

Haggard Neighborhood Action Plan



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City of Plano

Prepared by the City of Plano and the Neighborhood Planning Team

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Acknowledgements

NEIGHBORHOOD PLANNING TEAM

Betty Sewell, *Resident*

Naomi Goolsbee, *Resident*

Pam Hatcher, *Resident*

Mary Compton, *Resident*

Rosalind Wall, *Resident*

Melvin Wall, *Resident*

Jack Chandler, *Resident*

Laverne Chandler, *Resident*

Mayde Chandler, *Resident*

Cliff Spears, *Resident*

Earleen Spears, *Resident*

Larry Weseman, *Resident*

Nakita Weseman, *Resident*

Rick Guest, *Resident*

Peter Boedeck, *Resident*

Melissa O'Neal, *Resident*

Alvie O'Neal, *Resident*

Roxie Lara, *Resident*

Emily Armstrong, *Resident*

Becky Armstrong, *Resident*

David Martinez, *Resident*

Phil Garcia, *Resident*

Stacy Brown, *Resident*

Alma Benoit, *Business Owner*

Dennis Benoit, *Business Owner*

NEIGHBORHOOD PLANNING STAFF

Phyllis Jarrell, *Planning Director*

Bob Buffington, *Neighborhood Services Manager*

Laleh Soltan, *Urban Planner*

**EXECUTIVE
SUMMARY**

The Haggard neighborhood was selected to participate in the Neighborhood Planning Program because of the challenges facing the area. Through the use of traditional methods, such as surveys and neighborhood meetings, planners gathered information on the residents’ hopes and concerns for their community. In a series of meetings, the Neighborhood Planning Team identified needs and desires of residents with regard to their neighborhood. The team then developed four goals and supporting objectives, listed in the table below, that help define what the Haggard neighborhood residents are trying to achieve.

CONCERN	GOAL
A large number of houses being converted to rental units	Maintain the quality of existing residential properties and reinforce a positive community image through the encouragement of rehabilitation and enforcement of property standards.
Excessive cars parked in street	Address issues of excessive vehicles on streets to assure safe and efficient mobility while protecting the stability of the neighborhood.
Preservation of neighborhood trees	Preserve neighborhood trees as part of the resources that contribute to the character and beauty of the neighborhood.
Stray animals running loose in neighborhood	Increase animal control patrols through neighborhood to remove stray animals and to promote feeling of safety for pedestrians.

Figure 1- Neighborhood Concerns and Goals

This plan establishes a series of objectives that offer specific plans of action to help achieve the stated goals, and identifies the parties responsible for implementation. A matrix of costs and responsibilities can be found in the back of this document.

HISTORY & BACKGROUND

Much of the Haggard Neighborhood (South of 18th Street) was built in the 1870's and the beginning of the 1880's. The coming of the rail in 1872 provided ready access to new markets between McKinney and Dallas, thus opening up the land-locked interior to trade, immigration and travel. The rising economy created a center for business and social activity, with implications for the neighborhood's development. The area from 19th Street north to 22nd Street was constructed mainly in the 1950's and was one of the first "post-war subdivisions."



Figure 2 – Haggard architectural style

Large-scale farming now became profitable which resulted in increased employment and better wages. The population that moved in response to these employment opportunities settled in what we now call Haggard Park. The Haggard community was home to a growing influx of industrious people including

doctors, merchants, educators, ministers, trades people and many others.



Figure 3 – Example of Haggard architectural style

The Haggard area evolved over time as evidenced by two things: property relationships and architectural variety. First, as one of Plano's two oldest neighborhoods, Haggard was developed to accommodate the basically agricultural character of

**HISTORY &
BACKGROUND
(Continued)**



Figure 4 – Haggard architectural style

everyday life. Some of the properties in Haggard still retain outbuildings and wells because town dwellers were also required to keep gardens and poultry, store preserved meats and have a water source. (As late as 1918 a City ordinance was passed making it unlawful for chickens, ducks and turkeys to run free on City streets.) Some of the originally platted lots seem enormous by today’s standards and they were often divided into a forward section for the home itself and a rear section for the other functions.

Second, the evolution of the neighborhood is reflected in the architectural variety. Archive photos show that often small cabins would be constructed quickly for immediate use and were necessarily primitive. As residents grew prosperous these smaller homes were replaced by larger, newer homes.

