



**Urgent Issue for West Plano Homeowners**  
**From: Avignon Windhaven, Castlemere HOA, Windhaven Farm HOA, and other Concerned Citizens of West Plano**

**Please read this and take action NOW**  
**to maintain our quality of life in West Plano!**

**On Tuesday, Sept. 2**, Plano's Planning & Zoning Commission will consider a plan to **rezone** Haggard Farm West. That's the 280 acres surrounding Avignon's 224 homes on three sides and facing thousands of homes like yours south of Windhaven. The rezoning proposal divides this property into 6 zones to provide the developers with the maximum flexibility with the least amount of accountability to the community. **That could mean nearly 5,000 apartments and condos (as much as 60 per acre), with up to 20,000 residents, and offices for some 15,000 workers coming to this neighborhood every work day. Just think of the impact on our traffic, schools and property values!**

**This is NOT what this property is currently zoned for** – Currently, the entire property is approved for only about 340 apartments (15 per acre), and a significantly lower density of office development. **We do NOT need to stand by** and watch an Urban Mixed Use development like Legacy or the new CityLine in Richardson (State Farm/Raytheon) be built overlooking our backyards. Under the proposed zoning, the developers could build multi-story buildings just 10 to 20 feet from Windhaven and other newly constructed streets – providing the maximum use of every square foot, with **far less open space or green space than is currently required under the existing zoning.** This is NOT what we understood would be built there when we purchased our homes.

We ALL need to come to the meeting on September 2<sup>nd</sup> at 7 PM to show our support to the Concerned Citizens of West Plano, the coalition of thousands of homeowners throughout and beyond our West Plano neighborhoods, working to curb and control the development of this neighboring property.

**Here's what you can do...**

1. **Plan to attend the Planning & Zoning Commission meeting on Tuesday, September 2nd, at 7pm, in the Plano Municipal Building at 1520 K Avenue.**

This is East of Central Expressway, just north of 15<sup>th</sup> through Downtown Plano. At this time of day it may take a while to cross town so please give yourself at least 30 minutes to travel there. **WEAR ROYAL BLUE to help show our colors!**

2. **Fill out the attached reply forms – there are TWO of them (use BLACK INK - check AGAINST – add any specific comments you wish to make, such as need comprehensive plan or no Urban Mixed Use in my Backyard). Mail (to address at top of form), Email to email address below), Fax to 972-941-7396, or drop with a neighborhood leader or block captain (listed at end of this letter) TODAY – to ensure these arrive in time to be counted before the meeting next week.**

One reply form is for the overall Mixed Use Development, the other is to allow for the Helistop adjoining the high-rise, high-priced condos. This Helistop (helicopter landing area) is a limited use, private convenience not available to the public that will result in a major noisy public nuisance. Typical noise of 100 db (70 db is enough to harm your hearing) is associated with the take-off and landing of small helicopters. If we don't take

action now to stop it, this could mean we have aircraft flying low overhead at ALL HOURS. NOTE: there is an existing Helipad at the HP campus, less than a mile away.

3. **Put a SAY NO! sign in your yard**, and support our collective cause with a \$20 donation to offset the sign and printing costs. Email us at [jim@stophaggardfarms.com](mailto:jim@stophaggardfarms.com) and we will meet you to deliver a sign and accept your donation. Take the signs in after the 2<sup>nd</sup> and keep for the next key meeting.
4. **Attend our Neighborhood Rally on September 1<sup>st</sup>, noon to 2 pm, at the Avignon pool area behind the Palais near the Jacqueline Drive entrance.** We will serve lunch and talk about our plans and the process we must go through to succeed in halting the runaway development at Haggard Farm West.

At the Rally, you can also **get your car windows painted to show your support for our cause.** These mobile billboards are among our greatest weapons – as they let everyone in the Metroplex know where we stand! **If you would like to get your windows painted before the rally**, call Mike Minchew at 972-841-0308 (cell) and arrange a time to get this done – it only takes a few minutes and will help make us the talk of the town.

**Wouldn't it be awesome for the City to see a bunch of cars on Plano roads saying "Stop Haggard Farms?"** The paint is used for this purpose only and will not harm your window or paint. It would be great to have the parking lot at City Hall on Sept 2 filled with cars with signs clearly objecting to the re-zoning request. You can remove it with soap and water after the Sept 2<sup>nd</sup> Planning and Zoning meeting. No heavy duty commitment... It also helps get the word out to other Plano residents that are unfamiliar with the issue. If your back windshield has signage on it, a lot of people will ask you about the issue.

5. **Join NextDoor.com.** It's not perfect, but it does allow us to get the word out and keep each other informed about items of interest and importance to all our neighbors. Go to NextDoor.com to join your neighborhood group and verify your address.
6. **Get Informed, add your ideas and make contributions at our Website:**

[www.stophaggardfarms.com](http://www.stophaggardfarms.com)

Updates on what is happening can be found on this site. There is also a link on this site for any financial contributions you would wish to make to help pay for the signs and other expenses. At this point, a couple of neighbors have been footing the bill for the signs, the printing, etc. And costs add up....Big Time!!! You can use Pay Pal to make a contribution.

## **Say No! To the Haggard Farm Re-Zoning**

Thank you, Concerned Citizens of West Plano

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