Plano Residents Oppose Mustang Square Re-Zoning
- There are already 3,055 apartments existing or approved for construction in Plano within 1 mile.
- There are an additional 2,348 apartments existing or under construction on the north side of Hwy 121 in Frisco.
- Of the 5,403 apartments, 1,731 are still under construction.
- All of these apartments feed into the same FISD schools.
AREA HOMEOWNERS OPPOSE THE PLAN

Signed documents have been submitted to the City commission office


- 1361 signees – Signed up against this project through an Online Petition.
- During the course of hearing P&Z Commission considered 328 FOR and 37 against. Our fact finding team did analysis of all those 328 signees and found about 1/3rd of them to be fraud or double counted. Another 1/3rd were from outside Plano. These have since then been corrected by P&Z Commission in their valid signature count

What really counts? Immediate Neighborhood of Tax paying Residents? OR Travelers, Renters and Free Loaders??
FISD SCHOOLS IN THE AREA ARE ALREADY AT OR OVER CAPACITY

Statistically

34.5% of the Apartments will have kids going to public schools

From Lincoln Town Square
- 33%
- 7% going to School
- 67%不去 Schools

From Kia Ora
- 36%
- 7% going to School
- 63%不去 Schools

Two of the closes apartment complexes to the Lincoln Square project

350 to 400 students per grade within FISD/Plano

Developers of Mustang Square project have lied to FISD on the number of Apartments/Units they plan to build. They’ve lied to the P&Z Commission on the number of Students in Borchardt as 696 and the impact on FISD.

(most likely scenario of external demographer
PASA) - Frisco ISD News - March 2015
2015 : 53,181
2016 : 56,715
2017 : 60,025
2018 : 63,287
2019 : 66,003
2020 : 68,311

Student Projection from FISD

<table>
<thead>
<tr>
<th>Year</th>
<th>Students per grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017-18</td>
<td>6184</td>
</tr>
<tr>
<td>2018-19</td>
<td>6228</td>
</tr>
<tr>
<td>2019-20</td>
<td>6207</td>
</tr>
</tbody>
</table>

On an average 475 to 480 students per grade

Which means Fowler will have: 1435 students & the Elementary schools will have: 950 students each

And NO ADDITIONAL LAND within Plano to build new schools
TRAFFIC IS A MAJOR ISSUE

Vehicle miles traveled levels are lower in communities that are more walkable and compact and in communities that have strong public transportation systems.

Jobs moving to Plano
- Toyota: 4,000
- Liberty M: 5000
- Fedex: 1200

Over 10,000 commuters trying to get out during peak hours

‘Zero’ Public Transportation
Public Infrastructure not equipped for it

Traffic Impact Analysis (TIA): A TIA is not required for this rezoning request. However, in considering the traffic impact, the Institute of Traffic Engineers (ITE) trip generation rates, staff compared the proposed development with the potential build-out.

If it is NOT required, why was it done? Who Paid for it?
Neither the Developer nor the City did this Analysis. Staff just took a study done for some other purpose and used its numbers here!

The table below shows estimated traffic generation for the proposed new development during peak hours (7:00-9:00 a.m. and 4:00-6:00 p.m.):

<table>
<thead>
<tr>
<th>Proposed Development</th>
<th>AM</th>
<th>PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily (450 units)</td>
<td>158</td>
<td>198</td>
</tr>
<tr>
<td>Townhomes (75 lots)</td>
<td>33</td>
<td>39</td>
</tr>
<tr>
<td>Assisted Living Facility (172 rooms)</td>
<td>31</td>
<td>60</td>
</tr>
<tr>
<td>General Office (102,000 square feet)</td>
<td>158</td>
<td>152</td>
</tr>
<tr>
<td>Hotel (315 rooms)</td>
<td>164</td>
<td>192</td>
</tr>
<tr>
<td>Retail (68,500 square feet)</td>
<td>60</td>
<td>256</td>
</tr>
<tr>
<td>Total</td>
<td>812</td>
<td>897</td>
</tr>
</tbody>
</table>

From the table above, the proposed development would generate more morning peak hour trips, but significantly fewer evening peak hour trips. Additionally, this information does not take into account any gains which may occur through mixed-use pedestrian activity.

Is the Developer suggesting that he is building a resort where people don’t want to go out of their houses and 80% of people work from home? Why build it here then???
DEVELOPER’S SUPPORT LETTERS ARE BOGUS

Signature drive by the developer consisted of the following:
1. Free Lunch/Dinner on various instances at Bawarchi Banquet Hall on Ohio Drive
2. Free T-Shirts and other gifts
3. Most signatories are from rental apartments such as Lincoln Town Square. (Next door to the Bawarchi Restaurant)
4. Hotel guests like Candlewood Suites and Quality Inn. (See attached signature fraud document)

• Address Doesn’t exist
  • Same phone number with 2 different names
  • Interestingly these are streets from Willowcrest (within 200ft)
  • We don’t have any neighbors with these names in the community
  • Looks like Forgery/mis-representation.
DATE: February 7, 2017
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of February 6, 2017

AGENDA ITEM NO. 1A - PUBLIC HEARING
ZONING CASE 2016-033
APPLICANT: THERONDUNN PLANO, LLC

Request to rezone 50.5 acres located at the southwest corner of State Highway 121 and
Razor Boulevard from Regional Commercial to Planned Development-Regional
Commercial to allow single-family residence attached, multi-family residence, and
assisted living facility as additional permitted uses... and to modify development standards.
Zoned Regional Commercial/State Highway 121 Overlay District Project ZC2016-033.

APPROVED: 5-5
DENIED: 0

Speaker Card(s) Received
Support: 0
Oppose: 26
Neutral: 3

Letters Received Within 200' Notice Area:
Support: 8
Oppose: 2
Neutral: 0

Letters Received Outside 200' Notice Area:
Support: 206
Oppose: 50
Neutral: 0

Petition(s) Received: 1
# Of Signatures: 0*

The Commissioner voting against the motion did not state a reason for his opposition.
The petition was online. There were 667 respondents, but no addresses or signatures
were included as with a traditional petition.

STIPULATIONS:
Recommended for approval as follows:
The permitted uses and standards shall be in accordance with the Regional Commercial
(RC) zoning district, unless otherwise specified herein.
1. Uses:

On Feb 6th, It is 328
On Feb 7th, It is 282

201 of them are from
Plano: 180+ from
Apartments

City Never mentions the
online petition is AGAINST