

Haggard Farm West

Proposed Rezoning

HAGGARD FARM WEST – Concept Plan



FUTURE
DEVELOPMENT
AREA

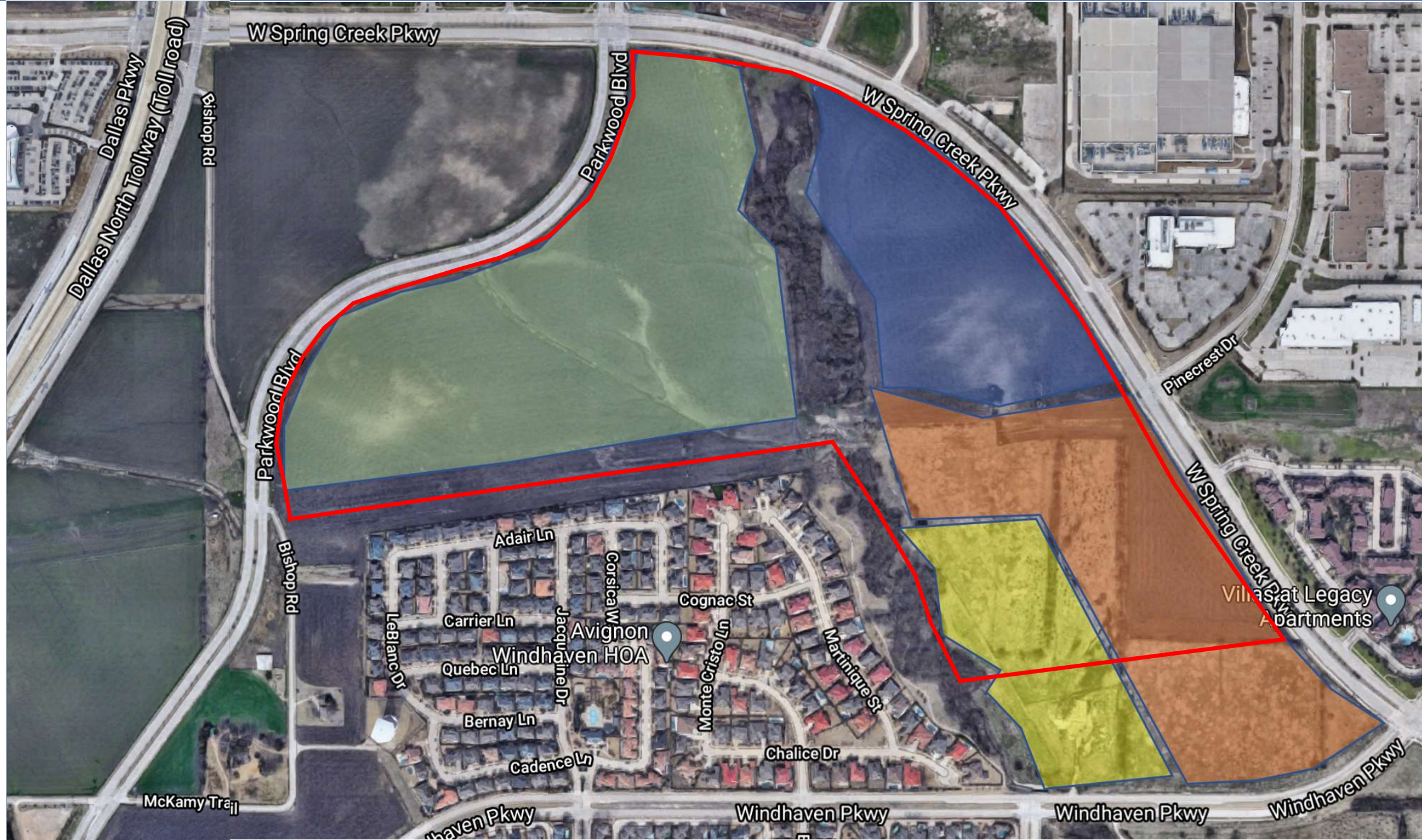
HOW
MANY
MORE
APARTMENTS
??

Understanding this proposal includes a look at the proposed multifamily. The developers have an existing approval for the land at the Southwest corner of Parkwood & Spring Creek that would easily allow 660 apartments (Tract 5). In the fall of 2020, the developer submitted plans for 224 age restricted apartments that the state falls within the existing PD-243 Zoning (tract 4). This zoning request would add 2 four story 350 unit apartment buildings and 427 assisted living units. Several office, retail and other commercial buildings would also be allowed.

427
asst
living

224
age 55

Haggard Farm West Current Development Proposal



SUMMARY

The Area outlined in Red is the existing zoning PD-243, which constitutes the majority of the property. The area just south of it is PD-242 which would have allowed very low density multifamily or single family – zoned MF-2 allowing maximum height of 2 stories and maximum of 15 units per acre.

The area in yellow has a proposed development that conforms to existing zoning including a 224 unit age restricted apartment building (age 500 or older) within the PD-243 area and 30 2bedroom cottages in the southern half with the PD-242 area

Haggard Farm West Current Development Proposal



SUMMARY

Area / Description	Description
1	4-Story 350 Apts (5 Sty parking)
1	3 4-story office bldgs.
1	3 2-story office bldgs.
1	Hotel -98 Rooms, 2 story
2	Two 2-Story Office bldgs.
2	4-Story 350 Apts (4sty parking)
3	Four 5-story Ass'ted Living towers
3	Two 3-Story Office bldgs.
3	100 3-story townhome units.
4	5-story 224 apts (age 55)
4	30 1-story cottage apts
	Prior Zoning –SWC Parkwood & Sp Crk
5	Zoned 12 story up to 660 Apts

Total
 1,584 mid-rise Apartments
 + 427 assisted living units
 + 30 cottages
 + 3 4-story office buildings
 + 3 2-story office buildings
 + 2 3-story office buildings
 + 98 Room Hotel
 + Several 3 & 4 story parking garages.
 + 100 3 story townhomes (not required – could do other.

This is the current Concept Plan, the Re-zoning request would allow over 2 times this much development.
 e.g., This concept plan for PD-243 shows 2.2 million sq ft of buildings but the re-zoning request is for 5.0 million square feet with buildings up to 7 stories. So take everything in this plan and double it.

Haggard Farm West Current Development Proposal



SUMMARY

Current Zoning is PD-243. This PD limits the density for this development by limiting individual lots to a Floor to Area Ratio of 1:1, but more importantly, limit the overall density of the development to an FAR of 0.4 to 1.

The Proposed Stipulations would not eliminate any cap on overall density. There would be limits on individual lots. The Stipulations state lot density would be limited to 0.5 to 1 (a 25% increase) but the exempts most of the property from that limitation.

Area / Description

- 1 Lots facing the power line (Trail) are allowed FAR 1.35:1, Lots facing Parkwood are allowed FAR 1:1. Overall area is 0.95:1.
- 2 Lots facing the power line (Trail) are allowed FAR 1.35:1, Overall area is 1.18:1.
- 3 Lots facing the power line (Trail) are allowed FAR 1.35:1, Lots 500 ft N of Windhaven allowed 1:1. Overall area is 1.10:1.
- 4 The 224 5 story apts (age 55) were approved by PSP-020 at a FAR of 0.98:1

The Applicant's Concept Plan is Misleading

SITE DATA SUMMARY TABLE				
TRACT NO.	TRACT 1			
EXISTING ZONING	PD-243, R/O-2			
TOTAL BLOCK AREA (SF)	3,008,805 SF			
TOTAL BLOCK AREA (AC)	69.07 AC			
TOTAL BLOCK AREA (NET R.O.W.) (AC)	59.44 AC			
LOT NO.	LOT 1			
LAND USE	MULTIFAMILY	HOTEL	RETAIL	GENERAL OFFICE
TOTAL LOT AREA (SF)	1,846,508 SF			
TOTAL LOT AREA (AC)	42.39 AC			
BUILDING FOOTPRINT AREA (SF)	88,750 SF	36,000 SF	24,400 SF	152,150 SF
TOTAL BUILDING AREA (GSF)	355,000 GSF	72,000 GSF	24,400 SF	527,100 GSF
BUILDING HEIGHT (# STORIES)	4 STORIES	2 STORIES	1 STORY	2 TO 4 STORIES
FLOOR AREA RATIO	0.53:1			
LOT COVERAGE	26.62%			
UNIT COUNT	350 UNITS	98 ROOMS	-	-

SITE DATA SUMMARY TABLE				
TRACT NO.	TRACT 2			
EXISTING ZONING	PD-243, R/O-2			
TOTAL BLOCK AREA (SF)	1,531,418 SF			
TOTAL BLOCK AREA (AC)	35.16 AC			
TOTAL BLOCK AREA (NET R.O.W.) (AC)	29.38 AC			
LOT NO.	LOT 1	LOT 2		
LAND USE	DEDICATED OPEN SPACE	GENERAL OFFICE	MULTIFAMILY	RETAIL / RESTAURANT
TOTAL LOT AREA (SF)	421,225 SF	858,568 SF		
TOTAL LOT AREA (AC)	9.67 AC	19.71 AC		
BUILDING FOOTPRINT AREA (SF)	-	50,000 SF	120,000 SF	6,600 SF
TOTAL BUILDING AREA (GSF)	-	100,000 GSF	360,000 GSF	6,600 SF
BUILDING HEIGHT (# STORIES)	-	2 STORIES	4 STORIES	1 STORY
FLOOR AREA RATIO	-	0.54:1		
LOT COVERAGE	-	20.50%		
UNIT COUNT	-	-	350 UNITS	-

SITE DATA SUMMARY TABLE			
TRACT NO.	TRACT 3		
EXISTING ZONING	PD-243, R/O-2		
TOTAL BLOCK AREA (SF)	1,666,704 SF		
TOTAL BLOCK AREA (AC)	38.26 AC		
TOTAL BLOCK AREA (NET R.O.W.) (AC)	32.29 AC		
LOT NO.	LOT 1	LOT 2	
LAND USE	GENERAL OFFICE	ASSISTED LIVING FACILITY	FUTURE SF-A
TOTAL LOT AREA (SF)	827,567 SF		578,815 SF
TOTAL LOT AREA (AC)	19.00 AC		13.29 AC
BUILDING FOOTPRINT AREA (SF)	28,800 SF	75,390 SF	-
TOTAL BUILDING AREA (GSF)	86,400 GSF	336,150 GSF	-
BUILDING HEIGHT (# STORIES)	3 STORIES	5 STORIES	-
FLOOR AREA RATIO	0.51:1		-
LOT COVERAGE	12.59%		-
UNIT COUNT	-	427 UNITS	-

	Tract 1	Tract 2	Track3	PSP020	Aggregate	Current Zoning
Floor to Area Ratio Concept	0.53:1	0.54:1	0.51:1	0.98:1	0.53:1	0.4:1
Requested Stipulations	0.95:1	1.10:1	1.18:1	0.98:1	1.04:1	0.4:1

PSP-020 SITE DATA SUMMARY TABLE	
ITEM	SENIOR LIVING PH1 NORTH
GENERAL SITE DATA	
ZONING	PD-243/RETAIL-GENERAL OFFICE (R/O-2)
LAND USE	CONTINUING CARE, INDEPENDENT LIVING, & ASSISTED LIVING
LOT AREA (SF)	356,668 SF
LOT AREA (AC)	8.19 AC
TOTAL BUILDING FOOTPRINT AREA (SF)	93,595 SF
TOTAL BUILDING AREA (GSF)	350,000 SF
BUILDING HEIGHT (# STORIES)	5 STORIES
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST ELEMENT)	80'
LOT COVERAGE (PERCENT - X.XX%)	26.24%
FLOOR AREA RATIO	0.98:1
LOT DENSITY (UNITS/AC)	28 UNITS/AC
AMENITY AREA (AC)	
Unit Count – Independent Liv 224 Units	

- The Current Zoning PD-243, caps the overall Floor to Area Ratio (FAR) at 0.4 to 1.
- The Concept Plan submitted by the Applicant has an aggregate FAR of 0.53:1 – this is about 30% more dense than currently allowed by PD-243.
- However, the Concept Plan does not dictate zoning. The Stipulations dictate zoning.
- Concept Plan has 2-story hotel & 2-4 story offices but Stipulations would allow 5-story
- The Applicant has proposed Stipulations that limit lot density but do not have an overall cap on the FAR. Applying the limitations for the individual lots would allow an overall maximum FAR of 1.04:1. That is 2.6 times the density currently allowed and twice the density in the Concept Plan. **The Concept Plan is Misleading.**

The Applicant's Concept Plan is Misleading

DRAFT
080221

PROPOSED STIPULATIONS
Haggard Farms
August 2, 2021

The permitted uses and standards shall be in accordance with the R, Retail and O-2, General Office zoning districts, unless otherwise specified herein:

1. Uses:

a. Additional permitted uses across each block:

i. Tracts A and B:

1. Multifamily Residence.
2. Food Truck Park, except prohibited within 150 feet of residential and retirement housing uses.
3. Winery.

These uses are not currently allowed. Why do we want prime commercial land used for apartments?

2. Area, Yard, and Bulk Requirement:

Area, yard, and bulk requirements shall follow O-2 standards with the following exceptions:

Description	Requirement
Maximum Height	Office: 4 stories, 60 feet; except the maximum height for office buildings on lots adjacent to Type D Thoroughfares is 5 stories, 70 feet Multifamily: 4 stories, 55 feet Retail/ Restaurant: 2 stories, 35 feet Hotel: 5 stories, 70 feet
Maximum Floor Area Ratio	0.5:1 except as otherwise provided herein 1:1 for lots fronting on Type D Thoroughfares 1.35:1 for lots fronting on Type D Thoroughfares and adjacent to parkland 1:1 for property in Tract C that is more than 500 feet north of Windhaven Road ROW and more than 300 feet west of Spring Creek Parkway ROW

4. Retirement Housing Standards – Retirement housing is exempt from the setback provisions of section 15.1300.3 of the Zoning Ordinance.

Another exemption of existing standards, allowing the 5 story retirement housing to be built right next to the proposed single family. Who want a 5-story building in the back yard?

5. Phasing

- a. Phase 1: A certificate of occupancy will not be issued for the first phase of multifamily, not to exceed 350 units and located in Tract A, until the following have been completed:
 - i. A certificate of occupancy has been issued for a minimum of 100,000 square feet of nonresidential use including 10,000 square feet of Village Retail; and
- b. Phase 2: A certificate of occupancy will not be issued for the second phase of multifamily, not to exceed 350 units and located in Tract B, until the following are completed:
 - i. A certificate of occupancy has been issued for a minimum of 300,000 square feet of nonresidential uses, including the 100,000 square feet required within Phase 1; and
 - ii. The completion of all open spaces located in Tract A and Tract B.

The Phasing standards are a fake-out. Developer tried to imply to area residents that the offices in Tract 1 would get built, but actually he would be able to use the assisted living facilities in tract 3 to claim he could build the apartments.

Although Concept Plan shows 2 and 4 story office buildings, the majority of the development is along a Type D thoroughfare therefore 5 stories would be allowed by right. The hotel is 2 stories in concept plan, but this asks for 5 stories by right.

Although stipulations say density FAR is 0.5 to 1, it has many exceptions. The majority of the development is along a Type D thoroughfare and much of that is along the power lines which are considered a "park," therefore most of the development could have a FAR of 1.35:1 or at least 1:1. Less than 15% of the development would be limited to an FAR of 0.5 to 1. Overall the allowed density could be 1.06:1 which is 2.6 times the density currently allowed.

Comments Regarding the Application

Comments

- During meetings with residents, developer tried to only address piece of the project and changed the story several times.
- At some neighborhood meetings developer tried to only discuss Tract 1. When some residents tried to ask questions about the rest of the development, he said those were other phases and he did not have that information
- At other meetings, the developer only addressed tracts 1 and 2, stating that the other tracts were not part of their project and the retirement community was a different project.
- The developer waxed on eternally about how the density was low and that it was essentially the same as already permitted. During the course of a single meeting, he went on and on about it being a “curated boutique hotel” present the concept plan that state it would be 2-stories but then in the same meeting stated it could be a 7 story hotel.
- When confronted about the draft stipulations that allowed an overall FAR of 1 to 1, the developer professed to be surprised by that and said that would be corrected, since they were not planning that density. The current stipulations would allow at least that great of a density.
- This request ignores the fact that there is already approved multifamily zoning on the SW Corner of Parkwood and Spring Creek, also owned by the co-developer, Haggard Enterprises/ Acres of Sunshine, that would easily accommodate 660 multifamily units in buildings up to 12 stories.
- That parcel at Parkwood and Spring Creek was rezoned to multifamily at Haggard’s request in 2014, over the objections of citizens. Since it has not been utilized, if this request for change on PD-243 is to be granted, Haggard should agree to rescind the 2014 rezoning for multifamily.
- The developer presented lots of pretty pictures of the linear parks, showing lots of trees and vegetation under the power lines. When it was pointed out that Oncor does not allow anything other than grass to be planted under power lines, the developer blamed artistic license.
- The developer emphasized that Phase 1 would only be allowed occupancy when 100,000 sq feet of non residential space was completed and Phase 2 when 300,000 square feet of non residential space was completed. He implied this would all be in Tracts 1 &2, but the stipulations are written to allow counting the assisted living facilities and supporting space to be counted for this purpose.
- The developer takes massive credit for all the “greenspace and parks.” The developer was obligated to provide the city with a 3 acre park from the prior development of Avignon, which they are doing. All the rest of the “parkland” is unusable space under the Oncor high voltage transmission lines or in Flood Plain. This would have been required open space in any development.
- In 2014, Haggard proposed rezoning the 282 acre Haggard Farm west to allow up to 4990 multi-family units. Resident completely rejected this proposal and it was withdrawn. If this proposal was adopted as is, there will be approval for 1,584 mid-rise multi-family and 427 assisted living units. But this proposal only covers half of Haggard Farm West. We can expect additional multifamily requests in the future. Also the requested zoning allows much great density than is in the concept plan and there are no plans to build most of the commercial space. We can expect the developer to return asking to use the density for more multifamily in Tracts 1 and 2.