

Plano Comprehensive Plan Review: CPRC Kickoff Survey Results



Meeting #1 | January 11, 2020 | CPRC Kickoff

1. Please provide your first and last name.

Responses:

Carolyn Doyle

Jijie "Jack" Liu

Jeff Beckley

Douglas Shockey

Mary Jacobs

Larry Howe

Yoram Solomon

M. Erin Dougherty

Jaci Crawford

Xinyi Gong

Hilton Kong

Salvator La Mastra

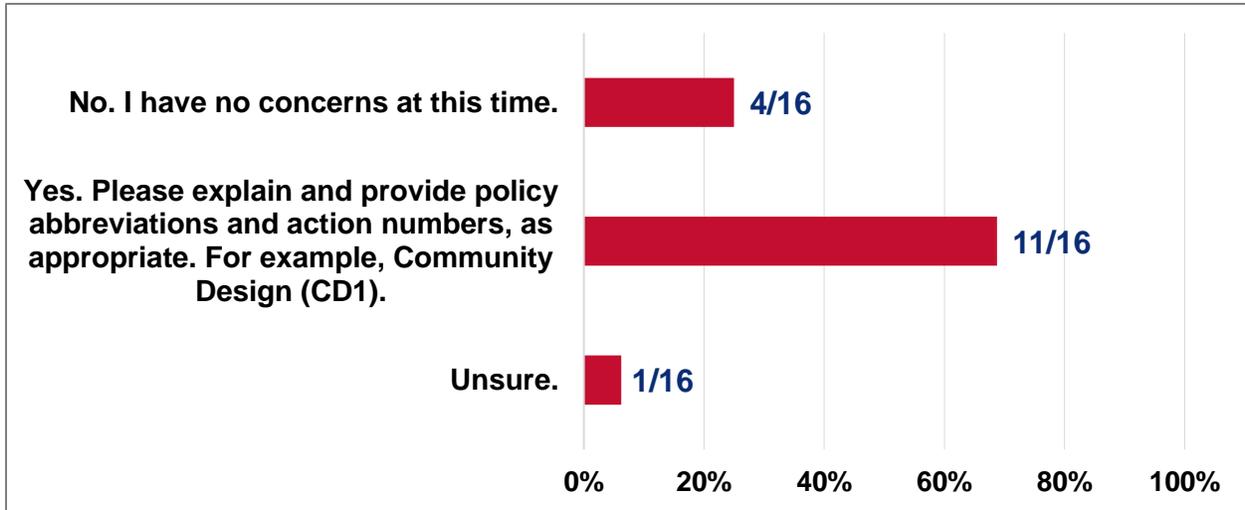
Sara Wilson

Mike Bronsky

Michael Lin

Jim Dillavou

2. Having read the Land Use and Community Design component on pages 4-8, are there any policies or actions that concern you?

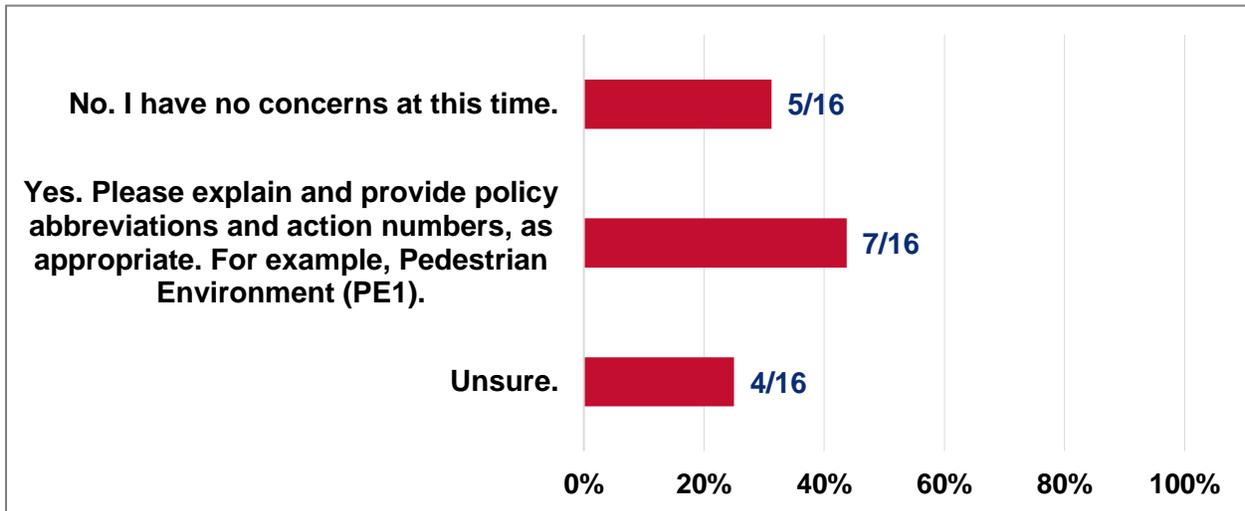


Comments:

1. Review and update the Zoning Map to resolve land use inconsistencies between the Future Land Use Map and the Zoning Map. Each zoning change should be required to go through a formal zoning change request on a parcel by parcel basis. When there is only a small amount of undeveloped land in Plano, each parcel affects nearby properties. The Future land use map is not an acceptable basis for approving zoning changes. Nearby owners should have the right to challenge and object to zoning changes and that is not possible if blanket changes are made. Create regulations that incentivize the redevelopment of underperforming retail and multifamily development. The word incentivize should be replaced with encourage. This does not need to take taxpayer dollars. TOD Establish parking maximums in transit-served areas and identified Compact Complete Centers. History has proven that inadequate parking results in issues and ultimately requires the city to spend its money building additional parking.
2. What ensures that there would be an system of 'organized' land use?
3. LU Policy - What does it mean to "respect existing neighborhoods and businesses.", LU6 - What types of incentives, LU7 - physical AND historical character, LU9 discussion is critical, CD6 - explain/discuss "good community form", TOD4 - define parking maximums and explain the necessity
4. In the plan it is stated that 6% of land in Plano is still available for development, but the city will limit it for business or compact complete centers, why is single family homes omitted from the use?
5. These seem to be general and positive statements of direction and they make sense to me.

