

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

Dear Council Members:

Subject: The Plano Tomorrow Plan

Do not turn the Plano of Tomorrow into the Dallas of today! Please vote NO!! on the Plano Tomorrow Plan. The reasons people and businesses move to Plano are its suburban environment, excellent schools and well managed services. If we wanted an urban environment we would have chosen somewhere else to live. I believe Plano's 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. I am particularly concerned about the Plan's intent to add thousands of dense apartments at Preston & Spring Creek by designating the Lakeside and Kohls shopping areas as a "Regional Center." This area already has a high concentration of apartments. I believe that adding thousands of more apartments is an inappropriate use of land for this area and this will directly affect my neighborhood and surrounding schools.

Adding 30,000 to 40,000 apartments to Plano for the sake of population growth does not constitute economic development and is not a desirable objective for Plano.

Our roads, schools and infrastructure are already overburdened and these dense projects are only sucking our resources while not contributing to space for schools, parks, traffic improvement and other needs. Dense midrise and mixed use apartments do not add to the attractiveness of our city and should only be allowed in very limited circumstances where residential space is less than 50% of the project and there are substantial amenities for the community such as parks. The City of Plano is already 22% more dense than the city of Dallas and is at risk of losing its suburban appeal.

Projects already approved by the city have taken apartments to 35% of the city's housing, which is more than enough. 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.

The PlanoFuture Organization has sent you and the city a number of suggested amendments that in my opinion should be made before any consideration should be given to adopting the Plan.

Sincerely,

Email address or signature: _____

Name: _____ Date: October 8, 2015

Address: _____

Plano, TX 750__

Cc: committee@planofuture.org