



# PLANO TOMORROW

A Comprehensive Plan for Excellence



# PLANO TOMORROW OPEN HOUSE MEETING RESULTS

Saturday, November 8, 2014 | Harrington Library

Wednesday, November 12, 2014 | Davis Library

Thursday, November 13, 2014 | Parr Library

Wednesday, November 19, 2014 | Haggard Library



# ABOUT

The City of Plano is in the process of revising its Comprehensive Plan called Plano Tomorrow. Plano Tomorrow will be the guiding document for land use development and transportation planning for the next 20 years, helping to ensure that Plano continues to be a thriving employment center and great place to live.

The Open Houses were one of the last steps before the final recommendations are taken to City Council for adoption.



## CONTENTS

Regionalism Comments	2
Economic Environment Comments	4
Natural Environment Comments	6
Built Environment Comments	9
Social Environment Comments	15
Map Comments	19
Email Comments	Appendix

## REGIONALISM COMMENTS

### HARRINGTON LIBRARY COMMENT

### DAVIS LIBRARY COMMENT

### PARR LIBRARY COMMENT

### HAGGARD LIBRARY COMMENT

## TRANSPORTATION

1. Mass transit is needed to improve air quality. We must implement mass transit as soon as possible.
2. Regional expansion of DART to places such as Kaufman and Ellis County.
3. Need local bus service from home to destinations.
4. Need better mass transit in Plano! Bus, light rail, etc. especially in West Plano.
5. Rail Service to DFW Airport.
6. More public transportation improves congestion in roads and lower gas consumption and improves air quality.
7. Expansion of DART local trails to Plano/Frisco border/there is a regional transit station.
8. We should have a DART rail line in West Plano for the mall, Cinemark, Legacy
9. There is no access to light rail from West Plano.
10. Find a way to expand DART without economically penalizing the original communities who pioneered the current system.

## ENVIRONMENT/WATER

1. More green – less concrete.
2. Water Conservation – does it mean you want residents to conserve more even while you increase the water costs and dump water in the streets because the water isn't being used? Doesn't make sense!
3. Agreed with others about water concerns. The water shortage can't be solved by conservation alone.
4. Teach us how to utilize "gray water" available from laundry for outside watering.
5. Continue to reduce fossil fuel use to support the natural and social environments.
6. Why can Frisco residents water every week during summer while Plano residents were only able to water every 2 weeks?!
7. Regional use of water and energy are tied. Burning fossil fuels requires a huge amount of water for steam production. Solar Energy requires no water and produces no air pollution so it would help with air quality attainment.
8. City should help promote and incentivize the implementation of solar arrays by residents, businesses, schools, and government buildings. This would set an example for the region.
9. Water – maybe if Plano started (may already have) a program to help lower income homes with plumbing issues.
10. If we can build toll roads as we do, build more water reservoirs.

11. Why bring in Toyota when we have water conservation issues as well as placing development of vacant land for residential use at the bottom of the list.
12. Energy – develop and educate citizens in energy efficiency, conservation and local clean distributed renewable energy to produce electricity.
13. New building permits tied to water use by new users, two tiers of water.
14. What is up with the water restrictions?

#### TRAILS

1. Better trail connections between Plano and Richardson.

#### MISCELLANEOUS

1. Regionalism is best served by making Plano the best it can be.

#### EDUCATION

1. Need a better university.

## ECONOMIC ENVIRONMENT COMMENTS

### HARRINGTON LIBRARY COMMENT

### DAVIS LIBRARY COMMENT

### PARR LIBRARY COMMENT

### HAGGARD LIBRARY COMMENT

#### PLANO EMPLOYMENT OPPORTUNITIES

1. Plano should promote city residents staying and working in Plano
2. Love that Plano is continuing to attract high quality employers and seeking a diverse and educated employee base.

#### SMALL BUSINESS DEVELOPMENT

1. Plano should work to promote small business in city limits.
2. Should serve and assist Plano residents first who want to open businesses in Plano that would improve employment of residents and tax base at same time.
3. Protect small retailers from high rent.
4. Make Plano business friendly. I am a small business owner with 15 employees. Plano gave me a hard time to get a permit. 2 weeks to get a gas permit!
5. Attract small professional businesses.
6. Check out the story of how zappos.com and its leadership and employees are revitalizing downtown Las Vegas. Great story of how a company invests in its community, including small businesses and drives and overall cool city culture.

#### DOWNTOWN PLANO

1. Agreed about adding highway signs on 75 to promote downtown

#### ECONOMIC DEVELOPMENT

1. Plano should envision a niche economy and carefully plan which businesses to attract. That way people from outside Plano will always come here for that niche market.
2. Businesses are leaving Plano because they are the same old tired chain stores that constantly chase municipal tax breaks
3. Invite clean businesses to Plano to support the natural, social and built environments – with regional cooperation
4. Plano keeps giving tax incentives to big business. All I see is taxes increasing to pay for all the high density housing and big businesses!

## WORKFORCE DEVELOPMENT

1. Work with Plano ISD to bring back vocational education so young people can stay in Plano and work as our plumbers, mechanics and other trades (decent jobs). That way residents stay here after graduation and we don't hire outsiders – money stays here.
2. Good training schools/vocational as well as academic universities
3. Need to make better efforts to build jobs for those with physical disabilities.

## NATURAL ENVIRONMENT COMMENTS

### HARRINGTON LIBRARY COMMENT

### DAVIS LIBRARY COMMENT

### PARR LIBRARY COMMENT

### HAGGARD LIBRARY COMMENT

#### GENERAL

1. Great plan! You should patent and sell it to other cities. Just kidding – but it’s a great plan. I can’t believe the progress in just 5-10 years.
2. Happy about the environment and the way it is being managed. Need to stick to it.
3. Love the environmental education center and the opportunity to learn new methods.
4. **Second the establishment of a Sustainability Citizen Advisory Board!**

#### ENERGY

1. Plano should become a North Texas leader in net energy zero homes and businesses
2. Help citizens understand the water-energy nexus. The more water we save, the less energy we use. The more energy we save using solar energy, the less water we use.
3. Improve citizen energy literacy
4. **City should act like a watchdog to make sure the 2012 IECC is enforced.**
5. **Encourage energy upgrades in older buildings.**
6. **More renewable energy incentives for homeowners not just businesses including less restrictions.**

#### SOLAR ENERGY

1. Help establish community solar gardens for citizens to invest in clean energy (2 comments)
2. Use more local clean solar energy which saves water
3. Grant program for solar installation
4. Support moves to solar power for businesses and residents
5. Set goals for solar installations for various land use activities to gauge progress
6. **Allow private sectors to advocate solar energy.**

