



**PLANO CITY COUNCIL**  
**1520 K Avenue, Plano TX 75074 and via videoconference**

**DATE: DECEMBER 8, 2025**

**TIME: 6:00 PM**

**Our Vision - Plano is a global economic leader bonded by a shared sense of community where residents experience unparalleled quality of life.**

**This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.**

For those wanting to watch the meeting but not address the Council, the meeting will be live-streamed on Plano's website at [www.planotv.org](http://www.planotv.org), [YouTube.com/cityofplanotexas](https://www.youtube.com/cityofplanotexas) and [Facebook.com/cityofplanotx](https://www.facebook.com/cityofplanotx).

To speak at the meeting, register at [Plano.gov/SpeakerRegistration](http://Plano.gov/SpeakerRegistration). Online registration opens at 5:00 p.m. on the Wednesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

Emails regarding agenda items and other comments on City business may be submitted to: [councilcomments@plano.gov](mailto:councilcomments@plano.gov).

**CALL TO ORDER**

**EXECUTIVE SESSION**

- |     |  |      |         |
|-----|--|------|---------|
| I.  | Legal Advice   | Mims | 15 min. |
|     | a) Respond to questions and receive legal advice on agenda items   |      |         |
|     | b) DART  |      |         |
| II. | Litigation   | Mims | 15 min. |
|     | a) City of Plano v. Edukid, LP.; Cause No. 007-01603-2017, County Court of Law No. 7, Collin County, Texas   |      |         |
|     | b) Effat Saifi v. John B. Muns, et al.; Cause No. 471-07022-2021, 471th District Court, Collin County, Texas |      |         |

III.	Economic Development Discuss a financial offer or other incentive to a business prospect to locate, stay, or expand in Plano and consider any commercial and financial information from the business prospect.	McDonald	10 min.
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### **PRELIMINARY OPEN MEETING**

I.	Consideration and action resulting from Executive Session discussion	Council	5 min.
II.	PISD Closed Campuses Information Sessions Presentation	Howard	10 min.
III.	Consent and Regular Agendas	Council	5 min.
IV.	Council items for discussion/action on future agendas	Council	5 min.

**In accordance with the provisions of the Open Meetings Act, during the Preliminary Open Meeting, agenda items will be discussed and votes may be taken where appropriate. The City Council may convene into Executive Session to discuss posted items in the session as allowed by law.**

***The City of Plano encourages participation from all citizens. The Plano Municipal Center has accessible restroom facilities, drinking fountains, and power assist entrance doors. The facility is easily accessed from public sidewalks and parking areas. Designated accessible parking is available on the north and south sides of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. If you require additional assistance or reasonable accommodations under the Americans with Disabilities Act for this meeting or facility, including ASL interpreters, you should submit an ADA Reasonable Accommodation Request Form to the ADA Coordinator at least 48 hours in advance. If you need assistance completing the form, please call 972-941-7152. Complete or download the ADA Reasonable Accommodation Request Form at <https://www.plano.gov/395/Accessibility-Accommodations>.***



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 12/8/2025

**DEPARTMENT:** City Secretary

**DIRECTOR:** Lisa Henderson, City Secretary

**PRESENTER:**

**TIME SPAN:**

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### **ITEM SUMMARY**

**This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers and via videoconference. A quorum of the City Council, including the presiding officer, will participate in person. The facility will be open to members of the public.**

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## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 12/8/2025

**DEPARTMENT:** City Secretary

**DIRECTOR:** Paige Mims, City Attorney

**AGENDA ITEM:** Legal Advice

**PRESENTER:** Mims

**TIME SPAN:** 15 min.

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### **ITEM SUMMARY**

Legal Advice

- a) Respond to questions and receive legal advice on agenda items
- b) DART



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 12/8/2025

**DEPARTMENT:** City Secretary

**DIRECTOR:** Paige Mims, City Attorney

**AGENDA ITEM:** Litigation - Edukid

**PRESENTER:** Mims

**TIME SPAN:** 15 min.

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### **ITEM SUMMARY**

Litigation

- a) City of Plano v. Edukid, LP.; Cause No. 007-01603-2017, County Court of Law No. 7, Collin County, Texas
- b) Effat Saifi v. John B. Muns, et al.; Cause No. 471-07022-2021, 471th District Court, Collin County, Texas



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 12/8/2025

**DEPARTMENT:** City Secretary

**DIRECTOR:** Doug McDonald, Director of Economic Development

**AGENDA ITEM:** Economic Development

**PRESENTER:** McDonald

**TIME SPAN:** 10 min.

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### **ITEM SUMMARY**

Economic Development

Discuss a financial offer or other incentive to a business prospect to locate, stay, or expand in Plano and consider any commercial and financial information from the business prospect.



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 12/8/2025

**DEPARTMENT:** City Secretary

**DIRECTOR:** Mark D. Israelson, City Manager

**AGENDA ITEM:** Consideration and action resulting from Executive Session

**PRESENTER:** Council

**TIME SPAN:** 5 min.

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### **ITEM SUMMARY**

Consideration and action resulting from Executive Session discussion

### **PREVIOUS ACTION/PRESENTATION**

Council will consider and take action as needed based on Executive Session discussion.



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 12/8/2025

**DEPARTMENT:** Neighborhood Services

**DIRECTOR:** Curtis Howard, Director of Neighborhood Services

**AGENDA ITEM:** PISD Closed Campuses Information Sessions Presentation

**PRESENTER:** Howard

**TIME SPAN:** 10 min.

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### **ITEM SUMMARY**

PISD Closed Campuses Information Sessions Presentation

### **ATTACHMENTS:**

Description	Upload Date	Type
Memo	11/24/2025	Memo
Davis	11/24/2025	Staff Report
East Plano	11/24/2025	Staff Report

**Date:** November 21, 2025

**To:** Mark Israelson, City Manager

**From:** Curtis Howard, Director of Neighborhood Services

**Subject:** Plano ISD Closed Campuses Information Sessions

Plano ISD closed four schools within City of Plano limits. The City of Plano is in the process of purchasing three of these properties for redevelopment: Davis Elementary School, Forman Elementary School, and Armstrong Middle School. City staff held six listening sessions to gather community input on the redevelopment of these properties.

Outreach efforts targeted residents in neighborhoods immediately surrounding the closed school campuses. A total of three hundred fifty-four (354) residents attended the six listening sessions. City staff provided information about the purchasing process and collected feedback regarding desired uses and housing sentiment for the redevelopment of the properties.

Staff reports detailing desired uses and housing sentiment for the three properties are enclosed.

Encl: Staff Report – Plano ISD School Closings Davis Summary  
Staff Report – Plano ISD School Closings East Plano Summary

CC: Sam Greif, Deputy City Manager  
Matthew Yager, Real Estate Manager  
Stephanie Peacock, Neighborhood Engagement Manager

**Subject:** Plano ISD Closed Campus Outreach Meetings – Davis Elementary Resident Feedback

**Staff:** Reeana Keenen, Planner

**Date Prepared:** 11/12/2025

### Executive Summary

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City staff held three listening sessions to gain resident input on the future land use of the Davis Elementary property after the school was closed by Plano Independent School District (Plano ISD). Two hundred eighty-two total residents attended the three Davis sessions. Out of the 258 comments that included a desired use for the property, 84.5% expressed a desire to expand Caddo Park. Approximately 29.5% of the comments recommended multiple potential uses, reflecting some openness to limited alternative options such as a recreation center, senior center, community garden, or wildlife/nature preserve.

Residents consistently described Davis Elementary as “the heart” of the neighborhood, and its closure created a need for a new community space where residents can connect. While most attendees were opposed to housing development, single-family detached homes were considered the most acceptable housing option with around 15% of respondents expressing support or neutrality on the issue. However, housing was a first-choice option for only approximately 3.1% of respondents, and concerns were raised about the aesthetic of new homes compared to the older homes in the neighborhood.

### Background

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Plano ISD closed four schools within City limits. The City is in the process of purchasing three of these properties for redevelopment: Davis Elementary School, Forman Elementary School, and Armstrong Middle School. The City and Plano ISD have agreed on a purchase price of \$3,050,000 for the Davis property. That amount was determined from two separate appraisal reports obtained by each entity.

City staff held six listening session across the City to gather community input on the redevelopment of these properties. This report focuses on feedback for Davis Elementary School located on Parkhaven Drive, between West Park Boulevard and West Parker Boulevard and between Independence Parkway and Custer Road. Resident feedback and demographic information for the Neighborhood Unit (NU) are included as appendices to this report.

### Methodology

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#### Outreach and Data Collection

Outreach efforts targeted residents in the neighborhood immediately surrounding the Davis property. City staff distributed eight large format yard signs along Parkhaven and Roundrock and 50 door

hangers to the homes directly next to the Davis property on Parkhaven, Pinehurst, and Winterplace. City staff also sent out approximately 450 mailers to the homes, duplexes, apartments, and townhomes to reach as many community members as possible. The listening sessions were promoted across City channels, including Plano City News and the City's Nextdoor and Facebook accounts.

All written communications were in both English and Spanish. They advertised the location, time, and purpose of the listening sessions and directed people to the Engage Plano webpage dedicated to this project. These methods also generated organic discussion about the meetings among neighbors, especially on Nextdoor and Facebook.

The City held three meetings for the Davis property, and a Spanish interpreter attended each of the meetings. The listening session times varied between weekday evenings and one Saturday morning at Haggard Middle School. In total, 282 residents attended the Davis property listening sessions and several residents attended multiple meetings. City staff also received a small number of comments on the Davis property at the Armstrong-Forman listening sessions, as well as direct comments via email or phone.

The listening session format was structured to provide people time to review informational posters and provide feedback to Neighborhood Services staff. Each meeting concluded with an open discussion with the attendees, and several city council members were in attendance. During the open discussions, residents asked questions of the attending council members, Neighborhood Services staff and of the City's real estate manager, Matthew Yager.

Feedback was collected on posters, and the format of these posters was kept consistent at each listening session. The first poster asked residents to rate the desirability of different types of single-family housing by placing a dot sticker under "I want this," "I'm fine with this," or "I don't want this" for each single-family housing typology (See Appendix C). Planning-approved stock images were provided as examples of the four housing typologies: single-family detached, detached patio homes, townhomes, and duplexes. The second poster asked for open comments from residents on how they wanted the Davis property to be redeveloped (See Appendix C).

### Data Analysis

Data from each meeting was analyzed using both qualitative and quantitative methods. Immediately following each session, staff prepared field-note-style memoranda to document the overall tone and key sentiments expressed by attendees. After the final meeting, staff compiled all comments into a spreadsheet and quantitatively analyzed both the housing sentiment and the open-ended comments. Comments were only excluded if they were too vague or ambiguous to be interpreted accurately.

Open-ended comments were coded inductively according to the distinct uses described in the respondents' own words. These codes were then internally validated by staff members who were present at the meetings. Based on the respondents' language, the primary categories that emerged included the following: Park, Recreation Center, Senior Center, Sports Facilities, Other Community Uses, and Housing. The Other Community Uses category includes suggestions such as community

gardens, wildlife or nature preserves, third spaces,<sup>1</sup> and other neighborhood-serving amenities that did not fit into the predefined categories.

Comments were also analyzed for the degree of openness to other alternative uses by calculating the share of comments that included more than one distinct land use. This measure helped assess resident’s flexibility and the range of options they would consider acceptable.

**Desired Uses**

Out of the 258 comments that included a desired use for the property, the vast majority, 84.5%, requested that Caddo Park be expanded. Park proponents requested a variety of amenities, ranging from walking trails and a pavilion to a splash pad, a dog park, a pool, or parking. Around 7.8% of comments requested some sort of sports facilities, such as basketball or pickleball courts.

While many residents supported expanding Caddo Park, others emphasized the broader need for a new community space following the loss of the Davis property. For these respondents, Davis Elementary represented meaningful personal memories, and they expressed a desire to see the site reactivated in a way that reflects the sense of community it once fostered. Suggested alternatives included a recreation center (14.7%), a senior center (3.5%), and a range of other community-oriented uses (20.9%), such as third places (e.g., a café or small market), a community center, a trade school, a wildlife or nature preserve, or a community garden.

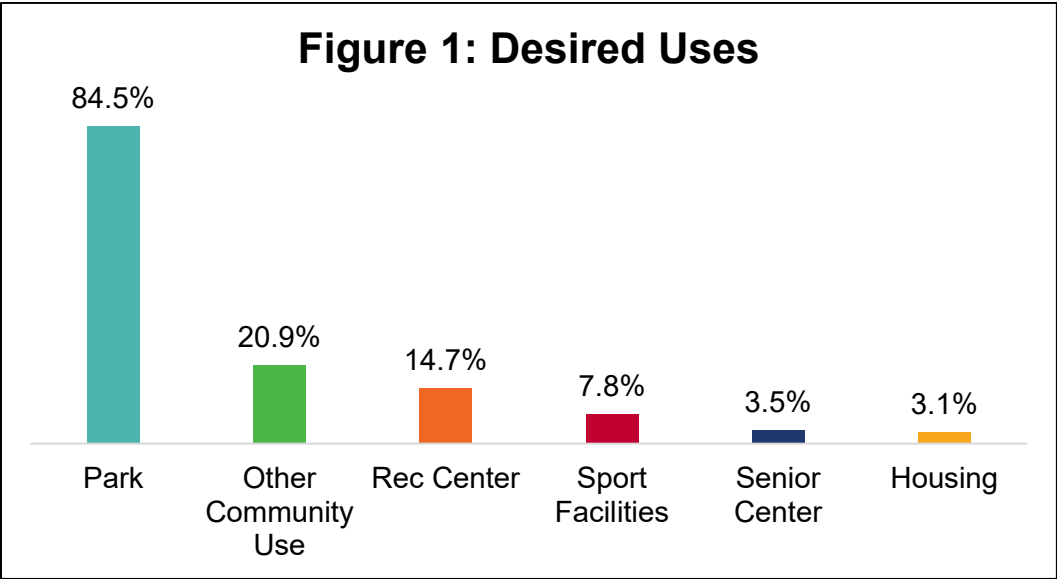


Figure 1 – The most requested use for the Davis property was park, but residents showed an openness to other community-oriented uses, too. Only 3.1% of comments specifically requested housing.

City staff also calculated how many of the comments included more than one distinct use as a way of discerning the residents’ openness to options that may not be their first choice. Around 29.5% of comments included more than one use, reflecting a moderate degree of openness to alternatives.

<sup>1</sup> “Third spaces,” or third places, is a term of art that refers to a space that is neither one’s home nor one’s workplace. Third spaces provide opportunities for socializing in a casual, spontaneous way. The term is used here because that is the actual language some residents used in their comments.

**Housing Sentiment**

Most respondents were opposed to housing, but a small share of the open comments, 3.1%, explicitly requested single-family housing. Residents were also asked to indicate how they felt about different housing typologies: 1) single-family detached, 2) patio homes, 3) townhomes, and 4) duplexes (See Appendix C). For each type of single-family housing, most responses were “I don’t want this.”

Residents expressed opposition to housing primarily because they preferred the property be used for a park or other community space, or because they were concerned that new homes would not align with the existing neighborhood character. Some also questioned the cost-benefit of developing the site for housing—perceiving it as offering limited economic value to the City and minimal social benefit to the community—compared to a park, which they viewed as providing substantial community benefit.

