

Concerned Citizens of West Plano

Dear Neighbors and Concerned Citizens of West Plano,

In a moment, I am going to ask you to spend 5-minutes on your computer between now and Nov. 9 to help keep our neighborhoods livable, accessible and valuable.

First some background.

We have been reporting to you on the status of the Haggard Farm West Rezoning project for several months now, and with the withdrawal of the primary request for rezoning we have achieved a reprieve, at least for the time being (they will be back!).

However, there is a development going forward within the Haggard Farm West property that you may be familiar with – a mid-rise (20 story) condominium building. A request for a Planned Development designation allowing for up to three mid-rise towers on just over ten acres at Parkwood and Spring Creek was recently approved by the Planning and Zoning Commission.

At a recent P&Z Commission meeting, the Concerned Citizens of West Plano presented a request to cap the number of multi-family units on the site at 400 units. This would have exceeded the planned number of units for the THREE buildings by 100 or more units. We wished to assure our neighborhoods, that *Should the Condo Tower Development FAIL, or should only one or two of the planned towers be built, that the remaining property could not be developed into a large apartment complex* given the mid-rise residential zoning they have achieved.

Although the developer of the condo towers, Visions5, did NOT object to the restriction, the P&Z was not persuaded to add this limitation to the rezoning documentation, and sent the Planned Development designation on to the Plano City Council with their approval.

Here is where we are asking for your 5-minutes. The City Council is expected to take up this rezoning case (2014-33) at their meeting on Monday, November 10th. We are asking you to send an email to the Council members requesting that they add this 400-unit limitation to the PD designation for case 2014-33. To help you do this quickly and easily, we have provided the email list and the suggested text below. Please use your own words to express your desire to add this restriction if you can, or just PASTE in the suggested text. Either way, please do this NOW to help get this multi-family unit cap added to the rezoning.

Suggested Text:

I am opposed to P&Z case 2014-33 – One Haggard Place –on this coming week's agenda unless there is a significant modification.

I believe there needs to be an overall cap on the number of residential units for this parcel, which I believe should be a maximum of 400 units. The modification I am suggesting will still allow the buildings shown in the Preliminary Site and Concept Plan for Lot 1 and Lot 2. The developer, Visions5, has NOT objected to this restriction.

Case 2014-33 is a request for a planned development under PD-RC zoning. **If the developer is to receive approval for the exceptional PD zoning, then the community has a right to expect that**

we get a development consistent with the stated plan, not something entirely different, such as a higher density mid-rise apartment complex. Below are the reasons I believe my proposed modification is appropriate.

The Lot 1 condo tower is 20 stories and the developer publicly states that they are planning 107 units for this building. Lot 2 includes two additional buildings with a slightly smaller foot print that are 12 and 7 stories, respectively. So there is a total of 39 stories to be built between the three buildings. If the layouts were comparable, we appear to be talking about a total of 200 to 250 residential units for the three buildings. That would suggest the City could limit the overall number of units in this planned development to no more than 300. We are proposing a cap of 400 units.

At the September 2, 2014 P&Z meeting, *the residents of West Plano made clear that they were opposed to a high concentration of multi-family units at Haggard Farm West and I believe any development that allowed more than 400 residential units in this 10.7 acre tract would be a gross violation of the message from the residents of West Plano.*

This modification would NOT preclude the planned development and in fact would allow generous modifications (including adding additional floors to buildings two and three) without a new zoning case. However, any significant changes beyond this threshold would clearly represent a whole new plan and the developer should have to return for a new PD zoning ordinance if such a major change is contemplated.

Thank you for your consideration of this request,

(ADD YOUR NAME(S) AND ADDRESS)

Please send to:

citycouncil@plano.gov;

mayor@plano.gov;

<bruceg@plano.gov> City Manager Bruce Glasscock;

<Chrisd@plano.gov> Planning Department;

srlavine@gmail.com

Thank you,

Steve Lavine

Avignon Windhaven Communications

On behalf of our neighbors, and all

The Concerned Citizens of West Plano