#### WATER

1. Plano should offer tax incentives for more residential water reduction solutions
2. Increase visibility of the “rewards” for water conservation and waste minimization for individuals and the city
3. Are the incentives going to the businesses or residents also?
4. **Concerned with water. Need to encourage drip irrigation and provide different design than what we’ve done in the past.**
5. **Develop several templates for low water usage landscaping and incentivize their use.**
6. **Need better proactive plans to encourage adequate water supplies for Plano.**

## TREES, PLANTS, URBAN GARDENS

1. How about planting city trees that are native to this region – e.g. replace a dying maple with a pecan?
2. Need to maintain or improve biodiversity and ecosystem integrity in our forest lands and stream riparian zones
3. Begin ridding city of non-native, invasive species
4. Promote native plant types in residential areas instead of lawns
5. Incentivize xeriscaping and use of native plants to promote biodiversity, save water and show Texas pride and fertilizer
6. Incentivize and promote green environmentally friendly pest control and lawn care to reduce pesticides, herbicides and fertilizer use.
7. Stop cutting down trees!
8. Count another vote for neighborhood gardening/farming
9. Save the trees
10. Promote xeriscaping and keep green spaces.
11. Set up some sort of partnership with HOAs to encourage sustainable homes and native Flora. The last thing we need is cookie cutter, green lawn neighborhoods.

## SUSTAINABILITY

1. Outreach program from Department of Environmental Sustainability
2. Actually go to neighborhoods to provide efficiency. That is only way to improve percentage of people recycling and doing water and energy conservation, composting, native plant scaping, etc.
3. Maybe incentives to those that move forward with conservation, etc. Let's lead the world with green innovated and be known!

## WASTE MANAGEMENT

1. More education on how much pollution recycling causes? Are there more efficient ways?
2. Have no info displayed here about recycling.
3. Recycle bins in Plano parks
4. Recycling options should be communicated more to neighborhoods, HOAs and apartment communities.
5. Improve recycling logistics in apartment facilities.
6. There should be recycling bins in all apartments
7. Educate by block party what is meant by recycling. Too many residents don't have a clue.
8. Waste minimization is cool
9. The City of Plano makes recycling very easy compared to other cities. Thank you!
10. Fully support waste minimization, especially food waste for residents and corporations. NPR just ran an interesting news series about this this week.
11. The compost site at 75 and Spring Creek smells bad.

## STORMWATER

1. Incentivize and promote electric car use to reduce stormwater pollution by cars
2. Public parking lots could use surfaces that allow for water to soak in versus run off.

## TRANSPORTATION

1. Install charging stations to promote ease of use of electric vehicles.
2. Consider solar roadways

## OPEN SPACE/TRAILS

1. Yes to more walk/bike paths and trails especially to connect destinations – somewhere to walk to
2. Love the farms, parks and native areas in Plano. Big part of the draw here for my family.
3. Keep our golf courses
4. Lots of trees and green spaces keep our city vibrant – more green – less concrete
5. Natural spaces and parks are great
6. Link bluebonnet trail to Oak Pointe Park
7. Link North/South bike trail to trail in Frisco.
8. One attraction to Plano was having open space, trees and grass. The city should invest in maintaining open space including the purchase of private land for parks and city preservation.
9. Consider using underutilized commercial property in a new way by reclaiming as a city park or trail ways for the public.
10. Arbor Hills is a jewel. It would be nice to see more of this or a greenbelt hike and bike trail like the Katy Trail in Dallas.
11. There is very little park/green space in West Plano and I'd like a greater emphasis on creating these areas.

## **BUILT ENVIRONMENT COMMENTS**

### **HARRINGTON LIBRARY COMMENT**

### **DAVIS LIBRARY COMMENT**

### **PARR LIBRARY COMMENT**

### **HAGGARD LIBRARY COMMENT**

## **TRANSPORTATION**

1. Full-lane for bikes on 6-lane roads are a danger to riders and drivers. Need separate lane for bikes not a traffic lane.
2. Need more public transport all the way until Brand Road and Renner Road.
3. We need DART bus stops on Park between Alma and Coit.
4. Think Bike: not just for recreation. It is for transportation.
5. Continue to support and grow accessibility for bicycles.
6. Please provide safe public transport
7. Remove pylons that designate HOV lanes to expand driving lanes without more construction
8. Future Transportation Solutions:
  - a. Partner with PISD to transform bus fleet to cleaner smaller vehicles (hydrogen fuel).
  - b. Bus fleet is mostly service midway. Buses can serve as mass transit during the day.
  - c. Buses can run routes in city. Special buses carry only children during school bus hours.
  - d. Buses can then actually make money for PISD and city instead of just drowning tax dollars to just sit there most of the day.
9. All for Bus Rapid Transit!
10. We need an east to west DART line
11. School bus routes should be expanded
12. Sync lights on Parker Road at Highway 75 eastbound to K Avenue.
13. Provide better transportation for residents
14. When developing high density areas that are reachable by bike (including train/bus stations). Please provide ample places to store and lock up your bike.
15. Improve pedestrian and bike connections to existing amenities.
16. Better transportation.
17. There is too much traffic.
18. Bike lanes or bike paths for kids. Crosswalks to cross roads like Windhaven and Spring Creek.
19. More bike friendly.
20. Bike friendly!
21. Need to prevent traffic congestion – Public Transportation is not the answer!
22. Roads overcrowded. Polluted air and noise. No one walks in 100+ degree weather.
23. Create DART line down Bush Toll Road connecting Parker Station to Carrollton Orange Line allowing us to get to DFW airport easily.
24. Need to bring DART to areas around Dallas North Tollway.

25. Happy about the encouragement to bicycle.
26. More bike lanes PLEASE for safety of cyclists!!
27. Fix Coit Road – Collin County Side – Don't care about Dallas.
28. We need to fix our traffic issue and encourage more people to walk and bike.
29. Be wary of DART development. We don't want "train people" wandering around Plano.
30. Well marked bike trails and important for safety and use encourage.
31. Way too many inefficient road construction projects. Waste of tax payer \$

