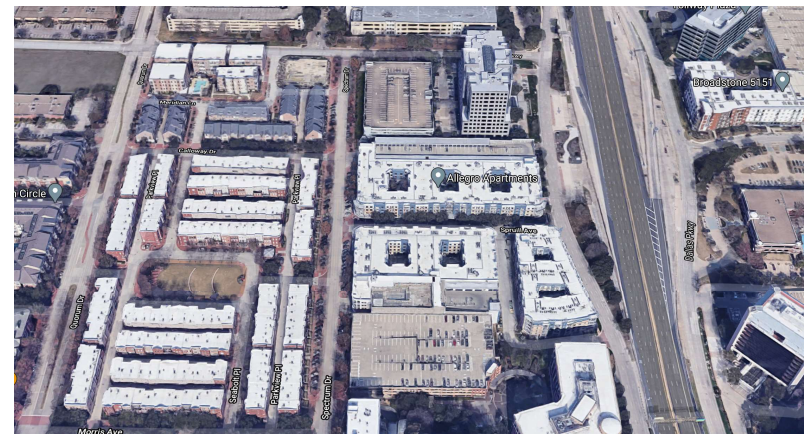


# Haggard Farm West

## *It's Back*

5,000 multifamily units?



# HAGGARD FARM WEST ZONING - HISTORY



- In 2014, Haggard and developer partners proposed a high-density mixed use project on the 280-acres of Haggard Farm West. The zoning request included 4,891 apartments.
- Overwhelming neighborhood opposition caused the developers to withdraw the request, however, one ten-acre tract at the southeast corner of Spring Creek Pkwy and Parkwood Blvd was rezoned for a proposed high rise condominium.
- Now in 2021, actions are being undertaken to revive the plan in pieces.
- In December 2020, a zoning case was filed for 1,308 high density apartments on part of the land.

# Zoning Case 2020-32 Filed in December 2020

2,822 Multifamily Units in Areas A, B and C



Total multifamily units planned so far is 2,822 in Areas A,B and C, but 40% of the land is still left in Area D. In 2014 proposal, over 2,000 MF were proposed in Area D. That would total 4,800 apartments, essentially the same as proposed in 2014.

## Area Descriptions

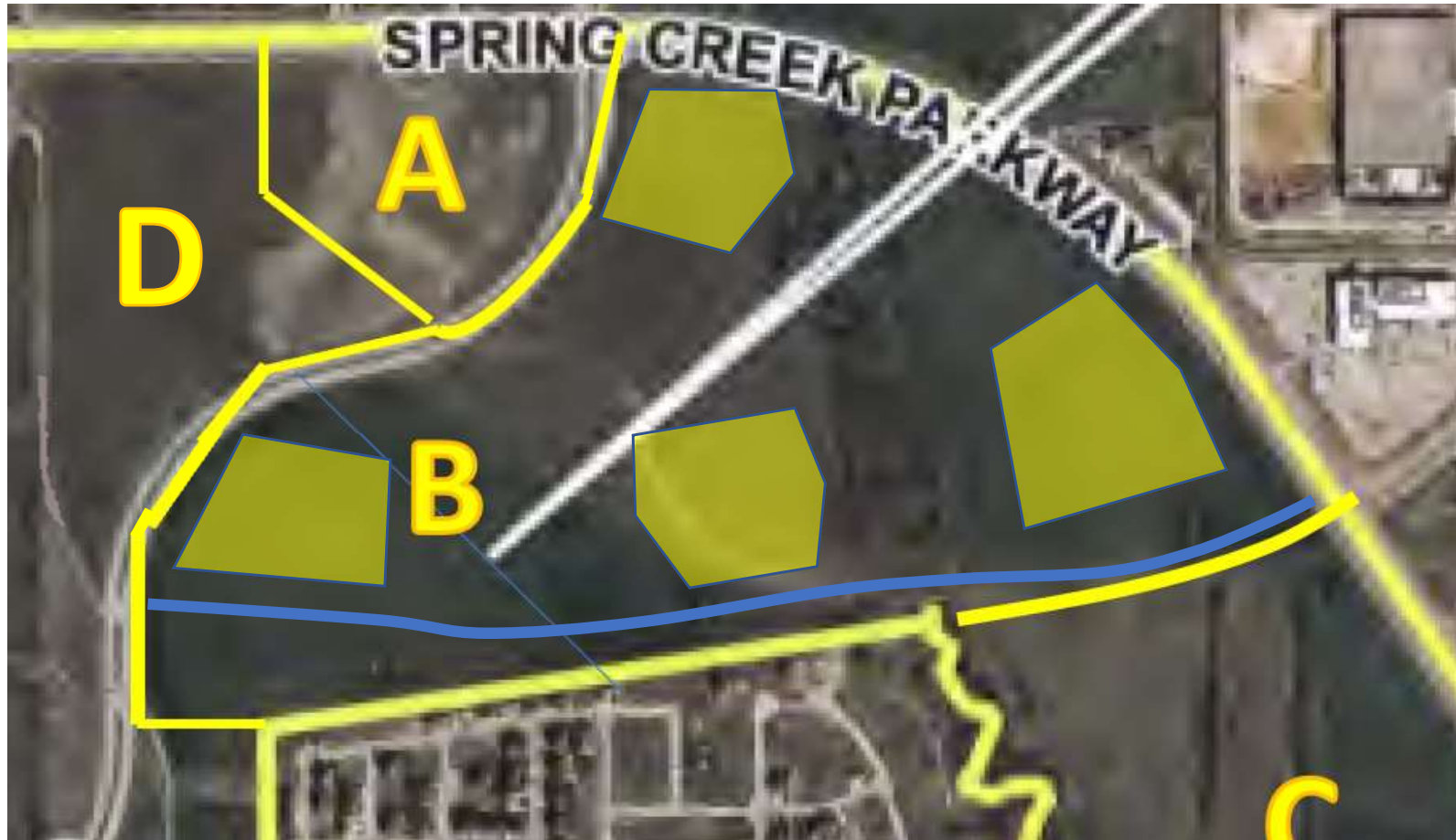
**B** – Request filed December 2020 for 1,308 high density apartments ZC2020-32.