6. I'm not sure what the future vision for the city is. What would it look like in the future? When the Plano Tomorrow plan was introduced in 2015, it compared Plano in 1985 with Plano in 2015, but didn't provide a vision for Plano 2045 (or even nearer). This should be the starting point for this section. How many people would live here? What would be acceptable density and where? CD1: what are these criteria? How are they developed? Will the development include REAL input from all residents? UL1: what is the process in which the criteria will be developed? The policy is too vague. Will the criteria be subject to ALL residents' input and oversight? TOD1: same comment
7. In TOD3, rezoning property within 1/2 mile of transit stations, what is the impact on existing businesses or residences within that 1/2 mile?
8. Concerned land use would be justification for re-zoning. The transitioning of height standards. None of the specifics are listed. What process would be used to make changes to include citizens? What notification systems would be used to inform citizens? Question viability of pedestrian and bicycle usage. How do we know city-wide goals are consistent with majority of citizens. Who determines land use inconsistencies? In CD section concerned too many taxpayer monies will be involved in incentives. RTC need current and past setbacks. Concerned residential too close to expressways. It's a quality of life. Unsure of compact complete center UL what are current specifics. What Type of new housing growth. TOD 3 specifics of urban design, TOD 5 question number of multi family size and necessity TOD6 specifics on land banking and ready the environment
9. Action Statement LU9 opens a door to build high density housing units.
10. TOD3) Rezone property within ½ mile of transit stations to encourage urban design and increase development opportunities. - I believe this needs to be looked at more closely and do what makes sense vs. just making a blanket action item
11. Land Use (LU1), Land Use (LU2), Land Use (LU6), Land Use (LU9) Community Development (CD1), Community Development (CD2) Regional Transportation Corridors (RTC1), Regional Transportation Corridors (RTC2), Regional Transportation Corridors (RTC4) Undeveloped Land (UL1), Undeveloped Land (UL3)
12. LU6 - unsure if enough action is be take on this action number

3. Having read the Transportation component on pages 9-13, are there any policies or actions that concern you?



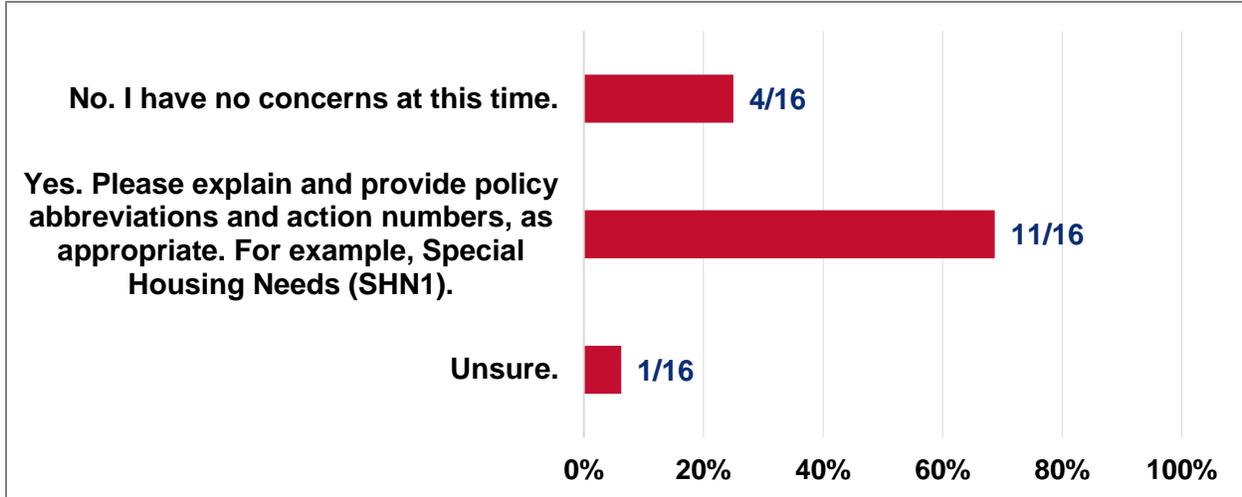
Comments:

1. TOD3) Rezone property within ½ mile of transit stations to encourage urban design and increase development opportunities. Rezoning should be based upon specific requests. TOD7) Prepare developer “Request for Qualifications (RFQ)/Request for Proposals (RFP)” for disposition of city property and include language describing vision, incentives available, and regulatory requirements. Past experience has shown this is a political give away. The city needs to quit wasting taxpayer dollars.
2. RS4 - Need to accommodate all modes of transportation but focus on maintaining efficiencies for primary modes, PT5 - How do we prevent use by non-DART users, TDM Policy - Define what counts as a "journey to work trip", PE4 - ???
3. A lot of focus on bicycle trails and accommodations. I don't see a great deal of residents commuting to work, school or shopping on bicycles, where's the data that shows that this is a major need in Plano?
4. In theory, I'm in favor of promoting walkability, bicycling and public transportation. In the past, I've lived in a city without owning a car and I loved it. I would prefer NOT to rely on my own car to get around all the time. However, I'm skeptical as to the potential for increased walkability or reliance on public transportation given Plano's layout and given the weather (it's too hot at least 4 months out of the year) Without considering specific proposals, it's hard to say what's possible or not, but that's general concern. As the population ages, I do think we need more options for seniors who can no longer drive.
5. RS5: include fiscal considerations. If projects are tax-supported--need broad community support on ballots Bx: Study bike-sharing. Support only if this is a

viable option. Consider experiences and studies in other relevant places PT1: consider fiscal implications and let the residents weigh in.

6. RS2 how do you create an intelligent transportation system when you are adding more residents with inability to add streets and have a bus system that that is not functional. RS4 standards to accommodate all modes of transportation, clarify all modes. B section How can you retrofit major thoroughfares and streets that were never designed to safely accommodate bikes? What bike usage is expected for main transportation especially in summer heat? Costs associated for the plans vs actual usage PT what will cost be to taxpayer vs revenue taken in by DART. Will any plan make DART profitable and not a drain on taxpayers as it is currently? TDM specifics of TDM PE specifics on how you will make crossing major arteries and thoroughfares safe in a city never design for heavy pedestrian traffic
7. Need to address bike components a bit more closely to see if they make sense
8. Public Transit (PT4) Transportation Demand Management (TDM 01) Pedestrian Environment (PE7)
9. Roadway system / Traffic Demand Mgmt- is Plano adequately handling the traffic during rush hours?

4. Having read the Housing and Neighborhoods component on pages 14-16, are there any policies or actions that concern you?



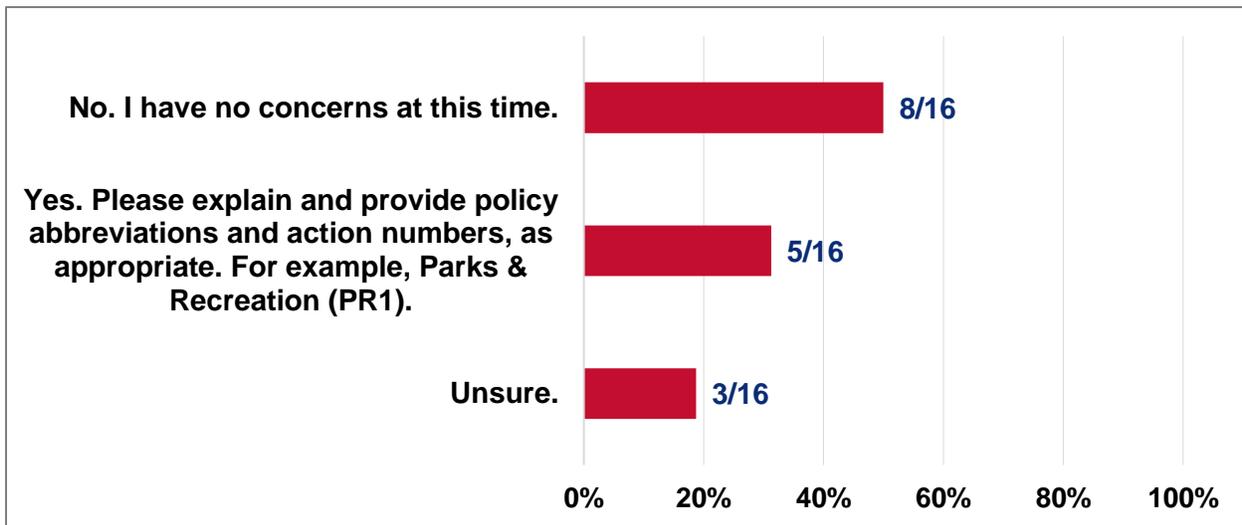
Comments:

1. NC3) Conserve Plano's established residential neighborhoods to provide opportunities for work force housing. Work force housing is not defined. It should be defined. NC5) Study current housing options, identify gaps in the housing inventory and formulate recommendations to address deficiencies. I do not believe there are any deficiencies in Plano's inventory. Yes it is inventory is limited because Plano is mostly built out but that does not make it deficient. NC6) Review, and modify as necessary, residential zoning standards to allow for a variety of compatible housing options within the same development. Plano is mostly developed and existing development standards have served the city well. It does not need to be changed
2. Identify adequate housing for senior living regardless of ethnicity.
3. NC6 - Need to identify "compatible housing options", RNC5 - Discuss pros and cons of direct connections to surrounding residential, RNC6 - What types of increased housing options and where
4. I am concerned that NMU mixed use zoning will encourage more apartments within a small area.
5. Note that the policy states "preserve the suburban form" while statements made by city leaders use the words "urbanization" and give examples of highly urban cities as aspirational goals. There is inconsistency between the language of the plan and publicly shared intentions. NCx: Must take public input, consideration, and oversight. Probably must have a SHARED VISION first. RNCx: same comment SHN2: make sure that making new home ownership affordable doesn't

come at the expense of making current home ownership unaffordable through taxation.

6. In NC2, what are the recommendations adopted from the Housing Value and Retention Analysis study?
7. RNC 2 concerned more rezoning for multi family RNC 3 concerned how much taxpayer money will be given RNC4 are we talking more multi family RNC6 how was Parker identified as the corridor
8. Action Statement NC6 opens a door to build high density housing units.
9. NC3) Conserve Plano's established residential neighborhoods to provide opportunities for work force housing. - I want further clarification on this
10. Neighborhood Conservation - all action items and the policy Redevelopment of Neighborhood Centers - all action items and the policy Special Housing Needs - all action items and the policy
11. NC3 - uncertain that there is affordable housing for the local workforce. Know of many colleagues having to live further from Plano area.

5. Having read the Quality of Life component on pages 29-37, are there any policies or actions that concern you?

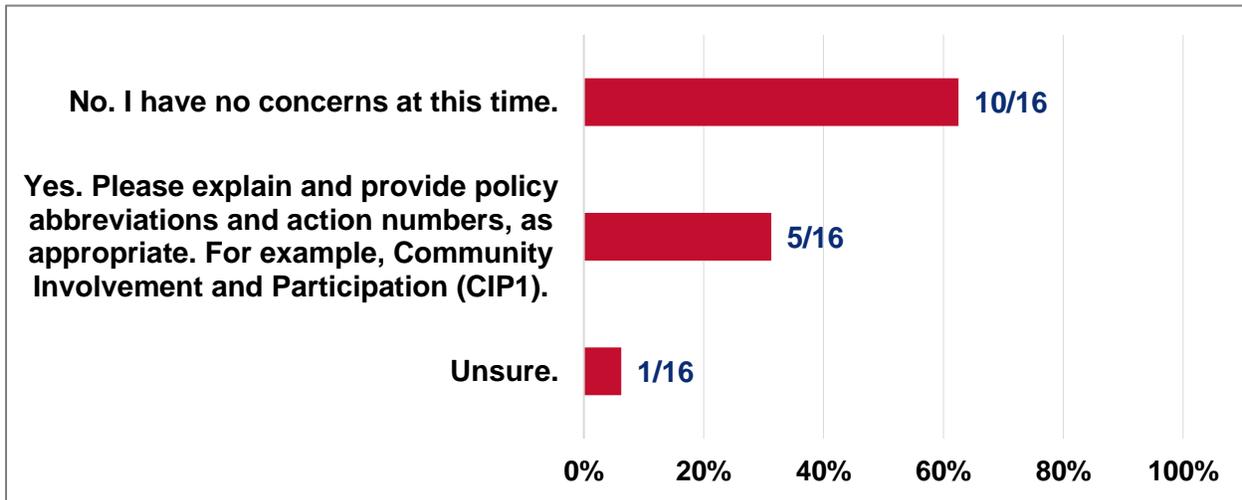


Comments:

1. PRS5, concerned on this point, explain how you are going to inspect private home structure?
2. Would like to see more attention toward providing emergency shelters where needed for tornado preparation (EM3). Like the idea of expanding library space to offer workshop and meeting space for nonprofits, HOAs, etc. (L7)
3. Make sure that public safety implications of zoning changes are considered. Learn from experiences in other places. Make sure plans and actions don't have adverse safety implications that were not considered initially. PS3: consider input from safety and best practices and experiences when making development decisions. Be PROACTIVE rather than REACTIVE (don't let zoning changes dictate the level of safety) PRSxx: make sure to balance city "looks" with residents' rights for their own property. There is a fine line to walk. SSx: Also consider other districts (e.g., FISD, LISD) within city limits. PR7: consider allowing drones (even if limited to AMA definition of "Park Flyers") operated within AMA regulations. That's part of transportation, and new technology and recreational hobbies should be considered. Is a large kite or sailplane OK because they are not motorized? Are bicycles less dangerous because they don't have motors? What about electric scooters? ALCWx: 24-hour urgent care. Focus on preventative medicine. Fire Chief gave great overview of that at the Plano Citizens Fire Academy. EOx: meeting with the school district(S) more often than once a year (in the past, city leaders/council AVOIDED meeting with the district board). Consider input from them when making planning decisions. What would be the consequences for education? Education is one of the top two (if not top one) reason people move to Plano. Let's keep it that way.