The variety of architectural styles reflected in the Haggard community has been called “an architectural museum of Plano styles.” The styles represented include Folk Victorian, Queen Anne, Prairie, Craftsman, Tudor Revival, Colonial Revival, Ranch and Minimal Traditional. Many structures cannot be classified by style, but represent vernacular structures typically found in the region during the 1890’s-1960’s.



Figure 5 – Haggard architectural style

HISTORY & BACKGROUND

(Continued)

Until 1956 Plano had no zoning ordinance and some properties in an existing neighborhood could be singled out and placed in a different land use from that of neighboring property. Even with a zoning ordinance, some business uses were allowed in a strictly residential area. By the mid-1960's increasing numbers of nonresident investors were gaining a strong foothold in the neighborhood, and rental properties were increasing. A core of long-time residents remained but their property values were declining. The mid-1990's brought a renewed effort to stabilize and improve zoning in the Haggard community, particularly in the use of heritage designations.

As a result of joint efforts between residents, DART, and the City of Plano, today's Haggard residents, like early residents, can enjoy proximity to stores, restaurants, personal services and a variety of special interest shops. Today the relationship of the Haggard community to the pedestrian friendly atmosphere of downtown Plano is the same as in earlier days. Haggard residents live within walking distance of two DART stations which increases their mobility and ease of traveling.

The Plano Independent School District (PISD) has traditionally impacted the neighborhood for many years, with the Cox building being a center of public education in Plano for so long, first as a school, then the administration building, then as a resource center. Even with the changes taking place there (Courtyard Theater, upcoming renovation of the Cox building) PISD still maintains a presence.

PURPOSE

THE PLANNING PROCESS

The Haggard Neighborhood Action Plan was developed by members of the Haggard neighborhood working in conjunction with the City of Plano Neighborhood Planning Program to define a vision for the future. The Plan utilizes a strategic planning methodology to accomplish this vision through direct revitalization efforts and targeted action plans. The plan is based on the City of Plano Neighborhood Planning program initiated in 1998.

The Haggard Neighborhood was selected to participate in the Neighborhood Planning Program because of the challenges facing the area, which were listed in the table on page two, and a demonstrated interest by the residents to improve their neighborhood. The planning effort began in January 2004 and meetings were held monthly through June 2004 to identify community issues and review the plan's progress.

Efforts at community outreach, an important facet of the planning process, included direct mailings, an e-mail distribution list, hand distribution of flyers and a neighborhood survey. Meeting reminder notices were mailed to property owners and targeted stakeholders. Neighborhood surveys (please see Appendix I), in both English and Spanish, were distributed to every home and apartment in the neighborhood.

In a series of meetings the Haggard Neighborhood Planning team met with representatives from City departments to formulate action strategies. Information gathered in these meetings was used to help develop the goals contained in this plan.

VISION

The vision for the Haggard neighborhood includes an established neighborhood with large lots and neat and tidy homes. Streets are trash and graffiti-free and there are sidewalks throughout the tree-lined community. Traffic travels through the neighborhood at a safe speed ensuring pedestrian safety.

The residents of Haggard neighborhood envision a neighborhood with long-time residents who really care about the community. They see a neighborhood that is centrally located with well-lit streets.

The vision for Haggard neighborhood is that of a close-knit community where neighbors help neighbors, with an active neighborhood association in which people volunteer their time and resources to help improve the neighborhood. Members are informed and active in local issues, they help each other out because they know and care for each other, and they are committed to their community.

