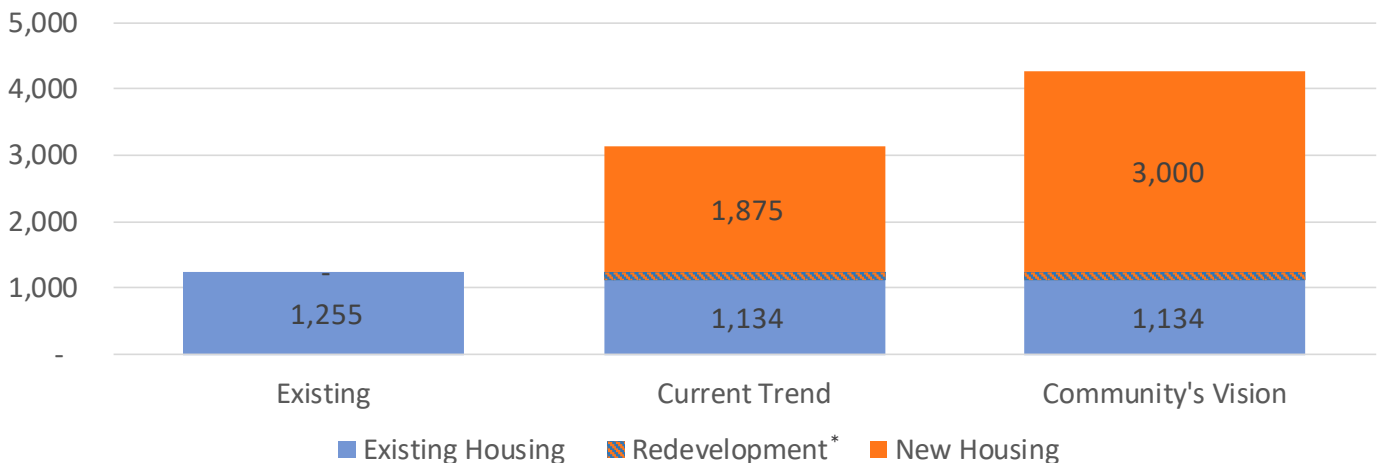
Envision Tomorrow produces a number of indicators based on each scenario. These indicators allow for comparison of outcomes between each scenario, aiding in the creation of the community's vision.

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.

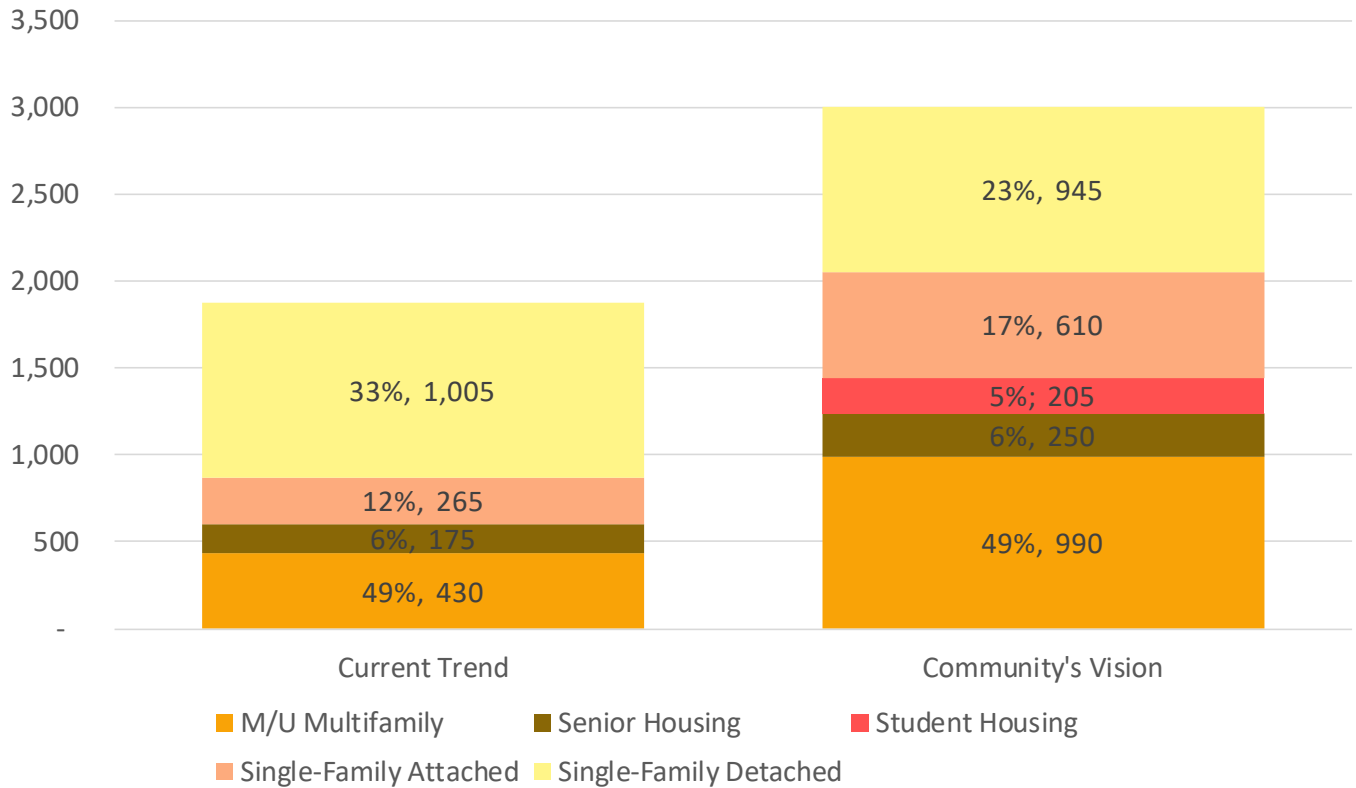
Indicator 2: Potential Future Housing



* 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.