**A** – Approved in 2014 for Mid-rise residential zoning ZC2014-33, could allow 650 multifamily units, multiple buildings up to 12 stories.

**C** - Announced development for 864 units in 3 five-story buildings (and several other buildings) for senior apartments and independent living units.

**D** – D is bigger than any of the other areas – How many more apts. in future requests?

# 1,308 Multifamily Units in Area B – New Zoning Case



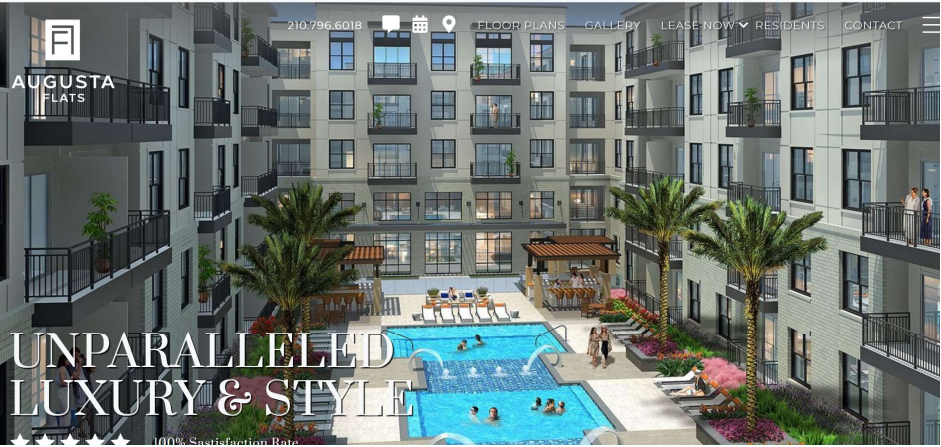
ZC2020-32 request (December 2020) includes 4 separate high density buildings with 250 to 400 units – total 1,308 units. Haggard has a contract for sale with Stillwater Capital Investments, a high-density multi-family developer.

In June 2020, the Planning Department allowed a developer (Forefront Living) to manipulate the existing zoning in Area C of Haggard Farm West to claim they had the right to construct 864 multi-family units of over 55, independent living and assisted living in 3 five-story buildings.

The existing zoning for Area C only allowed 341 multi-family units in two story buildings, 523 less than now planned.