NEIGHBORHOOD DESCRIPTION

LAND USE AND ZONING

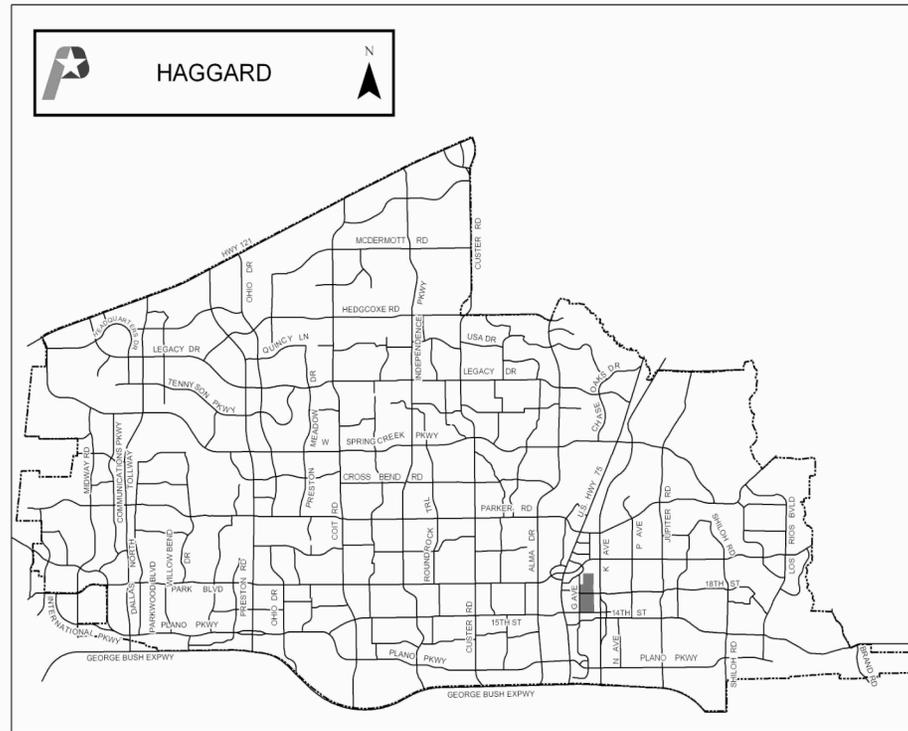


Figure 6 - Haggard Neighborhood Locator Map

is zoned primarily residential, it also has a variety of zoning designations including the (H-12) interurban station, (BG) Business Government and (UR) Urban Residential (See Figure 6).

The Haggard neighborhood is located immediately adjacent to Plano’s historic downtown. The neighborhood is bounded on the north by 22nd Street, on the south by 15th Street, on the west by G Avenue and on the east by I Avenue (See Figure 5).

The neighborhood includes 220 housing units and Haggard Park. While the Haggard neighborhood is

**POPULATION AND
DEMOGRAPHICS**

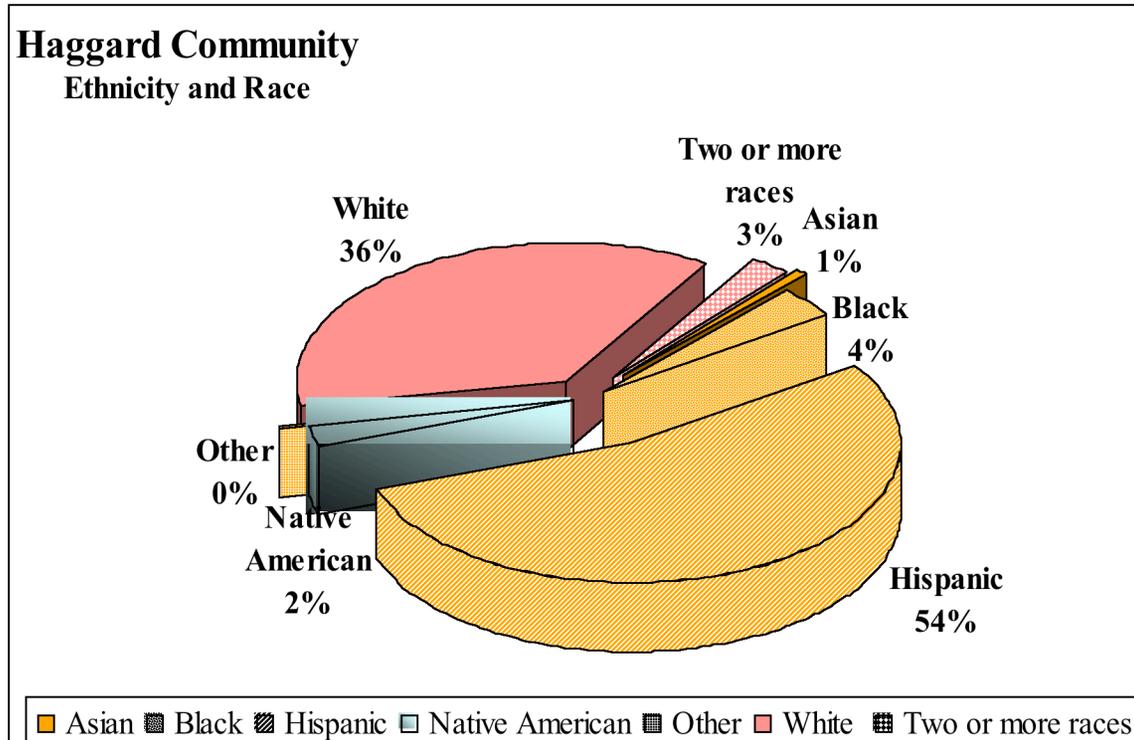


Figure 8 - Haggard Demographics

Census data for the Haggard neighborhood indicate that the area is relatively stable. Of the 270 housing units, 262 (97%) are occupied. There are 45% owner occupied homes, while 55% are renter occupied. The City's average is 69% owner occupied and 31% renter occupied.