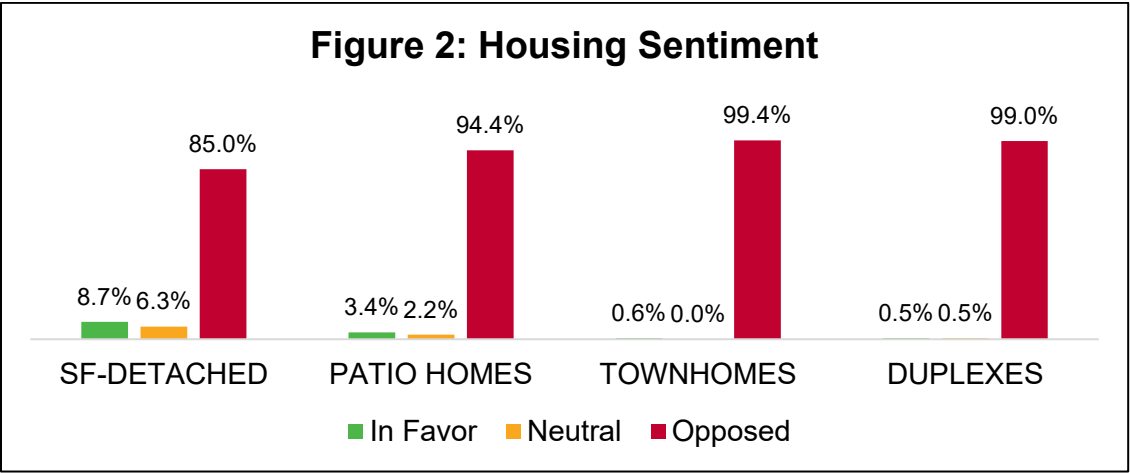


Figure 2 – Most people were opposed to housing, but out of the different types of single-family housing presented, respondents were most receptive to single-family detached homes.

Among the single-family housing options presented, single-family detached homes received the most favorable response, with 15%<sup>2</sup> of respondents indicating support or neutrality. Although City staff did not solicit feedback on multifamily housing, residents also expressed opposition to apartments.

**Overall Sentiment**

At each of the meetings, residents expressed feelings of both grief and mistrust coming out of the closure of Davis Elementary. Many residents expressed mistrust in the City’s engagement process, citing the perception that resident feedback was not fully considered during Plano ISD’s decision process. This distrust continues through the City’s community outreach effort as it is in-process to purchase the properties. Maintaining an open and transparent dialogue with residents will be critical to sustaining trust developed through the outreach process.

<sup>2</sup> The discrepancy between the open comments and the housing posters is likely due to their different aims. The former captures residents’ redevelopment preferences, while the latter captures residents’ temperature on different types of housing.

## **Appendix A: Demographics - Davis (NU 45)**

## Individual Characteristics

2023 American Community Survey Attribute	Amount
<b>Total Population</b>	5214
<b>Age Distribution</b>	
Under 5 years	7.2%
5 to 9 years	10.1%
10 to 14 years	5.3%
15 to 19 years	4.2%
20 to 24 years	4.7%
25 to 34 years	13.1%
35 to 44 years	18.2%
45 to 54 years	9.4%
55 to 64 years	15.6%
Over 64 years	12.2%
<b>Race/Ethnicity</b>	
Hispanic (any race)	9.7%
African American or Black	4.4%
American Indian Alaska Native	1.7%
Asian	18.0%
Native Hawaiian Other Pacific Islander	0.0%
Some other Race	4.3%
White	66.9%
Non-Hispanic, two or more races	1.6%
<b>Disability Status</b>	
With a disability	6.9%
<b>Educational Attainment (Population 25+)</b>	
No high school diploma	11.7%
High School diploma/GED	18.8%
Some college, no degree	19.5%
Associates Degree	3.7%
Bachelor's Degree or higher	46.2%

## Household Characteristics

2023 American Community Survey Attribute	Amount
<b>Total Number of Households</b>	1977
<b>Median Household Income (Dollars)</b>	\$92,500
<b>Poverty</b>	
Population below poverty	0.8%
<b>Household Tenure</b>	
Occupied Housing Units	1864
Owner Occupied Housing	81.7%
Renter Occupied Housing	18.3%
<b>Mobility (Residence 1 year ago)</b>	
Same house (2022)	92.0%
Different house, same county (2022)	3.5%
Different house, same state (2022)	3.0%
Different house, different state (2022)	1.1%
Different house, different nation (2022)	0.4%
<b>Language Spoken at Home</b>	
Speak only English at home	75.7%
Speak Spanish at home	6.5%
Speak Other Languages at home	17.8%

## **Appendix B: Cumulative Feedback - Davis Property**

## Open Comments

Date Received	Desired Uses	Comment
10/16/2025	Park; Other Community Use	Community garden. Pollinator garden. More park and trails.
10/16/2025	Park; Sport Facilities	Extend the park need parking lot currently not safe pickleball courts.
10/16/2025	Park	Park or trails? Expansion of Caddo Park.
10/16/2025	Park	Park please!!
10/16/2025	Sport Facilities	pickleball
10/16/2025	Rec Center	No more houses. I would pay for a rec center membership [if there was one nearby]
10/16/2025	Park	Expand green area and make it a park. There's too much traffic already on Park Haven and Round Rock.
10/16/2025	Park; Rec Center	Expand the park. It could be anything from just grass to a full rec center with a splash pad and pool.
10/16/2025	Park	This is a great opportunity to expand green space in Plano. Expand the park.
10/16/2025	Park; Rec Center	Expand Caddo Park to include the existing Davis location. If possible a rec center as well.
10/16/2025	Park; Rec Center	Rec center or in addition to the already existing park not homes.
10/16/2025	Park; Rec Center	Rec center or park
10/16/2025	Rec Center	Rec center or a pool
10/16/2025	Park; Sport Facilities	Davis Park continue a place to gather. This could include a pavilion, splash park, pickleball courts, picnic tables.
10/16/2025	Park	Expand the park with parking for safety.
10/16/2025	Use	Any type of park or community space to preserve natural beauty.
10/16/2025	Park	Expand the park to include a walking trail and parking for Caddo Park.
10/16/2025	Park	Park expansion.
10/16/2025	Park	Park expansion.
10/16/2025	Park	Bike park or any park
10/16/2025	Park	Park for kids after school and weekends.

10/16/2025 Other Community Use	Work with Texas Master Gardeners to ensure we have native plants.
10/16/2025 Park; Sport Facilities	Expand the park starting with simple green spaces, pavilion, etc. To more complex splash pad, pickleball courts, Aquatic Center, etc.
Park; Other Community	This land is the heart of our neighborhood. Please keep it open or incorporate it into the park. Keep it something that is community focused rather than individually focused like housing.
10/16/2025 Use	Expand Caddo Park.
10/16/2025 Park	Expand Caddo Park.
10/16/2025 Park	Park and Rec Center.
10/16/2025 Park; Rec Center	Park and Rec Center.
10/16/2025 Park; Rec Center	Park and Rec Center.
10/16/2025 Park; Rec Center	Not homes.
10/16/2025 Housing	Single family starter homes.
10/16/2025 Park	Expand the park.
10/16/2025 Park	Expand Caddo Park and add parking.
	When Caddo Park was being renovated, they presented designs and some people wanted basketball courts. We were told no because the school already had one, but now it's being demolished. If this is developed into a park, is a basketball court a possibility?
10/16/2025 Park; Sport Facilities	As a young family, please expand the park in any way, parking, playground, trail, rec center, bathrooms, etcetera.
10/16/2025 Park; Rec Center	
Park; Other Community	Garden, not just green space.
10/16/2025 Use	Pickleball and basketball courts.
10/16/2025 Sport Facilities	Basketball court and pet park.
10/16/2025 Park; Sport Facilities	Park and splash pad.
10/16/2025 Park	Wildlife area to increase birds and bats and insects to decrease mosquitoes. Parks and trees.
Park; Other Community	Community Center.
10/16/2025 Use	Expand Park.
10/16/2025 Other Community Use	
10/16/2025 Park	

10/16/2025 Other Community Use	Community garden and meeting spot involve volunteers and coordination between the City of Plano and Plano ISD. Create an outdoor lab for Building Sciences FHA culinary students. We need space for interacting with neighbors. Plano should maintain control of the property. In 50 years, you may need another school in the neighborhood.
10/16/2025 Park	Park please.
10/16/2025 Park	Expand the park.
10/16/2025 Rec Center	No houses, build a rec center.
10/16/2025 Park	No houses, our school was already taken expand Caddo park.
10/16/2025 Park; Other Community Use	No homes. Park, pollinator garden, community garden, More trails.
10/16/2025 Park	More native plants.
10/16/2025 Other Community Use	No more houses, we already have plenty. Build something the community can enjoy or something for the children as they are our future.
10/16/2025 Park; Rec Center; Sport Facilities	No home expansion. Expand. Park with a parking lot, pickleball courts, rec center. Just no more houses.
10/16/2025 Park; Other Community Use	Expand the park. The school was the heart of the community and making Davis a park would give more to the families.
10/16/2025 Park	Part of the park was sold to the church. Need to replace it by incorporating the Davis lot.
10/16/2025	Children and adults need a place to walk and gather with friends and families, a safe space.
10/16/2025 Other Community Use	This is the heart of our neighborhood. Keep it open for the community.
10/4/2025	Where is the money coming from?
10/4/2025 Park; Other Community Use	The city should maintain control and expand green space so the entire community can benefit and use.
10/4/2025 Park	Consider parking and ensuring the existing playground is buffered from any new builds.
10/4/2025 Park	No homes expand Caddo Park.
10/4/2025 Park	Please expand the park.

10/4/2025	Is the city taking over the bond payment that was and is still due?
10/4/2025	Don't rush and actually listen to the community.
10/4/2025 Park	Extend the park. It flows nicely with Caddo Park.
10/4/2025 Park	Enlarge the existing park and keep the playground area.
10/4/2025 Park	Extend the park and add parking.
Rec Center; Other	Rec Center or Community Center for adults and kids with cooking classes, exercise classes, etcetera.
10/4/2025 Community Use	There needs to be a buffer between any new development and the existing playground and Creek area. Currently the Davis School parking lot is that buffer.
10/4/2025	
10/4/2025 Park	I would like better parking for Caddo Park.
10/4/2025 Park	Park expansion maintained playgrounds lengthen trail.
10/4/2025 Park	Expand the park.
Park; Sport Facilities;	
10/4/2025 Other Community Use	Community land, more park space or tennis courts.
10/4/2025 Park; Rec Center	Rec center or park
	Parking lot for park, basketball court, small children's playground, pavilion and shade.
10/4/2025 Park; Sport Facilities	
10/4/2025 Other Community Use	Add third places.
Park; Sport Facilities;	
10/4/2025 Other Community Use	Community Center, pickleball courts, parking lot.
10/4/2025 Park	Extend Caddo Park, keep the playground for kids.
10/4/2025 Park	Extend the park and use the space in a manner that celebrates the school. It's replacing parking, so no need to park on the street in the neighborhood.
10/4/2025	Where is the money coming from to buy the land?
	Enlarge the park and provide a parking lot for those going to the park.
10/4/2025 Park	Parking is currently on the street and not safe.
10/4/2025 Park	Extend the park.
10/4/2025 Park	Extend the park Commemorate Davis Elementary with park space.

10/4/2025 Park	I am not opposed to the land eventually being built out in some way, but would really like to see it be left open and incorporated into Caddo Park. For now, give it time and let's see what is needed. This land is the heart of our neighborhood. It's the center. Let's not rush to fill it, especially with something that will be impossible to undo.
10/4/2025 Park	Dog Park Expand the park. Lower cost, simple green space, no need to rush adding homes.
10/4/2025 Other Community Use	Community Center. Trade School.
10/4/2025 Park	Expand the park or a simple green space. Last resort single family homes of the same size as current homes Max 15.
10/4/2025 Park; Rec Center	Even though Davis isn't technically part of the park, we used it as a recreation area and it feels like we're losing rec center facilities with the school closing.
10/4/2025 Housing	Small lot, single family detached homes.
10/4/2025 Park	No homes extend the park.
10/4/2025 Park	Green space.
Other Community Use;	Smaller lots, smaller homes, more infill. Opportunity for a third place, like a café and a market. A little more mixing of zones.
10/4/2025 Housing	
10/4/2025 Park	Extend the park. No housing.
10/4/2025 Other Community Use	Keep the land with the city for future needs. No rush for plans.
Park; Rec Center; Senior	Park would be OK with a senior or rec center. No townhomes does not fit the characteristics of the neighborhood. No apartments, does not fit the neighborhood.
10/4/2025 Center	
10/4/2025 Park	Park only.
10/4/2025 Park	Expand the park to benefit the community.
10/4/2025 Park	City maintain ownership, expand Caddo Park or leave it empty.
10/4/2025 Park; Rec Center	Extend the park or rec center.
10/4/2025 Park	Extend the park, keep the community neighborhood with the same charm.
9/24/2025 Park	Expand the park outdoor learning area. Keep the Donnie Hott Memorial.

9/24/2025	Park	Please expand existing park.
9/24/2025	Park	No new housing. Make it a park.
9/24/2025	Park; Sport Facilities	Dog park in pickleball courts.
9/24/2025	Park	Park with a walking trail, no houses.
9/24/2025		No houses.
	Park; Other Community	No more houses, please expand Caddo Park and add more green spaces.
9/24/2025	Use	For example, trails, flowers, community gardens, etcetera.
	Park; Other Community	Add community spaces like gardens, recreation areas and trails. Expand
9/24/2025	Use	Caddo Park.
9/24/2025	Park	Expand the park. Consider a pavilion named after Davis.
9/24/2025	Park	Make the park bigger.
	Park; Other Community	
9/24/2025	Use	Make our community more beautiful with nature parks.
	Park; Senior Center; Sport	Expand the park to include a dog park, event space, garden, Co-op, senior
	Facilities; Other	or Community Center, and or maker space rather than adding more
9/24/2025	Community Use	housing. Add additional sport facilities. More space for soccer, basketball,
		etc. Beyond the current offerings. Building stronger sense of community
		through activities and sports has shown to lower crime and drug use.
9/24/2025	Park	Expand parking or demo school and keep parking lot. Encourage people
	Park; Rec Center; Other	and families and communities to get outside and get together.
9/24/2025	Community Use	Rec center or expand the park. Use the land for the whole community's
9/24/2025	Park; Rec Center	benefit.
9/24/2025	Park; Rec Center	Rec center or park expansion please.
		Park and Rec center.
		We have the land now, we will probably wish we had it later. Please don't
9/24/2025	Park	waste the opportunity even if all we do now is land bank it as a park. I love
9/24/2025	Park	parks.
9/24/2025	Other Community Use	More parks
9/24/2025		Community garden with pavilion. No new houses keep public space.
		No new houses.

9/24/2025 Park	We need a larger park. This will also reduce flood issues.
9/24/2025 Park	Expand the park and add a dog park.
9/24/2025 Park	Expand park. Add dog park.
9/24/2025 Park	Expand Caddo Park, add a walking trail, picnic area that's covered.
9/24/2025 Park	Park
9/24/2025 Park	No new housing. Make it a park.
Park; Other Community	
9/24/2025 Use	We need more green and wildlife preserves. Please keep the park.
9/24/2025 Park	Expand the park.
9/24/2025 Park	Expand the park.
9/24/2025	How many houses are currently for sale? Why build more?
9/24/2025 Park	More parks, no houses.
	Looks like city has already decided and we are just commenting on the size of lots.
9/24/2025	Who profits?
9/24/2025	Why are we building more houses when Plano ISD closed 4 schools because of low enrollment?
9/24/2025 Park; Rec Center	Why not expand the park and build a Rec Center?
9/24/2025	Why build new homes in a flood zone?
9/24/2025 Rec Center	Rec Center.
9/24/2025 Park; Rec Center	Rec center park bike trails.
9/24/2025	People before profits.
	I am for more single family homes. This will attract younger families to an aging PISD.
9/24/2025 Housing	How are they [younger families] going to afford it [new houses]? The new comps will be more expensive, driving prices even higher.
9/24/2025	Park in green space.
9/24/2025 Park	Expand the park.
9/24/2025 Park	How does 12 new homes conform to the Comprehensive plan focusing on existing homes in our neighborhood?
9/24/2025	

9/24/2025 Park	Why sell the land? This area already lost its elementary school. Why not keep the land and expand our green space park?
9/24/2025 Park	Expand the park. No new housing at all.
9/24/2025 Park	Park green space, walking trails, no increase in housing.
9/24/2025 Rec Center	Rec Center.
9/24/2025	I don't want increasing housing or apartments. I would like an outside mall or restaurants.
9/24/2025	No houses.
9/24/2025 Park	No to apartment complex or new houses. Keep and expand the park.
9/24/2025 Park; Rec Center	Expand the park, maybe a rec center.
9/24/2025 Park	Make a bigger park.
9/24/2025	For sale houses only.
9/24/2025 Park	Park in green space.
9/24/2025 Park	Expand existing park. No more cheap housing in Plano, no cookie cutter houses.
9/24/2025	How much does this cost?
9/24/2025	Why close Davis for low enrollment and then build more houses?
9/24/2025 Park	No housing Extend the park with native Blackland Prairie planting. You took away our communal school. This property should be retained for the common good.
9/24/2025 Park	Please expand the park makes no sense to add houses. Add a pavilion to the park as well.
9/24/2025 Park	More open space and trails. Nature. Absolutely no multifamily or cookie cutter homes.
9/24/2025 Park	Dog Park.
9/24/2025 Park	Expand the park, maybe put in a dog park.
9/24/2025 Park; Rec Center	Rec Center. Expand Park.
9/24/2025 Park	Expand the park.
9/24/2025 Park	Expand Park. No developments.
9/24/2025 Park	Expand the park, no more cheap cookie cutter homes.