# Stillwater Capital Investments

Here are examples of their developments



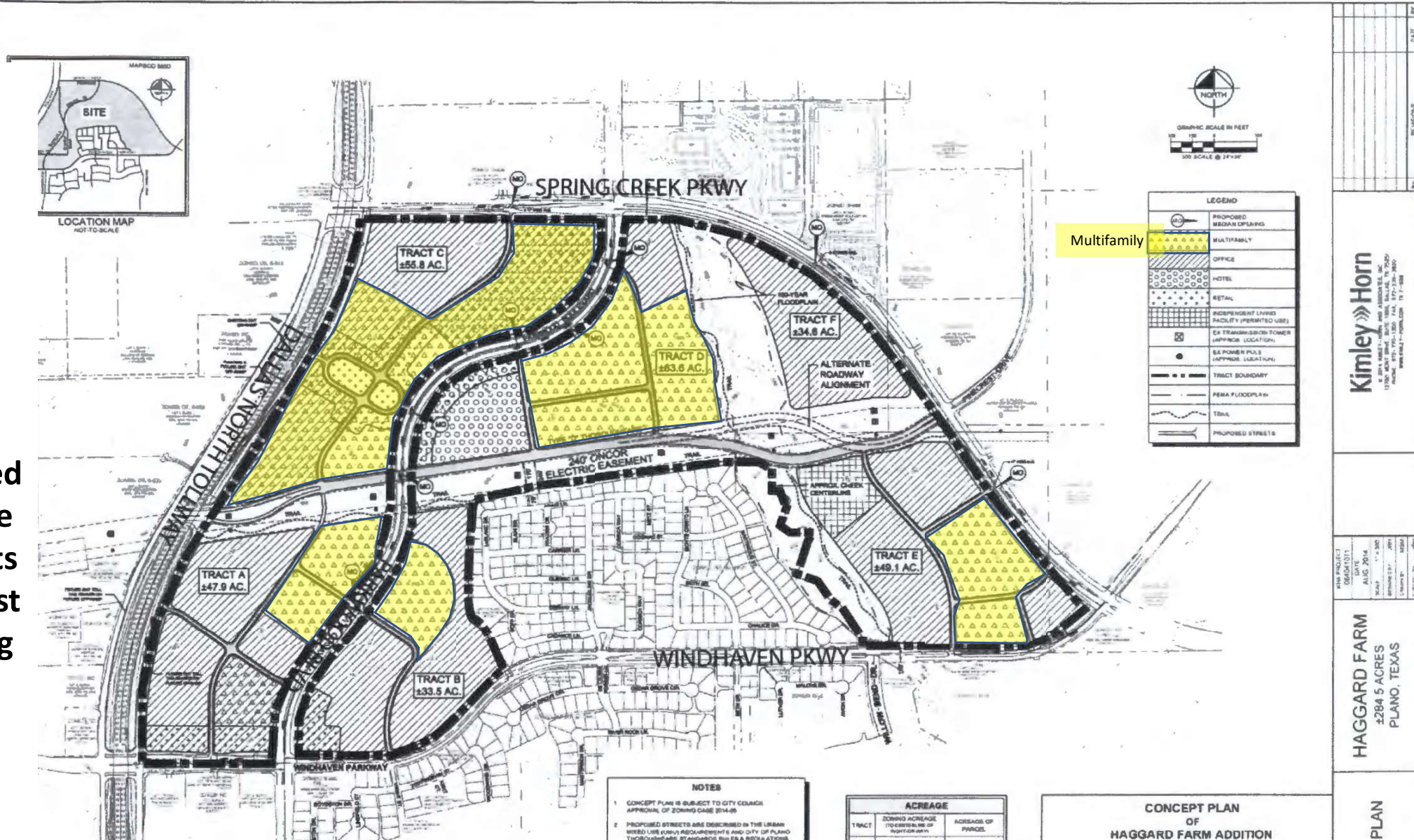
Keep in mind that several of these "pictures" are actually computer renderings and do not portray reality, especially with respect to landscaping and streetscape.

# In 2014, Developers Proposed 4,891 Multifamily Units At Haggard Farm West

Areas in Yellow were proposed High Density Multifamily

Citizens United to Oppose the Development. It was largely rejected. This was the start of PlanoFuture.

There was one project approved for 110 Mid-Rise Residential Units at the Southwest corner of Spring Creek and Parkwood Blvd.