4. In EO5, what does, "evaluate the possibility of sharing facilities..." mean?
5. PR2 will developers pay a fair share for development of additional parks PR5 do other communities have extensive trails to connect
6. The Social Environment - Active Living and Citizen Well-Being - Perhaps look closer at this b/c much of it can be conducted by private sector and not taxpayer dollars. Plano also has a very educated community already.
7. Property Standards - Policy and Action items Social Services (SS2), Social Services (SS4) Parks and Recreation (PR3), Parks and Recreation (PR7) Active Living and Citizen Well-Being - Both policy and Action items Libraries - Both policies and action items Educational Opportunities - Policy and action items

6. Having read the Sense of Community component on pages 38-42, are there any policies or actions that concern you?

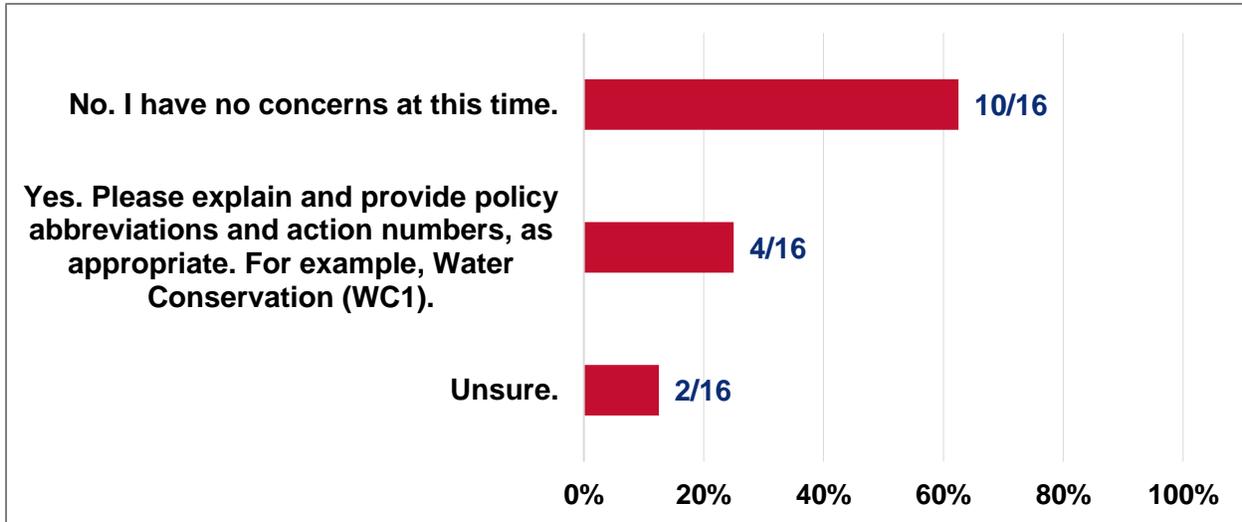


Comments:

1. There are many statements in this section that have no place in a comprehensive plan. They are too specific - might be OK as an example of a specific action in a given year but not as a policy that is expected to endure for 20 years. Example: "PPS2) Participate with national PARKing Day where artists, designers and citizens transform parking spots into temporary public parks." "PPS4) Identify areas for food truck events." Just because someone thinks they are hip events today does not mean they should be in a policy statement.
2. PPS5: the benefit to the citizens must be considered BEFORE the "nice to have" value to the city, or bragging rights. PPS8: This is too specific for a long-term plan AC5: Make sure that the city doesn't use its own resources or endorse hate speech. For example, programs referring to half the population as "angry crowd." City leaders must give example in how they communicate during election periods. Reduce divisiveness would be a first step to inclusion. HP1: take residents' input seriously and don't play games (e.g., Collinwood house)--the final solution was good, but the way to get there was fraught with manipulation. CBx: again, divisiveness does NOT constitute "pursuing community building efforts." Must remember 100% of the citizens. CB8: I hope this can be done. As a board member (and former president) of our HOA, we tried this multiple times, but it didn't work... CIP1: Plano Youth Leadership? CIP3: ... that is unbiased and not divisive CIP7: without bias or influence. The TASB effort was biased and I believe illegal on both state and federal levels. Make sure this effort is free of bias. CIP8: set example at the leadership level
3. As always considering taxpayer costs

4. Arts and Culture - Policy and action items Community Involvement and Participation - Policy and Action items (I strongly believe we need to do much better with this, to help everyone feel ownership on the actions of our council and paid staff)
5. CIP1 - not seeing a significant amount of young leaders serving and growing within Plano

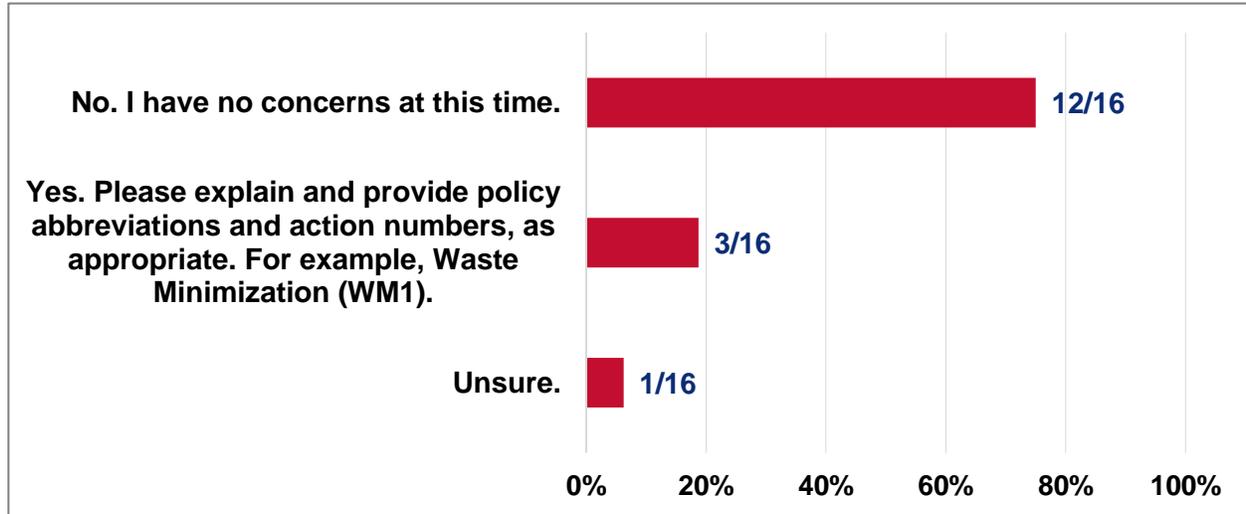
7. Having read the Building and Site Efficiency component on pages 46-49, are there any policies or actions that concern you?



Comments:

1. BDD7) Ensure timely adoption of building codes as established by the International Code Council. We should not be automatically adopting changes to the international building code. The ICC is heavily influenced by developers and its changes at times promote their interests not the interests of citizens.
2. I am especially supportive of action statements that support sustainability, improve air quality and reduce greenhouse gas emissions. These are important topics that might need additional emphasis to help education citizens on their importance.
3. BDDx: this section is too specific in offering solutions. Unfortunately, these efforts have significant tradeoffs that need to be considered. We must adopt a "sustainable / do-no-harm" high level guidelines, but considerations must be pragmatic. E.g., electric cars are not 100% environmentally clear. Are there other unintended consequences? SMx: the policy is too specific and limiting. Should set high-level goals. Clean water? What does that mean?
4. BDD5 what is the advantage to the taxpayer vs developer. REN Section. You always have to consider if initial costs will be offset but the savings over time WC2 drip irrigation is not the answer. It is not made for our clay soil and actually uses more water. I have experienced WC3 taxpayer costs associated
5. Building and Development Design - Policy and Action statements Renewable Energy - REN2