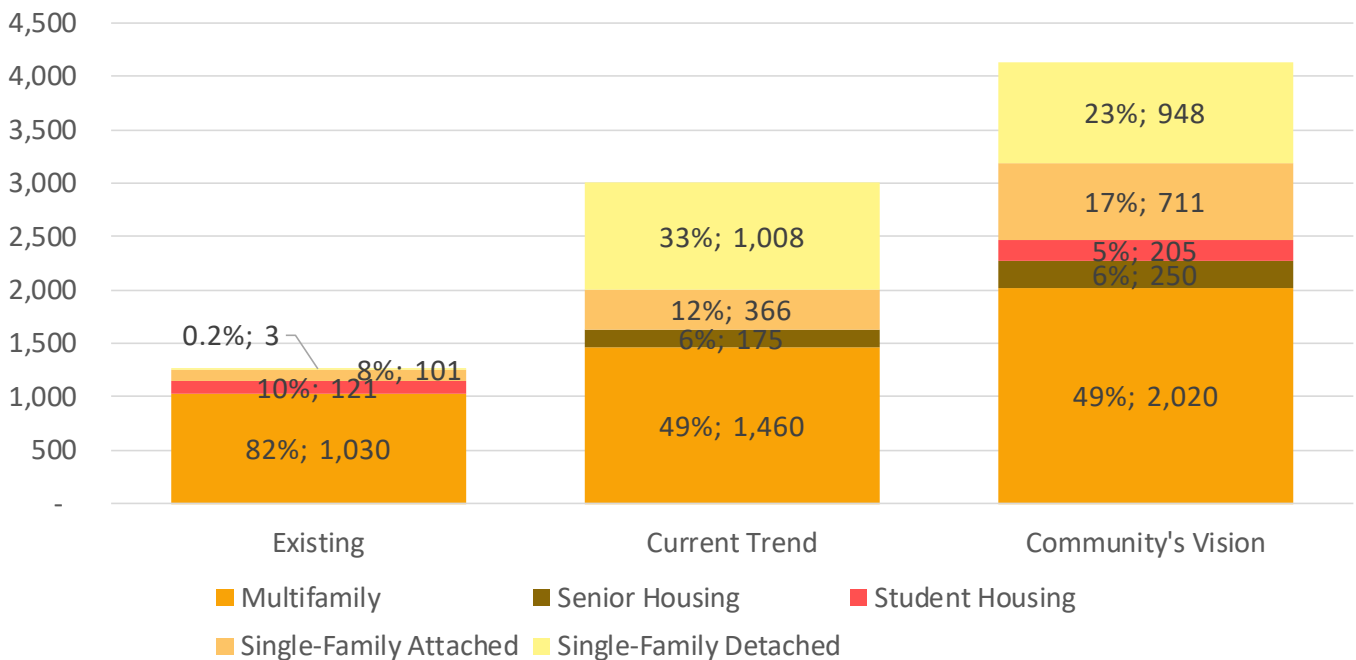


Indicator 3: Potential New Housing by Type (percentage)



Indicator 4: Potential Future Housing by Type (units)

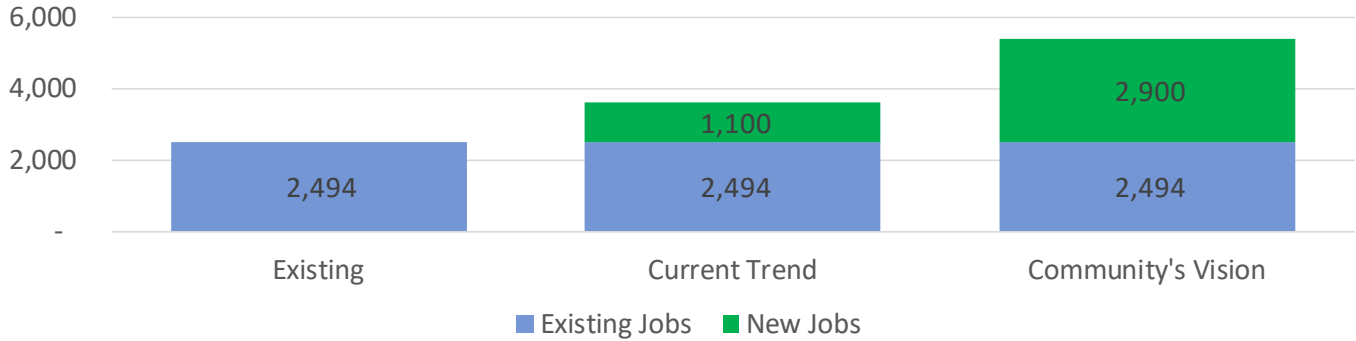
Note: This is a measure of new housing + existing housing - units lost due to anticipated redevelopment.



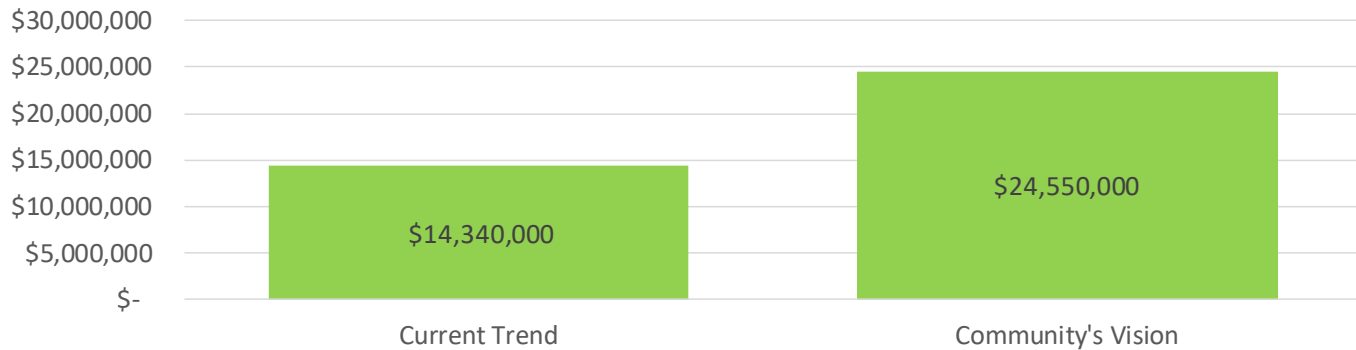


APPENDIX 4: SCENARIO REPORT

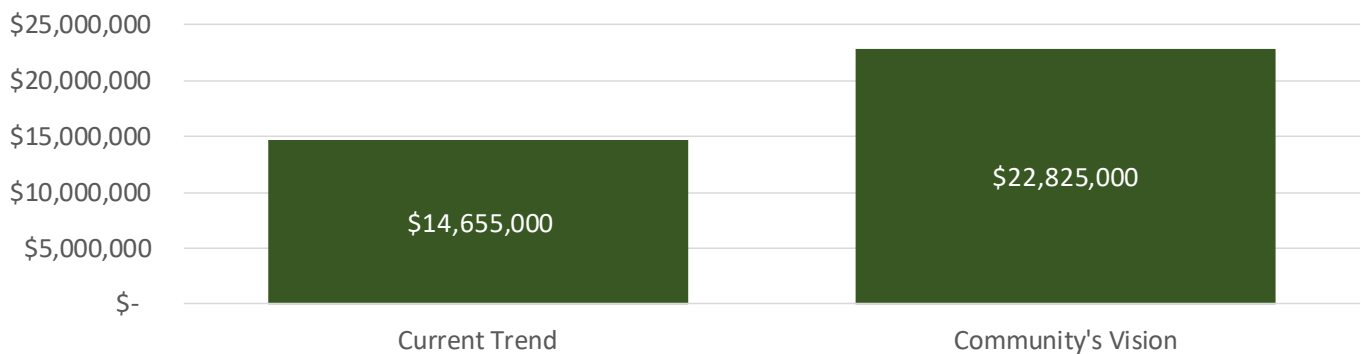
Indicator 5: Potential Future Employment



