

Windhaven Farm Homeowner's Association



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Please see link below for details & maps from the PLANNING & ZONING COMMISSION April 29, 2014 Haggard Farm West Planning Session

<http://www.plano.gov/AgendaCenter/ViewFile/Agenda/04292014-889>

The Concerned Homeowners and Residents of West Plano

Statement of Position

This document is a formal response to **Zoning Case 2014-08** whereby representatives of the property tracts known collectively as "Haggard Farm West" are seeking to substantially change six (6) existing zoning districts on land bounded by Spring Creek Parkway on the North and East, Windhaven Parkway on the South, and the North Dallas Tollway on the West. As a significant number of pre-existing single family homes, schools, and small businesses are located adjacent to, or in close proximity to Haggard Farm West, any changes or modifications to the current zoning districts must comport with existing uses to ensure the suburban lifestyle and the integrity of the West Plano community remains intact and undiminished. **Therefore, we appeal to the City of Plano to reject the proposed changes to the six (6) existing zoning districts under review.**

At the April 7, 2014 working session of the Plano Planning and Zoning Commission, Mr. Rutledge Haggard, representing the Haggard Farm West properties, freely acknowledged that the existing six (6) zoning districts "...were good, very good..." We agree with Mr. Haggard on this point. However, although we respect his desire to develop the subject land, we vehemently disagree with his request for "zoning flexibilities" which would allow for an Urban Mixed-Use development adjacent to our suburban properties and the more than 1,000 homeowners in the surrounding area. The development plan being contemplated on Haggard Farm West would result in increased density, increased vehicle traffic and congestion, reduced setbacks, greater height allowances, and large commercial (e.g. superstores) and high density residential (e.g. rental apartments) complexes that will destroy the livability of the adjacent suburban neighborhoods such as Avignon, Castlemere, White Rock Creek Estates, Windhaven Farm, Lakeside on Preston, Foxwood Glen, and multiple Willowbend neighborhoods

It is vital that the Plano Planning and Zoning Commission and the Plano City Council very carefully and transparently scrutinize the impact of the re-zoning request on the homeowners, residents, children, educators, and small business owners in the area. To that end, we cite the following significant concerns that must be examined before any zoning changes are approved:

- Re-zoning to allow for increased density will produce large volumes of new traffic and associated congestion on Windhaven, Willowbend, Parkwood, and Spring Creek roads, which are already unable to safely handle the existing modest vehicle

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volumes. New/extended roads and substantially widened roads are contemplated by the developers to accommodate the Urban Mixed-Use development they envision. How is this consistent or compatible with the pre-existing suburban community and their needs?

- In fact, the developers regularly cite the “CitiLine” development in Richardson (located at U.S. 75 and G.W. Bush Tollway) as the template they have in mind for the 286 acre plot on Haggard Farm West. They seek “flexibilities” in the current zoning districts to allow for a high-rise office tower and associated complex that would accommodate an additional influx of 15,000 or more workers commuting to the area 5 days a week, a hotel, superstore-style retail establishments, and also allow for over 5,000+ rental apartments. How is this “vision” either consistent or compatible with the existing zoning districts and the suburban neighborhoods that were planned, developed, and inhabited 15 years ago?
- The plan for 5,000+ rental apartments in the area does not account for the number of persons per household and school aged children. We believe this increased density will have a substantial negative impact on our stellar local schools (Centennial, Brinker, Renner, Shepton, and Plano West) which are already at overcapacity. The increased density from allowing a large number of rental apartments will continuously re-open the contentious community debate concerning school over-crowding, school boundaries, and academic performance. Is that wise or necessary?
- With recently granted changes to zoning districts on other nearby Haggard properties, promises were made by the developers to the local homeowners regarding the density, building height, construction quality and uses of commercial and residential properties in order to get homeowner support for re-zoning requests. These promises were largely unfulfilled, disregarded, or reversed. As such, we expect city officials to commit any future promises made by the re-zoning applicants to binding and legally enforceable agreements.

In summary, why do families and businesses want to locate or re-locate to Plano, Texas? It is our lifestyle, comfortable homes, quiet and safe neighborhoods, educated population, coherent and equitable planning and zoning policies, and our thriving business community. These are the characteristics that make Plano a very well run City of Excellence. West Plano residents did not move here looking for Uptown or Richardson. Allowing for changes to the existing zoning districts will violate the public trust that has been previously established with the homeowners in West Plano. We will be vigilant in following and participating in the City of Plano’s deliberations and decisions regarding this re-zoning request. We are asking City of Plano staff, the Planning and Zoning Commission, and the Plano City Council to work collaboratively with us to ensure the quality and integrity of our community remains intact.

Therefore, the undersigned Concerned Homeowners and Residents of West Plano are respectfully asking that the Planning and Zoning Commission and the Plano City Council to reject any changes to the six (6) existing zoning districts that are the subject of Zoning Case 2014-08.

This HOA Website is for the Windhaven Farm 1 Addition, which is South of Yeary.

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