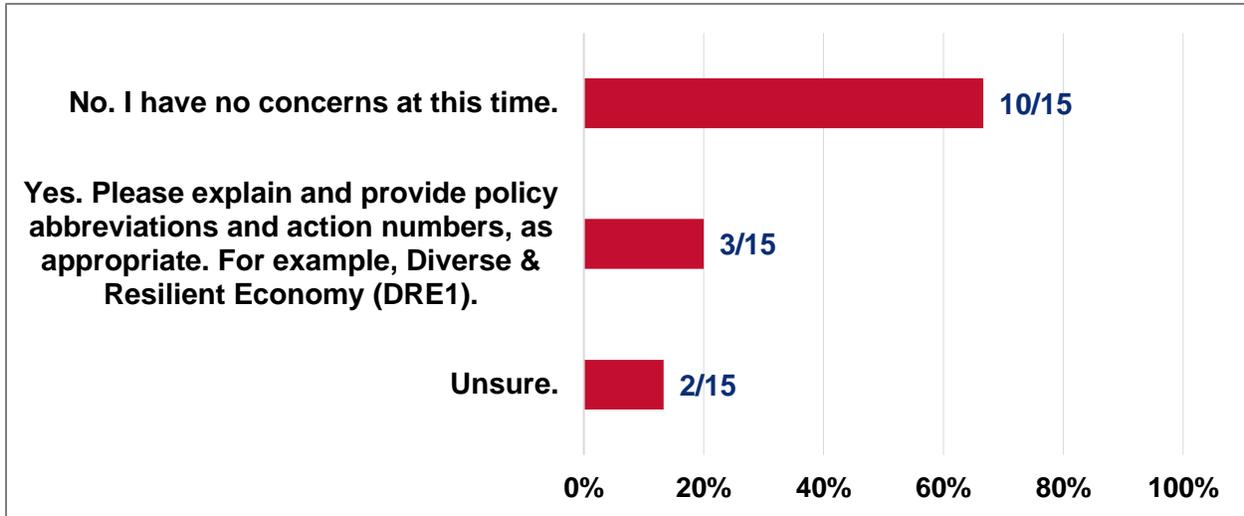
8. Having read the Environmental Quality component on pages 50-51, are there any policies or actions that concern you?



Comments:

1. WMx: make easier access to recycling / trash
2. WM4 mindful of taxpayer costs OSRC need to make more green space in multi family
3. Renewable Energy - seems like there could be more incentive to use non-fossil fuels (e.g., electric car charging stations)

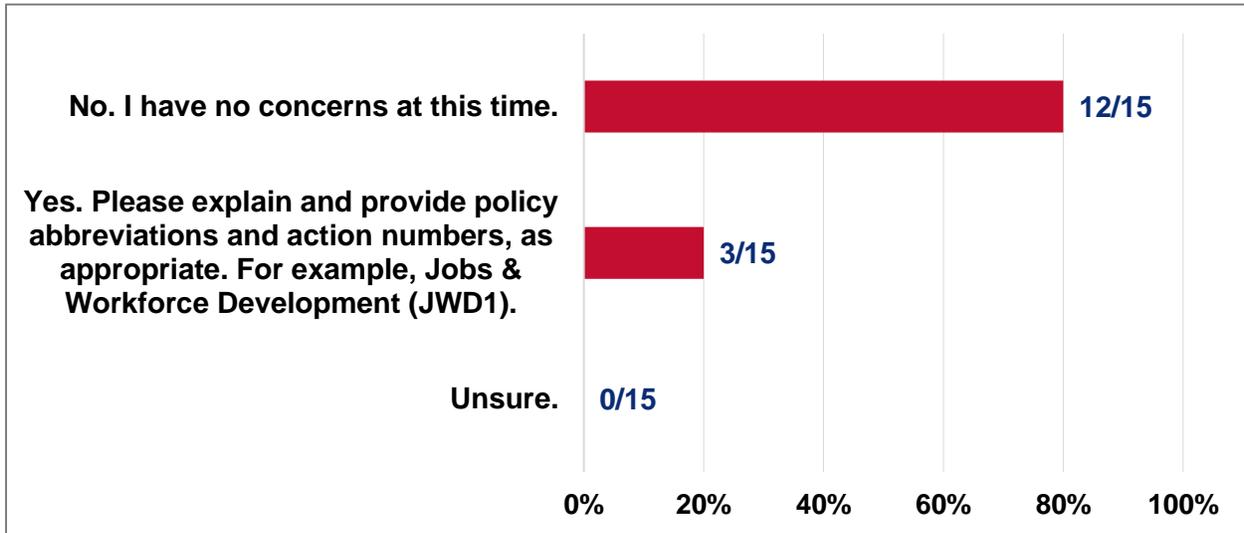
9. Having read the Diverse and Resilient Economy component on page 53, are there any policies or actions that concern you?



Comments:

1. Would like to see the city encourage and support the development of start-ups in Plano.
2. DRE1: current OR FUTURE needs. We don't want to identify the need for buggy whip manufacturing in Plano. DREx: when bringing companies to Plano, we must make sure that they do have a positive impact on Plano and current Plano residents. Bringing companies that bring their own employees, pretending to offer thousands of jobs here may not help Plano residents. Offering incentives and tax breaks should be considered pragmatically and carefully. The real impact (not potential) should be considered.
3. DRE3 cost to taxpayer
4. Yes - Policy and Action Items

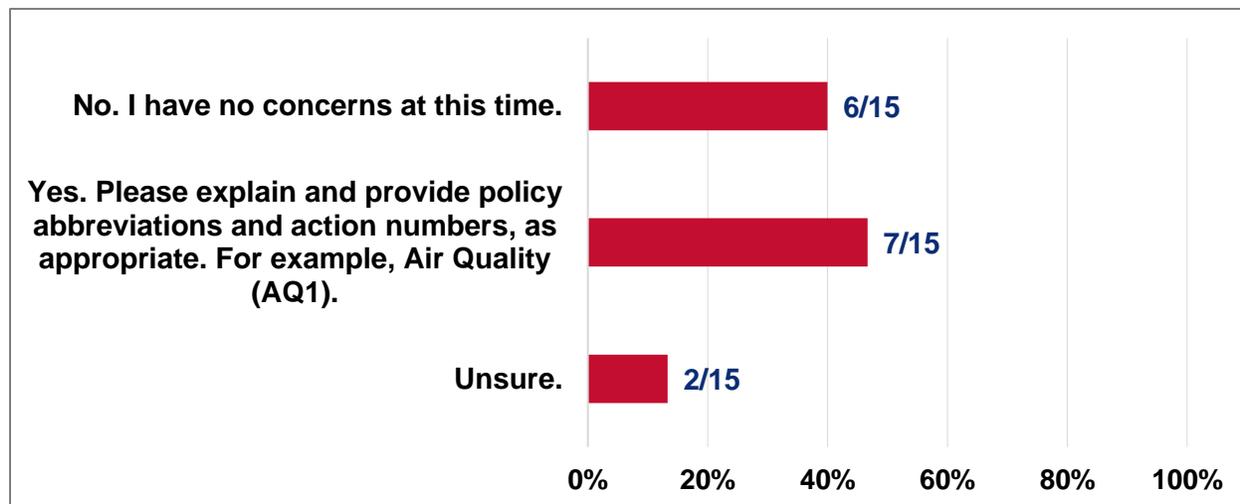
10. Having read the Jobs and Workforce Development component on page 54, are there any policies or actions that concern you?