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**HAGGARD FARM**  
 2284.5 ACRES  
 PLANO, TEXAS

**PLAN**

# In 2014, Developers Proposed 4,891 Multifamily Units at Haggard Farm West

After citizen outcry the proposal was withdrawn

- Below is an excerpt of the proposal

5. If residential uses are included, the following additional stipulations shall apply:

a. Standards relating to multifamily residence development in all Tracts:

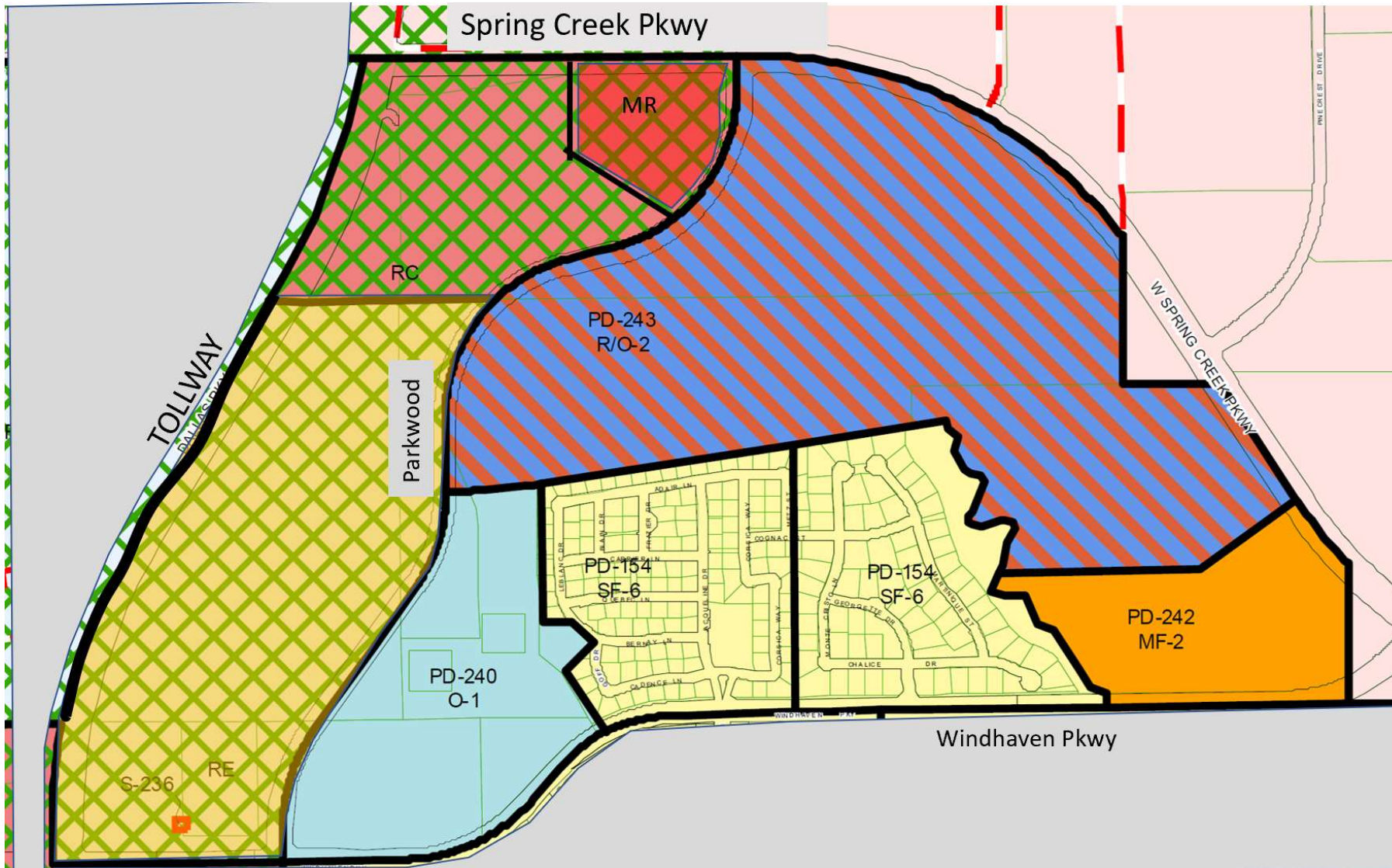
- i. **Maximum Number of Dwelling Units:** A combined total of 4,891 multifamily dwelling units are permitted within Tracts A, B, C, D, E and F as shown on the zoning exhibit.
- ii. **Minimum Density:** 40 units per acre. An average multifamily residential density of 40 dwelling units per acre must be maintained at all times. No phase having less than 40 units per acre may be constructed unless preceded by or concurrently built with a phase which maintains the minimum 40 dwelling unit density. Residential unit density requirements do not apply to mid-rise residential.
- iii. Multifamily development shall be exempt from the supplemental regulations of Subsection 3.104 (Multifamily Residence) and 3.117 (Usable Open Space).

b. Standards relating to Single-Family Residence Attached (SF-A) development.