Indicator 6: Potential New Property Tax Revenue

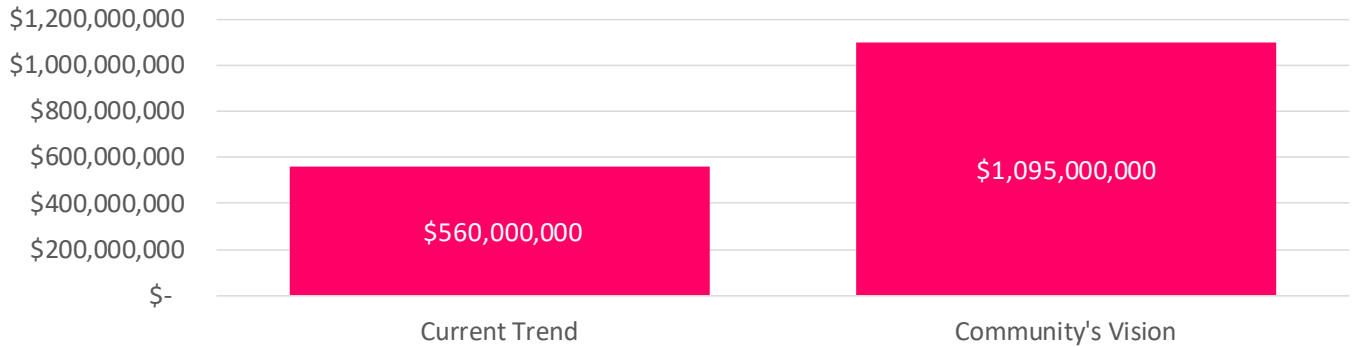


Indicator 7: Potential New Sales Tax Revenue

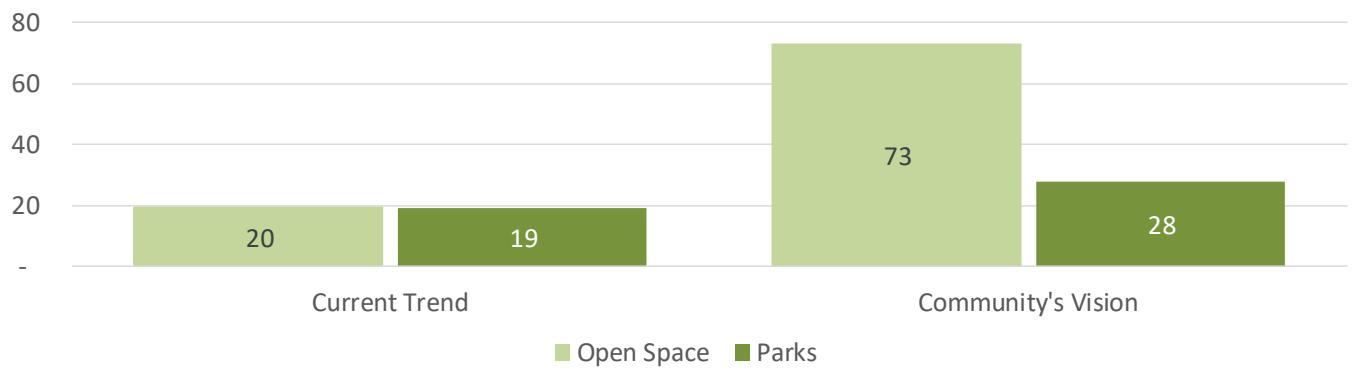




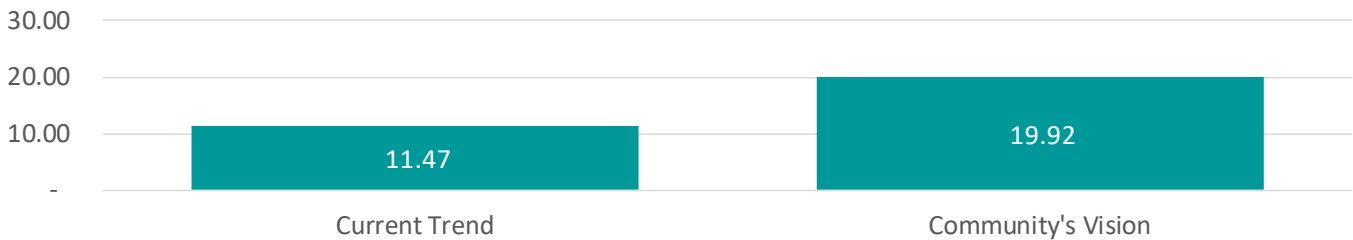
Indicator 8: Potential New Improvement Value



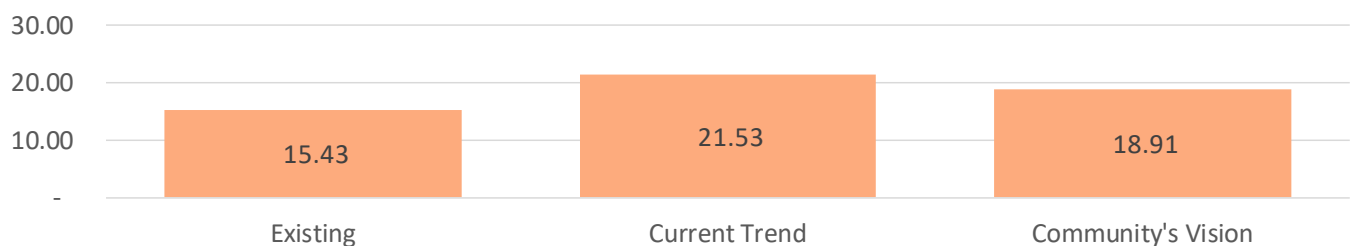
Indicator 9: Potential New Parks and Open Space (acres)



Indicator 10: Potential New Park and Open Space Acreage per 1,000 New People



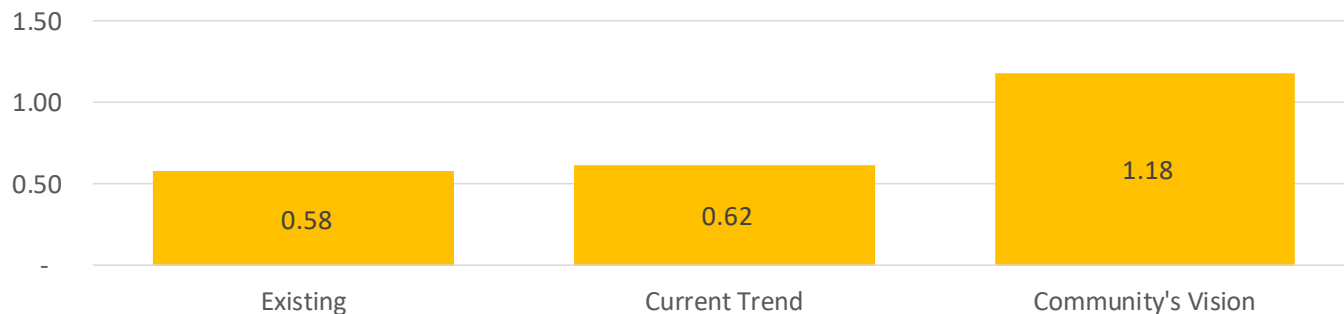
Indicator 11: Potential Daily Vehicle Miles Traveled per Capita



