

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

Dear Commissioners and Director Day:

I do not support the Plano Tomorrow Plan, because I have learned that intent is to increase the population of Plano by 25% or more and potentially double the number of apartments in Plano. What I find particularly troublesome is that the communications about the Plan never state that this could be the consequence of the Plan's adoption. In fact, I learned that the P&Z and the city intentionally omitted such statements and its backers cautioned others not to make statements about these potential increases in population and apartments. It appears that the backers of the Plan realize that if that word got out, the Plan would face great opposition from the citizens of Plano.

I believe in government that is transparent and open. That does not appear to be happening here and that concerns me greatly.

The Plan as drafted makes many statements that on the surface I do agree with, but then when reading more closely and analyzing recent zoning actions, it becomes apparent those words are a false sense of comfort and do not reflect the true intentions of the P&Z and the City. For instance the Plan makes the following statements I would agree with:

- Policy - Plano will reserve its remaining undeveloped land for high quality development with distinctive character, emphasizing businesses offering highly skilled employment and limiting housing and retail uses except when integrated into compact complete centers to ensure adequate land for projected employment growth.
- Policy: Plano will conserve and enhance established residential neighborhoods through city programs, initiatives, and regulations that support neighborhood identity; ensure safe, walkable communities; and preserve the suburban form that contributes to the overall character and livability of the neighborhoods.

However, actions speak louder than words. P&Z approvals through January 2015 will increase the number of apartments in Plano by 30% from the level at January 1, 2014. Several of these developments have taken place on undeveloped land that could have been reserved for future employment opportunities, do not appear to be "high quality development" and it is apparent this is just the beginning of the trend. Most of the available land ends up being in areas identified by the plan as "Compact Center," "Expressway Corridor" or "Rail Corridor" and in each of these areas, exceptions are made to allow apartment developments. Building apartments is not economic development and does not create meaningful jobs for the City. Increasing the population by 25% and doubling the number of apartments in Plano does not conserve our neighborhoods and does not preserve our suburban form. For these reasons I believe that the Plan needs to change.

Before the Plan is considered for adoption, the Plan should discuss the specific levels of population growth and apartment development that could occur under the plan as well as any

mechanisms to assure that new developments are in fact “high quality” and that most available land in the city is preserved for true economic development, such as corporate and general offices and medical uses or for recreational, retail and entertainment purposes. The number of new apartments, their location and the overall population growth should be very modest so as to continue our suburban form.

Sincerely,

Signed:

Date:

Name:

Address:

Plano, TX 750__