9/24/2025	Park; Other Community Use	Keep a park like setting with multi use community area.
9/24/2025	Park; Other Community Use	Expand our park and community garden.
9/24/2025	Park; Rec Center	Expand park or a rec center. No houses.
9/24/2025		Who does it benefit to add more housing?
		I've lived here 49 years and my son walked to every school he attended.
9/24/2025	Park	Putting any kind of houses here doesn't feel right, feels like an affront to a place that holds a lot of memories. Make it a park.
		My child has a disability, and she used to walk from our house to the park.
9/24/2025	Park	Having the school there made that walk safe and accessible for her. We're grieving.
9/24/2025		Would a special district assignment be placed on the area?
9/24/2025	Park	At the Davis location, a park should be built and the memorial for Donnie Hott should not be touched.
		I think most of us in the neighborhood would have loved for Davis to continue as a school. This has been a painful, wasteful experience. Waste of community, waste of culture, waste of goodwill, waste of money. As you develop the property, I'd like to see something that provides a new sense of place in the community. In the immediate neighborhood, expand the park, build a Rec Center or a library. Homes as a last resort.
9/24/2025	Park; Rec Center; Other Community Use	Expand Park.
9/24/2025	Park	More green space.
9/24/2025	Park	Expand the park. Don't want townhomes or apartments especially.
9/24/2025	Park	Expand park No houses.
9/24/2025	Park	More trees, bigger park.
9/24/2025	Park	Expand park, don't trust developers. Bigger trees and flowers and more places for families.
9/24/2025		No private school.

9/24/2025 Park	Park. I lived here 25 years and putting more housing would destroy the neighborhood.
9/24/2025 Park	Park green space walking trail.
9/24/2025 Other Community Use	Wildflowers.
9/24/2025	The land is a watershed. That means you're destroying wildlife.
Park; Senior Center; Sport Facilities; Other	
9/24/2025 Community Use	Increase the park footprint. At a Senior Center or tennis or pickleball courts, something useful for the community like the school was. Maybe a garden?
9/24/2025 Park	Build a park.
9/24/2025	This is in a flood zone. The Creek is eroding.
9/24/2025 Park	Expand the park. No homes.
Park; Other Community	
9/24/2025 Use	Park dog park, splash pad, etc. Police substation that doubles as a place for disasters, as a warming/shelter location. Build community assets.
9/24/2025 Park	Extend existing park.
9/24/2025 Park	Park green space walking trail.
9/24/2025 Park	Expand park No houses.
9/24/2025 Park	I want park walking trails. No housing of any type. Expand the park.
9/24/2025 Park	Large park.
9/24/2025	No housing, duplexes, no apartments, no commercial development.
	I want the park to be expanded. With walking paths and pond, handicapped spaces, basketball court.
9/24/2025 Park; Sport Facilities	
Park; Other Community	
9/24/2025 Use	The Davis Elementary space should serve the community that chose to live here based on the assumption the school would be that space. Expand the park, no homes. Your recent Reno of Caddo Park was not enough.
9/24/2025	We don't need new homes and I don't want apartments, duplexes or condos.
9/24/2025 Park; Sport Facilities	Expand Caddo Park. It should be accessible for older adults, young families and single adults. It should have seating, walking trails, splash pad, water fountains, sports courts. And a gazebo, but no dog park.

9/24/2025 Park; Rec Center	Build a rec center or expand the park.
9/24/2025 Park	Extend the park, no more housing needed.
9/24/2025 Park	No housing of any type. Green space, parks, playgrounds.
Park; Other Community	No homes. Expand the green space. Create wildflowers and other spaces to help struggling wildlife such as monarch butterflies. Less lawns. Nature preserve and garden.
9/24/2025 Use	
9/24/2025 Park	Increase park and recreation for neighborhood and add a child care center to provide affordable child care for young families.
9/24/2025 Park	No development haul Trash plant grass expand park.
9/24/2025 Park	We lost a large grass field with the new school. Expand the park.
	New homes are not going to be able to match the quality or aesthetic of current homes. Walkability and accessibility of green space is a concern. The school provided a safe path for people with disabilities to get to the park. Traffic concerns. Confused about the logic of closing the school. While trying to attract new families with new housing. What's going to happen to property taxes?
9/24/2025 Park	
Park; Sport Facilities;	Extend the park with basketball and pickleball courts, splash pad, handicap accessible equipment. Give the community a heart and a place to be together.
9/24/2025 Other Community Use	
9/24/2025 Park; Housing	Single family and walking area.
9/24/2025 Park	Expand Caddo Park more green space, walking trail, playground.
9/24/2025 Park	Make it Davis Park.
9/24/2025 Park	Expand the park.
	No housing, single or multifamily. Park Rec Center benefit to residents of the neighborhood.
9/24/2025 Park; Rec Center	
9/24/2025 Park	Expand the park. No new housing.
9/24/2025	More wildflowers and healthier ecosystem.
9/24/2025 Park	Expand park No houses.
9/24/2025 Other Community Use	Community garden with monarch butterfly habitat..
9/24/2025 Park; Rec Center	Expand the Park Rec Center.

9/24/2025 Park	No houses expand Park.
9/24/2025 Park	Parks, green space, no apartments or houses.
9/24/2025 Park	Park green space or expanded rec facilities.
9/24/2025 Park	Park green space, trails, rec area. No homes.
9/24/2025 Park; Rec Center	Green space Park Rec center, walking trails.
9/24/2025 Park	Park no new housing.
Park; Other Community	Green space. Open play Community Center. If housing has to occur then
9/24/2025 Use	single family homes with. Backyard and pools. Ideally, expand the park.
Other Community Use;	[For] Plano to compete with Frisco, Fairview and McKinney [we need a] 55
9/24/2025 Housing	plus community similar to Del Webb. Like the new one in McKinney. We
Park; Other Community	have an older 55 plus community at 2601 Marsh. But with our aging
9/24/2025 Use	community, [here] [that type of developmemt] would fit in and fill the need.
9/24/2025	Expand the park. No houses, useful space for the community.
9/24/2025 Park	Who is the developer? What are the price points?
9/24/2025 Park	Can we extend the park? We don't want more houses.
9/24/2025 Senior Center	Why new homes? Are you selling the entire park?
9/24/2025 Park; Sport Facilities	Why not consider 55 plus?
Park; Other Community	Extend the park, Add dog park or pickleball courts.
9/24/2025 Use	What would 12 homes do for the existing community that a better park
9/24/2025 Park	would do for the hundreds of homes here?
9/24/2025 Park	Why not expand the playground or the park?
9/24/2025	Expand the park.
9/24/2025 Other Community Use	How would you hold a developer to what they say?
9/24/2025 Rec Center	Will the city consider building an activity center?
9/24/2025 Park; Housing	Why not add rec center?
9/24/2025 Park	Single family homes like our neighborhood or a park.
9/24/2025 Park	Park.
9/24/2025	No homes. park.
	What are the alternatives to selling the land?

9/24/2025 Park; Rec Center  
9/24/2025 Other Community Use  
9/24/2025 Other Community Use  
9/24/2025 Park; Rec Center  
9/24/2025 Park  
9/24/2025 Other Community Use  
9/24/2025 Park  
9/24/2025 Other Community Use  
9/24/2025 Other Community Use  
9/24/2025 Park  
9/24/2025  
9/24/2025 Park  
9/24/2025 Park; Senior Center  
9/24/2025 Park; Senior Center  
9/24/2025 Senior Center

Why not have a Rec Center and a park?  
Consider alternatives to preserve the land.  
Community Center.  
Rec center and park.  
No homes, just green space.  
We would like something for the neighborhood, not just houses.  
Park.  
Community Center or gym  
Community Center or gym  
Just put grass down and expand the park.  
Does this new plan coincide with the city's comprehensive plan?  
Please no houses. Why can't we expand the park?  
I would like a park or a Senior Center.  
Either park or Senior Center.  
Senior Center.

9/24/2025  
9/24/2025  
9/24/2025  
9/24/2025 Park  
9/24/2025 Park  
9/24/2025 Park  
9/24/2025 Park  
9/24/2025  
9/24/2025 Park  
9/24/2025 Senior Center  
9/24/2025  
9/24/2025  
9/24/2025 Park  
9/24/2025  
9/24/2025

What will the city do with the proceeds of the sales if sold to a developer?  
Has everything already been decided?  
Will the area be zoned for apartments?  
Park.  
Park only.  
Park.  
Park.  
Who decides?  
Why not keep it as a park?  
Senior Center, not homes or other.  
If housing is chosen, will it match the existing neighborhood?  
Are 12 homes worth our anger?  
Please no houses need to add to existing park.  
Not houses.  
Why is housing the first choice? What else could go there?

9/24/2025 Park	Once the zoning is set, will it be changed behind closed doors like what happened at Independence and Plano Parkway?
9/24/2025 Park	Extend green spaces.
9/24/2025 Park	Why homes? What about ADA Playground?
9/24/2025 Park	Why new homes? Are you selling the entire park?
9/24/2025 Park	Extend the park.
9/24/2025 Park	Extend the park.
9/24/2025 Rec Center; Senior Center	Senior or rec center.
9/24/2025 Park	Extend the park.
9/24/2025 Park	Extend the park.
9/24/2025 Park	Extend the park.
9/24/2025 Park	Extend the park.
9/24/2025 Housing	Single [family housing]
Park; Rec Center; Other	Why can[’t] we just expand Haggard [Caddo] Park? That would be so much better for the residents. Or, add a new pool or rec center for us to use. More houses do nothing for the community. Whatever you do, don’t keep adding more high density housing, our neighborhood doesn’t need it nor the traffic that comes with it.
9/24/2025 Community Use	
9/25/2025 Park; Sport Facilities	I am writing to express my great desire that the land be used to expand Caddo Park. It is so very needed in our neighborhood. NO dog park, please. Those are truly nothing more than “flea parks”. We need a nice park with added feature that will suit the elderly as well as young families with kids and single adults. Places to sit, walk, water pad, water fountains, courts (basketball? Pickleball? Outdoor volleyball?), gazebo, etc. We do not need homes built on a flood plain. We do not need more homes in a neighborhood where many homes are already for sale. We do not need nor want multi-family apartments/condos/duplexes.

Park; Other Community  
9/25/2025 Use

Home prices in our area are already declining, and we are seeing excess inventory available. All of these metrics are lagging behind the US average and the problem will only be exacerbated if additional homes are built at the site of Davis Elementary. The aging population of the Timbercreek neighborhood will continue to decimate home values as younger families will move to areas with parks and elementary schools. More housing will not attract young families. Parks, public facilities, and schools are what people my age will continue to look for when buying a home. Our neighborhood lacks 2/3 items that are most desirable for families that I hope Plano is looking to attract. I would implore you to not build houses at the site of Davis elementary and explore the possibility of community facilities that are desirable for future families like mine.

Park; Other Community  
10/5/2025 Use

While scanning Google Maps, you will notice there isn't designated dog park available in the south central Plano region. Your furry friends deserve a dedicated space to play, socialize, and exercise safely. By repurposing the Davis Elementary School site into a dog park, not only do we provide a necessary service to pet owners, but we also ensure that the land continues to serve a community purpose. The structural remnants of the school, including its building foundation elements, can be beautifully repurposed to support innovative features like tension fabric canopies, which will offer essential shade to the new area. Additionally, the existing utilities, such as water lines, could be easily adapted to provide water fountains for both dogs and their owners. Much of the original parking could even accommodate visitors to the dog park, ensuring a seamless integration with the existing infrastructure.

<p>Park; Rec Center; Other 10/13/2025 Community Use</p>	<p>The proposed housing development ... does not align with the character of our neighborhood, which primarily consists of homes built in the 1970s. Additional housing would likely increase traffic congestion, pose safety risks for pedestrians ... and strain existing infrastructure such as water and electricity, which are already areas of concern.</p> <p>Instead of new housing, I urge you to consider expanding green space in this area. ... Some ideas for this space include: 1) A splash pad for children to enjoy during the summer months; 2) A small rec center for community activities; 3) Additional walking paths for exercise and leisure; 4) Pollinator gardens to support endangered species like honeybees and monarch butterflies; 5) Community gardens for growing vegetables and herbs, which could be used by students for horticulture courses and service projects. Expanding green spaces would greatly benefit the environment and enhance the mental and physical well-being of our residents. The maintenance costs could be balanced by the increase in property values and the overall appeal of the neighborhood.</p> <p>I urge you to consider this opportunity to invest in the future of our community by listening to the voices of those who live here. Thank you for your time and thoughtful consideration of this important issue.</p>
<p>10/13/2025 Park</p>	<p>I support the idea of expanding Davis [Caddo] Park. I do not support any more apartments. I do not support this city just deciding to sell the property to get it off your hands. ... My house is not located near this school; HOWEVER, I fought against the Promontory apartment complex to be built, WHY? Because you failed to recognize the impact of privacy on the homes located directly south. ... Make the right decision and expand David Park. Plano residents be able to enjoy the outdoors.</p>
<p>10/14/2025 Other Community Use</p>	<p>Would like to see a retention/detention pond on the site instead of more residential lots. Most other parks within the city have some sort of water feature and making the area a retention/detention pond could help with flooding in the area downstream of Davis Elementary.</p>

9/27/2025 Park  
 9/27/2025 Park  
 10/11/2025 Park  
 10/11/2025 Park  
 10/11/2025 Park

No housing/apartments. Park or playground  
 no housing - expand Caddo Park  
 Park  
 Park  
 Park

10/11/2025 Other Community Use  
 10/11/2025 Other Community Use  
 10/11/2025 Sport Facilities

Water retention/holding pond (would provide recreation and enjoyment, such as fishing, reduce downstream flooding, increase safety by reducing bridge floods  
 Water retention/holding pond  
 Basketball court

<b>USES</b>	<b>SHARE OF RESPONDENTS</b>
Park	84.5%
Rec Center	14.7%
Senior Center	3.5%
Sport Facilities	7.8%
Other Community Use	20.9%
Housing	3.1%





<b>DEGREE OF OPENNESS</b>	29.5%
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## Housing Sentiment

Date Received	Housing Typology	In Favor	Neutral	Opposed	Total Votes by Typology
9/24/2025	SF-Detached	16	7	89	112
9/24/2025	Patio Homes	3	2	87	92
9/24/2025	Townhomes	1	0	98	99
9/24/2025	Duplexes	1	0	116	117
10/4/2025	SF-Detached	0	4	29	33
10/4/2025	Patio Homes	3	1	31	35
10/4/2025	Townhomes	0	0	32	32
10/4/2025	Duplexes	0	0	33	33
10/16/2025	SF-Detached	2	1	53	56
10/16/2025	Patio Homes	0	1	45	46
10/16/2025	Townhomes	0	0	45	45
10/16/2025	Duplexes	0	1	46	47
10/11/2025	SF-Detached	0	1	4	5
10/11/2025	Patio Homes	0	0	5	5
10/11/2025	Townhomes	0	0	5	5
10/11/2025	Duplexes	0	0	5	5
<b>TOTAL SF-DETACHED</b>		8.7%	6.3%	85.0%	
<b>TOTAL PATIO HOMES</b>		3.4%	2.2%	94.4%	
<b>TOTAL TOWNHOMES</b>		0.6%	0.0%	99.4%	
<b>TOTAL DUPLEXES</b>		0.5%	0.5%	99.0%	

## **Appendix C: Scanned Images of Resident Feedback**

Davis: How do you feel about each type of housing?  
Davis: ¿Qué opinas sobre cada tipo de vivienda?