Comments:

1. Availability for training for person 50 - 59 years of age who may need new skills training because of a company restructuring.
2. JWD3: share information on both sides!
3. Yes - Policy and Action Items

11. Having read the Our Place in the DFW Region component on pages 56-61, are there any policies or actions that concern you?

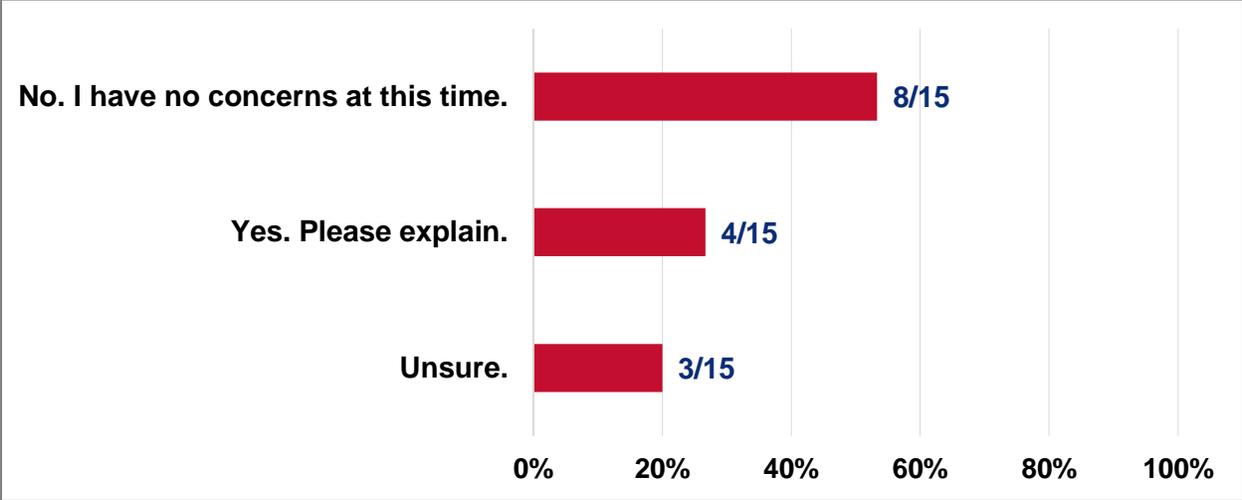


Comments:

1. I would like to modify the statements on population growth. Preserving the suburban character of Plano is paramount and some of the statements could be taken to promote high density development
2. I am especially supportive of action statements that support regional sustainability efforts, reduce traffic congestion, improve air quality, improve citizen health, and reduce greenhouse gas emissions – all while encouraging a diversified and strong 21st century regional economy. These are important topics that might need additional collaboration across the region to help education citizens on their importance, and the tremendous economic opportunities that are growing with the global transition to a low-carbon 21st market-based economy.
3. "Preserving the suburban character." City leadership / Mayor public communications were inconsistent with this statement. It leads me to believe that the city leadership is not taking its own plan seriously. RT3: make sure we are advocating for pragmatic plans, and consider all consequences. This action statement also uses terminology that is unclear to me. REx: Education comes in at the last page??? Why limit to local and regional universities? Why not beyond? The items are too specific.
4. In RT3, what would "second tier membership status" for non-member cities of DART entail?
5. Concerns with rezoning and making sure we have citizen input. Concerns with DART based on past history AQ4 how feasible is this and at what costs
6. Policy: what is population goal for the city?

7. Yes - the policy and action items under - Regionalism - Consistency with Neighboring Cities and yes also to Regional Education
8. Population Growth - how are we addressing affordable housing to accomodate pop growth in Plano

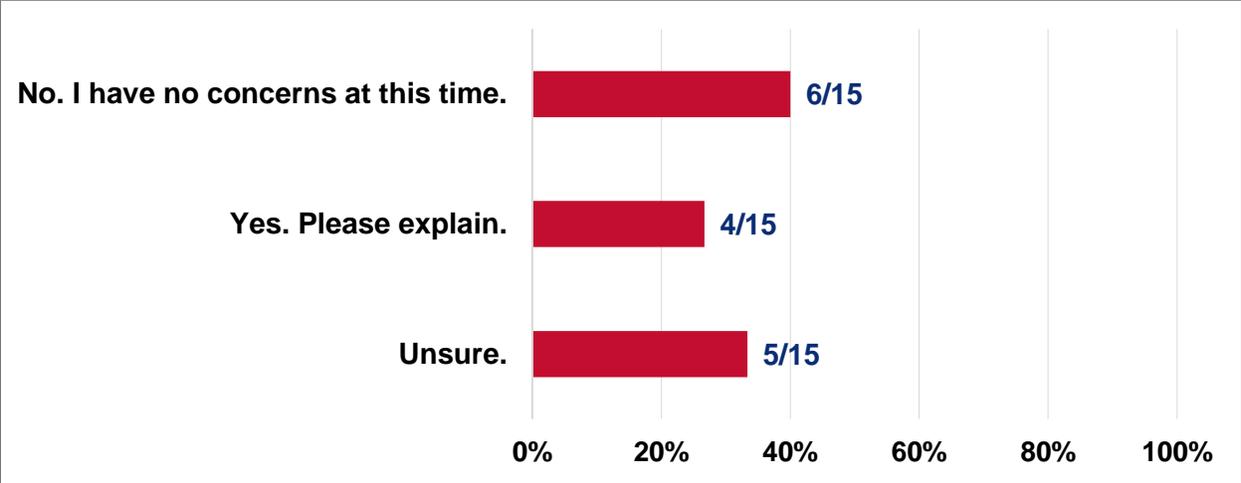
12. Do you have any concerns with the Future Land Use Map on page 17 and Land Use Descriptions listed on pages 18-20?



Comments:

1. The definitions need to be modified. Areas identified for mixed use development are inappropriate. I believe this will be the focus of the committee's discussion
2. Concerned on zoning this land for apartments that will increase population, crowd schools and city infrastructures.
3. To me, they are completely out of context without a clear vision to what this city needs to be like, and what are the boundaries to get there. Ask my about "strategy as GPS."
4. Very vague. Largest open space is Oakpoint
5. I would like to see this improved and better communicated with the neighbors living in these areas, to ensure that the maps reflect the desires of those residents living in these areas, and the overall needs for the city's development. As well, coordinated with Plano ISD to ensure that it is working for their needs for a healthy city.

