

RESOLUTION NO. 92-12-13(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, AMENDING THE DOUGLASS AREA STUDY AS ADOPTED BY RESOLUTION NO. 89-9-16(R) AND APPROVING THE UTILIZATION OF SAID AMENDED STUDY BY THE APPROPRIATE PERSONNEL AND DEPARTMENTS OF THE CITY OF PLANO FOR THE PURPOSE OF GUIDING NEIGHBORHOOD IMPROVEMENT AND DEVELOPMENT EFFORTS IN THE DOUGLASS AREA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of Plano desires to provide the necessary direction to guide neighborhood improvement and development efforts in the Douglass Area; and

WHEREAS, toward that end, a comprehensive study and plan was prepared by departments of the City of Plano and representatives of the neighborhood, and;

WHEREAS, the City Council, adopted the Douglass Area Study on September 25, 1989 (Resolution No. 89-9-16(R)); and

WHEREAS, the City Council intends for the Douglass Area Study to be consistent with current trends and conditions; and

WHEREAS, on October 19, 1992, the Planning & Zoning Commission held a public hearing on proposed amendments to the Douglass Area Study and at the close of said hearing recommended their adoption; and

WHEREAS, on November 9, 1992, the City Council held a public hearing on these proposed amendments to the Douglass Area Study; and

WHEREAS, the City Council, having been presented the proposed amendments, a copy of which is attached hereto as Exhibit "A" and incorporated by reference, upon full review and consideration thereof, and all matters attendant and related thereto, is of the opinion that these proposed amendments to the Douglass area should be approved, adopted, and used by the City of Plano.

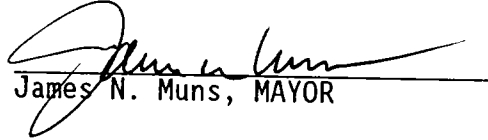
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Douglass Area Study amendments having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interest of the City of Plano and its citizens are hereby approved and adopted.

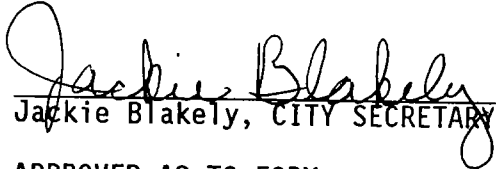
Section II. The Douglass Area Study, inclusive of these amendments, shall be utilized by developers, City Staff, City Council, and other City personnel, departments, boards, and commissions as a guideline and recommendation for matters concerning the Douglass Area.

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

DULY PASSED AND APPROVED this the 14th day of December, 1992.


James N. Muns, MAYOR

ATTEST:


Jackie Blakely, CITY SECRETARY

APPROVED AS TO FORM:


Gary F. Chatham, CITY ATTORNEY

DOUGLASS AREA STUDY
AMENDMENTS
December 14, 1992

Delete the following Land Use Recommendations:

- o Consider some lots along the northern perimeter of the study area for the Office-1 zoning category, and review in accordance with criteria in the Comprehensive Plan.
- o Provide for transitional land uses along the northern and southern edges of the neighborhood between non-residential development and residences. These uses shall include churches, day care centers, and small playgrounds. Allow vacant properties to be used as "mini-parks" until homes are constructed on them; signs should be posted indicating that the "parks" are temporary.

Insert the following Land Use Recommendations:

- o Encourage the construction of new homes and the relocation of existing homes, from outside the area, on vacant lots within the Douglass neighborhood. Homes constructed on corner lots, adjacent to 14th Street, should have driveway access onto a side street wherever possible.
- o Consider converting vacant lots to temporary "mini-parks" to provide attractive open spaces until homes can be constructed on them. Add park benches, picnic tables and similar amenities that can be relocated as lots are developed. Signs should be posted on these parks to indicate their temporary use.