If developed as SF-A, the base development standards of the Downtown Business/Government (BG) zoning district shall apply, except as provided in this subsection:

- i. Units shall be required to be rear entry. The elimination of the garage space, by enclosing the garage with a stationary wall, shall be prohibited.

# Existing Zoning Haggard Farm West



Here is the true existing Zoning for this area

- **PD-240 O-1** Neighborhood office (Max Height 2 stories)
- **PD-243 R/O-2** Low intensity office or retail with average floor to area ratio of 0.4 to 1 and maximum of 0.5 per lot. Should primarily result in 1 to 2 story buildings with surface parking but no specific height restrictions.
- **PD-242** Multi-Family 2 – maximum of 341 multi-family units with maximum of 2 stories.
- **MR** – Mid-Rise residential approved in 2014. Planned as 110 Condo units but zoning would actually allow 660 Apts. in buildings up to 12 stories
- **RC** Regional Center – Offices up to 20 stories, but generally limitations on density of development (FAR 1 to 1)
- **RE** – Regional Employment, including restaurants – See RC limits
- **PD-154** Single family home (Avignon Windhaven)

341 - Maximum # Apartments allowed by current zoning

Note: Mid Rise Residential is allowed in RC, but only by specific Use permit approved by P&Z and City Council



# Excerpts of 2014 Zoning Request

## Agenda Item No. 6A

Public Hearing: Zoning Case 2014-08

Applicant: Acres of Sunshine, Ltd. & Haggard Enterprises Limited, Ltd.

### DESCRIPTION:

This is a request to rezone 329.3± acres located at the southeast corner of the Dallas North Tollway and Spring Creek Parkway from Planned Development-240-Neighborhood Office, Planned Development-242-Multifamily Residence-2, Planned Development-243-Retail/General Office, Regional Commercial, Regional Employment and Commercial Employment to three Planned Development-Regional Commercial zoning districts and three Planned Development-General Office zoning districts. Zoned Planned Development-240-Neighborhood Office, Planned Development-242-Multifamily Residence-2, Planned Development-243-Retail/General Office, Regional Commercial, Regional Employment and Commercial Employment with Specific Use Permit #236 for Commercial Telephone Support Antenna.

### REMARKS:

The purpose for this request is to rezone 329.3± acres located at the southeast corner of the Dallas North Tollway and Spring Creek Parkway. Per the attached locator map, the current zoning is a mix of zoning districts including:

### ISSUES:

The nature of this zoning request is complex. The applicant is proposing changes in use, as well as modifications and exemptions to various standards in multiple locations throughout the subject property. The major components of this request include:

1. Mixing uses and standards
2. Residential zoning
  - a. Multifamily
  - b. Mid-rise
  - c. Single-Family
3. Modifications to various standards
  - a. Building setbacks
  - b. Open space
  - c. Street standards
  - d. Facade material requirements
  - e. Landscape reductions
  - f. Height

The applicant's request allows development to occur with reduced building setbacks and urban streets (on-street parking and wide sidewalks), or in a "partial" UMU-style development of a minimum of 15 contiguous acres. The UMU zoning district is intended to be used for large properties, between 50 and 200 acres, in order to create a cohesive framework for the design, development and operation of mixed-use urban centers. Larger acreages are necessary to create a recognizable destination with masses of residential and commercial uses, allows for quality urban street design, and provides areas for open space and amenities to serve the development.

### 1. Mixing Uses and Standards

Request: Residential or nonresidential uses may develop in any location, with modified setbacks, within all tracts. Within Tracts A, C, and D, the Urban Mixed-Use (UMU) district may be used with a minimum of 15 acres and a development plan approved by the Planning & Zoning Commission only.

Comments: Developing a site with a mix of uses, including commercial and residential can work very effectively, but without proper planning and design, it can lead to long-term nuisances for residents, businesses, and local governments. As the density of a project increases, the need to consider and plan for the impact of the relationship between uses becomes increasingly important. For this reason, the city has a policy which discourages a dense, mixed-use development product outside of defined "urban centers" which have community-endorsed development standards, such as Planned Development-65-Central Business-1 (PD-65-CB-1) in Legacy Town Center and the Downtown Business/Government (BG) district.