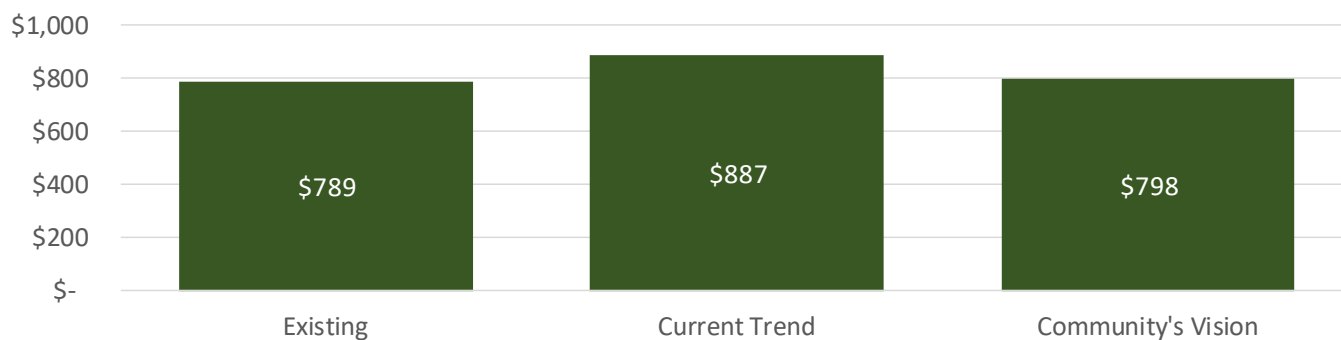


APPENDIX 4: SCENARIO REPORT

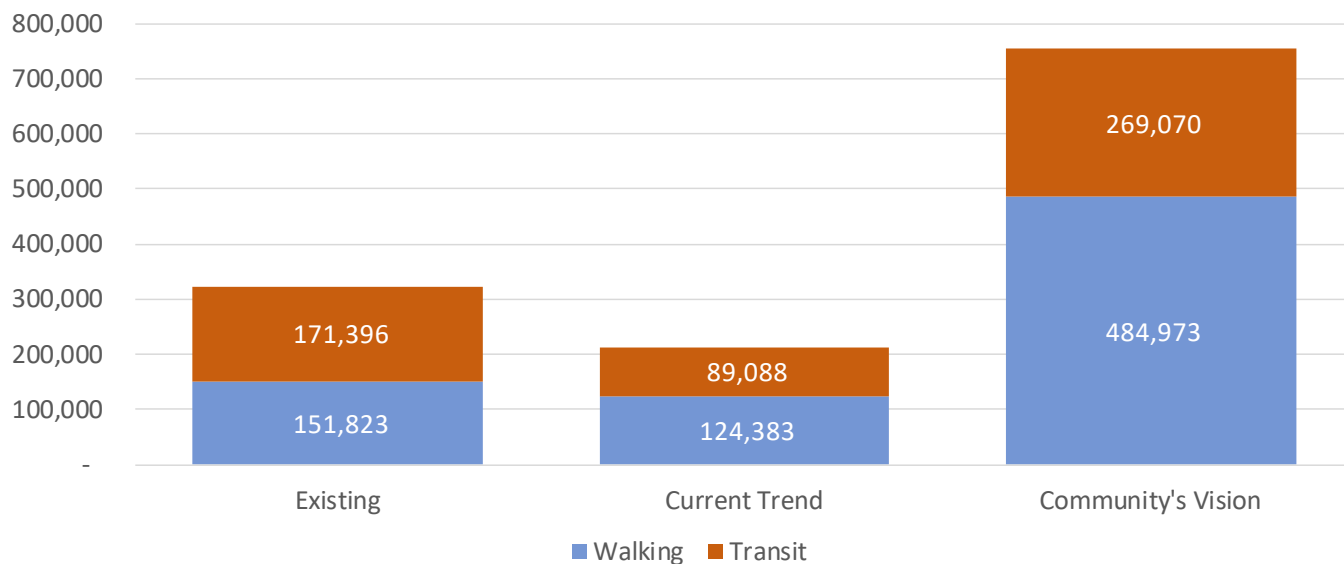
Indicator 12: Potential Daily Walk Trips per Unit



Indicator 13: Potential Transportation Costs (Per Household/Per Month)



Indicator 14: Potential Daily METs (Metabolic Equivalent) Spent in Active Transportation





Development Types

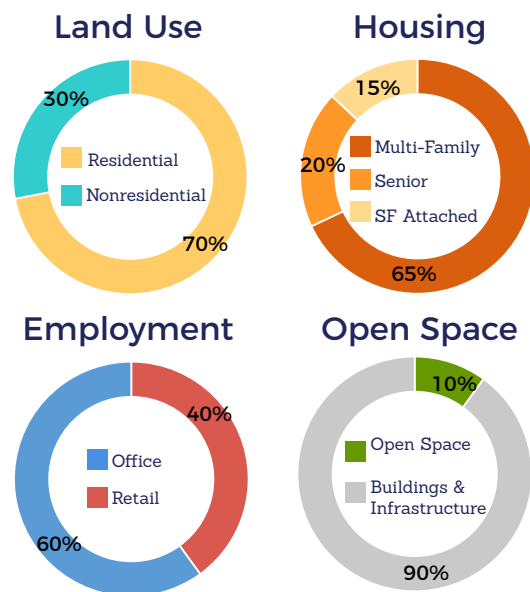
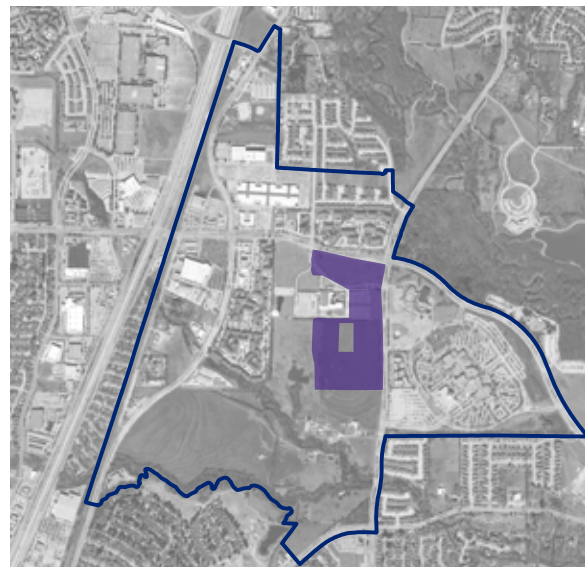
Development types were used to build future land-use scenarios. Each development type represents a mix of buildings that support different densities of jobs and housing units per acre. When painted across the Oak Point landscape, the development types combine to form a pattern of new housing and employment 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



