

To City Council Members – citycouncil@plano.gov :

I do not agree with the Draft Plan, “Envision OakPoint”

I particularly object to the 2,700 multi-family units planned for the Oak Point area. This is in addition to the more than 1,000 multifamily units that already exist in the area. This density is inconsistent with East Plano and there is no imperative such development. By contrast, there is a great shortage of single family homes in Plano. The Plano citizens who participated in the Community Meetings and the Scenario Reviews.

Citizens made their desires clear. Even the City’s own summary of comments and feedback at those meetings states:

1. Apartment living was the least preferred development type
2. Three story single family and single use, mid-rise multifamily buildings were the least preferred building types.
3. No apartments.

I don’t understand why the city planners chose to ignore the citizens that pay their salaries. I hope and expect you to listen I am counting on City Council to insist the Draft Plan be amended.

I understand there are more high density apartments planned many places in Plano, including thousands for for the downtown Plano area, the JCPenney headquarters and at Collin Creek Mall. I do not see the need to continually push more densification on the citizens.

Plano is already denser than each of the following large cities in Texas:

City	2015 Population	Area (Sq miles)	2015 Pop. Density
Houston	2,296,224	599.6	3,830
San Antonio	1,469,845	460.9	3,189
Dallas	1,300,092	340.5	3,818
Austin	931,830	322.5	2,890
Fort Worth	833,319	339.8	2,452
El Paso	681,124	255.2	2,669
Plano	283,558	71.6	3,960
McKinney	162,898	62.2	2,619
Frisco	154,407	61.8	2,498

Plano is denser than the 6 largest cities in Texas
Density based on people per square miles

If these proposed OakPoint apartments are built, along with all others that have been approved but not yet built, Plano will just continue to on the path of excessive density, with too much traffic, too many wanting to use the rec centers, parks, libraries and all other city offerings. This will not be an enjoyable city to in which to live. Developers should not rule this city. The citizens should be listened to rather than ignored.

Respectfully,

Name: _____

Address: _____

Plano, TX 750__ _____