#### DENSITY/URBAN DEVELOPMENT

1. Plano is a suburb – not urban. We don't need more than Collin Creek Mall Urban Development. Legacy and Downtown Plano for UMU.
2. Don't reduce setbacks.
3. With greater build of apartments, that means more students unless the schools are built, you'll have higher numbers of kids in classrooms and education could suffer such that you couldn't attract the quality businesses and families wanting to move here.
4. I hope that Plano can truly combine new high density residential development with the single family neighborhoods – we do need diversity in our residential – but need to make sure we don't lose the suburban nature of the city.
5. High density housing seems to be ALL you hear in Plano. If I wanted to live in Dallas I would move to Dallas. Plano is just becoming another crowded place.
6. High density housing is NOT desired.
7. Less high density apartments! It eventually leads to undesirable aging complexes that will increase crime.
8. The vision statement for Built Environment seems to justify UMUs at the cost of single family neighborhoods. How many UMUs is too many? They're JUST apartments and should not be near/around single family neighborhoods.
9. East Spring Creek Compact Complete Center totally takes away from the open spaces in East Plano. Trying to cram development into an open area. Hate the idea.
10. Land Use and Urban Design Policies – Urban design - Should not promote and incorporate urban components within ALL new developments if they are in areas of high quality SF homes.
11. Land can be used as mixed environment with lower levels of commercialization and upper levels dedicated to residential.
12. Less high rise condos.
13. No urbanization and mixed use at Haggard Farm West land.
14. Need to restrict MF zoning at HFW and throughout city – Survey responses did NOT want more apartments!
15. No UMU and HFW.
16. High density apartments will reduce our quality of life.
17. No high rise multi-unit apartments. Our roads and schools cannot handle the volume.
18. No UMU at HFW – not in my backyard!

19. Single family homes represent Plano – not multi-family.
20. No high density housing west of Parkwood, east of Dallas North Tollway, south of Spring Creek.
21. No multi-family east of Parkwood south of the power lines to Windhaven at Spring Creek.  
Thanks.
22. Preserve the “Suburban Form?” No residential high rises! No high density! We already have too much traffic, too. Many kids in a classroom and our schools and too much noise!
23. Single family dwellings and not UMU PLEASE! Plano is becoming too crowded.
24. I am alarmed at the mass density of some areas planned by P&Z. Please keep single family dwelling plans and not multifamily dwellings.
25. Urban design – why in all new developments? That equals high density MF apartments. Those were the least desirable when looking at responses of the survey!
26. Conserve west Plano as SF/Owner occupied housing especially Haggard Farm West vs Multifamily. No more apartment/MF!
27. Multifamily housing in Plano will destroy Plano.
28. Just say NO! to high density urban mixed use development in HFW
29. Unclear information on the number of residential units planned for Haggard Property threatens notions of neighborhood conservation.
30. No UMU!
31. How can the “suburban form” in neighborhoods just south of Haggard Property be maintained with proposed development?
32. Why is greater density a goal?? Need more single family or smaller buildings of condos – not mass numbers
33. Proposed “economic development” on the HFW property is TOO HIGH DENSITY!!
34. Plano was visioned as a family place – apartments - multi-use goes against this.
35. Is proposed development for Haggard Farm “high quality development with distinctive characteristics” or just a real estate developer’s over development?
36. Will the roadway system be able to accommodate proposed development on Haggard property?
37. Urban design seems to take into account density. Have you considered the impact of unchecked density in plethora of Haggard development?
38. I’d like to see the suburban lifestyle maintained around the Haggard Farm development. Single family homes.
39. What is the open space policy currently suggested for Haggard parcel?
40. Do not reduce setbacks.
41. Concern with high-density developments driving up crime and over-taxing already stretched city services
42. I do not want to see high-density right across the wall from the people in Avignon – do not put highly dissimilar developments so close together
43. We need to have firm plans for the development – not this no/minimal restrictions that the Haggards’ developer keeps insisting on
44. People did NOT buy homes in Plano because they want to live near high density development
45. No UMU near residential neighborhoods like Haggard Farm West. Plano in SFH neighborhoods – keep it suburban.

## HOUSING

1. For seniors, plan “centers” where several needs can be served – please include transitional housing and services for homes people – which may be a short term or long term need.
2. Low Income! Special housing for Seniors – not necessarily assisted living or nursing homes and certainly NOT retirement “resorts”.
3. Need diverse senior residential development – something for all income levels!
4. Clarify “inclusive regulations and the goals” for seniors and special needs.
5. Need more single family homes – lack of single family housing means people are moving to Frisco and Prosper!
6. Focus on housing for the aging who have little income to keep up their homes. Low cost housing for seniors!
7. Build more affordable townhomes for \$125K (HOA)
8. Senior – need single level homes. Townhouses with stairs don’t work.
9. Plano needs more smaller homes say around 2,000 square feet.
10. Must have more affordable housing so that we have a more diverse population
11. Build senior housing for lower middle class!
12. No affordable housing units.
13. Need to have economically mixed neighborhoods.
14. More senior housing open to multicultural populations – none offer other languages when the city is very diverse.
15. What plans are there for senior housing? How does this impact zoning?
16. Add a diversity of housing options to entice the vibrant younger generation and provide options for households wanting low maintenance living.
17. Housing for the aging population so we can stay in Plano.
18. Lower home prices and lower rental prices. Prices higher due to school system. What about couples without school age children? Need price break.
19. Consider continuing the Great Update Rebate Program to help with neighborhood conservation.
20. Rental owners should be required to maintain properties. Homeowners who are unable to maintain their property should be helped through city and volunteered efforts like Love Where You Live.
21. I am a resident of City Scape in Mapleshade. Not noise proof and nobody cares. Please care enough to ensure sound absorption and insulation that makes living nice for the rest of us who are not desiring the “Dorm” lifestyle. - Jackie

## REDEVELOPMENT

1. Please redevelop Collin Creek Mall!!
2. Collin Creek Mall Solution
  - a. Redevelop to attract people from all over the metroplex by making it unique.
  - b. Suggestion: Plano International Mall includes:
    - i. Wings with different world region themes (Asia, Latin America, Africa, etc. Europe with unique shops)
    - ii. Plus art center and theatre
    - iii. Local music venues for local amateur musicians in mall.
    - iv. Moody Gardens II with indoor rain forest exhibit and indoor gardens throughout mall (so people can feel “outdoors” in heat at summer without experiencing heat)
    - v. Indoor water park
    - vi. Other ideas to bring people to mall – they will shop once there. They must want to come to Plano mall over Stonebriar and Allen. Give them a unique reason to come!
    - vii. Don’t do same old tired mall redevelopment with same old chain stores.
3. No more empty strip malls.
4. Neighborhood centers with diverse services can minimize the need to drive and travel for services
5. Make K Avenue a gateway into downtown by cleaning up junky businesses and encouraging beautification north of downtown – same for 14<sup>th</sup> and 15<sup>th</sup> to the south and east.
6. Completely agree with all comments from the survey! Especially with redeveloping low-end apartments that cause crime.
7. Love the downtown revitalization!
8. What about the “Fox and Jacobs” homes falling into disarray along Park Boulevard between Avenue K and Jupiter? Bright yellow paint? Car on street covered with a blow up pool???
9. The US 75 corridor, along with parallel DART Rail Red Line, has a lot of potential as a business center...take advantage of one of Dallas’ most vital and heavily traveled freeways! Remove the strip malls and open the land to high-density corporate development along Central Expressway, stretching from GBTpk to Parker Road, and eventually Spring Creek and Legacy (Preserve Oak Point though). Make a redeveloped Collin Creek the hub. Thanks for doing the Plano Tomorrow project!
10. Redevelop Collin Creek Mall into a pedestrian/bike friendly river walk like San Antonio and make it a destination.
11. Utilize the now vacant commercial buildings before building more vacant ones. Offer tax incentives and use this as an example for recycling.
12. Build your new public offices etc. at intersections where they have lost their tenants and need redone.
13. Redevelopment of “run-down” or under used areas should take precedence over willing open space.