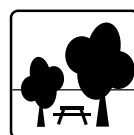
Shared parking structures and on-street parking

Block Pattern & Streetscape



Compact, regular blocks; highly connected; wide sidewalks; street trees and furniture

Civic/Open Space



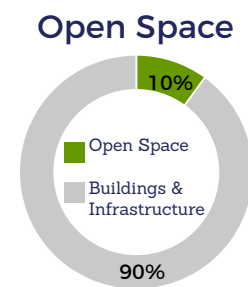
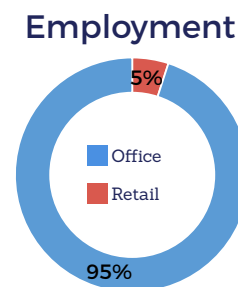
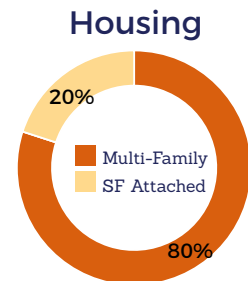
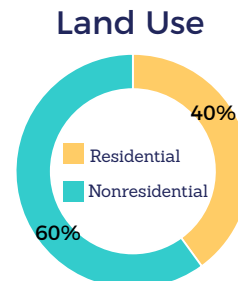
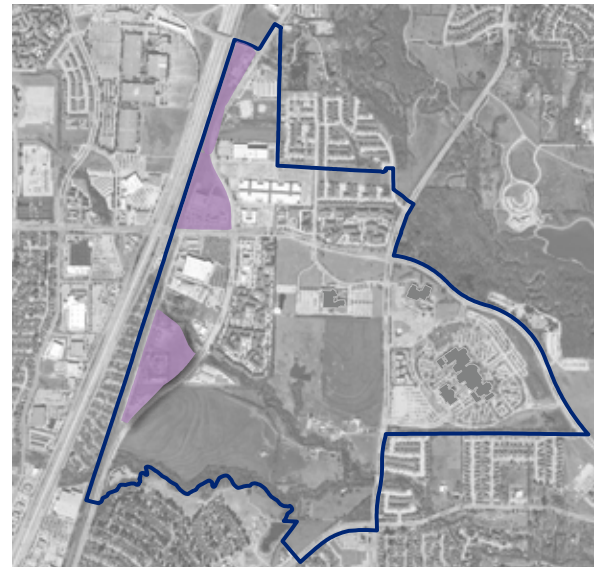
Greens, squares, plazas, pocket parks, fountains, and stormwater amenities



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



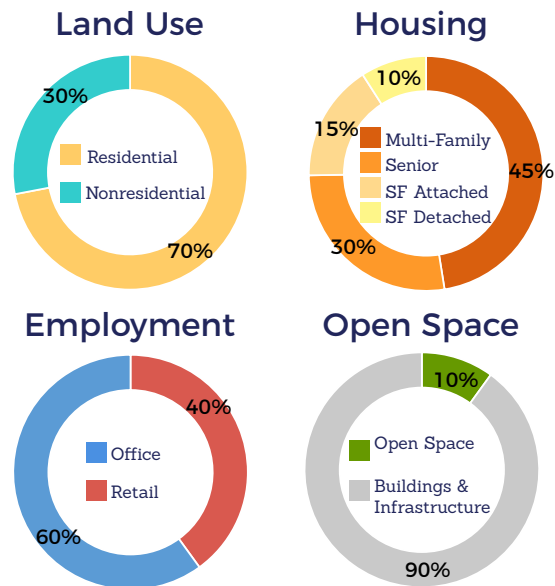
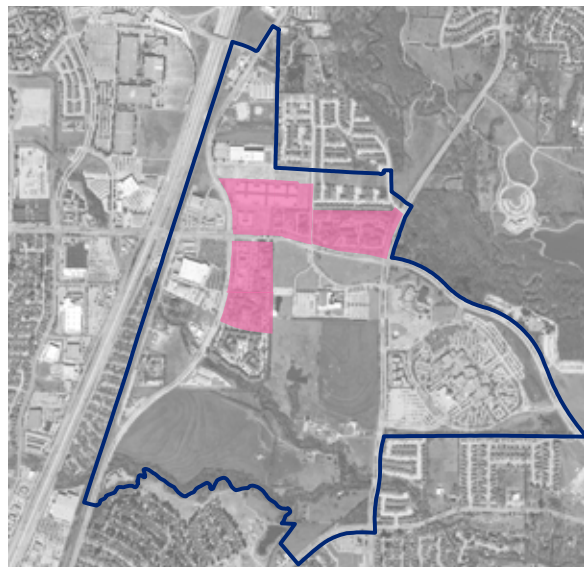
Greens, squares, plazas, and trails to provide access to transit and amenities



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.



Character Defining Elements

Building Height



1-3 story typical building height

Parking Orientation



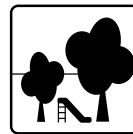
Surface parking lots, on-street parking, and garages

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



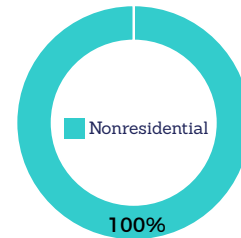
Commercial Node

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.

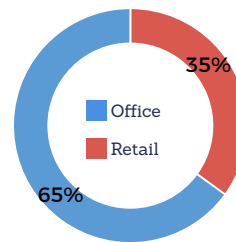
Buildings in Commercial Node are larger in scale, and include traditional office buildings, big box stores and other regional destination retail, as well as grocery stores, restaurants, and other compatible commercial services. Strong access to transit and the Oak Point street and pedestrian network will help this area thrive.



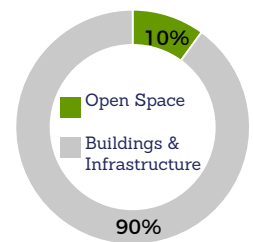
Land Use



Employment



Open Space



Character Defining Elements

Building Height



1-4 stories typical building height

Parking Orientation



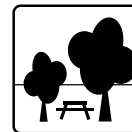
Shared parking structures, surface parking lots, and on-street parking

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



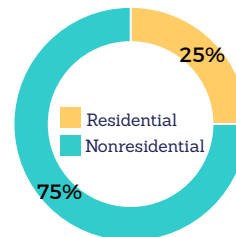
Campus Infill

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.

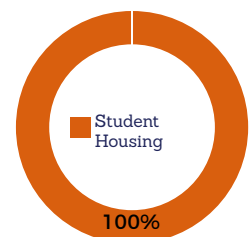
New Campus Infill buildings include housing for students and faculty, student-focused retail and services, campus amenities, structured parking, new open spaces and pedestrian amenities.