	I WANT THIS QUIERO ESTO	I'M FINE WITH THIS ESTOY BIEN CON ESTO	I DON'T WANT THIS NO QUIERO ESTO
<div>SINGLE-FAMILY DETACHED/UNIFAMILIAR SEPARADA</div> <div></div>	<div><u>absolutely not</u> NO No! in</div>	<div>Big Park!</div>	<div>NO No Housing MAKE IT "DAVIS" PARK</div>
<div>PATIO HOMES/CASAS CON PATIO</div> <div></div>	<div><u>absolutely not</u> No No! in</div>		<div>NEED MORE DOTS! MAKE IT "DAVIS" PARK</div>
<div>TOWNHOMES/ CASAS ADOSADAS</div> <div></div>	<div>No No! in absolutely not</div>	<div>More Park No Houses No Apts. this!</div>	<div>MORE PARKS! Extend the Park!! outside Adding Pavilion to Park.</div>
<div>DUPLEXES/DÚPLEX</div> <div></div>	<div>No No! in absolutely not</div>	<div>Yes Yes Yes again NO APT!!</div>	<div>MORE PARKS! Dog Park</div>



Davis: How do you feel about each type of housing?  
Davis: ¿Qué opinas sobre cada tipo de vivienda?

	I WANT THIS QUIERO ESTO	I'M FINE WITH THIS ESTOY BIEN CON ESTO	I DON'T WANT THIS NO QUIERO ESTO
<p>SINGLE-FAMILY DETACHED/UNIFAMILIAR SEPARADA</p> <div></div> <p>No</p>		<p>Last resort! Make more green space</p> <p>Last resort! max 15 homes</p>	
<p>PATIO HOMES/CASAS CON PATIO</p> <div></div> <p>No</p>			
<p>TOWNHOMES/ CASAS ADOSADAS</p> <div></div> <p>No</p>			
<p>DUPLEXES/DÚPLEX</p> <div></div> <p>No</p>			



Davis: How do you feel about each type of housing?  
Davis: ¿Qué opinas sobre cada tipo de vivienda?

SINGLE-FAMILY DETACHED/UNIFAMILIAR SEPARADA



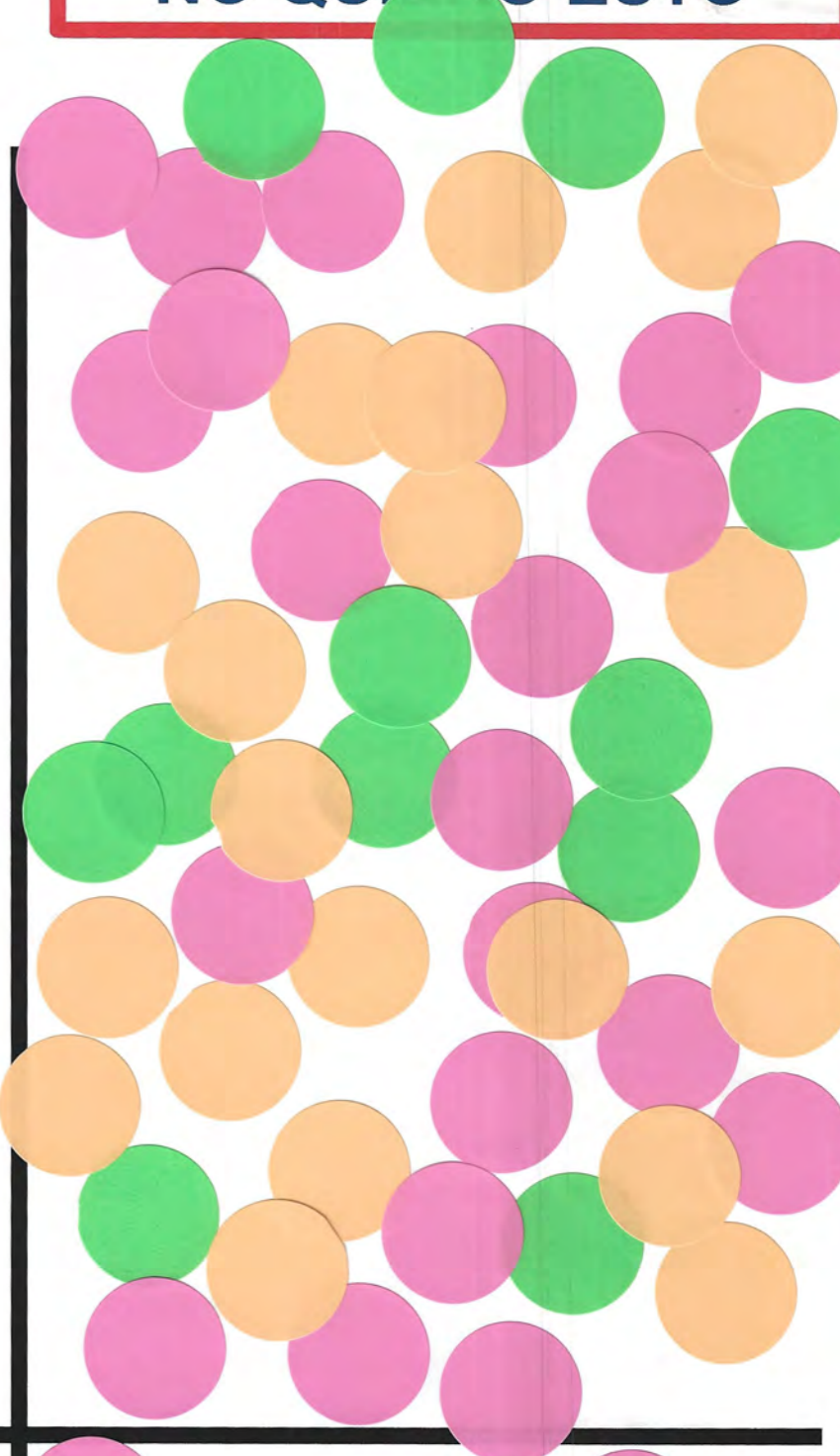
I WANT THIS  
QUIERO ESTO



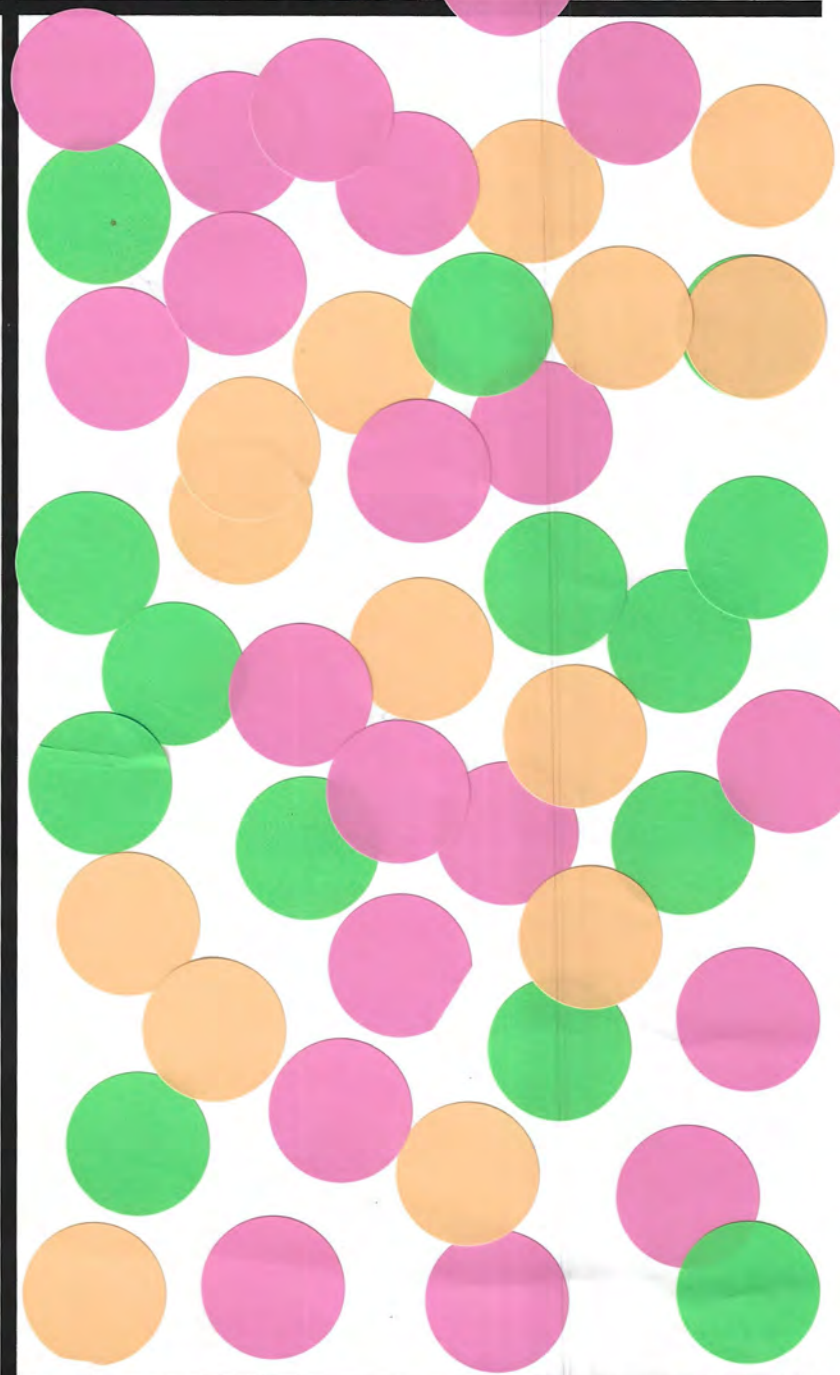
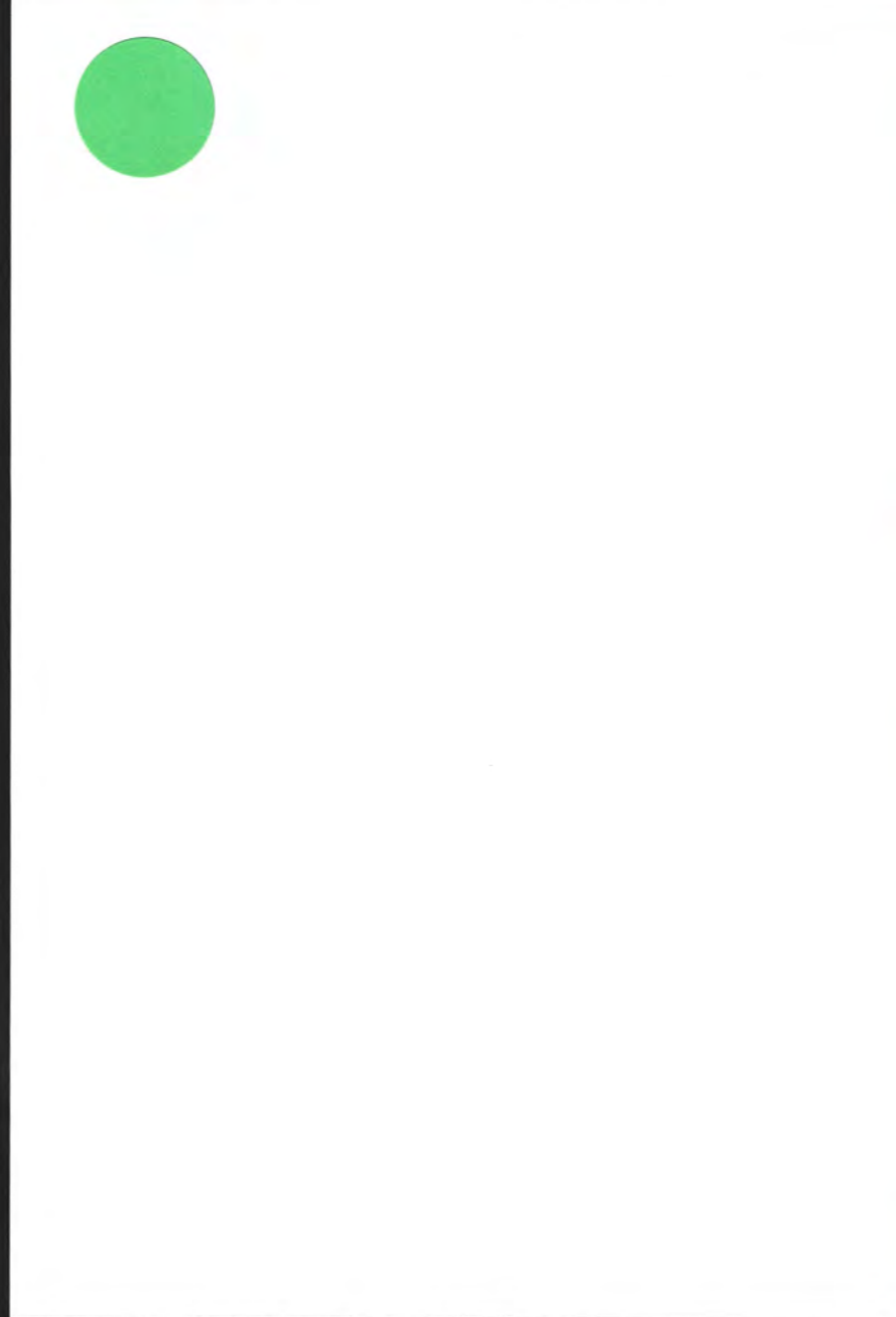
I'M FINE WITH THIS  
ESTOY BIEN CON ESTO