14. Consider rezoning of current retail businesses specifically those large parking lots. Allow reduce requirements to allow these big box businesses to sell and sublease parking lots for new small businesses.
15. All around Collin Creek Mall and towards Downtown and US 75 needs a facelift. It needs to follow on the footsteps of Shops at Legacy.
16. Repurpose or redevelop vacant strip malls.
17. Look at total redevelopment options for dead and near dead corner retail centers. Example patio homes with walkable connections to adjacent services and parks.
18. Check out story of downtown Las Vegas revitalization and the focus on building/creating a community people need to feel connected to stay.
19. Redevelop Collin Creek Mall as a retail and mixed use hub keying on its great location.
20. Encourage a unified look for Plano. Empty strip malls on every corner don't count.

#### URBAN DESIGN

1. Concentrate on enhancing the southern and northern gateways into Plano, Custer, Independence, Preston, Coit.
2. Bury utility lines and create wider sidewalks on thoroughfares. Increase network connectivity by straightening out collector distributor roads.
3. Remove surface parking lots at Parker Road Dart Station. Why not parking garages?
4. Need to have walkable neighborhoods where you can walk to stores, groceries... not always have to use a car.
5. Encourage keeping and making existing building stock more sustainable with as much flexibility as possible.

#### ZONING REGULATIONS

1. Too much parking – need more landscaping and landscaping strips.
2. Concerned about used car lots on Plano Parkway
3. We have too many empty parking lots. Most are never used. We need to conduct a parking study to start reducing the parking standards for big box developments.
4. Hookah lounges should be allowed. Lots of Revenue. Currently Richardson is taking all tobacco businesses.

#### MISCELLANEOUS

1. I'm concerned that Plano City Gov is not listening to the people that they represent – they think they know best. That is very dangerous.
2. Concerned that the Plano Tomorrow survey data is being used to support "facts" that the data does not. Questions were not specific enough i.e. – Legacy Center favorite place? To shop? To eat? To get drunk? To live?

## SOCIAL ENVIRONMENT COMMENTS

### HARRINGTON LIBRARY COMMENT

### DAVIS LIBRARY COMMENT

### PARR LIBRARY COMMENT

### HAGGARD LIBRARY COMMENT

#### PARKS, OPEN SPACE, TRAILS

1. Need more green space in West Plano with more evergreen trees like live oaks
2. More pocket green spaces
3. Active living and citizen well-being
4. All new areas for development should have major green spaces and not just easements and creeks
5. Expand public swimming pools in Plano. Current pools are too crowded. Bigger rec centers with more pools.
6. Celestial Park in Addison is really cool – maybe we could incorporate some of those ideas in a couple of our parks.
7. Please consider preserving our parks for our town's future.
8. Local children parks should have better play center.
9. Parks – parks – parks – if you build it , they will come!
10. The nature preserves have to be protected. Maybe add another.
11. Please no lights on trails – let's enjoy the night!
12. More bike paths and connections (a la Forrest Creek Estates Bike Path) connecting bike paths and parks.
13. More nature areas like Arbor Hills.
14. TRAILS ☺ Parks and Green Space
15. More areas like Arbor Hills
16. There should be greater areas of parks for our kids so they can develop a love for the outdoors since DFW has limited outdoor natural paths – we must build them.

#### PUBLIC SAFETY

1. Top notch
2. Please provide for safe police and fire
3. Too many police driving around scaring children
4. Increase police to keep up with increased multifamily housing which can attract higher crime and traffic.
5. Need better safety/lighting in alleys at night.
6. Add more streetlights in residential neighborhoods.
7. Advertise "I Care" (used to be RUOK) program that is run only in Plano in this area by 911. A great system that helps people with medical issues feel safer. Only about 40 people are signed up for the program in the city. I am sure many more can use it!!

## LIBRARIES

1. Top notch (3 comments)
2. The book clubs are first rate – promote these for greater public participation
3. Have a coffee shop in libraries like Allen
4. I love the libraries. Thanks!

## ARTS, CULTURE, ENTERTAINMENT

1. Agreed on redeveloping Collin Creek Mall to arts facility
2. More public art (2 comments)
3. Increase opportunity and availability for residents to experience arts
4. Plano does not need to build a theatre. PSO in Richardson is a good example of being a good neighbor.
5. Create a scope for tourism.
6. Is there a local art/music theatre?
7. Plano needs a better entertainment or tourist type activity.
8. What happened to the Arts Center?
9. Frito Lay should build a “snack museum”. It would be a “destination”.
10. An actual arts center, with performance stages and staff. I’m not a fan of driving to Dallas for a concert.
11. Encourage diversity by promoting mixed events. Make advertisements in English, Spanish, Chinese, etc.

## TEENS AND YOUNG ADULTS

1. We need something for young adults
2. Kids between 8 and 16 need Boys club, YMCA, community centers, more youth pastors and mentors

## COMMUNITY INVOLVEMENT

1. Increase opportunity and availability for community and school involvement
2. The oncoming generation is so technological that some lose social capabilities. I feel we need more community unity and involvement; events, volunteer work, and other social activities
3. Find new and unique ways to tell residents about city services
4. Enhance community connectedness with improved communication with variety of media
5. The city excels in this department – my only recommendation is to make these opportunities more interconnected
6. Love the focus on community involvement.

## SOCIAL SERVICES

1. Homeless! Homeless! I live at Plano Community Home, but spend a lot of time at library where more than several around me are looking for housing and jobs on computers
2. Partnerships with educational and medical provide evaluation and support to compensate for lack of public health access
3. Allow/encourage a second Samaritan inn in Plano.
4. Plano needs to sponsor some new approaches to homeless issue. Residents refuse to have a homeless shelter and individual much better – can there not be a way for churches/individuals to sponsor individual homeless rather than a shelter?
5. Plano needs a county hospital! Programs like project access are a total joke! This issue creates a huge game between rich and poor (and Parkland is crowded!)
6. Encourage Samaritan Inn to build a shelter in Plano. There is a need!
7. More affordable places for renters. No more urban junk please.
8. Plano is awesome when you're helping out!

