

Christina Day, mail to: chrisd@plano.gov
Director of Planning
Plano City Hall
1520 K Avenue
Plano, Texas 75074

RE: **OPPOSITION** TO Mustang Square Zoning Case 2016-033

Dear Mayor, City Council Members and Planning Director / Commissioners,

Please join us in OPPOSING Zoning Case 2016-033.

There is already excessive density in this area as the city continues to pile on more and more high density development along Rasor Boulevard. This proposal does NOT have meet the City's standard for Urban Mixed Use. It is not a walkable neighborhood, has no focal point of community space and the very limited open space is little more than a pathway between apartment buildings.

The developer has NOT worked with neighborhood leaders and at the last minute CANCELLED the agreed-upon meeting with the neighborhood homeowners. While developer claimed not many had RSVP'd several neighborhood representatives had planned on attending, in spite of the fact that its was scheduled on short notice. In fact many showed up only to find out there was no meeting. The developer has not made a good faith effort to work with the homeowners.

This development is **very** dense, with 450 apartments, 75 townhomes, 315 hotel rooms, and 172 assisted living rooms; this could mean about 1,500 more people staying in this area on a nightly basis and backs up to an existing single family neighborhood. The open space and parking look to be problematic, with the open space appearing to be minimal. It appears that surface parking lots are at least 5 times greater than the open space. There is nothing walkable about this development and there it will be impossible for residents to walk to work, yet the developer is proposing to reduce the parking far below the city standards of 2 spots per living unit.

The nearby area, with apartments already approved and/or in the process of being built along Rasor, already has approximately **3,000** apartments. There are another 2000+ just north in Frisco. You may say those don't count but they do to the homeowners in the area who have to contend with significantly increased traffic and associated gridlock and share the same school district.

We ask you to **oppose** the zoning case.

_____ (Name)

_____ (Signature)

_____ (Address)