

Plano Planning & Zoning Commission
P.O. Box 860358
Plano, TX 75086-0358

Dear Commissioners and Director Day:

I have studied the draft Plano Tomorrow Plan and believe that it needs substantial modification to represent my views and the views of the citizens of Plano. I believe that the draft Plano Tomorrow Plan misinterpreted the Survey sent to residents and other interactions with residents, including views expressed by citizens at various Planning and Zoning and City Council meetings. I do not believe population growth and high density housing should be an objective of the city of Plano.

The draft of the Plano Tomorrow Plan seeks to grow the population of Plano by 40,000 to 50,000 by inserting dense mid-rise residential apartments and urban mixed use developments throughout the city. P& Z and City Council already started down this path approving 7,500 multi-family units in 2014, a 20% increase in the city's multi-family housing units in one year. Yet, the respondents said midrise and urban mixed use were the LEAST desirable use of the City's remaining available land.

The clear majority of Survey respondents to the Phase II Public Outreach Campaign, answered as follows and I agree with these points:

- Question 6 of the Survey – respondents stated that the number one priority should be to attract employment to the city, followed by improving the appearance of the environment while increasing the variety of HIGHER DENSITY HOUSING SCORED LAST.
- Question 9 of the Survey – most respondents said the remaining undeveloped land in Plano should be used for general office space followed by retail and entertainment and then other commercial uses. Residential uses ranked last. The respondents do NOT believe population growth is an imperative for Plano.
- Question 8 of the Survey - respondents ranked single family detached homes as the housing product they would prefer to see built in Plano today while high density apartments in urban centers and mid-rise residential were rated the LEAST Desirable. The respondents do NOT support urbanization.
- Question 5 of the Survey - respondents were asked what areas of Plano they would like to see change. West Plano got the fewest votes by far, receiving far less than one half of 1%, which is a resounding message that things are just fine in West Plano and do NOT need to change. Yet the Plano Tomorrow Plan seeks to significantly increase the density and “Urbanization” of west Plano through high intensity corridor designations south of Tennyson and allowing several UMUs on available land.

The draft Plano Tomorrow Plan does not spend enough time focusing on what is important to the citizens of Plano and how zoning should support those priorities. The number one priority for the citizens of Plano has always been and should continue to be protecting the quality and reputation of our schools and the number two priority is protecting the quality of our existing neighborhoods. We know that if these are protected, the city will continue to prosper. I fail to see how “urbanizing” Plano by significantly increasing the population in dense mid-rise and urban mixed use apartments will contribute to the quality of our schools and desirability of existing neighborhoods because this will overtax our roads, water resources and other infrastructure. Protecting the quality of our schools and existing neighborhoods should be the focus of the Plan.

Sincerely,

Signed: _____ Date: _____

Name: _____

Address: _____

Plano, TX 750__

Cc: Plano City Council and Mayor LaRosiliere