## PROPERTY STANDARDS

1. Property Standards keep working with Plano helpers.
2. Proactive property standards are vital to maintaining viable older neighborhoods.
3. Enforce property standards to keep up existing older neighborhoods.

## EDUCATION

1. Preserve our schools – build schools
2. PISD is Plano's best asset – the whole reason we moved to Plano in 1987. Please consider effect of UMU on school district
3. West side schools are PACKED! Please help.
4. Keeping top quality schools is #1 priority VS expansion.
5. I'd like to see the quality of education maintained. Schools are extremely full and congested.
6. High density apartments will destroy our schools.
7. Plano ISD is Plano's best asset. Do not destroy with apartments. Please consider PISD!
8. Watch school overcrowding with all the new multifamily housing. No UMU at HFW!!
9. School size is getting too big. More businesses = more people but no new schools.
10. Less crowded schools! PLEASE! Schools disaster overcrowded.
11. Thanks for loving our kids enough to offer PACE in PISD!
12. We need to continue to invest in ensuring that our schools are high performing. Ratings have been dropping and technology in schools is old. Plano is no longer known as having the best schools in DFW. We need to reclaim this title!
13. The rest of the world (collegiate) knows and respects PISD students!

## INFRASTRUCTURE

1. Make WIFI available throughout the city. Become largest city in the US to do this.

### HISTORIC SITES

1. Love Heritage Farmstead Museum – get the word out on places like this in Plano; help other develop so everyone can experience our history

### ANIMAL CONTROL

1. Need better animal control for rabbits.

### OTHER

1. Free marijuana!

## MAP COMMENTS

### HARRINGTON LIBRARY COMMENT

### DAVIS LIBRARY COMMENT

### PARR LIBRARY COMMENT

### HAGGARD LIBRARY COMMENT

#### GROWTH AND CHANGE MAP

1. Rail Corridor
  - a. Very in favor of cleaning up older neighborhoods around downtown (especially addressing older apartments in the area).
2. This plan is reasonable approach to utilizing currently open land. How can we stick with this?
3. Trails
  - a. More nature trails!
4. Haggard Farm West
  - a. No MF apts/hi-density residential and rental at Haggard Farm West
  - b. No UMU at HFW – Not in my backyard.
  - c. No UMU at HFW east of Parkwood – too close to single family residential.
  - d. No UMU on Haggard Farms West – Not the backyard I want.
  - e. No UMU at HFW. Not in my backyard! Thx.
  - f. No UMU at HFW – Not in my backyard.
  - g. No UMU at HFW. Not in my backyard. Thank you –
  - h. No Haggard Farm West in my backyard. Please listen to us!
  - i. Opposed to high density UMU. Not in our backyard.
  - j. No Haggard Farms West – not in my backyard PLEASE
  - k. Stop building multi-family homes at HFW.
  - l. Opposed to high density apartments.
  - m. I want to have a cap on residential units in Haggard Farm West area. I want to minimize impact to our suburban neighborhoods. I also want to see apartments only owner occupied at a price point that will minimize future deterioration of the units.

## LAND USE MAP

1. West Of Alma
  - a. Please expand DART or “flex routes” to serve residents and workers west of Alma.
2. DART Rail
  - a. DART needs to focus on connecting in Dallas before worrying about further extensions, in my opinion. Extend as commuter rail (similar to TRE) up to McKinney, given they become a member city.
  - b. Connectivity to DFW Metroplex Area
  - c. Bus and Rail
  - d. Public Transportation
  - e. DART rail is essentially East Plano only. West Plano has bus service but no light rails to connect East Plano Dart Line.
3. Collin Creek Mall
  - a. Would like to see Collin Creek Mall area and Downtown Plano area connected into an area similar to Watters Creek in Allen.
  - b. Change Collin Creek Mall to a new area – like Watters Creek in Allen
  - c. I agree, the 15<sup>th</sup> Street reconstruction brings lots of opportunity for redevelopment (maybe a Main Street of sorts?)
4. Golf Courses
  - a. Keep Plano golf courses for the public
5. Los Rios
  - a. Like Los Rios golf course becoming park/bike trails connecting with Bob Woodruff.
6. Sidewalks
  - a. Sidewalk needed between Mission Ridge and Coit on north side of Spring Creek by the church.
7. Uses
  - a. On the Land Use Map, separate out the categories of the neighborhood into single family, multi-family and high density single family.
  - b. Single family residences and a great school district are what have made Plano great. Not apartments!
  - c. Family lifestyle – parks, restaurants, green space, schools that are strong = Plano now and future!
  - d. Please keep Plano suburban and not urban which means ultra-crowded.

Last Updated - 10/3/2014

## The Natural Environment Vision - recommended actions

This file contains ideas from Plano Solar Advocates for specific actions that the Plano Tomorrow initiative should implement in support the Natural Environment elements of the comprehensive plan update. In particular, these recommended actions are focused on the the renewable energy policy statement recommendations from the March 17, 2014 work session meeting. The four relevant policy statements are included below for reference.

### The Natural Environment Vision (NE-V)

Plano should be a leader in “greening” the environment by making investments in renewable energy, efficient buildings, waste reduction, transportation, and future adaptation (air quality, stormwater management, open space and natural resource preservation). Plano’s focus shouldn’t solely rely on cost-effective environmental improvements, but should also focus on environmental investments that have a significant impact on citizen health and the natural environment.

### Renewable Energy – Municipal Buildings (RE-1)

Plano should make significant investments in renewable energy for municipal buildings. Plano’s focus shouldn’t solely rely on cost-effective environmental improvements, but should also focus on building investments that have a significant impact on citizen health and the natural environment.

### Renewable Energy – Municipal Electricity (RE-2)

Plano should be a leader of the Texas Coalition for Affordable Power (or any other future coalitions) and negotiate higher renewable energy minimums with the city’s electric providers regardless if it increases the city’s electricity rates.

### Renewable Energy – Incentivizing Renewable Energy (RE-3)

Plano should provide incentives (financial or regulatory) for the use of renewable energy and partner with private utility companies and local businesses to encourage the retrofit of existing structures. Plano should also support private initiatives like Solarize Plano.

Plano Solar Advocates has developed 20 recommend actions. These actions are stated below and are grouped by the four policy statements referenced above.