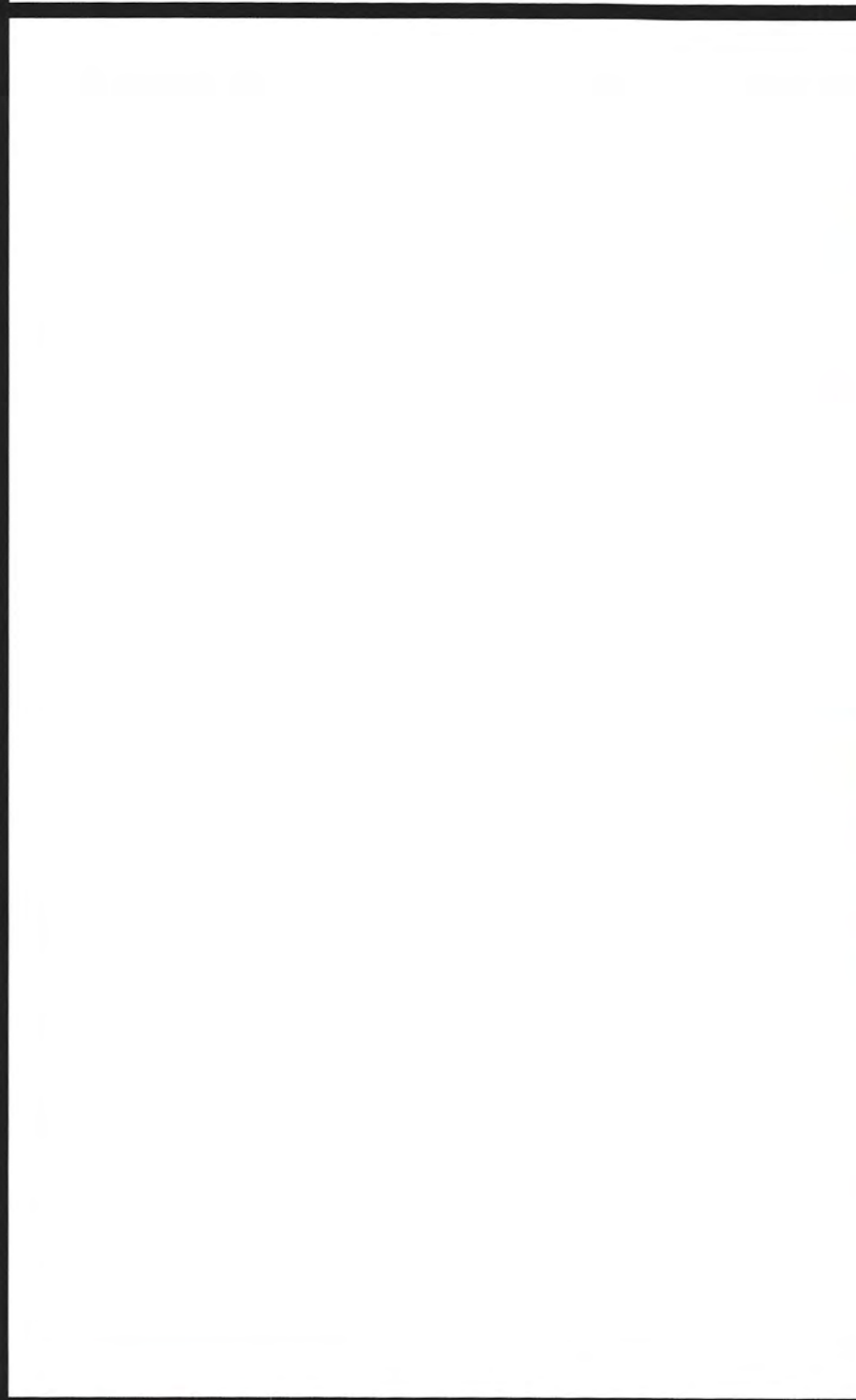
I DON'T WANT THIS  
NO QUIERO ESTO



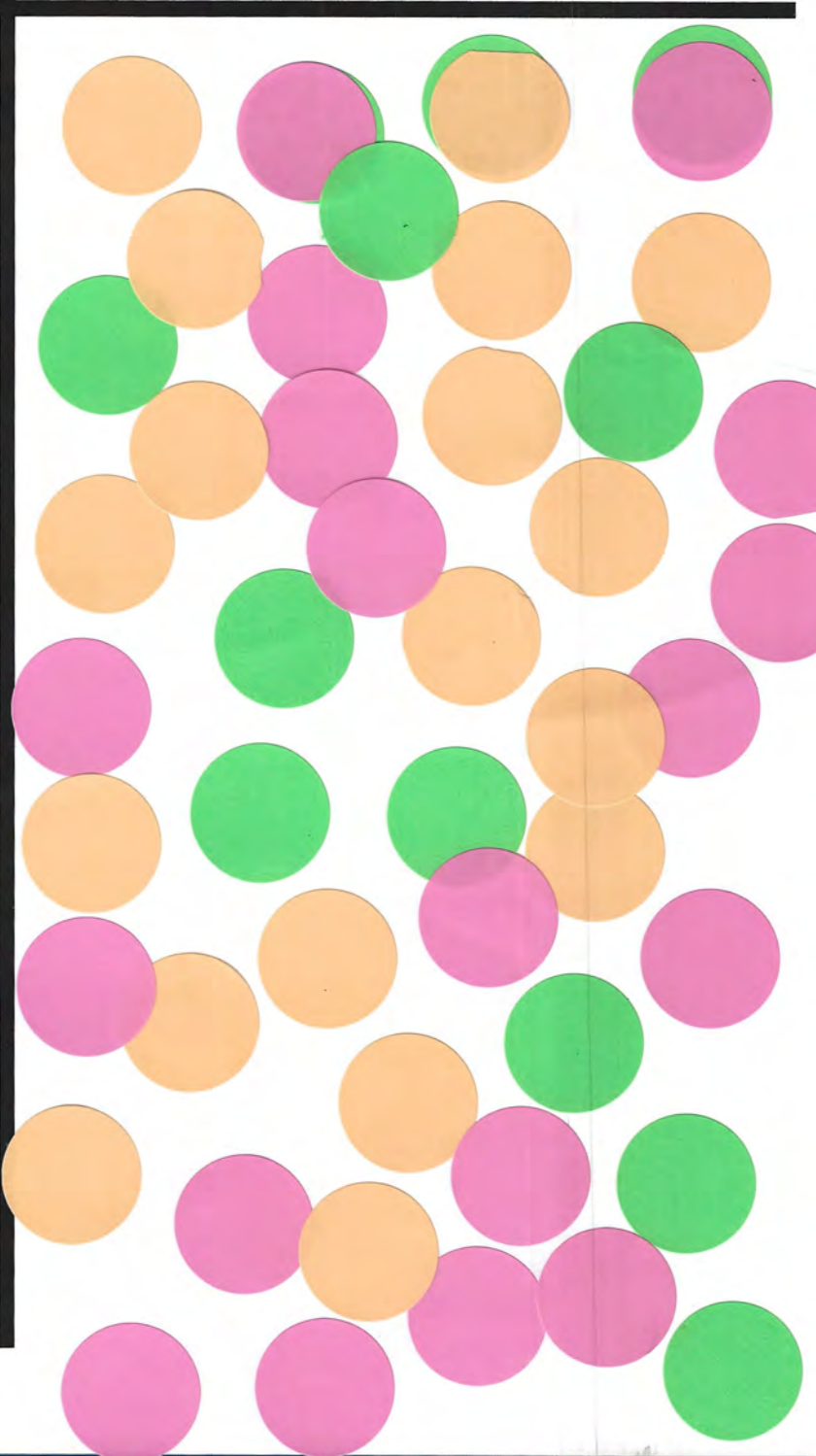
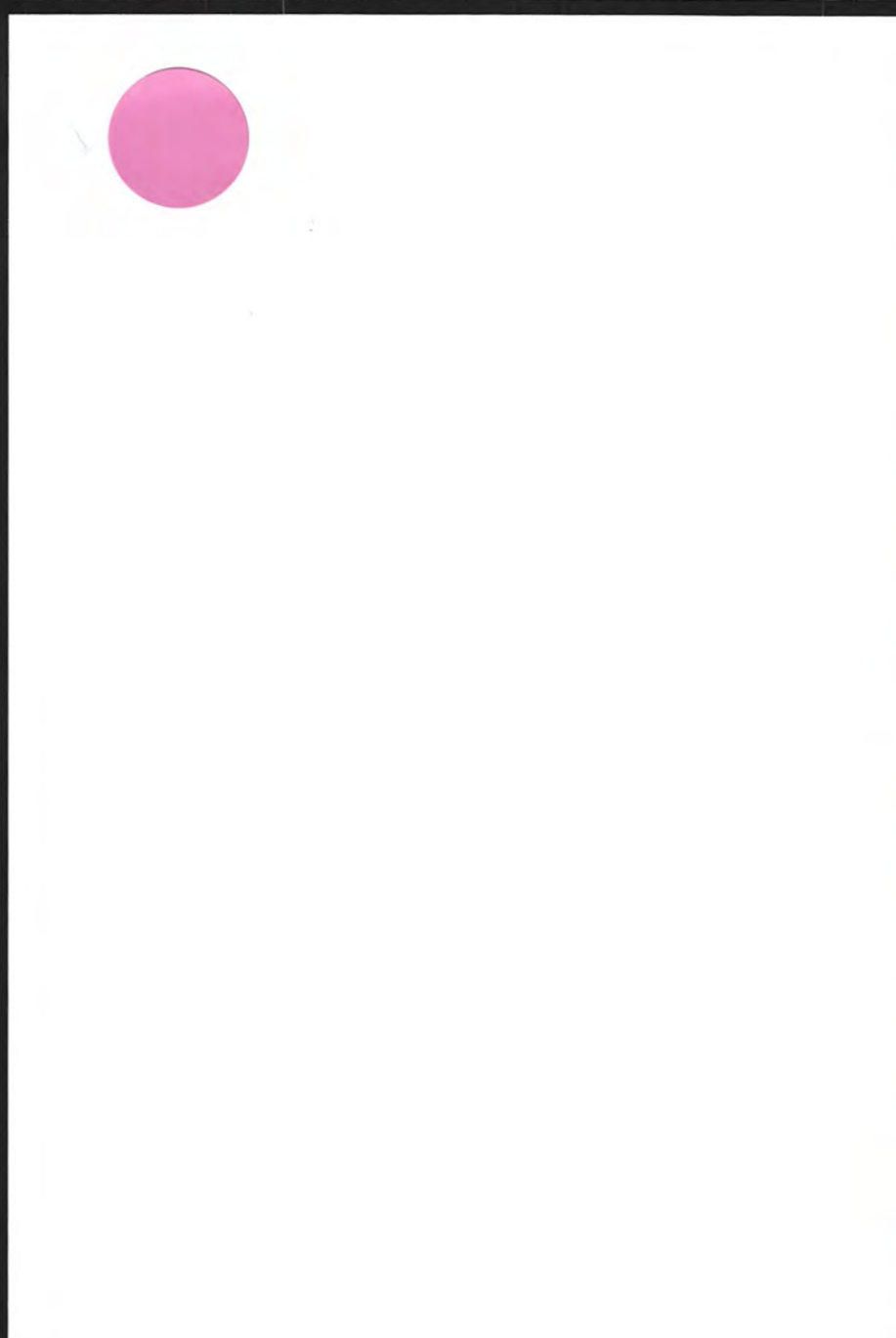
PATIO HOMES/CASAS CON PATIO



TOWNHOMES/ CASAS ADOSADAS



DUPLEXES/DÚPLEX



# Davis: How should this property be developed?

## Davis: ¿Cómo se debe desarrollar esta propiedad?

- Park | Green space | walking trails \*Park or Green space

No increase in housing

Rec Center

I don't want Increasing housing or apt.

I would like an outside Mall or Restaurants. No Houses!

\*NO TO Apt. Complex / No Houses!

Keep + expand Park

MAKE A BIGGER PARK

No Increase housing

Expand Park

Maybe Rec Center

EXPAND EXISTING PARK! NO MORE  
CHEAP HOUSING IN PLANO!  
(COOKIE CUTTER)

Expand Park!

Expand park - NO NEW HOUSING OF ANY KIND!

● Extend Park - Senior Center - Rec. Center

Flood ZONE we are an older neighborhood  
need this.

Expand Park!

Expand the Park, maybe put in a  
dog park!

DOG PARK

Rec Center

Dog Park

Expand Park

Rec Center

Expand Park

Expand the Park!

Dog Park  
walking area  
skate park  
No Homes!

How much  
does this  
cost?

WHY CLOSE  
PARKS FOR LOW  
ENROLLMENT &  
THEN BUILD MORE  
HOUSES?

Expand Park/green spaces,  
walking trails, NO Housing

Build Rec  
center w/  
larger park

Rec Center  
Expand Park  
No Houses

More open  
space & trails!  
Nature! Absolutely  
NO multifamily/  
cookie-cutter  
homes! keep  
it natural.

Please expand the Park  
makes no sense to add  
Houses to the park as well.

No housing. Extend the park  
with native/blackland prairie planting.  
You took away our Communal school.  
This property should be retained  
for the common good.



Online/En línea: [share.plano.gov/closedcampuses](https://share.plano.gov/closedcampuses)  
Email/Correo electrónico: [best@plano.gov](mailto:best@plano.gov)  
Call/Llame: 972-208-8150

Expand Parking - or demo School  
+ keep parking lot  
Encourage people + Fam. + communities  
to get outside + get together

DANIS

READ  
MY  
LIPS  
NO  
NEW  
HOUS



Rec center or  
Expand the park.  
Use the land for the  
whole community's benefit

Rec Center Please  
park expansion

# PARK AND REC CENTER

Community garden  
w/ pavillion

- no new houses
- keep public space

We have the land now—  
we will probably wish we had  
it later if we waste the opportunity.

WE will probably wait  
it later  
Please don't waste the opportunity  
Even if all we do now is "land bank"  
it as a park (marks!) We

(I love parks!) This

We need

a Larger Park.

This will also reduce flood issues.

Expand Caddo Park  
Trail

- walking trail
- (picnic area)
- covered

Expand Park  
ADD Dog park

Expand the park & add a dog park.

more  
parks!

## Davis Property: Resident Notes

Please no Houses!

A nice park with trees +  
grass for everyone in  
the city to enjoy -

park



← Skill Issue



x2

Make our community  
more beautiful with  
NATURE PARKS!!

EXTEND THE  
PARKS

SPLASH  
PAD

More GREEN  
Space

NO  
Houses  
etc

## Davis Property: Resident Notes

I think most of us in the neighborhood would have loved for Davis to continue as a school. This has been a painful, wasteful experience - waste of community, waste of culture, waste of goodwill, waste of money.

As you develop the property, I'd like to see something that provides a new sense of place in the community - in the immediate neighborhood - extend the park, build a rec center or a library. Houses as a last resort.

AT THE DAVIS LOCATION  
A PARK SHOULD BE BUILT  
AND THE MEMORIAL FOR  
DONNIE HOTT SHOULD NOT  
BE TOUCHED

Cody - Davis Elementary

Would a special district assign  
-ment be places on the area?

Expand  
The Park.

Consider a pavilion  
named after Davis

expand caddo Park -

- should be accessible for older adults, young families, and single adults.
- should have seating, walking trails, splash pad, water fountains, sports courts, gazebo

\*no dog park

we don't need new homes, and I don't want apartments, duplexes, condos

Davis Property: Resident Notes

Expand the  
Park!  
No Houses

People  
before  
developers!!

Build a Rec center  
or expand the park.

Expand Park  
or a Rec center  
No houses!

Expand the park!  
Don't want apts  
or townhomes especially

Expand the park.  
No houses. useful  
space for the community

Davis Property: Resident Notes

Expand  
Park!!

No  
private  
School

① Green space, open play, community center

② If housing has to occur then  
single family home with backyard  
and pool.

Ideally, expand park. 😊

(Davis)

Park Only  
No housing  
No Apts  
No Duplex

MAKE IT  
"DAVIS"   
 PARK!

Park —  
no apts.

Davis Property: Resident Notes

Green Space  
Park  
Rec Center  
WALKING TRAILS


Park  
Green Space  
Walking Trail  
Yes!

PARK  
NO NEW  
HOUSING

Extend Park

Extend  
Existing  
Park!

Single family  
& walking area!



Keep The  
Davis  
Signed  
Rock  
Floor

## Davis Property: Resident Notes

Extend the Park for

- w/ basketball / pickleball
- court
- splash pad
- handicap assessable equipment
- give the community a heart + place to gather.
- walking path around park

• confused about logic of closing school, attracting new families while also rebuilding

• what is going to happen to property taxes?

Park - Green Space  
Trails  
Rec Area  
No Homes

Expand  
The  
Park  
rec center

No Houses  
expand  
Park!

Park  
Rec Center  
Community  
Garden



Davis Property: Resident Notes

PARKS, GREEN  
SPACE. ●

NO APTS or  
HOUSES

- not going to be able to match quality/aesthetic of current homes
- walkability/accessibility of green space (school provided safe path for ppl w/ disabilities)
- traffic concerns
- feeling of loss now that school is closed

We lost a large grass field with the new school. Expand the park.

Nice park.  
Phase 1 is good  
(existing)  
Make Davis  
Beautiful park

Wild Flowers! ●



park  
park  
park!

lived here 25 years  
& putting more housing  
would destroy neighborhood

expand Laddo Park.

More green space  
walking trail  
Playground. ●

Davis Property: Resident Notes

Community  
Garden



monarchy  
butterfly

No  
housing/duplex  
No apartments,  
NO commercial  
devel.

No Development  
Haul TRASH  
plant GRASS

Expand Park  
No Housing

No more houses!

Please expand caddo  
Park & add more  
green spaces!!

i.e. trails, flower/  
community gardens, etc.

Increase Park and  
recreation for neighborhood  
and add a childcare center  
to provide affordable  
childcare for young families

PARK-  
WALKING  
TRAIL  
No Houses

## Davis Property: Resident Notes

Expand the park to include a dog park, event space, garden co-op, senior or community center, and/or makerspace, rather than adding more housing. Add additional sport facilities - more space for soccer, basketball, etc beyond the current offerings. Building stronger sense of community through activities & sports has shown to lower crime & drug use.

Dog Park

Pickleball  
courts

**NO NEW HOUSING!**  
**MAKE IT A PARK**

The need in Plano to compete w/ Frisco, Fairview & McKinney is:

55+ community - similar to a Del Webb (like new in McKinney)

We have an older 55+ Community at 2601 Marsh Plano but w/out our aging community these type would fit in and fill the need. Joe - mantis@verizon.net

Expand the park

No housing - any type  
Green space  
Parks  
Playgrounds -

**SKILL  
ISSUE:**

**BUILD A PARK!  
MORE!!**

Extend the Park

No more housing  
needed

NO Housing!!  
Park (single or multi)


Rec Center

Benefit to Residents of the  
neighborhood!!!