**POPULATION AND
DEMOGRAPHICS
(CONTINUED)**

There are some demographic changes occurring in the area; the 2000 U.S. Census shows that the neighborhood is home to a more diverse group of people than ever before. The demographics have changed dramatically over the past 20 years. The neighborhood has shifted from a primarily white neighborhood to a more diverse community (See Figure 8.) The Hispanic population has risen 20% from 1990 to 2000. The white population has decreased by 43% in the past decade.

The age structure of the neighborhood is relatively youthful with 36% of the population being between the ages of 25 to 44 years of age. The neighborhood is following national trends, which indicate there are fewer children (19%) and more people 55 and over in neighborhoods. In keeping with national trends, there are a greater number of people from different races and ethnicities; today the neighborhood is 36% white, 54% Hispanic, 4% black, 1% Asian and 3% multi race.

The primary language in the community is fairly evenly divided with 48% of the population speaking only English and 49% that speak Spanish. The remaining population speaks a variety of languages.

The 2000 U.S. Census indicates that the average household income for Haggard Neighborhood was between \$25,000 and \$50,000 annually.

NEIGHBORHOOD MAINTENANCE

Many homes in the Haggard Neighborhood were built in the late 19th century and many have been well maintained. Approximately 15 of the original homes built in the 19th century still remain. However, there are a few concerns with poorly maintained homes and yards. There are also some infrastructure problems that need to be addressed. Some streets in the area need to be patched or repaved, as do some sidewalks and alleys.

Rental properties should conform to city ordinances and most in the Haggard community do. However, there are a few properties that do just enough to keep from being in violation. The City Property Standards Department, in conjunction with concerned residents, is trying to rectify all properties in non-compliance.



Figure 9 - Apartments located at 905 17th Street

Goal: Create a positive community image and instill community pride. Maintain and preserve the quality of the existing residential properties through the encouragement of rehabilitation and code compliance.

**NEIGHBORHOOD
MAINTENANCE
(CONTINUED)**

Objective: Educate residents concerning the most common code violations and encourage strict enforcement of city codes. Improve compliance with city codes by encouraging residents to report violations to City departments.

Objective: Educate residents about the City of Plano Housing Rehabilitation Program to encourage home maintenance.

Objective: Encourage residents to use City services by distributing educational materials in both English and Spanish.



Figure 10 – Haggard Park

Objective: Encourage residents to use City services by calling animal control for stray animal issues

Objective: Encourage residents to conform to neighborhood standards through property standards enforcement.

TRANSPORTATION

Vehicle Access

The roads in the Haggard neighborhood are generally in good condition. Repair work is underway in the few locations that need maintenance. There is concern about the number of cars parked on the street, which might impede emergency vehicle access.



Figure 11 – Street access in Haggard

There are many benefits of a pedestrian friendly environment, including a feeling of community and connection to the neighborhood, less automobile traffic, and safer streets. It is important for a neighborhood to be pedestrian friendly as this adds to the overall livability of an area. Families should be able to walk safely in their neighborhood. Children should be able to walk or ride their bikes safely to and from schools and parks. The elderly should be able to walk to and from mass transit. In the Haggard Neighborhood, pedestrian facilities, with a few exceptions, are good. The streets are well-lit, creating a feeling of safety.

**TRANSPORTATION
(CONTINUED)**

Goal: Assure safe and efficient mobility for cars, trucks and pedestrians while protecting the stability of the neighborhood.

Objective: Work with the City of Plano Safe Streets program to minimize the speed and traffic volume.

Objective: Ensure streets, alleys and sidewalks are continuous, well maintained and unobstructed by surveying existing conditions and working with City of Plano Engineering and Public Works to address these concerns.

Objective: Ensure that streets and sidewalks are well lighted by evaluating dark areas and installing additional lighting where street light spacing does not meet current standards.

**PRESERVATION OF
NEIGHBORHOOD
TREES**

Just as streets, sidewalks, public buildings and recreational facilities are a part of a community's infrastructure so neighborhood trees are important assets that require care and maintenance. The Haggard Neighborhood residents have indicated that trees are important to the community.

Goal: Preservation of neighborhood trees as part of the resources that contribute to the character and beauty of the neighborhood.



Figure 12 – Tree lined street in the Haggard neighborhood

Objective: Educate residents on tree maintenance and preservation by having the City of Plano Urban Forester attend a neighborhood meeting.

Objective: Develop a program to maintain the existing tree canopy by replacing dead or dying trees.

ANIMAL CONTROL

Stray animals are a source of concern in the Haggard neighborhood. Stray cats can carry diseases such as rabies and in the spring time as many as 200 cats have been sighted at one intersection. Some residents have complained of feeling threatened by stray dogs. Animal control and environmental health have been working with the neighborhood to remove all stray animals that pose a threat to the neighborhood.

Educating the residents about not feeding stray animals is one way that animal control has been able to keep the population of strays under control. Loaning animal traps to the residents in another method by which the population of strays has been decreased.

Goal: Continue to monitor neighborhood for stray animals.

Objective: Keep neighborhood free of threatening animals by increasing patrols and continuing to educate the public about the dangers of feeding stray animals.

AREA PARK

The Haggard neighborhood is served by Haggard Park. Residents feel that overall the park is well maintained. They are satisfied with park size, location and park facilities.

Goal: Continue to maintain Haggard Park.

Objective: Keep the park free of trash and the grass mowed at all times.



Figure 13 – Haggard Park

NEIGHBORHOOD IDENTITY

The Haggard Neighborhood has a very positive identity. Residents are proud of the diversity and history in their neighborhood.

Goal: Celebrate the diversity of the neighborhood while maintaining a unified feeling and identity for the neighborhood.

Objective: Use sign toppers to further increase recognition of the neighborhood name and boundaries (see Figure14).

Objective: Promote the diverse cultures of the neighborhood and encourage neighbors to get to know one another through neighborhood block parties.

Objective: Encourage the Neighborhood Association to continue meetings.

Objective: Encourage residents to attend Planning & Zoning meetings to keep informed of proposed zoning changes.



Figure 14 – Haggard neighborhood sign topper

HAGGARD NEIGHBORHOOD ACTION PLAN: IMPLEMENTATION MATRIX

Neighborhood Maintenance	Responsible Parties	Cost
<p>Goal: Create a positive community image and instill community pride. Maintain and preserve the quality of the existing residential properties through the encouragement of rehabilitation and code compliance.</p>		
<p>Objective: Reduce the number of code violations in the neighborhood by educating residents concerning the most common code violations and advocating strict enforcement of city codes.</p>	Residents/City of Plano Property Standards	Staff Time
<p>Objective: Encourage home maintenance by educating residents about the City of Plano Housing Rehabilitation Program.</p>	Residents/City of Plano Neighborhood Services	Staff Time
<p>Objective: Ensure that all residents know how to properly utilize city services by distributing educational materials in both English and Spanish.</p>	Residents/City of Plano	Existing Budgets
<p>Objective: Improve compliance with city codes by encouraging residents to report violations to City departments.</p>	Residents/City of Plano	Staff Time
<p>Objective: Reduce number of stray animals in neighborhood by educating residents on animal control procedures.</p>	Residents/ City of Plano Animal Control	Staff Time

Transportation	Responsible Parties	Cost
Goal: Assure safe and efficient mobility for cars, trucks and pedestrians while protecting the stability of the neighborhood.		
Objective: Protect the stability and residential character of the neighborhood by working with the City of Plano Safe Streets program to minimize the speed and volume of cut-through traffic.	City of Plano Traffic Engineering (Safe Streets)	Existing Safe Streets Budget
Objective: Ensure streets, alleys and sidewalks are well maintained and unobstructed by surveying existing conditions and working with City of Plano	City of Plano Public Works	There are no funds budgeted for FY 2004-2005 by Public Works
Preservation of Neighborhood Trees	Responsible Parties	Cost
Goal: To preserve neighborhood trees as part of the resources that contributes to the character and beauty of the neighborhood.		
Objective: Create a strategy for preserving neighborhood trees by working with City of Plano Urban Forester.	Residents/City of Plano Parks Department	Staff Time

Area Parks	Responsible Parties	Cost
Goal: Continue to maintain Haggard Park.		
Objective: Continue to mow park and keep area free of debris.	Residents/ City of Plano Parks Maintenance	Staff Time
Neighborhood Identity	Responsible Parties	Cost
Goal: Celebrate the diversity of the neighborhood while creating a unified feeling and identity for the neighborhood.		
Objective: Improve recognition of the neighborhood name and boundaries by installing sign toppers.	City of Plano Neighborhood Planning	Sign toppers – approximately \$1,800 from existing Neighborhood Planning Budget
Objective: Celebrate the diversity of the neighborhood and encourage neighbors to get to know one another with block parties.	Residents	N/A
Animal Control	Responsible Parties	Cost
Goal: Promote feeling of safety for pedestrians while keeping animal population in control		
Objective: Increase animal control patrols through neighborhood to remove stray cats and dogs which pose a threat of disease or attack.	City of Plano Animal Control	Staff time

Appendix I: Haggard Survey Results

Haggard Addition Survey Results

January 2004

1 How do you travel?

Auto	61
Bicycle	8
DART Light Rail	16
Bus/mass transit	2
Walk	26
Other	0
No answer	1

2 Transportation or traffic problems in neighborhood?

Yes	28
No	18
No answer	11

3 What would increase your desire to walk/cycle?

Improved Lighting	30
Pedestrian/Bicycle paths	14
Speed bumps	14
Sidewalks	16
Pedestrian Crosswalks	5
Less Speeders	2
Patrol DART Station regularly	1
Softer street lights	1

4 Mark the appropriate box:

A. It is convenient for me to get around on Dart:

Strongly Agree	21
Agree	21
Disagree	8
Strongly disagree	4
No answer	6

B. Crime is a serious problem in my neighborhood:

Strongly Agree	3
Agree	13
Disagree	35
Strongly disagree	8
No answer	5

C. The Neighborhood Police officer has been an asset to our neighborhood:

Strongly Agree	10
Agree	29
Disagree	11
Strongly disagree	1
No answer	8

D. City Government is responsive to our needs as a neighborhood:

Strongly Agree	4
Agree	30
Disagree	12
Strongly disagree	2
No answer	12

E. Overall, my neighborhood is clean:

Strongly Agree	10
Agree	38
Disagree	6
Strongly disagree	5
No answer	1

5 Do parks in your area meet your recreational needs?

Yes	52
No	5
No answer	5
Don't know	0

6 On average, how often do you visit a park?

Daily	8
Weekly	20
Once/month	7
Few times/yr	26
Never	2
Other	1
No answer	0

7 What do you like best about your neighborhood?

Friends/Neighbors	21
Quiet	18
Established Neighborhood	1
Location	12
Church proximity	1

Walkability	1
Minimum traffic	5
Cleanliness	1
Charm	13
Small town feel	1
Proximity to DART	1
Proximity to park	2
Proximity to Schools	1
Proximity to US 75	1
Large Trees	3
History	8
Unique houses	3
History	8
Arts, event, etc	1
Diversity	2
Small town feel	1
Stores	1
Peaceful	4

8 What 3 improvements would you most like to see in your neighborhood?

Remove all multifamily dwellings	1
Cleaner	4
Home improvement	2
Street improvements	1
Speed bumps and slower speeds	3
Sidewalks	1
More landscaping	3
More police	6
No drugs	

Better lighting	24
Leash laws	3
Restrict number of families in one house	8
Reduce loud vehicles and music	4
No answer	7

9 In Plano, some home occupations, such as construction, auto repair, landscape services are prohibited in neighborhoods.

Have you noticed any of these businesses operated out of people's homes?

Yes	20
No	33
No answer	7

If yes, what have you noticed?

No problem	7
Increased traffic	3
Equipment/vehicle storage	20
Parking problems	5
Noise pollution	1
Trashy property	1
Other	4
No answer	3

10 What types of crimes concern you in your neighborhood?

Auto theft	8
Burglary	37
Drugs	13
Juvenile crimes	12
Prostitution	4
Rape	4
Vandalism	21
Other	4
No answer	13

11 How long have you lived in the neighborhood?

Less than one yr	4
One to five years	16
Six to ten years	7
More than ten yrs	29
Don't know	0
No answer	3

12 What is your present housing situation?

Own	53
Rent	5
No answer	3

How many wage earners in your household?

13

Full-time	70
Part-time	15
Retired	13
No answer	6