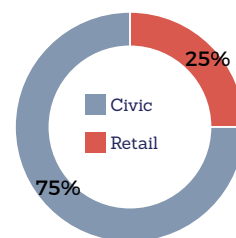
Land Use



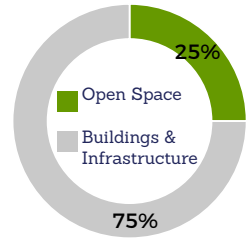
Housing



Employment



Open Space



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



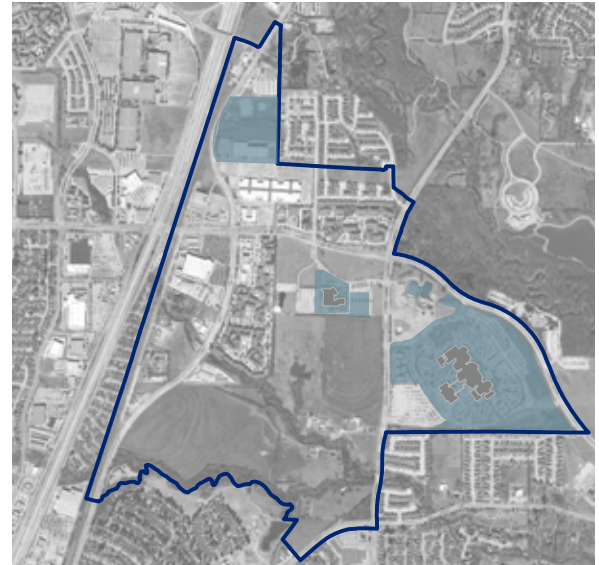
Outdoor social and learning spaces; bike and pedestrian trails connecting key destinations



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.

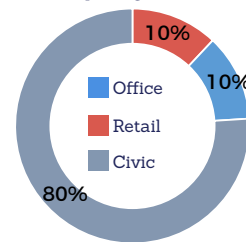
Buildings tend to function as visual landmarks through prominent architectural treatments and features.



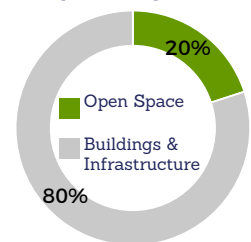
Land Use



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



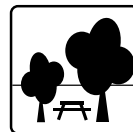
Shared parking structures, surface parking lots, and on-street parking

Block Pattern & Streetscape



Limited block structure; buildings positioned to enhance streetscape; safe, connected pedestrian areas

Civic/Open Space



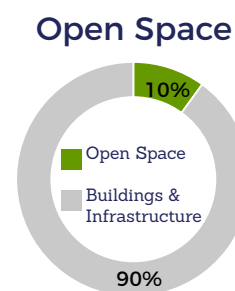
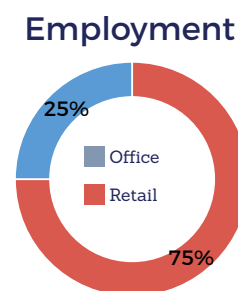
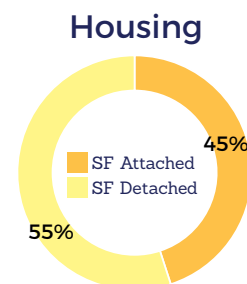
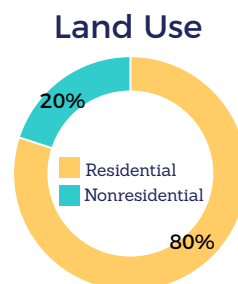
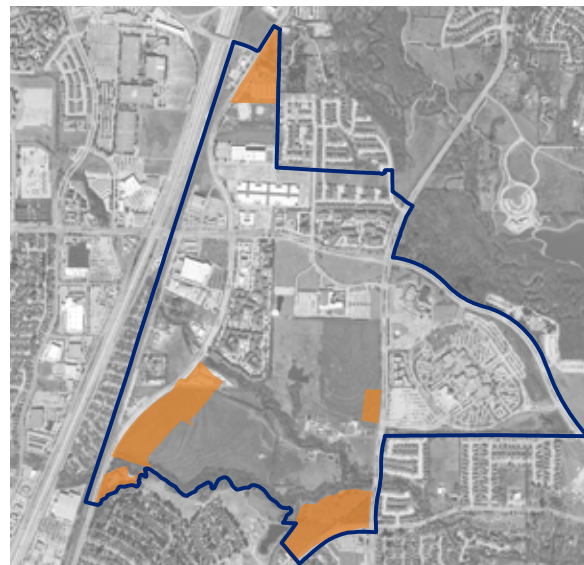
Outdoor social and learning spaces; bike and pedestrian trails connecting key destinations



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



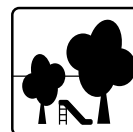
On-street parking, surface parking lots, and garages

Block Pattern & Streetscape



Traditional neighborhood block pattern; highly connected; comfortable sidewalks; street trees

Civic/Open Space



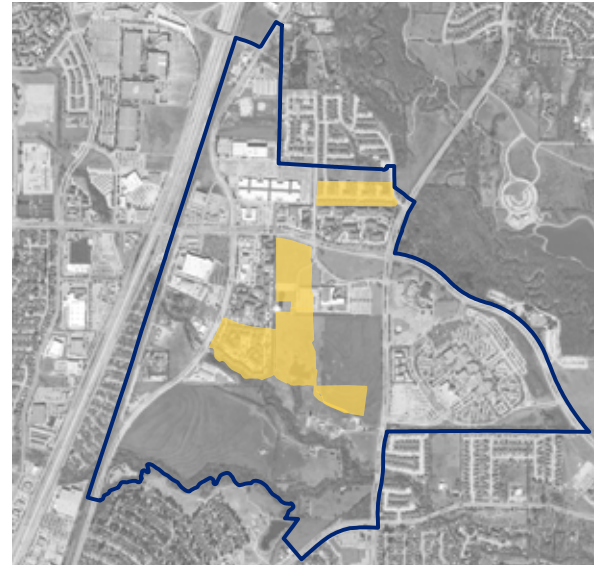
Neighborhood focused - greens; community gardens; pocket parks; playgrounds; trails



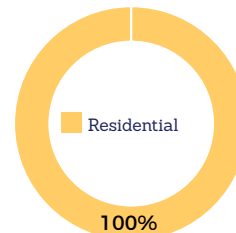
Small Lot Subdivision

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.

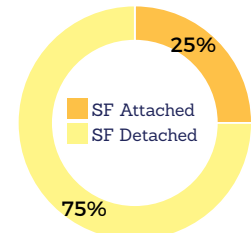
Diverse yet complimentary architecture gives the Small Lot Subdivision areas a unique character. Homes have smaller yards, but there are many communal open spaces where residents may gather with their families and neighbors.



