

The following comments were included in submissions to the P&Z

Tasneem Anaswala Elizabeth Baltzer	This rezoning will destroy the quiet suburban lifestyle West Plano advertises We are already overcrowded, traffic is bad all times of day and we don't need maximum density to add to our water shortage.
Ryann & Gant Bills	I am against the urban development & creation of additional apartment homes and commercial businesses on Haggard Farms
Tamie Burnett Joe Buser	No to high rise condos and apartments The location of the largest apartment community in DFW in West Plano is an abomination. Do not destroy our community.
Othon Cabanzo	I am particularly opposed to the requests to greatly increase the number of allowed multi-family units and overcrowded schools
Beth Carruth	Too much Traffic! Crowded schools! No Green Space! West Plano looks good because of Road Median and HOA Landscaping
Richard Carlson	This zoning would allow a density that would totally disrupt the area. It would be detrimental to the safety and quality of life of the residents
Chris Darby	I am against the zoning changes because it will devalue my personal property and I do not want the noise from the helistop.
Justin Denision	The proposed change is inconsistent with the original zoning principles and necessarily will negatively affect existing communities
Jim Dillavou	I am against urban mixed use (UMU) development in this area. I am against inadequate setbacks requested. I am against the large number of multi-family units that would be added by this permit. I am against UMU without a detailed development plan.
Kristen Ehlers	Rezoning and amount of growth decreases our ability to accommodate children in our stellar schools and diminishes our suburban lifestyle promised.
Jennifer Fuller	Plano West cannot handle the influx of students that would occur if this zoning change is approved
Don Giddens	Large Development such as overdeveloped apartment complexes bring too much traffic congestion
Dale Green	page 108 whole page
Christine Kane	This will badly hurt our schools. As PTA member I have seen how much rezoning / redistricting hurt Brinker elementary. Lest not repeat.
Kurt Kane	Our schools can't handle an influx of high density residential units. Traffic will be a major issue. Please don't do this.
Darshan Kapadra	Prior to any re-zoning, a thorough analysis and eval. on the impact on our schools, roads, traffic has to be done. No urban mixed use in our beautiful West Plano neighborhoods.
Stephen S Kelly	This Zoning change is not in the best interest of our community, our schools and the City of Plano
Leslie Klein	Already overpopulated, shortage of water, apartment residents don't pay taxes, schools are overcrowded
Lisa Kletz	I say a huge "no", lived in neighborhood almost 16 years, keep it staying beautiful.
Bill Kukla	Page 163 a full page
Christina Landon	I strongly object to this proposal for a densely populated area. It impacts quality of life, property values and education.
Mills Landon	there is nothing positive to come from this rezoning for existing homeowners and residents
Salvator Mastra	What about our quality of Life?
Kevin McMahan	No exemptions for setbacks, no exemptions for green space, no more apartments, 4878 is way too many. Current zoning requires a special permit to increase over the 341 in

section E. No on the special permit.

Nancy Murphy Totally not in keeping with our surrounding neighborhoods and lifestyle - added burden on roads & schools - noise.

Karen D'Donnell We are not downtown

Lisa Ong Need to see comprehensive plan and concerns about traffic & School overcrowding & Noise

Kurt Parker No urban mixed use here... We bought here based on current zoning. This may force a move out of Plano and leave the city with less tax base as homeowners look elsewhere.

Melissa Pate The immediate area does not have adequate school capacity for this type of density.

Gary Peacock 5000 additional apartments and associated population / traffic will overload existing services capacity. Significant negative impact and general damage to resident's quality of life will result.

Linda Regan-Pelicone The proposed re-zoning would result in increased density, vehicular traffic and congestion; reduced setbacks, greater height allowances and high-density residential complexes would destroy the livability of the adjacent suburban neighborhoods.

Michael Pelicone The additional noise and congestion that the heliport and high density housing would create would destroy the suburban neighborhood I sought in moving to Plano.

John Reeves The current re-zoning would greatly increase the density of development and does not protect the quality of life for the existing Plano residents in nearby neighborhoods. I am opposed to the request for Urban Mixed use (UMU) zoning in this area. I am also concerned about any zoning change that substantially increase the number of allowed multi-family units in this area

Joe Richardson Schools are already overcrowded with exemptions on the number of students and are slowly losing their ratings.

Linda Rogala What is this? NYC?

Steve Schoonmaker Traffic Overcrowding of our schools, lower property values, noise

Greg Sharrock Rutledge Haggard stated at the preliminary hearing that he wants to be a good steward of the land and use this for land for "the best and highest use". So 5,000 apartments is the best and highest use this would-be good steward could come up with? In farm terms, I say hogwash! 5,000 apartments here would lead to decreased property values for adjacent neighborhoods, traffic congestion, overcrowded schools and higher crime rates....Do not allow Haggard to cover one of the last open tracts in Plano with a bunch of apartments - best and highest purpose - how about a park? That would be a lasting tribute to a good steward of the land and his family.

Larry Taub I do not feel expanding the area in such a way will be beneficial. It will decrease my quality of life.

Mari Teising Please consider the impact that this huge increase in population will have on our already overcrowded schools from Brinker up to West. I am a PISD teacher and I am extremely worried about how these new mega apt developments will cause mega problems for our schools, Teachers and students

Charles Triplett With all due respect, the last thing Plano needs are more concrete jungles, unsightly high rises, redundant shopping centers and thousands more people clustered around the DNT. If I wanted to live in Dallas, I would.

Terry White This is not in the best interest of our community.

Ryan Yasui This will have a negative impact on schools, traffic and quality of life for existing residents

To: Planning & Zoning Commission
Fr: Leif and Nancy Jensen – 5928 Beth Drive, Plano TX 75093
Re: Zoning Case 2014-30
Date: August 24, 2014

When we read about the Re-Zoning, we really had two questions. 1) Why? and 2) How much money do the Haggards need?.

We moved to Plano because of the neighborhood, schools and reputation. Plano has been recognized consistently as a safe, vibrant city with high quality schools and services (Parks, libraries, shopping, medical, etc.) For Plano to maintain its reputation as a great place to live, continued careful planning must guide the zoning decisions that impact current and future residents. The White Rock Creek Community Park should be a real asset to our community. Our focus should be on how to maintain and improve our community, not make it more congested and less desirable.

We are realists and understand the inevitability of growth. We have seen how in the 4 years we have lived here, the area has become more and more congested. We understand how the land fronting the toll road is prime development property that will ultimately be developed. However, any such development needs to be controlled with a focus on the impact to the community not what type of development will allow the landowner to receive the most money or generate the highest tax base. Increasing the density of the housing to the east of Avignon will be especially disastrous to our area and is just wrong.

In a Plano Star Courier article I read, it quoted Mr. Haggard as saying, the requested residential units is only a maximum, "he said the units would only be built if there is a demand for them." We have two problems with this. First, if the maximum is built it will have a very detrimental impact on our community, our schools and the quality of life. Second, the statement that units will only be built if there is a demand for them is absurd. As one in the commercial real estate business, that is not how it works. Texas, probably more than any other state is known in the real estate investment community as the poster child for real estate developers who will build as much as they can find investors to fund. The amount of uncontrolled growth (think of how lack of zoning effected Houston, Texas) and failed real estate developments in Texas is high.

The bottom line of all of this is it just comes down to dollars. The greater the density, the more the Haggards can sell their land for. If the zoning is left as it is, they sell their land for millions, the greater the density they are able to get, the more millions they make. How many millions do the Haggards need, especially at the expense of our community?

It is also true that if the proposed high density development is successful, more tax revenue will be received. But does Plano really want to put the strains on its schools, its citizens, for the greater revenue? Does it want to take a significant negative step to its great reputation for these extra dollars? Also, it is important to note, that even if the apartments are nice today, as I am sure they will be, apartments deteriorate and lose value much faster than homes. How many of you want to live next to an apartment community. Also, what happens if the development is not successful?

Please reject this change in zoning and do not let your legacy in office to be of one who took a major step in reducing the whole nature of our community and decreased your resident's quality of life.



Leif Jensen Nancy Jensen

This zoning application would allow up to 5000 multi family units. This will translate into at least 10,000 residents and perhaps even more. With this many residents we could end up having school-age children requiring additional elementary, middle, and even additional high school facilities. To my knowledge there is no land that has been set aside for the construction of these facilities let alone funding to actually build and staff these facilities.

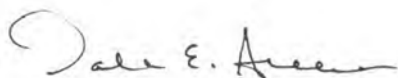
The addition of this many multi family units, is over and above the 341 units that are allowed in the current zoning. We already have an adequate supply of multi family units with more under construction and we do not need more of this type of residential unit. This many additional residents will further exacerbate the existing strain on infrastructure that we have in Plano.

It is also my understanding that the zoning application request a waiver of standard setback requirements throughout the entire development. These standards were put in place to allow properties to be aesthetically pleasing and to prevent the concentration of multi family units when in fact single-family residential units are the primary residential dwellings within Plano

In short, approval of this zoning request will have a long-term negative impact on Plano and its citizens. It would result in an undue burden on the community and the tax payers. We continue to have an adequate supply of multi family units and no evidence exists that the approval of this waiver would be at all beneficial for our community.

Sent from Dale Greene

5905 McFARLAND CT.
PLANO, 75093



Dear Sir/Madam,

I am writing to partially detail my objection to the proposed re-zoning of the Haggard Farm. I am a nearby resident in the Windhaven Farm neighborhood and this development will obviously impact me personally. However, I am looking at this situation objectively and I want to make clear that I have no issues with private landowners and investors wanting to develop their asset in order to make a profit. I would try to do the same if I were in their position. That said, the proposed re-zoning comes at a potentially significant cost to existing area residents in the form of diminished property values, higher congestion, over-crowded schools, and an increasingly taxed water system at a time of severe restriction.

Why should we (existing nearby homeowners) indirectly help underwrite significant new development by taking losses on our homes so developers can transform the area from one of single-family homes to one of apartment towers, big box retail or mixed-use retail? Again, I do NOT have a problem with development, but let's do it in a more responsible manner that is in keeping with the ideal of the neighborhood. When my wife and I moved to Plano almost eight years ago, we purposefully chose a suburb because we wanted a quieter place to raise our young kids, but was yet still a manageable commute to my job in Dallas. I suspect if you canvassed all the residents in the 75093 zip code, you would find few who moved to Plano because they wanted apartment towers and retail a couple hundred feet from their backyard. The concept of a 10+ story apartment building in Plano (being touted as the tallest suburban apartment tower in the area) sounds more like a trophy and bragging right than a sound civic planning idea.

Furthermore, I question as myopic the argument that large out-of-state employers contemplating a move to Plano are only enticed by new development. The DFW area does not have a shortage of housing stock – ample supply is why prices here never skyrocketed like they did in places like California and Florida in the 2000-2006 period.

I propose the following: allow single family home development on lands east of Parkwood Boulevard (i.e. the part of Haggard Farm north of the Windhaven Farm neighborhood and that roughly surrounds the Avignon neighborhood), and save larger developments, like retail, mixed-use, or multi-family for the areas flanking the Dallas North Tollway (i.e. West of Parkwood Boulevard). I believe this a reasonable compromise versus the veritable "carte blanche" currently set before us.

In the interest of brevity, I will keep this letter to one page. Thank you for your consideration. Please feel free to contact me if you would like additional detail on my position. You can reach me at 469-955-0327 (mobile) or matthewlemme@hotmail.com.

Regards,

A handwritten signature in black ink, appearing to read "Matthew A. Lemme", with a long horizontal flourish extending to the right.

Matthew A. Lemme

The following residents filed objection letters with the P&Z commission as of last Thursday. – Get yours in –
or send an email to erich@plano.gov

Steven Adler	Justin Denision	Michelle Kocurek	Kurt Parker
Alan Aguilar	Andrew Dewa	Linda Kochan	Melissa Pate
Nikhil Amin	Ann deVenney	Matthew Krebs	Doug & Cindy Patterson
Tasneem Anaswala	Martha Davis	Linda Krebs	Gary Peacock
Teresa Andermann	Vishal Dhar	Leslie Kresie	Linda Regan-Pelicone
Warren Arnold	Jim Dillavou	Chad Kuester	Michael Pelicone
Elizabeth Baltzer	Drew Dorsey	Bill Kukla	Nguyen Pham
Robert Barker	Robert Doyle	Margaret Kukla	Ashok Pinto
Richard Bartel	Kristen Ehlers	Howard Kussman	John Reeves
Kyle Brandstetter	Enza Fangio	Christina Landon	Paul Reich
Carolyn Beatty	Andrew Ferguson	Mills Landon	Lisa & Ron Riedell
Stuart Beck	Jennifer Fuller	Kay Langreder	Karen Richards
Dave Bell	Chris Garcia	Mark Lankin	Joe Richardson
David Bennett	Cynthia Garr	John Lavery	Roy Richardson
Ryann & Gant Bills	Perry M Gaudet	Steve Lavine	Linda Rogala
Lester Blakely	Linda Gerbosi	Frank Lauriello	Annette Russell
Stan Bowlin	Scott Giambalvo	Robert LeBlanc	Eric Salzer
Melissa Borovay	Scott Giddiens	David Chung lee	Sharon Salmon
Michael Brown	Don Giddens	Glenn Lickstein	Steve Schoonmaker
heather burchett	Victoria Gobeli	Amy Lin	Herbert Schroeder
Tamie Burnett	Stephen Gobeli	Jane Liu	Robert Schultz
Joe Buser	Brian Gobran	Jin Liu	Cindy Seideman
Mary Bryson	Dale Green	John Liu	Maria Seifi
Jean Byrd	Sharon Green	Qinggupo Liu	Dr. Elizabeth Hall
Othon Cabanzo	Allison Grzyb	Shelley Lowe	Selman
Teri Caldwell	Munish Gupta	Earl Lund	Greg Sharrock
Beth Carruth	Judy Hahn	Jane Maciekowicz	Evan J Simmons jr
Richard Carlson	Yi-Ling Hall	Peter Macaluso	Rhonda Snyder
Sharlie Chapman	Elizabeth Hairston	Steve Magee	Jennifer Stewart
Esther Chapman	Lorraine Harwell	Mauricio Martinez	Marie Tang
Tom Chapman	Marianne Hatsell	Salvator Mastra	Larry Taub
Eloise Chapman	RF Heinemann	Mark Matz	Mari Teising
Cody Chapman	Stacy Hinson	Kevin McMahon	Helen Tran
Mitch Chapman	M. Katherine	Sandra McKinley	Pamela Traylor
Venkata Raju Checka	Holzhauser	Lewis Miller	Charles Triplett
Nisha Checka	William Holzhauser	Ronda Miles	Bill Wait
William Roger Cheek	Allen Hsu	Steve Miles	Timothy Wang
Sherrie Cheng	Faizan Iftikhar	Kisha Mize	Steve Wheeler
James Cho	Nancy Jensen	Christina Moore	Terry White
Joseph Chu	Robin Jensen	Kelli Moore	Doug Wilken
Doug Clark	James Kahl	Nancy Moriarty	Shelia Wolfe
Kathy Coates	Christine Kane	Nancy Murphy	Weiban Yang
Barbara Cook	Kurt Kane	Gary Murtha	Ryan Yasui
Tom Cook	Darshan Kapadra	Maryam Nazart	Nikki Young
Diana Cosgrove	Wilna Kanjanasim	Marla Newman	Philip Young
Lynn D'Antonio	latha Kattumenu	Rosie Nielsen	Mary Zarlengo
Chris Darby	Stephen S Kelly	Leif Nilsson	Hanying Henry Zhang
Todd Dexler	Guy Kendler	David Norman	Michele Zrno
Luis De Jesus	Leslie Klein	Karen D'Donnell	
Joe de Sola	Lisa Kletz	Lisa Ong	