KEEP A PARK  
LIKE SETTING  
WITH MULTI USE  
COMMUNITY AREA

Park; Dog, Sprint pad, etc.  
Police sub-station. Doubles for  
disasters as a warming shelter  
location  
Build Community Assets.

Davis Property: Resident Notes

➡ MORE WILD-  
FLOWERS & HEALTHIER  
ECOSYSTEM!!! 

Expand our Parks!  
Community Garden 

THE LAND IS A WATER-  
SHED - THAT MEANS  
YOU'RE DESTROYING  
WILDLIFE!

Expand ~~Park~~  
- No new housing

Park  
Green Space  
Walking Trail

## Davis Property: Resident Notes

Increase the Park Footprint!

Add a senior center or Tennis/Pickleball Courts

Something useful for the community like the school was.

A Garden?

I've lived here 49 years and my son walked to every school - putting any kind of homes here doesn't feel right.

- feels like an affront to a place that holds a lot of memories → make it a park!

Large Park

Park, green space, or expanded rec facilities

Who does it benefit to add more housing? Can we have a question and answer forum to discuss?

↑ How are they going to afford it? The new camps will be more expensive driving prices even higher

Expand  
Park  
NO Houses

EXPAND  
PARK!!!  
NO HOUSES

I want:  
Park, walking trails;  
NO housing of any  
type!  
★ Expand Park ☺

Expand Park!  
Don't trust Developer!  
Biggn Trees + Flowers  
+ Move ~~the~~ place  
for Families.

Expand the park  
no more cheap  
cookie cutter homes

The Davis Elementary Space  
should serve the Community  
that chose to live here based  
on the assumption the School  
would be that source.  
Expand the park, No HOMES.  
You're recent veno of Caddo Park was not  
enough

Davis Property: Resident Notes

I wish the PARK  
to be extended —  
w/ Walking Path  
Pond  
Handicap usage

NO HOUSING.  
PARK EXPANSION  
ONLY

Add community spaces  
like gardens, rec. areas,  
trails - EXPAND  
CADDOPARK! 

Make the park  
Bigger 

MORE  
TREES  
BIGGER PARK! 

## Davis Property: Resident Notes

No homes! Expand the green space, Create wildflower and other spaces to help struggling wildlife (e.g. monarchs) ~~Less lawns~~ Less lawns! Nature preserve / garden

also ok w/ senior center but please include more plants

Expand  
PARK!!!  
NO Houses

PLEASE  
EXPAND EXISTING  
PARK.

Expand park / add park  
\* out door learning area  
Park! Park!  
Keep Danielle Holt \*

## Davis Property: Resident Notes

I am not opposed to the land eventually being built out in some way, but would really like to see it be left open/incorporated into Caddo Park for now. Give it time and let's see what is needed. This land is the heart of our neighborhood. It's the center. Let's not rush to fill it, especially with something that will be impossible to undo.

Agree!

Agree. Well said!

Expanded park or  
simple green space

(last resort single family  
homes of the same size  
as current homes  
(max 15 homes))

even though Davis wasn't  
technically part of the  
park, we used it as  
a recreation area →  
it feels like we're losing  
recreation facilities with  
the school closing

SMALLER LOTS, SMALLER  
HOMES, MORE INFILL.

OPPORTUNITY FOR A  
THIRD PLACE LIKE A CAFE  
AND A MARKET, A LITTLE  
MORE MIXING OF ZONES.

Keep the land with  
the city for future  
needs. No rush for  
plans

Park Only

Extend the  
Park

- Community Center
- Pickleball Courts
- Parking lot

GREEN  
SPACE

NO HOUSES  
EXTEND  
PARK

Community Center  
Trade School

Expand the  
park!  
(Why no  
option on the  
vote sheet?)

Extend the  
Park

---

No Housing

SMALL LOT  
SF - DETACH'D

## Davis Property: Resident Notes

- Park, would be OK with senior rec center
- No townhomes, does not fit the characteristics of neighborhood
- NO apartments, does not fit neighborhood

Dog Park/Expand  
Park.

Lower cost / simple  
green space  
\*No need to rush adding homes

Rec Center /  
Park

ADD 'THIRD  
PLACES'

EXPAND THE  
PARK TO  
BENEFIT THE  
COMMUNITY /

Extend the  
Park - on  
Recreation  
Facilities

City maintain  
ownership.  
Expand Caddo  
park or  
leave empty.

## Davis Property: Resident Notes

# COMMUNITY LAND- MORE PARK SPACE OR TENNIS COURTS

Parking lot for park

Basketball court

small children playground

Pavilion / shade

Concerns about buffer  
between any new develop.  
& existing playground /  
creek area

↳ currently Davis School pkg.  
lot is that buffer

## Extend PARK

## Add PARKING to PARK

Enlarge the park  
and provide a  
parking lot for  
those going to the  
park.

Parking is currently  
on the street and  
not safe.

Where is  
money coming from  
to buy LAND

## Davis Property: Resident Notes

Would like better parking for Caddo Park.

**EXTEND PARK.  
FLOW NICELY WITH  
CADDO PARK**

Enlarge existing park - keep playground area.

**Park  
extension**  
Maintain playground.  
Lengthen trail.

Extend the Park,  
use the space in a manner  
that celebrates the school  
its replacing. Parking so no  
need to park on street in neighbor

Extend the park.  
Keep the community  
neighborhood with the  
same charm.

Davis Property: Resident Notes

RECREATION  
FOR ADULTS  
- Kids  
Cooking classes  
Exercise classes  
etc...

Extend Culdo Park  
Keep Playground for kids  
Biking

Extend the  
Park. Commemorate  
Davis Elementary  
with Park Space

## Davis Property: Resident Notes

EX PAND  
Caddo  
Park +  
Add Parking

Expand  
Caddo Park  
!!!  
\_\_\_\_\_

Plano should maintain  
Control of the property.  
In 50 years you may  
need another school  
in the neighborhood.

Rec center  
park

Expand the  
Park!. Could  
be anything from  
just grass to  
a full Rec  
Center w/ a  
Splashpad/pool

PARK please!

Davis Property: Resident Notes

DAVIS  
PARK !

Continue a place  
to Gather,  
PAVILLION splash park  
pickleball courts,  
picnic tables

Park  
expansion

Expand Park  
with parking  
for safety

Park  
Expansion

Any type  
of park /  
community  
space to  
preserve natural  
beauty

Expand  
Park a walking  
trail. Parking  
for Caddo Park.

Davis Property: Resident Notes

Rec Center  
or an addition  
to already  
Park.

expansion  
of Caddo  
Park

- Extend the park.
- Need parking lot. Currently not safe.
- Pickleball Courts

EXPAND  
PARK

Not  
Homes

Park /  
Recreation  
Center

Davis Property: Resident Notes

Park +  
Rec  
Center

Park  
or  
trails

GARDEN  
not just  
green  
space

Park  
Please !!!

Davis Property: Resident Notes

Bike Park  
or  
ANY Park

COMM.  
CENTER

SP Wash  
Pad

Park

work w/ TX  
master gardeners  
to ensure  
we have  
native plants  
MORE ↑

B-Ball  
court +  
pet  
park ↓

Davis Property: Resident Notes

EXPAND  
CADD0!!!

Expand  
The  
Park!

Single  
Family  
Starter  
Homes

Park /  
Rec  
center

Park For  
KIDS  
AFTERSCHOOL  
&  
weekend

Rec / Pool  
Park

NOT  
HOMES

PICKLEBALL  


Davis Property: Resident Notes

More Park.  
Trails  
Community Garden  
Pollinator Garden

AS a young family  
PLEASE

Expand the park in  
any way! parking, playground,  
trail, rec center, Bathrooms  
etc.

This land is the heart of our neighborhood. Please  
Keep it open or incorporate it into the park.

Keep it something that is community-focused  
rather than individually-focused, like housing.  
Please, please, pretty please.

Pickle  
Ball  
Basket  
Ball

when caddo park was  
being renovated, they  
presented designs & some  
people wanted basketball  
court: — we were told no  
because school had one.  
↳ if dev. into park, is  
basketball ct. a possibility?

This is a GREAT  
Opportunity to  
Expand green  
space in Plano  
Expand Park !!

Davis Property: Resident Notes

EXPAND CAPOO  
Park to include  
existing Davis Local  
Possible Rec center  
as well

Expand Green Area  
+ ~~make it a park~~  
Too much traffic  
already on Parkhaven  
+ Roundrock

I would pay  
for rec membership  
No more houses!

Wildlife  
Area to  
increase bird, bat  
and insects to  
decrease Mosquitoes  
PARK TREES

Community Garden &  
meeting spot. Involving  
volunteers, coordination  
between City of Plano &  
Plano ISD. To create  
an outdoor lab for  
Building Sciences, FHA,  
Culinary students,  
We need space for ~~meeting~~  
interacting with neighbors.

Expand the park  
starting with simple-  
green spaces, pavilion,  
etc. to more complex-  
splash pad, pickle  
ball courts, aquatic  
center, etc.

**Subject:** Plano ISD Closed Campuses Outreach Meetings – Armstrong Middle School and Forman Elementary School Resident Feedback

Staff: Conor Campbell, Planner  
Date Prepared: 11/12/2025

### Executive Summary

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City staff held three listening sessions to gain resident feedback on the future land use of two closed school properties in East Plano – Armstrong Middle School and Forman Elementary School. A total of 72 residents attended these meetings. For the Armstrong property, residents overwhelmingly identified neighborhood amenities as their preferred future use. Approximately 82.5% of respondents expressed a desire for additional greenspace and recreation amenities, including the expansion of Bob Woodruff Park, new sports facilities, or a recreation or community center. Housing is generally not supported on the Armstrong property. Only 17.5% of respondents indicated housing as their preferred use. When asked to select a housing type, single-family detached homes were the most acceptable option, with 48% of residents expressing support or partial support. All other housing types received more than a 75% disapproval rating.

The proposed relocation of Fire Station 3 to the Forman property received positive feedback from residents. Community members expressed an expectation that, once the design of Fire Station 3 is complete, they will have the opportunity to provide input on the remaining portion of the property. Desired uses for the remaining land were similar to those identified for the Armstrong site, with an emphasis on neighborhood-oriented amenities.

Residents also shared concerns that their neighborhood is disproportionately affected by the two school closures, noting that the Armstrong and Forman properties are located within 600 feet of each other. They expressed hope that this concentrated impact will be considered as final decisions are made regarding both properties.

### Background

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Plano Independent School District (Plano ISD) closed four schools within City limits. As a part of those closures, the City is purchasing three of these properties for redevelopment – Davis Elementary School, Forman Elementary School, and Armstrong Middle School. The City and Plano ISD agreed on a purchase price of \$8,150,000 for the Armstrong property and \$5,375,000 for the Forman property. These amounts were determined from separate appraisal reports obtained by each entity. City staff held six listening session across the community to gather resident input on how these properties should be redeveloped. This report focuses on feedback received for Forman Elementary School and Armstrong Middle School in East Plano, located in the neighborhood northeast of Shiloh Road and 14th Street. Resident feedback and demographic information for the Neighborhood Units (NU) are provided in the appendices.

## Methodology

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### Outreach and Data Collection

Neighborhood Services staff hosted six community meetings at school campuses near the surrounding neighborhoods, with three meetings targeting residents most impacted by the East Plano school closures and three meetings targeting residents most impacted by the closures in Central Plano. Meetings were scheduled during both evening and weekend times to accommodate residents with different schedules.

Meetings were advertised through print media, official City outlets, and City social media. More than 800 mailings were distributed to households surrounding the Armstrong and Forman properties, with additional information provided by large lawn signs placed throughout the neighborhood and at local parks. All printed materials were available in English and Spanish. City communication channels included a dedicated [Engage Plano](#) webpage, Plano City News, and the City's Nextdoor and Facebook accounts.

The three East Plano meetings were held at Memorial Elementary School, Meadows Elementary School, and Otto Middle School. Each session followed an "open house" format lasting approximately two hours and featured bilingual informational boards outlining details for all three properties, as well as opportunities for participants to provide feedback on desired uses, general comments, and potential housing types. A Spanish translator was available at all meetings. Identical information and feedback opportunities were provided at each of the three sessions.

Neighborhood Services and Special Projects staff were available to answer any questions. Approximately 30 to 45 minutes into each meeting, City staff facilitated an open discussion to allow attendees to ask questions in a group setting. These discussions were led by the Neighborhood Service Director, the City Real Estate Manager, and the Neighborhood Engagement Manager. Attendance across the three East Plano meetings totaled 72 attendees.

Resident feedback was collected through written comments on posters and whiteboards, which are included in the appendices. One posterboard asked for open feedback on the former school properties and potential future uses (See Appendix C). A second posterboard focused on potential housing types for the Armstrong property, presenting four housing options: single-family detached homes, patio homes, townhomes, and duplexes. Residents placed a dot under the column next to each housing type to indicate their level of support choosing among "I want this," "I am fine with this," or "I don't want this" (See Appendix C).

### Data Analysis

Data from each meeting was analyzed using both qualitative and quantitative methods. Immediately following each session, staff prepared field-note-style memoranda to document the overall tone and key sentiments expressed by attendees. After the final meeting, staff compiled all comments into a spreadsheet and quantitatively analyzed both the housing sentiment and the open-ended comments. Comments were only excluded if they were too vague or ambiguous to be interpreted accurately.

Open-ended comments were coded inductively according to the distinct uses described in the respondents' own words. These codes were then internally validated by staff members who were present at the meetings. Based on the respondents' language, the primary categories that emerged included the following: Park, Recreation Center, Senior Center, Sports Facilities, Other Community Uses, and Housing. The Other Community Uses category includes suggestions such as community gardens, wildlife or nature preserves, third spaces<sup>1</sup>, and other neighborhood-serving amenities that

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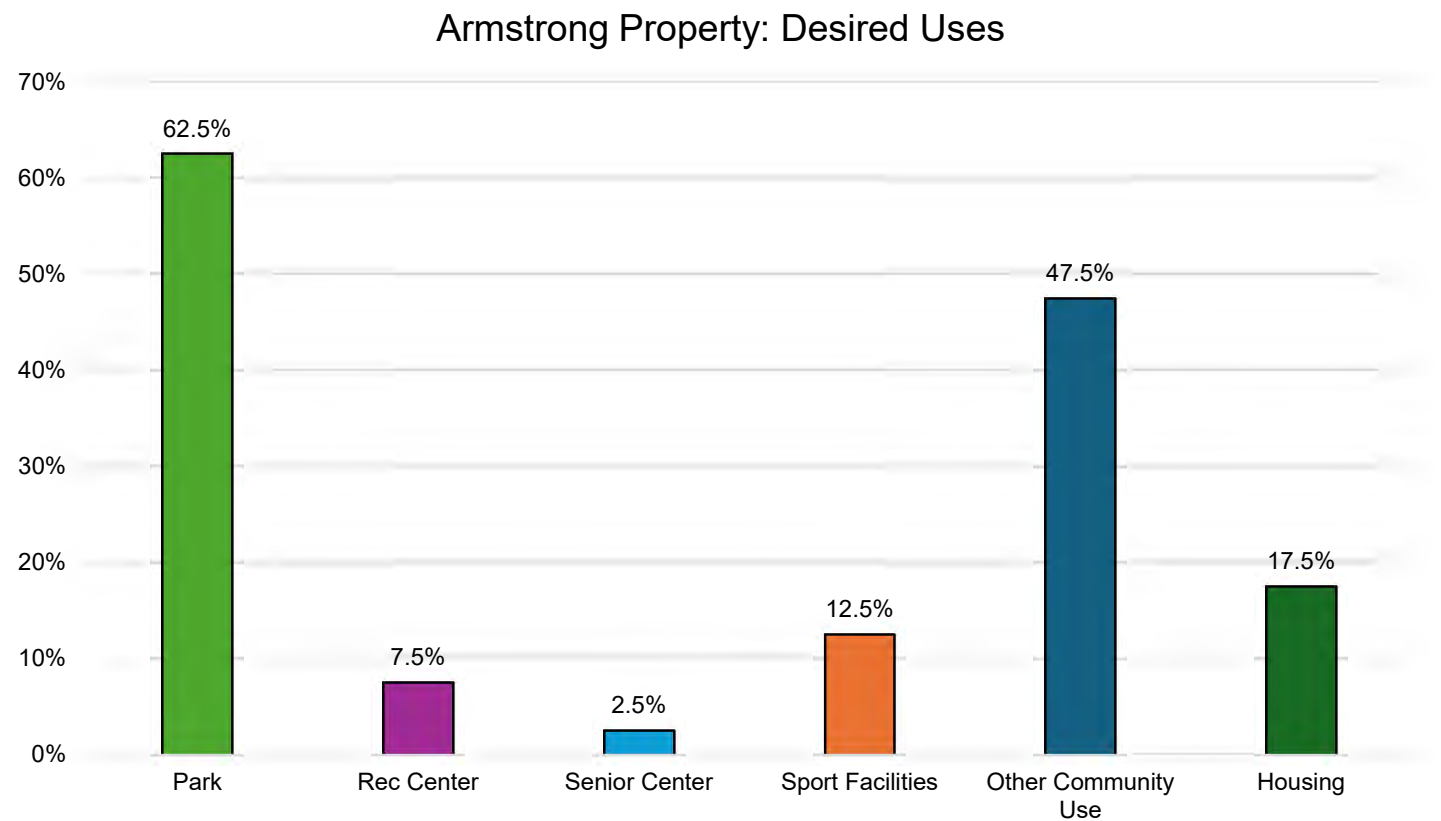
<sup>1</sup> "Third spaces," or third places, is a term of art that refers to a space that is neither one's home nor one's workplace. Third spaces provide opportunities for socializing in a casual, spontaneous way. The term is used here because that is the actual language some residents used in their comments.

did not fit into the predefined categories. Comments were also analyzed for the degree of openness to other alternative uses by calculating the share of comments that included more than one distinct land use. This measure helped assess resident’s flexibility and the range of options they would consider acceptable.

