

Plano City Council and Mayor LaRosiliere
P.O. Box 860358
Plano, TX 75086-0358

Dear Council Members and Mayor LaRosiliere:

I am opposed to the Broadstone Park Place Apartments re-zoning scheduled for hearing on Monday February 9th (Item #1 on the agenda) for the following reasons:

- This is a dense 460 unit Apartment building that is not “connected” to anything and is not in a walkable environment. Sandwiched between 3 busy streets there is no place to easily walk. For those that want to walk their dog, about the only place to go without trying to cross a busy street is the Prince of Peace elementary school campus and we doubt they would be welcome there.
- Current city policy is that most available land should be reserved for general office space and retail development. That is not supposed to change in the Plano Tomorrow Plan but “complementary connected residential uses” will be allowed. We believe this land should be reserved for office space. We note that Baylor is nearby as are two major expressways and believe the is a desirable location for office space. We also have observed areas around our other hospitals (HCA and Presby) have continued to grow and create office / medical uses year after year.
- As Preston is a major gateway into the city, we would prefer to have people greeted with a quality office development rather than apartments. Given time this will become a prime office site.
- City policy is that residential should not be located within 1,200 feet of the midpoint of any expressway. This development is within 1,200 feet of George Bush Hwy 190.
- Part of the city’s rationale for allowing more apartments is that development has languished in some areas because they may not be that desirable for office / retail and apartments may be a “solution” to help support development. That is not the case here.

I believe available land in non-residential areas should be reserved for economic development such as corporate offices, retail and entertainment. The very limited land remaining in residential areas should promote home ownership and a vested interest in the city such as single family homes, including owner-occupied patio and townhomes. Adding apartments for the sake of population growth does not constitute economic development and is not a desirable objective for Plano. Dense midrise apartments do not add to the attractiveness of our city and should only be allowed in very limited circumstances.

Projects already approved by the city will allow 10,000 new apartments and grow apartments to 34% of the city’s housing stock. I do not believe that percentage should go any higher. Plano is a great place for families with excellent schools. Let’s keep it that way.

Sincerely,

Email address or signature: _____

Name: _____ Date: _____

Address: _____

Plano, TX 750__