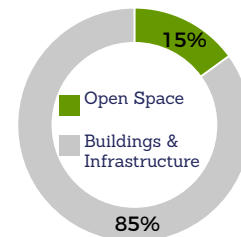
Land Use



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



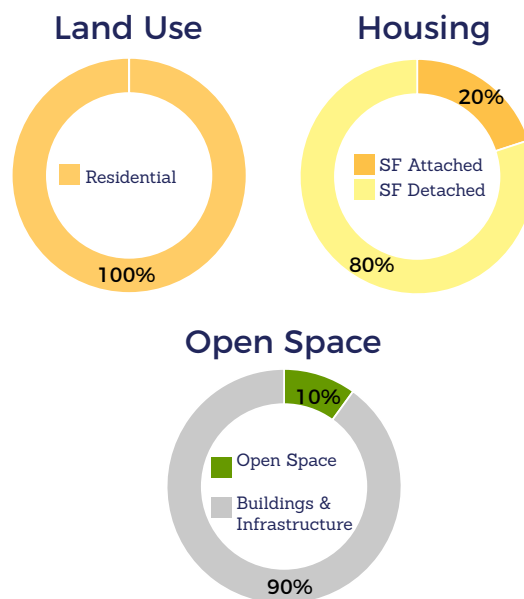
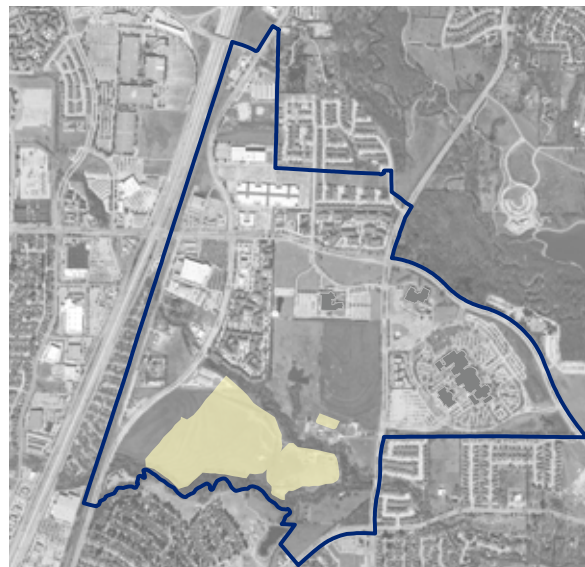
Neighborhood focused - greens; community gardens; pocket parks; stormwater amenities; trails



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



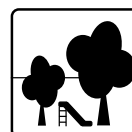
Garages and on-street parking

Block Pattern & Streetscape



Traditional neighborhood block pattern; highly connected; comfortable sidewalks; street trees

Civic/Open Space



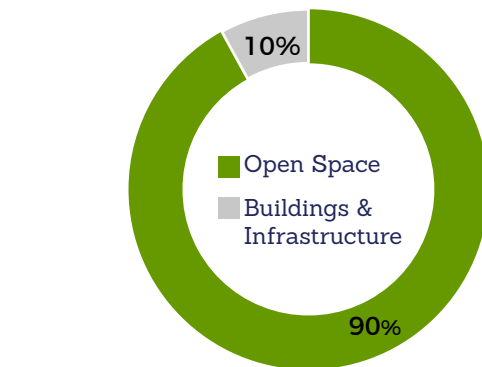
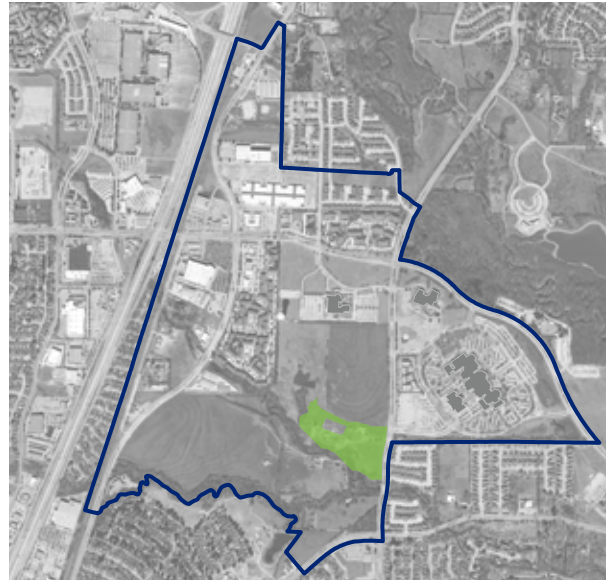
Neighborhood focused - greenways; greens; community gardens; pocket parks; playgrounds; trails



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?



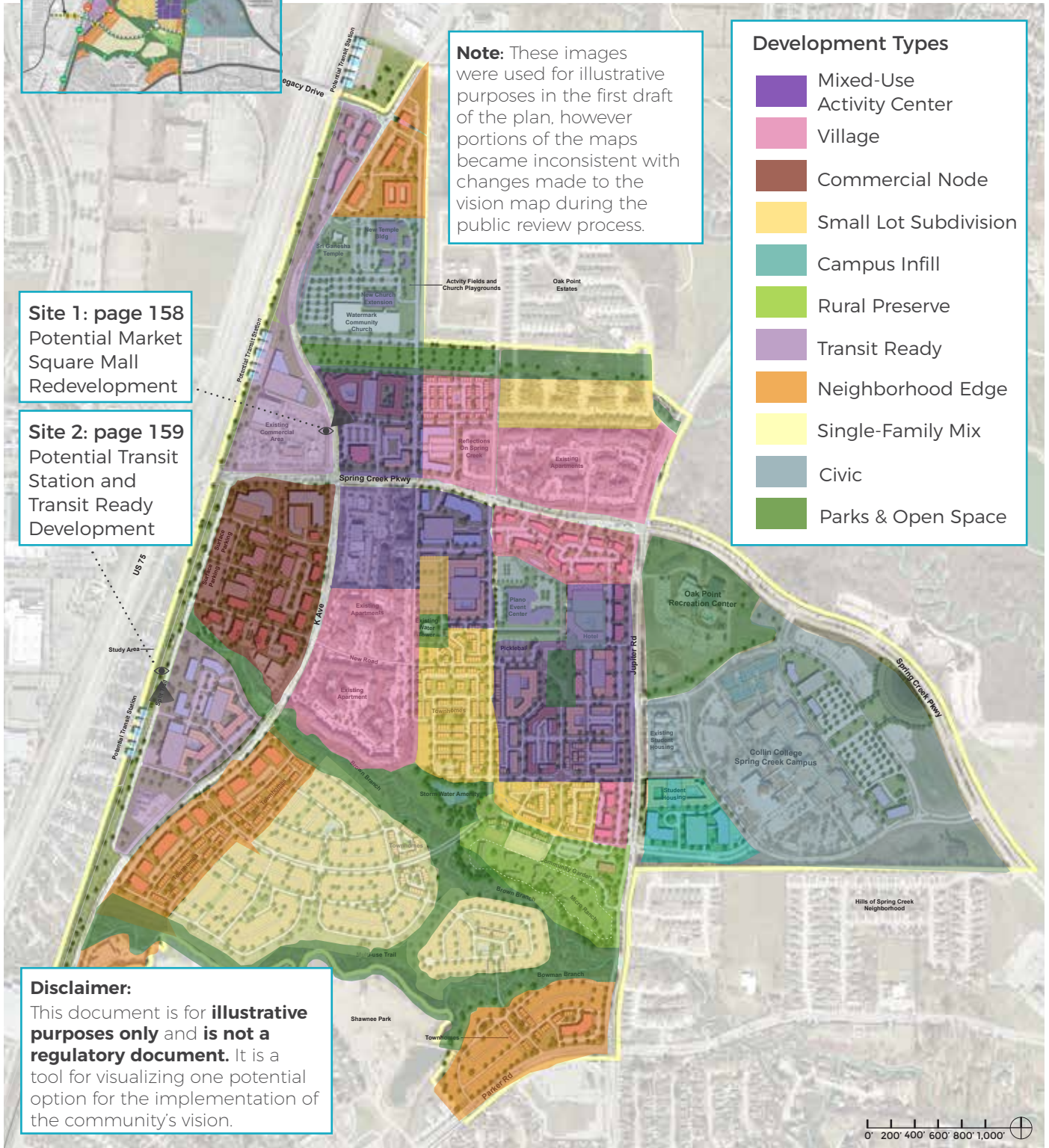
Note: These images were used for illustrative purposes in the first draft of the plan, however portions of the maps became inconsistent with changes made to the vision map during the public review process.