**Desired Uses: Armstrong Property**

A total of forty-three (43) comments were received regarding the desired use for the Armstrong property. Most respondents emphasized greenspace and recreation amenities. 62.5% of respondents indicated support for a park, as shown in Figure 1. Other community recommendations included examples such as a “community center,” “community garden,” “fishing pond,” or “community pool.”

Housing was mentioned by only 17.5% of the respondents. The comments related to housing primarily focused on affordability, size, and compatibility with the existing neighborhood. Respondents emphasized that any housing should maintain the character of the surrounding area, favor smaller lots to attract homeowners rather than renters, and be integrated with greenspace or recreational amenities, including the existing features at Armstrong such as the football field or tennis courts. To assess residents’ openness to alternative uses, staff analyzed comments for the inclusion of more than one distinct use. This analysis found that 52.5% of comments mentioned multiple uses, reflecting the high level of openness to alternatives.



*Figure 1: Armstrong Property Desired Use Response Chart*

**Desired Uses: Forman Property**

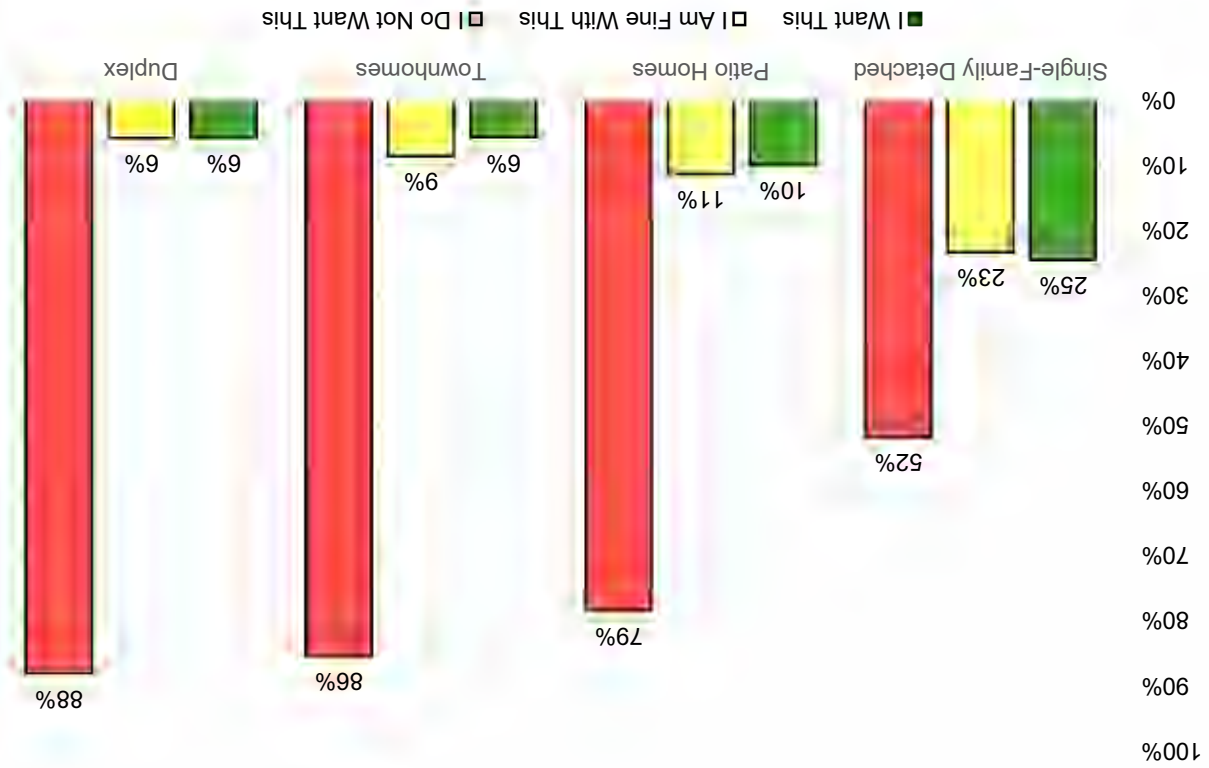
In the 2025 Bond Referendum, Proposition D included funding for the design and land acquisition for the replacement of Fire Station 3, located at the southwest corner of Shiloh Road and Sherrye Drive. The Forman property has been identified as the future site for the new Fire Station 3. Because the station’s design is still in process, feedback on other potential uses of the property was limited.

Overall, residents expressed strong support for the new fire station. Other suggested uses were consistent with those proposed for the Armstrong property, including parks and community centers.

**Housing Sentiment: Armstrong Property**

Staff requested feedback on four potential housing types for the Armstrong Middle School property if the property was sold for development: (1) single-detached family housing, (2) patio homes, (3) townhomes, and (4) duplexes (See Appendix C). Overall, resident feedback indicates limited support for housing of any type, as seen in Figure 2. Single-family detached homes received the highest level of support, with 48% of respondents either favoring or somewhat approving of this type of development. The remaining three housing types, including: patio homes (79%), townhomes (86%), and duplexes (88%) received overwhelming disapproval by the respondents.

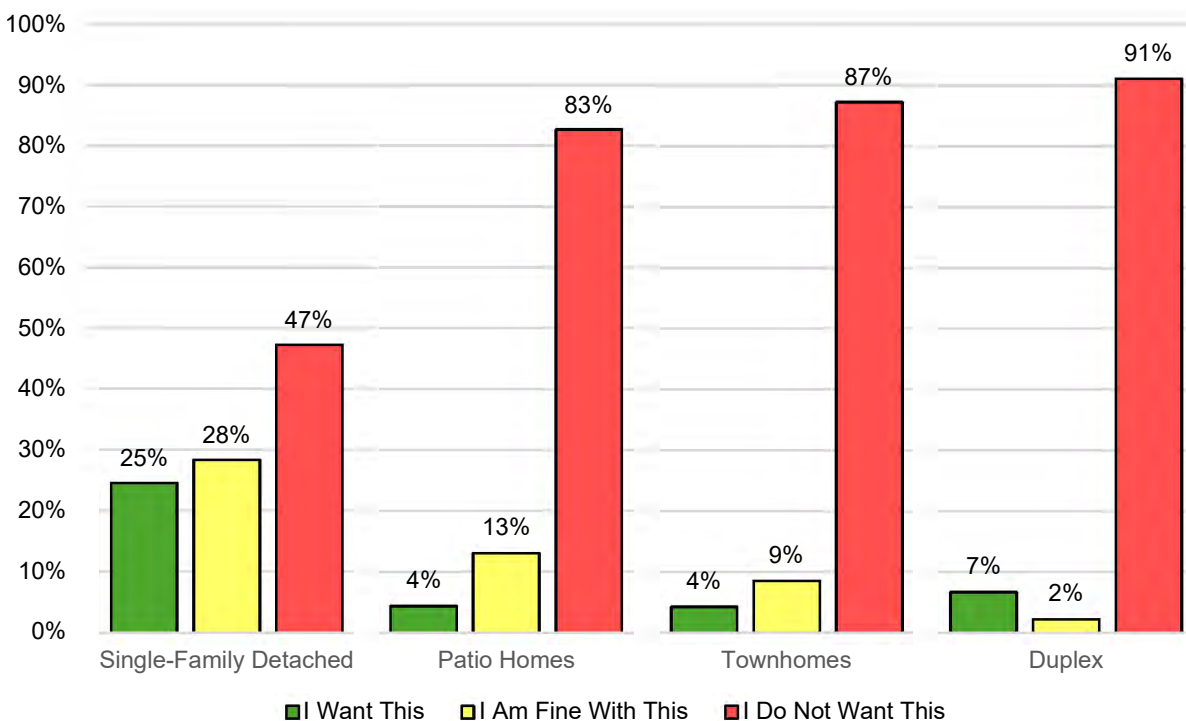
**Armstrong Housing Typology Responses: All Meetings**



**Figure 2: Armstrong Property Housing Typology Response Chart – All Meetings**

Figure 3 highlights the responses regarding housing types from the East Plano meetings. Although there is some expected variation, the overall sentiment remains the same: housing development is generally not supported. Single-family detached homes received slightly higher support, with 53% of respondents either wanting or somewhat approving of single-family detached housing. The remaining housing types received very strong disapproval ratings from the respondents. When residents must decide between different housing types, single-family detached is the preferred housing type.

## Armstrong Housing Typology Response: East Plano Meetings Only



*Figure 3: Armstrong Property Housing Typology Response Chart – East Plano Meetings*

These results align with the preference in the desired use feedback. The desired uses are focused on neighborhood amenities. When residents must decide between different housing types, single-family detached is the preferred housing type. Given the desired use comments around housing, those that did express support for housing primarily expressed support for some form of single-family detached homes or patio homes.

### Overall Sentiment

There is a general sense of loss in the neighborhood surrounding the closure of both Armstrong Middle School and Forman Elementary School. Many residents expressed mistrust in the City's engagement process, citing the perception that resident feedback was not fully considered during Plano ISD's decision process. This distrust continues through the City's community outreach effort as it is in-process to purchase the properties. Maintaining an open and transparent dialogue with residents will be critical to sustaining trust developed through the outreach process. Residents also expect additional opportunities to provide input on the Forman site once the design of Fire Station 3 is finalized.

It is also important to note that this neighborhood was affected by two school closures in close proximity. The Armstrong and Forman properties are located within 600 feet of each other at the closest point and both located on Timberline Drive. Residents indicated that the combined impact of these closures placed a disproportionate burden on their neighborhood and this impact should be considered in decisions regarding the future use of these properties.

**Appendix A**  
**Neighborhood Unit Demographic Information**  
**Neighborhood Unit 61 and**  
**Neighborhood Unit 62**

<b>2023 American Community Survey Attribute</b>	<b>NU 61 - Armstrong &amp; Forman West Amount</b>	<b>NU 62 - Armstrong &amp; Forman East Amount*</b>
<b>Total Population</b>	7275	6731
<b>Total Number of Households</b>	2283	2081
<b>Median Household Income (Dollars)</b>	152769	109367
<b>Poverty</b>		
Population below poverty	25.50%	11.40%
<b>Median Age (in years)</b>	35.8	30.8
<b>Age Distribution</b>		
Under 5 years	5.59%	6.30%
5 to 9 years	9.18%	8.30%
10 to 14 years	7.40%	6.70%
15 to 19 years	8.26%	9.10%
20 to 24 years	8.00%	10.00%
25 to 34 years	14.00%	13.80%
35 to 44 years	15.20%	21.10%
45 to 54 years	8.70%	12.10%
55 to 64 years	14.40%	7.16%
Over 64 years	9.30%	5.43%
<b>Parental Presence (children under 18 years)</b>		
Households with children	12.12%	15.03%
<b>Race and Ethnicity</b>		
African American or Black	6.84%	7.60%
American Indian Alaska Native	0.17%	0.00%
Asian	2.07%	19.40%
Native Hawaiian Other Pacific Islander	0.00%	0.00%
Some other Race	3.09%	0.30%
White	39.71%	24.50%
Hispanic of any race	49.90%	45.00%
Hispanic, two or more races	1.27%	3.10%
<b>Household Tenure</b>		
Owner Occupied Housing	57.07%	40.60%
Renter Occupied Housing	42.93%	59.40%

\*Neighborhood Unit 62 contains the Armstrong and Forman properties

<b>2023 American Community Survey Attribute</b>	<b>NU 61 - Armstrong &amp; Forman West Amount</b>	<b>NU 62 - Armstrong &amp; Forman East Amount*</b>
<b><i>Mobility (Residence 1 year ago)</i></b>		
<i>Same house (2022)</i>	92.00%	80.20%
<i>Different house, same county (2022)</i>	5.12%	8.60%
<i>Different house, same state (2022)</i>	1.48%	6.00%
<i>Different house, different state (2022)</i>	1.33%	4.10%
<i>Different house, different nation (2022)</i>	0.00%	1.00%
<b><i>Language Spoken at Home</i></b>		
<i>Speak only English at home</i>	49.90%	43.14%
<i>Speak Spanish at home</i>	45.15%	37.13%
<i>Speak Other Languages at home</i>	4.95%	19.73%
<b><i>Educational Attainment</i></b>		
<i>People age 25 years and over</i>		
<i>No high school diploma</i>	21.74%	6.51%
<i>High School diploma/GED</i>	6.70%	23.30%
<i>Some college, no degree</i>	20.29%	13.12%
<i>Associates Degree</i>	8.02%	10.80%
<i>Bachelor's Degree</i>	18.08%	19.78%
<i>Graduate/Professional degree</i>	9.03%	16.51%

*\*Neighborhood Unit 62 contains the Armstrong and Forman properties*

## **Appendix B**

# **Cumulative Feedback – Armstrong Property**

Date Received	Desired Uses	Comment
9/27/2025		No Apartments
9/27/2025	Park	Park/Outside sports area
9/27/2025	Park	Extend Bob Woodruff Park
9/27/2025		No Apartments
9/27/2025		Do something with the creek!
9/27/2025		Clean up creek!
9/27/2025		No housing!
9/27/2025	Park	Trail access
9/27/2025	Park; Sport Facilities	Keep tennis/ball court. New Public playground and park!
		Community park, outdoor sports area, park, recreation center, no apartments/townhomes, duplexes
9/27/2025	Park; Other Community Use	No Gated Community; we want public unobstructed access to Bob Woodruff for people who live south of Timberline
9/27/2025	Park; Other Community Use	
9/27/2025	Park; Sports Facility	City should resurface tennis courtsm allow pickleball; new public playground
9/27/2025	Park	I want a park for the kids - split into 5 different schoolsand they don't have a space to come together anymore
		W/ Forman and Armstrong closing, kids have been sent to different schools - feels like the community has been split up. Whether it is Forman or Armstron, some sort of park would be nice because I just want wants best for them, a safe space to be together
9/27/2025	Park; Other Community Use	Keep Armstrong a Park
9/27/2025	Park	Make a park, community pool, playground, skate park, pond
9/27/2025	Park; Other Community Use	My apartments were sold and now I have nowhere to live. I love living in Plano and would like to see more multifamily options that are affordable
9/27/2025	Housing	
		No housing preferred; please clean up the creek; a community center or montessori day care coupled with baseball/soccer/football field with shade and picnic tables or Park with splash pad, picnic tables, benches, shade
9/27/2025	Park; Sports Facility; Other Community Use	Community garden, park playground, keep track, open field and playground equipment ,
10/8/2025	Park; Other Community Use	Park, garden, farm, rancch, community center, rec center
10/8/2025	Park; Rec Center; Other Community Use	
10/8/2025	Park	Nature preseve
10/8/2025	Park	Nature preseve
10/8/2025	Park	Park
10/8/2025	Housing	Afordable housing
10/8/2025	Housing	Affordable Section 8 housing
10/8/2025	Other Community Use	Trader Joes