The Natural Environment Vision (NE-V) - overall broad actions

1. Establish an Environmental and Sustainability Citizen's Advisory Board with representation from the City Council similar to other Boards and Commissions. This board would address all aspects of environmental sustainability including sustainable energy, transportation, economic viability and opportunities for community engagement. Economic viability might include expanding the Research Technology area of Plano to attract higher income employment opportunities.
2. Build plans to establish Plano as the most Solar-Friendly city in North Texas

Renewable Energy – Municipal Buildings (RE-1)

3. Establish goals for increasing the % of renewable energy content. Participate in the Green Power Partnership (like Dallas - see <http://www.epa.gov/greenpower/partners/partners/cityofdallastx.htm>)
4. Investigate and develop plans for municipal buildings to go solar, including public-private partnerships to leverage renewable energy investment tax credits
5. Investigate and develop plans to incentivize schools to go solar, including public-private partnerships to leverage renewable energy investment tax credits
6. Evaluate opportunities for establishing micro-grids for municipal facilities

Renewable Energy – Municipal Electricity (RE-2)

7. Lead the Texas Coalition for Affordable Power (TCAP) to re-quote existing electricity contracts with various options of renewable content to be prepared before the next contract period. Identify current renewable energy percentage content and work to increase to 100% over the next 5 years.

Renewable Energy – Incentivizing Renewable Energy (RE-3)

8. Develop and maintain a long range Energy Plan that includes all energy consumers - municipal, residential and business. Plano currently imports all of its electricity. The energy plan should include the objective of meeting 40% of electricity needs from locally generated solar power, 40% from imported clean energy, and the remaining 20% coming from reduced consumption and conventional energy sources. Utilizing local distributed solar energy will help offset peak demand periods, especially in the summer, and reduce stress on the utility distribution grid. A goal for the energy plan would be for Plano to become known as the leader of Solar Friendly Communities across Texas and the nation. Plano should also become a leader in the implementation of the Texas PACE program, the Texas Property Assessed Clean Energy Act legislation passed in June 2013. (See <http://www.keepingpaceintexas.org/>)
9. Citizen Education on Energy Literacy. Track total annual electricity energy consumption to develop and track per household energy consumption and provide to citizens as a tool

as to how they are doing. Maybe have competition with other local communities to promote awareness and reduce consumption trends over long periods of time, e.g. 3-5 years.

10. Develop process and procedures to track distributed renewable energy generation installed in Plano and provide an annual summary to citizens
11. Plano (with community partners) should develop and regularly hold education classes for residents and businesses to learn about rooftop solar energy
12. Assist small businesses with solar energy plans including analysis, tradeoffs, and implementation.
13. Provide water bill credits to people who install solar to recognize that using solar energy saves water!
14. Investigate ways to provide citizens investment access to local solar gardens / shared solar installations - targeted at citizens who live in apartments, homes are not suitable, or for individuals who want/need to start with smaller investments
15. Update and enhance building code standards to promote energy net zero buildings for both new structures and re-development projects. This should include public education regarding the importance of natural resource stewardship. Update the building codes to include the 2015 IRC Appendix U - Solar Ready Provisions as a requirement.
16. In addition to the state property valuation exemption for renewable energy systems, consider offering a modest city property tax reduction for homes with solar.
17. Ask the city to put pressure on CoServ to remove solar penalties such as CoServ's \$10/month "DG fee". Also, push CoServ to do net metering on an annual basis, not a monthly basis as is currently done. Annual basis net metering would allow solar home owners with excess generation from one month to carry over to future months - like the concept of rollover minutes for mobile plans.
18. The City should also find ways to promote state legislation for a statewide annual net metering requirement like exist in many other "Solar-Friendly" states.
19. Evaluate opportunities for establishing micro-grids for sections of the city. Research grants and consider participating in energy research related to microgrids, solar energy, and energy storage.
20. Where our "sister" cities have sufficient solar resources, develop engagement opportunities with them to share best practices in solar energy and other forms of renewable energy

## Doug McDonald

---

**From:** Mary Alice  
**Sent:** Saturday, November 08, 2014 9:25 AM  
**To:** Doug McDonald  
**Cc:** 'Garza, Mary Alice'  
**Subject:** Plano Tomorrow comments

Doug – thank you for providing a means for public input to Plano’s planning. I read the document but did not find any reference to housing availability for all income levels. Affordable housing is an obstacle to families working at lower wage scales. I understand that there is a two year wait for rent vouchers at the Housing Authority- thus a clear need for more funds or lower cost housing. There is a recent HUD agreement with the City of Dallas that requires Dallas to reach out to surrounding communities to provide housing. Sometimes zoning impedes providing viable solutions.

I urge the staff to find creative ways to provide for affordable housing and homeless prevention.

There should also be provisions for addressing homelessness or near homelessness.

The police department has introduced a new program for “extreme” weather conditions (cold or hot). When they find a person(s) who needs shelter, the police will take the person to a motel. The Salvation Army will provide funding. Perhaps a way can be found to add funding to this effort.

Thank you for the opportunity to make comments.

Mary alice Garza  
2821 Aspen Ct W  
Plano, TX  
972-596-3534

## Education Comments

Christina,

We reviewed the statements in our cabinet meeting this morning. Our comments are as follows:

- In the recommended policy section at the top, the use of the phrase "...will...increase cooperation" seems to indicate that the current level of cooperation is insufficient. We don't think that is necessarily accurate.
- Item 5 – we are hazy on what the outcome of that exercise might be. We do have campuses with declining enrollments, but we have no plans to close them, as the adjacent campuses don't have enough excess capacity to handle the resulting inflow of students. So we are not sure what unique facility sharing opportunities exist on those campuses.
- Item 6 mentions updating the Facility Siting Guidelines. We are not familiar with the existing guidelines and whether or not they pertain to siting of schools. We would be interested in obtaining a copy to review.

Thanks for the opportunity to comment. That's a demonstration of our existing cooperation!

Steve Fortenberry, Plano ISD

## Doug McDonald

---

**From:** Amanda Christensen  
**Sent:** Thursday, November 06, 2014 10:17 PM  
**To:** Doug McDonald  
**Subject:** Open house

I looked over the documents and proposed changes and improvements. It is exciting to see the proposals and I didn't see anything I would change. Thank you to everyone who has put so much time and effort into creating such a solid plan to take Plano forward. We love living here!

Amanda Christensen

## Doug McDonald

---

**From:** Roger Landers  
**Sent:** Friday, November 07, 2014 8:13 AM  
**To:** Steve Sims; Doug McDonald  
**Subject:** Question on Plano Tomorrow..

Are there any plans for an entertainment venues in the plan? Plano seems to be sorely lacking in first class entertainment type venues like the Eisemann Center or the Allen Events Center. The only thing we have is the Courtyard theater which is nice but it is very small venue. It would be nice to see the Plano Symphony Orchestra or the Chamberlain Ballet's Nutcracker someday in the City of Plano versus Richardson. That is the one thing that I think the City of Plano is missing and sorely needs. We have plenty of corporate sponsors for such an adventure as well.