The applicant's request allows development to occur with reduced building setbacks and urban streets (on-street parking and wide sidewalks), or in a "partial" UMU-style development of a minimum of 15 contiguous acres. The UMU zoning district is intended to be used for large properties, between 50 and 200 acres, in order to create a cohesive framework for the design, development and operation of mixed-use urban centers. Larger acreages are necessary to create a recognizable destination with masses of residential and commercial uses, allows for quality urban street design, and provides areas for open space and amenities to serve the development.

### a. Multifamily Residential

Request: A combined total of 4,891 multifamily units are proposed among all Tracts.

Comments: This large number of multifamily residential units is a significant concern due to its incompatibility with the city's land use policies. If approved, this will be the largest concentration of multifamily units within the city.

### Housing Density Policy Statement

1. Limit the concentration of multifamily units to 500 at each location.
2. Establish a minimum distance of 1,500 feet between multifamily concentrations of 500 units.

### Land Use Element

1. Residential development should be prohibited within 1,200 feet of the centerline of the Dallas North Tollway.

The applicant is requesting multifamily residential uses be allowed by right consistent with the following:

- located adjacent to nonresidential uses without any required screening or buffers;
- located adjacent to the Dallas North Tollway (with first floor nonresidential uses); and
- located in or out of an urban center.

# In 2014, the Developer Proposed Reducing or Eliminating Various Zoning Requirements

## **b. Mid-Rise Residential**

Request: Mid-rise residential (multifamily five stories and taller) is requested to be permitted by right in Tracts A, C, and D.

Comments: Currently, mid-rise residential is permitted by Specific Use Permit (SUP) in the RC zoning district and by right in UMU. There are currently no mid-rise residential developments within the city. These uses require careful consideration outside of an urban context due to the uniqueness the development type. In order to fully determine the appropriateness of these developments, the city should retain the right to approve these requests in the context of an SUP within the RC district.

## **3. Various Modifications and Exemptions**

### **a. Building Setbacks**

Request: Requesting reduced building setbacks.

Comments: The applicant is requesting various amendments to building setback requirements. Front yards along major thoroughfares such as Spring Creek Parkway, the Dallas North Tollway, Windhaven Parkway and Parkwood Boulevard are requested to be reduced to 25 feet, instead of the current 50 feet. Setback reductions may be

Recommendation: The RC or O-2 building setbacks should be applied, except in the instance of a specific development request.

### **b. Open Space**

Request: No open space required.

Comments: Open space is a key component of mixed-use and residential zoning requests. Plano has a long-standing commitment to provide quality public spaces for residents to inhabit and enjoy outside of their homes. To that end, the UMU zoning district requires a minimum of five percent of the gross acreage to be dedicated as usable open space. The city's multifamily, Single-Family Residence Attached (SF-A) and Patio Home (PH) zoning districts all require open space to be provided due to the dense nature of these developments.

Recommendation: Open space should be a required element of all mixed-use, multifamily, townhome and patio home developments.

## **e. Landscape Reductions**

Request: Requesting various landscape edge reductions.

Comments: The city requires 30-foot landscape edges in certain corridors to create a more significant buffer from larger thoroughfares. In certain instances, for specific developments, these landscape edges have been reduced to address a specific development need or site challenge. It may be appropriate to reduce landscape edges as needed to accommodate a unique project, or specific development request, but at this time staff does not support an overall exception to these landscape edges, which serve a public purpose.

Recommendation: The property should comply with the existing landscape requirements. If the applicant were to submit a more specific development plan, staff would consider supporting a reduction in landscape edges if sufficient need were demonstrated.

*The Developer wanted to place five story and taller buildings next to single family homes, eliminate open space requirements and reduce landscaping and building setback requirements.*

# It Took Concerted Action of the Citizens to Stop This Plan



P&Z Meeting September 2, 2014

PlanoFuture

Change the Plan



# It Took Concerted Action of the Citizens to Stop This Plan (2014)



Prepare to Unite and Get Involved!!  
More information at [Planofuture.org](http://Planofuture.org) or  
[StopHaggardFarms.com](http://StopHaggardFarms.com)

[Planofuture](http://Planofuture.org)

# It Took Concerted Action of the Citizens to Stop This Plan