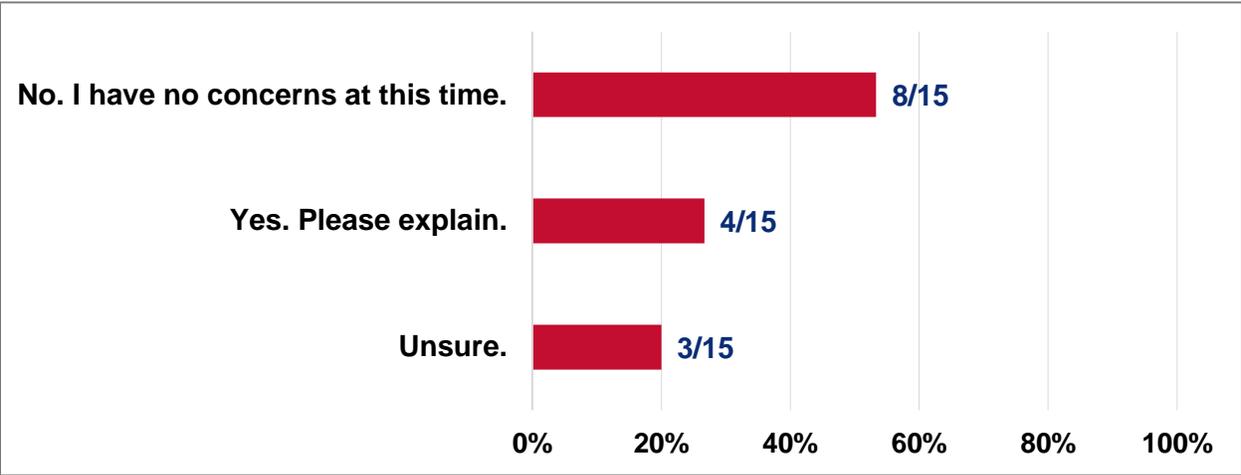
13. Do you have any concerns with the Growth and Change Map on page 21 and Growth and Change descriptions listed on page 22?



Comments:

- 1. The definitions and areas identified as "evolve urban" and transform center need to be modified. I believe this should be a focus of committee discussions.
- 2. Let's continue to promote opportunities for citizens to live close to where they work to reduce traffic congestion and save them commute time.
- 3. Same comment as question 12 above.
- 4. Vague, can justify rezoning. Only open area on west side is Glen Eagles and it's private
- 5. Too many EU
- 6. I would like to see this improved and better communicated with the neighbors living in these areas, to ensure that the maps reflect the desires of those residents living in these areas, and the overall needs for the city's development. As well, coordinated with Plano ISD to ensure that it is working for their needs for a healthy city.

14. Do you have any concerns with the other comprehensive plan maps (Bicycle Transportation Map (page 44), Thoroughfare Plan Map (pages 23-24), Park Master Plan Map (page 43), Expressway Corridor Environmental Health Map (pages 25-27))?



Comments:

1. It should be important to consider more bicycle/pedestrian only crosswalk bridges or tunnels at major traffic intersections (e.g. Preston Road)
2. As noted before, I don't see a large demand for bicycle riding in Plano and would like to see the data on why the city is pushing this.
3. Would just like to say that I consider Plano's excellent parks a key perk in living here. I use the parks and enjoy them.
4. Same comment as question 12 above.
5. Question bicycle viability, useage and safety
6. I would like to see this improved and better communicated with the neighbors living in these areas, to ensure that the maps reflect the desires of those residents living in these areas, and the overall needs for the city's development. As well, coordinated with Plano ISD to ensure that it is working for their needs for a healthy city.

15. What do you think is most important for the City to consider when planning for its future growth?

Responses:

1. Maintaining the quality of Plano's suburban character.
2. It's growing diversity people.
3. Planning for evolving transportation patterns and methods as the region continues to grow
4. Clear over arching direction with allowances for flexibility. Incorporating a variety of perspectives with emphasis on opinions of current residents and businesses.
5. Keep the Plano suburban lifestyle most move here for, limit or eliminate apartments and high density structures from the remaining land and redevelopment.
6. I think that citizens need to realize we can't "just say no" to changes we don't like. Some changes are inevitable. In other cases, saying "no" might yield unintended consequences. If you want to say "no" to something (like apartments) then you need to say what you hope to get, or would accept, instead. We have to deal with reality, not wishful thinking.
7. Maintain its tradition of striving to be the City of Excellence.
8. Start with creating a clear SHARED VISION of ALL residents. Do we all agree with this vision of what the city would look like in 2045? 2035? UNIFY the city instead of adopt a divisive rhetoric. The fact that this is what happens in Washington DC doesn't mean that we should have it here, or that it is a good thing. Start with identifying WHERE WE ARE today. Ignoring the city divide is a mistake. The first step for solving any problem is recognizing that there is one. Once we agree on those, I think we should set the boundaries of getting from where we are today.
9. Maintaining the cities' status as a place where individuals, families and businesses choose to live and work.
10. What do citizens want and need, not developers
11. Listen to the residents in the city.
12. The changing nature of retail business and the space associated with it.
13. How much of the redevelopment is going to be urban planning. Also, how much resources are going to be put into bike plans (overspending to appease a small population). Additionally, ways to make it easier for people to ride DART train.
14. I believe that it is critical that Plano properly balance the needs of the current residents and businesses with the future needs of both. Additionally, we need to better communicate the open avenues for all parties to communicate and have an influence over the decisions that impact them.
15. Developing strategies (actions) that take in consideration of 20 to 30 year trends versus 5 to 10 year trends. Balancing how the city will take care of an aging

population while providing opportunities (e.g., housing, good schools) for younger adults/families

16. What are your thoughts or concerns about density? If any, please explain.

Responses:

1. Plano is largely built out. Plano's development has been highly successful for its suburban character. We should not be trying to change Plano by significantly increasing density. Plano was built for a population of 260,000 but is already at 290,000. It does not have the appropriate infrastructure to accommodate much more growth.
2. None.
3. The city must develop responsibly to balance the needs of current AND future residents
4. Density changes can alter the character of neighborhoods and should be adopted sparingly.
5. Too many apartments in Plano already that are taxing our infrastructure, police, Fire and schools. More focus on suburban life style and less on trying to reinvent Plano to be an overcrowded urban environment.
6. I think it's a meaningless term that's thrown around to create fear for political purposes. Plano might be denser than the next city — just for example — because our homes are on small lots. So what? Presumably we all knew what size lots we were getting when we bought our homes. If "density" is so bad, is there a level that is OK? I've never heard a number that was "too high" versus one that's "reasonable." It's just 'density bad - dangerous - awful - liberal plot - urbanization! - the end of life as we know it.' Meaningless.
7. Be thoughtful on redevelopment and revitalization. We should seek out lessons learned from other successful cities that have transitioned from new growth to redevelopment growth.
8. I think we are missing metrics and goals for density (as well as other areas in the plan). What should be our density goals in different types of areas? How would you measure "good transportation?"
9. I favor a mix of housing options in the city. I want Plano to be attractive to a diverse community, and that necessitates providing accessible, affordable, convenient places to live.
10. Traffic; we don't have streets to accommodate. First responders. Will not have facilities, staffing to respond and traffic will slow response. We already have larger percentage of apts than Dallas. Used to be 2 or 3 stories now ordinances have changed minimum to 5. Plano was never designed to be a high density urban city. You can't retrofit it now to be a biking, walking mass transit city. Residents moved here because it is a family oriented suburban city with excellent schools.