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.¹

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%

¹ 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)
Issue 1: The Legacy – Los Rios Connection							
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%
Issue 2: The Role of Rural Character and Heritage							
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%
Issue 3: Market Demand of Residential Uses							
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%
Issue 4: The Concept of a Pedestrian-Friendly Civic Hub							
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/ agricut here throughout the whole area.



CITY OF PLANO JOINT WORK SESSION FOR ENVISION OAK POINT

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 & amenities.</p>
<p>Please share any additional ideas here:</p>	<p>make this area different than Downtown & Collin Creek. Should be unique destination from these areas & not compete with them.</p>



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"> 1) We mostly agree 2) Agree with the Village type of development 3) Mixed use + Village to feed into Hotel + Event Center 4) Some buffer separation between different housing development 5) Increase single family housing
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 ^{demand} 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 <i>See Q 1</i></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><i>Questions about Village near CCCC</i></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
Policy 1: Balanced Neighborhoods		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.					
Policy 2: Diverse Housing		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.					
Policy 3: Walkable Community		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
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.				
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.					
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.				
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"> 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. 					

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

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.¹

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%

¹ 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)
Issue 1: The Legacy – Los Rios Connection							
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%
Issue 2: The Role of Rural Character and Heritage							
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%
Issue 3: Market Demand of Residential Uses							
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%
Issue 4: The Concept of a Pedestrian-Friendly Civic Hub							
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 town home 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 & amenities.</p>
<p>Please share any additional ideas here:</p>	<p>make this area different than Downtown & Collin Creek. Should be unique destination from these areas & 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.	<ol style="list-style-type: none"> 1) We mostly agree 2) Agree with the Village type of development 3) Mixed use + Village to feed into Hotel + Event Center 4) Some buffer separation between different housing development 5) Increase single family housing
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: "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 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 ^{demand} 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

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 PSD 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:





CITY OF PLANO COUNCIL AGENDA ITEM

Council Meeting Date: 4/9/2018

Department: City Secretary

Department Head: Lisa Henderson

Agenda Coordinator: Lisa Henderson

CAPTION

Ordinance No. 2018-4-3: To order a Special Election to be held on November 6, 2018 in and throughout the City of Plano, Texas for the purpose of consideration of recall of Council Member Place 7 – Tom Harrison; designating polling locations for such Special Election; ordering Notice of Election to be given as prescribed by law in connection with such election; and providing an effective date. **Adopted**

FINANCIAL SUMMARY

Not Applicable

FISCAL YEAR: 2018-2019	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

COMMENTS:

This item has no financial impact.

SUMMARY OF ITEM

An ordinance ordering the Special Election to be held November 6, 2018.

Strategic Plan Goal:

Financially Strong City with Service Excellence, Partnering for Community Benefit

Plano Tomorrow Plan Pillar:

Regionalism

ATTACHMENTS:

Description	Upload Date	Type
2018 Election Order	4/4/2018	Ordinance

An Ordinance of the City of Plano, Texas, ordering a Special Election to be held on November 6, 2018 in and throughout the City of Plano, Texas for the purpose of consideration of recall of Council Member Place 7 – Tom Harrison; designating polling locations for such Special Election; ordering Notice of Election to be given as prescribed by law in connection with such election; and providing an effective date.

NOW THEREFORE, BE IT ORDAINED BY THE CITY CODE OF ORDINANCES OF THE CITY OF PLANO, TEXAS THAT:

Section I. A Special Election is hereby ordered to be held in and throughout the City of Plano, Texas on Tuesday, November 6, 2018, at which time there shall be submitted to the qualified voters of the City the following subject of recall:

Ballot language shall read:

"Shall Tom Harrison be removed from the office of Council Member Place 7 by recall?"

_____ Yes
_____ No

Section II. Early voting by personal appearance for the above-designated election shall be conducted at locations and times designated by the Collin and Denton County Election Administrators'. The list of early voting polling locations for this election may be expanded subject to Collin and Denton County Election Administrators' decisions to include ballots at additional locations throughout the counties. A full list of early voting locations will be provided in a subsequent Election Notice.

The Collin County main early voting location is Collin County Elections Office, 2010 Redbud Boulevard, Suite 102, McKinney, TX 75069.

The Denton County main early voting location is Denton County Elections Administration, 701 Kimberly Drive, Suite A101, Denton, TX 76208.

Section III. The polling places, Collin County vote centers, and the county election precincts whose qualified voters shall cast ballots at such locations in the City of Plano for the 2018 Special Election will be designated by the Collin and Denton County Election Administrators'. A full list of voting locations will be provided in a subsequent Election Notice.

Polling places on November 6, 2018 shall be open from 7:00 a.m. until 7:00 p.m.

Section IV. Votes for said election shall be cast by Collin County voters utilizing touch-screen devices with Diebold's ACCUVOTE TS R7v.4.6.4 direct recording devices (DRE's) for early voting and Election Day and optical-scan ballots with Diebold's ACCUVOTE OS ROM v.2.0.12 for early voting by mail. Votes for said election shall be cast by Denton County voters utilizing the Hart InterCivic eSlate/eScan Voting System.

Section V. Applications for ballots by mail for Collin County voters shall be mailed to: Bruce Sherbet, Elections Administrator, Collin County Elections Office, 2010 Redbud Boulevard, Suite 102, McKinney, TX 75069. Applications for ballots by mail for Denton County voters shall be mailed to: Frank Phillips, Elections Administrator, Denton County Elections Administration, 701 Kimberly Drive, Suite A101, Denton, TX 76208.

Section VI. The Mayor, through the City Secretary, is hereby authorized and directed to publish and/or post, in the time and manner prescribed by law, all notices required to be so published and/or posted in connection with the conduct of this election.

Section VII. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this 9th day of April, 2018.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY