

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

Dear Commissioners and Director Day:

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I believe the Plano Tomorrow Plan needs extensive modification and should NOT be approved by P&Z unless it is modified. It does NOT represent the views of Plano citizens; instead, it represents an agenda to grow Plano by adding HIGH DENSITY housing projects throughout the city and changing the character of the city AGAINST THE WISHES OF PLANO CITIZENS.

In 2013, ~1200 Plano residents responded to the Plano tomorrow Survey with thoughtful answers. Respondents clearly said the BEST and number one use of undeveloped land should be for corporate offices and well-designed general office space, that would bring more employment to the city. More green space and parks (golf courses don't count because not everyone can use them), bike trails, improved libraries and great schools with quality education were especially important to the citizens, but NOT apartments. UNIQUE, EXCEPTIONAL uses of the land would improve Plano further, continuing to keep it a desirable place to live. HIGH DENSITY MULTI-FAMILY HOUSING SCORED AS THE LEAST-DESIRABLE USE; CITIZENS DO NOT WANT PLANO TO BECOME A CITY OF APARTMENTS.

The same reasoned responses to the Plano Tomorrow Plan were given by citizens at the 4 library open houses, and what scored the LEAST? Yes, multi-family apartments.

Why are you, P&Z and City Council, so determined to approve high-density apartments everywhere in the city? Through the end of January 2015, P&Z has approved ~ 9950 future apartments, taking the current total of 31,000 apartments up to >41,000 in the city, a 30% increase just from the end of 2013; thus apartments will soon be ~37% of all of the housing stock in Plano! IF WE WANTED TO LIVE AN URBAN LIFESTYLE WE WOULD'VE MOVED TO DALLAS! The most recent approval Jan. 20<sup>th</sup> of more than 450 apartments for the SW corner of Preston and Plano Pkwy is the latest example of a space that is much better suited for office or medical buildings. Instead, P&Z would rather approve a high-density multi-family building without any green space, reduced setbacks from the streets and next to an automobile dealership – what great amenities!

Just because the Shops at Legacy scored high in the survey of places Plano citizens liked – we go there to eat, drink and enjoy ourselves - does NOT mean that we'd like to live there or in any other urban mixed-use development. Is that why we see the phrase "live-work-play" everywhere, hoping citizens will - or should?? - believe that and buy into building more UMUs (urban mixed-use developments) everywhere in Plano? Drink the kool-aid!

In 2012 P&Z and City Council changed the zoning - without informing the residents - to a MINIMUM of 40 MF housing units/acre: that gave P&Z the ability to then approve high-density housing throughout the city. This will only mean greater traffic, noise, increased students in already overcrowded schools, greater need for more fire and police personnel and stations, and greater use of city services. AND OVERTAX CITY WATER RESOURCES!

P&Z commissioners and City council represent the citizens of Plano and should not ignore us. A comment at one of the library open houses was that "you're doing what you want and not what we want, and that's dangerous." Why DO you have your own agenda?

The Plano Tomorrow Plan should instead focus on what is important to the citizens of Plano: the number one priority has, and should continue to be, to protect the quality and reputation of our schools, with the number two priority to protect the quality of our existing neighborhoods. Protecting these will continue to help Plano prosper.

We live in Creekside Estates in East Plano and Willow Bend in West Plano; in Old Shepard Place and in Dallas North Estates; Preston Meadows, Harrington Homes and neighborhoods without HOAs; yes, we live all over Plano. We're not just the "small group in West Plano" that one of the P&Z commissioners alluded to with derision in one of your recent pre-meetings; yes we were there and heard that. Say that in an open meeting and you might be soundly booed by Plano citizens from all over the city. We ALL care about how Plano prospers.

These were the reasons why Toyota chose Plano; it didn't choose Dallas and its multitude of apartments. These will also be the primary reasons future employers choose Plano over Dallas.

I do not believe that population growth with high-density housing are objectives of the citizens and so should NOT be objectives of the city. Why is growth such an imperative for P&Z commissioners? Plano doesn't have to be the largest city in Collin County for it to be an excellent place to live. Significant growth will only further tax our roads, water resources and infrastructure.

I do NOT support the Plano Tomorrow Plan as it is too focused on growth through high-density housing, and P&Z is trying to hide that fact from the citizens of Plano.

Sincerely,

Email address \_\_\_\_\_

Signature \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

HOA: \_\_\_\_\_ Plano, TX 750\_\_