Thanks for your time,

Please take a moment to complete the City of Plano [Customer Satisfaction Survey](#).



Public Safety  
Communications  
PSC

**Roger Landers, enp**

9-1-1 Technical Coordinator

1520 K Avenue, Suite 010  
Plano, Texas 75074  
T 972.941.7937  
F 972.941.7355

[plano.gov](http://plano.gov)

Connect with Plano



**Doug McDonald**

---

**Subject:** FW: Plano Tomorrow Plan Conclusions

**From:**

**Sent:** Thursday, November 06, 2014 7:08 PM

**To:** City Council; Christina Day; Skye Thibodeaux; Mayor; Bruce Glasscock

**Subject:** Plano Tomorrow Plan Conclusions

TO: City Council, Mayor, Planning and Zoning and City Manager

I strongly disagree with the conclusions of the Plano Tomorrow Plan. Most importantly, I disagree with these conclusions because the P&Z staff, commission and city council have already shown that they will use/ misuse the broad conclusions it reaches in setting policy.

The Plano Tomorrow Plan includes the following conclusions that I disagree with:

1. "Urbanization – Plano can no longer outwardly expand and while existing neighborhoods must be conserved, the city should strongly encourage and incentivize urban development and redevelopment...."

I believe the citizens of Plano are not in favor of "urbanization" per se. I believe the citizens of Plano do support limited mixed used development within established employment centers such as the Shops at Legacy but that does not mean we want these all over town.

2. Urbanization of High Intensity Corridors

"Plano will encourage reinvestment, redevelopment, and urbanization of identified high intensity corridors to create mixed use developments that incorporate higher density housing, commercial, and retail opportunities.

"The consensus from the Plano Tomorrow Survey, joint work session survey, and map exercise is that undeveloped land should be reserved for economic development purposes. However, based on the map exercise results, staff has interpreted that the city is open to the development of residential and retail uses on remaining undeveloped land as long as it is incorporated into a mixed-use environment and is integrated with the employment centers. "

I strongly disagree with the staff interpretation that the city is open to the development of residential and retail uses on remaining undeveloped land as long as it is incorporated into a mixed use environment. The problem with this conclusion is that it opens up all undeveloped land to mixed use development. That is a perverse interpretation of the survey that is not consistent with thinking of the populace. We are smart enough to recognize the mixed use development on every piece of undeveloped land is unsustainable and will result in failed developments and over concentration of multifamily housing.

3. "Below is a list of the largest remaining undeveloped parcels in the city and what uses were desired for each parcel...."

- “280 Acres at the southeast corner of Spring Creek Parkway at Dallas North Tollway (Haggard West) - *Urban Center, Neighborhood Center, Midrise Employment Center, Midrise Residential Condominium, Patio Home/Townhome*”

At the September 2, 2014 Planning and zoning meeting, the Concerned Citizens of West Plano clearly expressed their disagreement with this designation for the Haggard West land. This land abuts residential development and is inappropriately labeled for a “High Intensity Corridor”. The developer created a concept plan that showed Urban and Urban Mixed Use development throughout the Haggard West acreage and up to 4,900 multi-family units. In the face of the strong opposition of the neighborhood, the developer withdrew the request. Now the P&Z staff, P&Z Commission and City Council appear to encourage and legitimize that plan by endorsing Haggard West as an “Urban Center.”

In my view, the Plano Tomorrow Plan has twisted the responses to the survey to justify an outcome that is contrary the views of its citizens and the survey responses. For instance, Question 8 of the Survey asked residents to rate various housing product that should be built in Plano from most desirable to least desirable. “Higher Density Apartments” and “Mid-rise Apartment Buildings” were rated undesirable in the survey while single family homes of less the 2500 square feet and of more than 2500 square feet were rated the most desirable. Yet the Plano Tomorrow plan has twisted this to “we need to Urbanization of High Intensity Corridors and to build more high density and mid-rise apartments.” (See page 17 of Plano Tomorrow Survey results).

Question 9 of the Survey asked what the best use was for undeveloped land in Plano. “General and Corporate Offices” rated the highest followed by other commercial and industrial uses that provide employment. Residential uses finished last even after agricultural use. Yet the Plano Tomorrow Plan strongly encourages high density residential development. (See page 18 of the survey results).

Even when the Plano Tomorrow Plan may have partly reflected the desires of Plano citizens, it has already been shown that this general guidance will be misapplied. The Urban Mixed Use concept allowed under Plano zoning, which is being used to justify new multi-family residential, requires a mix of retail, office and residential development. The concept is clearly stated that limited urban residential should be permitted within the middle of an employment center, yet we continue to see projects approved that are apartments first with little or no employment and only faux retail that stands largely vacant. In these developments, the ground floor of buildings are supposed to be reserved for retail and / or offices. Recently a development was approved by Planning and Zoning that had two story apartments including a ground floor that was billed as a “home office” or “studio” and counted as office space. Of course there is no mechanism to enforce such usage once occupied and rest assured these will be little more than apartments. There is very little office around this development.

The Planning & Zoning staff stated in the background for the Plano Tomorrow Plan, “Based on this analysis, staff has drafted a proposed policy statement for the Commission’s review.

- “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.”

My position is that this policy is too general and projects being approved are inconsistent with this statement. The recent approvals of Urban Mixed Use developments have already shown that the spirit of the policy is not being followed. Constructing a lot of high density apartments is just that and only that. It is not an Urban Mixed Use development and putting in a dry cleaners and a wine boutique does not make it one. It is illogical to believe that if you build a bunch of high density apartments, the office buildings will follow. Without the office buildings, there is

no urban environment and the retail is unlikely to be substantial. There should be a requirement for substantial adjoining office development to be built first before any residential space is built.

Why are there so many zoning requests for Urban Mixed Use and mid-rise apartment developments? The answer is quite simple – city of Plano in the last few years adopted the UMU designation and mid-rise residential guidelines which allows developers to build a much higher concentration of apartments than the existing Plano multi-family zoning. More units per acre equal more profits for the developer. Therefore, almost every recent proposal is for mid-rise or high density multi-family housing under the UMU designation. There should a very limited number of such developments because it is unlikely there can be more than a few successful UMU projects – the demand for retail and entertainment space is not great enough to support UMU on every corner. The success of the Shops at Legacy is because there are so many adjoining office complexes and hotels, creating a draw for the retail and entertainment that likely far exceeds the draw from the adjoining residential space. Flooding the market with these kinds of projects could result in a number of failures and the oversaturation of the market could threaten the health of the successful projects such as the Shops at Legacy. (We have now projects already in progress at Legacy West, West Plano Village, Heritage 190, Beacon Square, and Elan Market Center, let alone targeted re-development around Collin Creek Mall, Downtown Plano and other Dart Train stops).