10/8/2025	Park; Sports Facilities	Park/Playground/Pavillion for family groups/pickleball
10/8/2025	Housing	Single Family Homes for sale to individuals, not a single-entity
10/8/2025	Park	Park/Playground/Pavillion for family groups - No apartments - No section 8!
10/8/2025	Sport Facilities	Keep or upgrade the Armstrong football field
10/8/2025	Sport Facilities; Other Community Use	Leave the football/soccer field for the community
10/8/2025	Park	Park for the children, no apartments, no townhomes I want to see
10/8/2025	Sport Facilities; Housing	park/recreation at Armstrong
10/11/2025	Park; Other Community Use; Sports Facilities	Half housing, half open rec like tennis courts, pickleball, soccer field
		Community park, splash pad, areas to play sports
10/11/2025	Park; Other Community Use; Sports Facilities	Community park, splash pad, areas to play sports (seconded by resident)
10/11/2025	Sport Facilities	Okay for single family housing, but keep area by the creek a football field - incorporate into Woodruff
10/11/2025	Other Community Use	How about a community garden
10/11/2025	Park; Other Community Use	No apartments or rowhouses, park and rec facilities preferred; community garden is acceptable
10/11/2025	Park; Sports Facilities; Other Community Use	Community park, tennis courts, basketball courts
		We want a rec center or a community center; no housing; keep the football field for kids or families have a place to go ikick the ball around; we love our neighborhood; or a science building studying insects or biology around us in this area in Plano; community gard in the football field area; no high rise buildings, no McMansion; any houses should be appropriate sizes that fit the neighborhood aesthetically!; pocket praire areas - encourage restoration/replanting of native plants
10/11/2025	Rec Center; Sports Facility; Other Community Use	I want a community garden because it helps the air and the community
10/11/2025	Other Community Use	I would like to see the track on the north side stay. Then on the southside, I would like to see smaller lot, smaller patio homes and more of them. Café and pubs facing the creek
10/4/2025	Sports Facilities; Other Community Use; Housing	Keep the track, small detached lots
10/4/2025	Sports Facilities; Housing	
10/16/2025	Rec Center; Sports Facility; Senior Center; Other Community Use	Rec center, keep the football area, center to learn about gardening, senior center, community place where families can do things together
		No housing - we want green space to be prioritized - fishing pond, neighborhood swimming pool, nature wildlife preserve, access for kids, tennis courts, basketball court, and football field
10/16/2025	Other Community Use; Park; Sports Facilities	

## **Appendix C**

# **Scanned Resident Feedback from Meetings**

# Armstrong: How do you feel about each type of housing?

## Armstrong: ¿Qué opinas sobre cada tipo de vivienda?

	I WANT THIS QUIERO ESTO	I'M FINE WITH THIS ESTOY BIEN CON ESTO	I DON'T WANT THIS NO QUIERO ESTO
<div>SINGLE-FAMILY DETACHED/UNIFAMILIAR SEPARADA</div> <div></div>		<div><div></div><div></div><div></div><div></div><div></div></div>	<div>Do NOT want any housing!</div> <div><div></div><div></div><div></div><div></div></div>
<div>PATIO HOMES/CASAS CON PATIO</div> <div></div>		<div><div></div><div></div><div></div></div>	<div>NO!</div> <div><div></div><div></div><div></div><div></div><div></div><div></div></div>
<div>TOWNHOMES/ CASAS ADOSADAS</div> <div></div>		<div><div></div></div>	<div>NO!</div> <div><div></div><div></div><div></div><div></div><div></div><div></div></div>
<div>DUPLEXES/DÚPLEX</div> <div></div>		<div><div></div></div>	<div>NO!</div> <div><div></div><div></div><div></div><div></div><div></div><div></div></div>



# Armstrong: How should this property be developed?

## Armstrong: ¿Cómo se debe desarrollar esta propiedad?

Community Park  
outdoor sports area

Extend Bob Woodruff park - yes!

No apartments / townhomes / duplex  
Recreation center



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# Armstrong: How should this property be developed?

## Armstrong: ¿Cómo se debe desarrollar esta propiedad?

For Armstrong Property

\* NO housing preferred!

\* Please - clean up creek & make it look nice!

\* A community center or Montessori day Care would be great - coupled

with:

1) Continued "Baseball/soccer/football fields" in existing location with shade/

Picnic tables/benches added. - This is use quite a bit now by surrounding community in the field next to the alley at 18th

2) Park for children with splash pad - picnic tables, benches, shade.

Cindy Adams - I would love to be involved in further steps - 218-213-5664  
truthacts@yahoo.com

3) A right turn lane is needed at Shiloh & Timberline Dr. The traffic can be busy & does not feel safe to turn from Shiloh onto Timberline Dr.

4) Keep the tree line (privacy) for the home on the west side of the creek where the alley is between Blossom trail & Timberline Dr. DO NOT route public access/walkways to this area as it would disrupt the peace & privacy these folks paid for in the purchase of their homes! THANK YOU!



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# Armstrong- Open Comments

NO APARTMENTS!

✓ Park / outside sport area

!!  
EXTEND BOB  
WOODRUFF  
PARK  
ALONG COMMON BORDER

DO SOMETHING WITH  
CREEK!

No apartments!

NO apartments!  
gated community

Clean up creek! NO housing!

Keep tennis / pickleball  
New Public Playground  
Park!

TRAIL  
ACCESS!!  
~~~~~

## Plano ISD School Closings Outreach Meeting #2

### Resident Feedback – Armstrong Property

CITY TO KEEP? }

RESURFACE TENNIS

COURTS... ALLOW  
PICKLEBALL

NEW PUBLIC PLAYGROUND

Keep Armstrong  
as a park

W/ Forman & Armstrong closing, kids  
have been sent to several  
different schools - almost feels  
like the community has been  
split up.

Whether it's Armstrong or Forman  
some sort of park would be  
nice because I just want what's  
best for them - a safe space  
where they can be together

WE WANT PUBLIC UNOBSTRUCTED  
ACCESS TO BOBWOODRUFF

FOR PEOPLE WHO LIVE  
SOUTH OF TIMBERLINE

## Plano ISD School Closings Outreach Meeting #2 Resident Feedback – Armstrong Property

We want a park for the  
kids - split to 5 different  
schools and they don't  
have a space to  
come together anymore

Hola

Solamente me  
gustaria hacer  
una pregunta.

Por que destru-  
ir una instituci-  
ón tan Noble  
como una Escuela  
queda muchos bene-  
ficios a la comunidad

Scanned by: CE

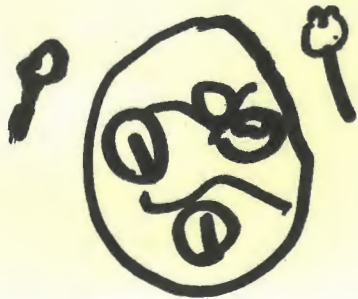
2 of 5

Plano ISD School Closings Outreach Meeting #2  
Resident Feedback – Armstrong Property


river with  
a pond




pond



mergo  
FACTORY!



a fake  
cake  
Baker.



Scanned by: ce

3 of 5

Plano ISD School Closings Outreach Meeting #2  
Resident Feedback – Armstrong Property

Appt mint



Skate  
Park



make a  
park

commu  
ity pool



Scanned by: CE

4 of 5

Plano ISD School Closings Outreach Meeting #2  
Resident Feedback – Armstrong Property

Build a skate  
park.

Build a park.  
- swing set  
- slide  
- monkey bars  
- rope climbing  
- ladders  
- splash pad

Build a rec center

Scanned by: CL

5 of 5

# Forman - Open Comments

Glad to hear about the FIRE  
STATION!!

- What would the rest of the property be used for?  
Only 3/4 acres being used for station.
- Plano Maint. facility for the remaining property  
Sounds great.

Plano ISD School Closings Outreach Meeting #2  
Resident Feedback – Forman Property

What is the  
contingency plan  
for if the next  
bond election  
does not fund  
the Fire Station?

my apartments  
were sold and I  
am now having to  
find ~~my~~ a new  
place to live. I love  
living in Plano and  
would like to see  
more multifamily  
options that are  
affordable

Scanned by: cl

1 of 1

# Armstrong: How should this property be developed?

## Armstrong: ¿Cómo se debe desarrollar esta propiedad?

community Garden!  
Park, playground - keep track  
need open field  
& playground equip.  
Park/Playground (I agree)  
Garden/farm/ranch  
community ctr  
rec center \* (I agree) !  
nature preserve  
nature reserve Affordable Housing  
park  
Affordable  
Section 8 housing

TRADER JOES

\* Park/Playground /w pavilion for family groups/pickle ball center

Single Family Homes for sale to INDIVIDUALS, NOT  
any single entity

\* Park/playGROUND - PAVILLION FOR FAMILY  
\* Gatherings / NO APARTMENTS  
NO Section 8!



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**Plano ISD School Closings Outreach Meeting #4**  
**Resident Feedback – Armstrong Property**

Keep or Upgrade  
the Armstrong  
football field

I want to see  
park/recreation  
at Armstrong

\*Parques para  
LOS niños.

\* NO Apartamentos.

\* NO Town House.

Half Houses

Half open rec  
space like

tennis courts, pickle  
ball courts, soccer field  
-help houses sell?

Leave the Football/  
soccer field for the  
Community

Scanned by: CE  
1 of 1

# FORMAN

THOUGHTS / QUESTIONS  
COMENTARIOS / PREGUNTAS

We welcome a fire station  
in our neighborhood!

This! ↑

↑  
this

Long term, it  
would be best  
for PISD to  
retain this land to  
consolidate elementary  
school classes in  
the future

On the remaining Forman  
property, I would like to  
see either additional multi-  
family housing (apartments) or  
a recreation or Senior Center.

2017

# Armstrong: How do you feel about each type of housing?

## Armstrong: ¿Qué opinas sobre cada tipo de vivienda?

|                                                                                                                                         | I WANT THIS<br>QUIERO ESTO                                                          | I'M FINE WITH THIS<br>ESTOY BIEN CON ESTO                                             | I DON'T WANT THIS<br>NO QUIERO ESTO                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>SINGLE-FAMILY DETACHED/UNIFAMILIAR SEPARADA</b><br> |   |    |    |
| <b>PATIO HOMES/CASAS CON PATIO</b><br>               |   |   |   |
| <b>TOWNHOMES/ CASAS ADOSADAS</b><br>                 |  |  |  |
| <b>DUPLEXES/DÚPLEX</b><br>                           |  |                                                                                       |  |



# Armstrong: How should this property be developed?

## Armstrong: ¿Cómo se debe desarrollar esta propiedad?

- \* We want a rec center or a community center!
- \* I want a community garden because it helps the air and the community.
- \* No housing! — AGREE 100%
- \* Keep the football field for — AGREE

Kids or families  
a place to go  
+ kick a Ball  
around

\*\* We love OUR  
Neighborhood

OR A science Building  
studying insects or  
Biology or the ~~the~~ NATURE  
around us, or in this  
AREA in Plano YES!

Community garden  
in the football field  
area.

NO - KEEP  
THE FOOTBALL  
FIELD, PUT  
GARDEN  
ELSEWHERE

No high rise buildings,  
no McMansions —  
any houses should be  
appropriate sizes that  
fit the neighborhood  
aesthetically!

Community center  
or  
Senior center

Pocket prairie areas -  
encourage restoration/  
replanting of native plants.



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**Armstrong: How do you feel about each type of housing?**  
**Armstrong: ¿Qué opinas sobre cada tipo de vivienda?**

I WANT THIS  
QUIERO ESTO

**I'M FINE WITH THIS**  
**ESTOY BIEN CON ESTO**

**I DON'T WANT THIS**  
**NO QUIERO ESTO**

## SINGLE-FAMILY DETACHED/UNIFAMILIAR SEPARADA



## PATIO HOMES/CASAS CON PATIO



## TOWNHOMES/ CASAS ADOSADAS



## DUPLEXES/DÚPLEX



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# Armstrong: Open Comments

- Community Park / Splash pad
- Area to play sports
- lots of people/families use the football field area PLEASE keep as recreational area or playground  
↳ second this
- \* OK for single family housing where the school was, but please not on the area by the creek, Also this football field — incorporate this into Woodruff Park!
- \* how about a community garden??!
- NO APARTMENTS OR ROW HOUSES! PARK & REC FACILITIES PREFERRED; COMMUNITY GARDEN IS ACCEPTABLE
- NEED TO MAINTAIN PROPERTY WHILE A DECISION IS BEING MADE ON FUTURE USE OF PROPERTY
- community park, tennis courts, basketball courts

# Forman: Open Comments

Community Center behind Potential Fire Station.

Who will maintain the property for 6 years  
while waiting for fire station to be built?  
I AGREE W/ THIS  
Will we have to look at that ugly construction  
fence for 6 years?

\* Can we plant trees on the open area  
behind the fire station? i.e. - a mini-park.

\* Please maintain the trees currently on the  
property - there are many beautiful older ones!

Public access for remaining land

# Armstrong: How should this property be developed?

## Armstrong: ¿Cómo se debe desarrollar esta propiedad?

- \* A community rec center Keep the football area!!!
- \* A maybe a center to learn about Gardening
  - OR have lessons (paid lessons!) like a senior center does
  - A community place where families can / may do things together or a pickle ball area?
  - No houses ect!
  - A SENIOR CENTER FOR THE EAST SIDE!

\*no housing → we want green space to be prioritized (less concrete!)

- fishing pond
- neighborhood swimming pool
- maybe ~~natural~~ nature/wildlife preserve
- space accessible for kids

\*we're happy the bridge is staying!

\*people, especially kids, use tennis courts, basketball court, & football field  
↳ adults use on the weekend



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**Armstrong: How do you feel about each type of housing?**  
**Armstrong: ¿Qué opinas sobre cada tipo de vivienda?**

**I WANT THIS**  
**QUIERO ESTO**

**I'M FINE WITH THIS**  
**ESTOY BIEN CON ESTO**

**I DON'T WANT THIS**  
**NO QUIERO ESTO**

## SINGLE-FAMILY DETACHED/UNIFAMILIAR SEPARADA



## PATIO HOMES/CASAS CON PATIO



## TOWNHOMES/ CASAS ADOSADAS



## DUPLEXES/DÚPLEX



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# Armstrong: How do you feel about each type of housing?

## Armstrong: ¿Qué opinas sobre cada tipo de vivienda?

|                                                                                                                                         | I WANT THIS<br>QUIERO ESTO                                                                                                                                                                                                                                | I'M FINE WITH THIS<br>ESTOY BIEN CON ESTO                                                                                                                                                                                                                   | I DON'T WANT THIS<br>NO QUIERO ESTO                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SINGLE-FAMILY DETACHED/UNIFAMILIAR SEPARADA</b><br> |                                                                                                                                                                          |    |                                                                                                                                                                                |
| <b>PATIO HOMES/CASAS CON PATIO</b><br>               |    |                                                                                                                                                                                                                                                             |                                                                                                                                                                               |
| <b>TOWNHOMES/ CASAS ADOSADAS</b><br>                 |                                                                                                                                                                        |                                                                                                                                                                        |                                                                                         |
| <b>DUPLEXES/DÚPLEX</b><br>                           |                                                                                                                                                                                                                                                           |                                                                                   |    |



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## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 12/8/2025

**DEPARTMENT:** City Secretary

**DIRECTOR:** Lisa Henderson, City Secretary

**PRESENTER:** Council

**TIME SPAN:** 5 min.

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### **ITEM SUMMARY**

Consent and Regular Agendas



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 12/8/2025

**DEPARTMENT:** City Secretary

**DIRECTOR:** Mark D. Israelson, City Manager

**PRESENTER:** Council

**TIME SPAN:** 5 min.

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### **ITEM SUMMARY**

Council items for discussion/action on future agendas