11. There have been too many apartments complexes built in the last few years. Apartments bring many urban aspects that destroy our suburban characteristics i.e. traffic congestion.
12. Density needs to be well managed. In order to attract the optimal land use, we have to consider the economics for developers.
13. We have a huge issue with density. Everywhere I drive there are too many apartments and now they are aging. Redevelopment could easily incorporate single family homes and not urban centers. Shops at Legacy is a great place for people to go for entertainment and for some to live, but people don't want that to be all of Plano. That has been communicated VERY strongly to me. Our roads are extremely crowded.
14. I believe density is a complex issue. Plano should not work its way into an urban center. People live in Plano appreciate the suburban feel it has along with the access to the services they desire. Plano, I believe has become a city of excellence by understanding the needs and desire of its' current resident while carefully considering the needs of its' future residents. We need to carefully understand what the balance point is on the density question to ensure that we are successful for the next 30 years.
15. Impact to transportation and traffic, as well as future effects on the environment with increasing the population

17. What are your general thoughts or concerns about the Plano Tomorrow Comprehensive Plan? If any, please explain.

Responses:

1. It needs to be changed
2. Not a concern, however a question; Is the Plano Tomorrow Advisory committee still functioning?
3. The comprehensive plan is a thoughtful plan to help guide future development of Plano.
4. It is a very well organized and understandable document. While considerable effort was made to gather a variety of data, I feel the plan has a limited perspective.
5. Should we scrapped and redone by the committee to fit Plano's suburban single family households and business areas.
6. I've heard a lot of fear mongering about the Plan and a lot of scare tactics and now that I'm actually reading the plan, I don't see where their information came from. I think it's a good plan. I think it was developed by outstanding professionals who know more than most of us do about what good planning entails and about how choices made now will play out in the future. I hope this review committee can return the focus to the facts. I hope we can have a productive conversation about what needs to happen to keep Plano excellent, and I hope we can do that without calling people racists, or accusing our fine city staff of being on the take, or dismissing their hard work as part of some liberal plot to force urbanism on us against our will. Let's stick to the facts and go from there.
7. I am very thankful that we have city leaders and staff that have worked with citizens in the development of this nationally awarded plan. This third comprehensive plan in the city's history continues Plano's focus on being a City of Excellence. I am excited to have been one of the volunteer citizens that participated in providing input and gathering inputs from other citizens.
8. When the Plano Tomorrow Plan was introduced in 2015, it was stated that it had received support and input from many organizations. I served no the boards of three of them and can state that the plan was PRESENTED to those organizations, but no input was sought. I'm happy the city is concerned with having a plan. I'm afraid that the lack of seeking a shared vision of all residents in the city (you will never get 100% support, but when you already know you have a very large constituency in the city that opposes the plan, doesn't that mean that true shared vision was not sought first?) I love living in this city. I hope to live here for many years to come. There is a lot that I would like to see in this city that I'm willing to sacrifice for the benefit of creating a plan that will have very broad consensus of its residents. Including those who do NOT agree with me.

9. I appreciate the Plano Tomorrow Comprehensive Plan's focus on re-developing aging neighborhood centers, on creating a bike-able, walk-able, DART-able city and region, and on environmental stewardship.
10. This plan is a big change from the 1986 plan. Meetings occurred, but none of the concerns were addressed except changing verbiage. Such a plan deserves listening to citizens who live here and majority deciding what they want for their city.
11. I am generally in favor of the plan.
12. The plan talks about keeping the Suburban character but the actions are not incorporating it.
13. I believe not enough residents, businesses, and organizations had input on the construction of the plan or at least they did not feel like they had input. We need to improve the ability for everyone to feel heard, understood, and respected as it related to adopting Comprehensive Plan. Plano is better than what we have seen over the past 5 years as it relates to the fighting over this plan. We need to come together and find common ground for a path forward for our city.
14. See #15

18. What do you hope the Comprehensive Plan Review Committee achieves from this process?

Responses:

1. Develop appropriate modifications to the Plan
2. All processes are clear and procedures executable.
3. I hope this committee will come to an agreement that supports the Comprehensive Plan, fosters transparency, and reduces controversy over misinformation and misunderstandings about the scope and impact of the Plan.
4. An improved plan which incorporates the desires and addresses the concerns of all stakeholders.
5. Rewrite the plan to be more like Plano and not reinvent the city.
6. I hope it ends the lawsuit. I hope it ends some of the divisiveness and hatred that, in my opinion, have been far more destructive to Plano and to our community than a few ill-considered apartment buildings or whatever it is that people are so afraid of. I hope it gets us back to having a conversation based on the facts. I hope we can stop dismissing people as racists or Agenda 21 co-conspirators or whatever just because they disagree. Let's just look at the facts.
7. As is outlined in the Plano Tomorrow Comprehensive Plan, it is to be periodically reviewed and updated based on changes in our community and new available information and projections. I hope that this committee can help the city staff experts and city leaders in this periodic review and update process.
8. Develop a shared vision of the city with a 20-30 year time horizon. Develop the boundary conditions for the plan. Confirm that the plan that will be created meets the shared visions, and is within those boundaries. What I hope the CPRC does NOT do: simply go line by line over the current plan to word smith it WITHOUT first reaching broad consensus over a SHARED VISION.
9. A path forward for the City of Plano.
10. Listening to what citizens want and drafting a plan around them. Not what pro tomorrow plan proponents, anti proponents or city planners want. It is our job to give the citizens a plan they want.
11. To limit the quantity of high density housing units including apartment complexes, town homes and zero lot houses , population growth, improving every citizens green belt.
12. I hope that we can all rationalize express our concerns and goals and work together to improve the plan.
13. A plan that makes sense for Plano Residents. They live here because they want a nice, safe, quiet suburban community to raise their children and retire.
14. I am very hopeful that we will as a committee help improve the confidence all of our residents and involved parties have in the Comprehensive Plan being representative of them. I believe strongly the most important thing our committee will do is find consensus and common ground on all of the issues in the

Comprehensive Plan. I believe that we can unify our city once again and all of us move forward in a positive and constructive way ensuring that Plano is even more successful in the coming 30 years as it has been in the previous 30 years.

15. I hope the CPRC considers the thoughts of Plano's youngest residents (e.g., those still in grade school and not represented on this committee), particularly those that will be the future leaders of our city when developing recommendations.

19. Is there anything else you would like to share?

Responses:

1. No
2. Not at this time. Thank You!
3. Not at this time.
4. I am requesting the committee members are provided an overview by the city's planning department that addresses these topics: a. What is the purpose of a city's comprehensive plan; what it is and isn't; and why is it required. b. How does a comprehensive plan differ from zoning ordinances and zoning cases? c. What is the role of the Planning and Zoning Commission in the zoning review and approval process? c. How do land owners rights interact with zoning cases and the city's comprehensive plan?
5. I'll share everything else in person. One thing, though... When the city was asking for volunteers, the dates should have been disclosed at the time. While I have no problem with the level of effort, I do have a few conflicts with specific dates (there are a LOT of dates there). I was successful in managing some of the conflicts, but not all.
6. No
7. Not at this time.
8. n/a