I believe the existing zoning a Haggard West for RC- regional commercial low intensity is fundamentally appropriate and high intensity urban development is inappropriate and I believe that is the belief of the majority of the residents of West Plano. Any development inconsistent with that should be addressed on a case by case basis.

Sincerely,

Olga Nilsson  
3701 Stonington Drive  
Plano, TX 75093

## **Doug McDonald**

---

**Subject:** FW: Power Outages

---

**From:** Laura Anderson  
**Sent:** Monday, November 10, 2014 4:51 PM  
**To:** Doug McDonald  
**Subject:** Power Outages

Dear Doug:

It was very nice to meet you last Saturday at the Plano Tomorrow Open House. I learned so much from you and your assistant, Steven about the plan. This is a very exciting time for Plano.

As you suggested, I am emailing you about a different situation that we have experienced in our neighborhood for many years now. We have power surges and outages on a very regular basis and I would like more information on why that is and what can be done about them. You said that you thought that another city employee might have information on this issue. The last power outage was on Thursday, 11/6/14 and lasted for about 2 hours. We have power surges and outages regardless of the weather; and, in fact, most of them occur on sunny days. I would appreciate any help or referrals that you can give me. Thank you for your time,

Laura Anderson  
5913 Pebblestone Lane  
Plano, TX 75093  
C: 972-623-8700

**Doug McDonald**

---

**Subject:** FW: Plano Tomorrow Open House

**From:** Richard "Larry" Howe  
**Sent:** Monday, November 10, 2014 12:53 PM  
**To:** Lori Schwarz; Steve Sims  
**Subject:** Plano Tomorrow Open House

Lori, Steve,

It was great to speak with you at the Saturday Open House. Thanks for organizing these events! It is a great way to learn about the process and provide inputs!

As a followup to our discussions, I wanted to encourage one additional policy for the Regionalism Vision. As the North Texas region continues to grow, energy, like water, will be a major challenge. Energy has been identified by the North Central Texas Council of Governments as one of the key challenges as the region continues to grow over the coming decades. Therefore, it is recommended that this additional policy statement be added:

Regionalism - Energy

Policy – Plano will lead by example in the Dallas-Fort Worth area by developing and educating citizens in the importance of energy efficiency, conservation, and local clean distributed renewable energy deployment that doesn't use our precious water resources when generating electricity. As the region continues to grow, Plano will be known as the most "solar-friendly" energy community and lead the region with net zero energy homes and businesses.

Let me know what you think.

Thanks,  
Larry Howe  
Plano Solar Advocates volunteer

## Doug McDonald

---

**From:** Doug McDonald  
**Sent:** Friday, November 14, 2014 3:37 PM  
**To:** 'Mike Minchew'  
**Subject:** RE: Parr Library - Plano Tomorrow Feedback

Mike,

Unfortunately the survey for the Plano Tomorrow portion of the project is complete. As we mentioned before, this was a six-month outreach campaign that included advertising in water bills, social media, the city's website, the Plano Balloon Festival and International Festival, and an article in the Dallas Morning News. Please note that the conclusions are not based solely on the survey. We held thirty-six Plano Tomorrow Public Outreach workshops with the Chamber of Commerce, various businesses and neighborhood associations, the HOA President's Council, and other special interest groups including the Multicultural Outreach Roundtable. We also had a Plano Tomorrow Town Hall meeting on November 21, 2013 where we used the city's automated call system to reach out to over 35,000 individuals about the Plano Tomorrow Plan.

Please let us know which portions of the survey you have concerns about and we can relate it back to the Planning and Zoning Commission in our report.

### **Doug McDonald, AICP, CNU-A**

*Senior Planner*  
972.941.5260

---

**From:** Mike Minchew  
**Sent:** Friday, November 14, 2014 2:28 PM  
**To:** Doug McDonald  
**Subject:** RE: Parr Library - Plano Tomorrow Feedback

Doug – appreciate the reply and explanation of how comments need to be submitted different issues.

One question –what options are available to further express my concerns about the Plano Tomorrow survey, data and conclusions. I feel this is critical to address as it affects the entire city plan. I don't want to just complain – I would offer to help, for a citizen committee to run a follow on survey or whatever would ensure the data we collect and analyze is reliable so that the conclusions drawn are defensible.

Mike Minchew  
Plano, TX

---

**From:** Doug McDonald  
**Sent:** Friday, November 14, 2014 2:15 PM  
**To:** Mike Minchew  
**Subject:** RE: Parr Library - Plano Tomorrow Feedback

Thank you again Mike for your participation in Plano Tomorrow. We will include these comments in our Plano Tomorrow Public Outreach summary.

Please note that these comments are for the Plano Tomorrow Comprehensive Plan and will not be replicated as part of any current or future zoning cases. The Planning and Zoning Commission will receive these comments as part of their

Comprehensive Plan discussion. However, official comments and/or letters of support or opposition related to active zoning cases will need to be filed with the city for the particular case or voiced at the official public hearing(s).

Thank you again for your comments.

**Doug McDonald, AICP, CNU-A**

*Senior Planner*  
972.941.5260

---

**From:** Mike Minchew  
**Sent:** Thursday, November 13, 2014 9:22 PM  
**To:** Doug McDonald  
**Subject:** Parr Library - Plano Tomorrow Feedback

Doug –

Absolutely great to talk with you at the Plano Tomorrow session tonight. I learned a lot and hope that I was able to provide some insight from the area community.

My takeaway from tonight's interactions is that the P& staff are smart, hard-working people that care about the city and its path forward. I do not get the feeling that the P&Z Commission is as well versed in the facts or very open to hearing differing points of view – that was disappointing.

Please add my comments to the ones collected on site (as we ran out of time to write them down):

- (1) Concern with high-density developments driving up crime and over-taxing already stretched city services
- (2) Concerned that the Plano Tomorrow survey data is being used to support "facts" that the data does not. Questions were not specific enough i.e. – Legacy Center favorite place? To shop? To eat? To get drunk? To live?
- (3) I do not want to see high-density right across the wall from the people in Avignon – do not put highly dissimilar developments so close together
- (4) We need to have firm plans for the development – not this no/minimal restrictions that the Haggards' developer keeps insisting on
- (5) People did NOT buy homes in Plano because they want to live near high density development
- (6) I'm concerned that Plano City Gov is not listening to the people that they represent – they think they know best. That is very dangerous.

Mike Minchew  
5648 Risborough Dr  
Plano, TX 75093  
972-841-0308 Cell