

Haggard Park Revisiting Project Summary

Introduction

The primary purpose of the Revisiting Neighborhoods effort is to reconnect with residents and educate, inform, and empower them to sustain their neighborhoods and build cohesive communities. On July 21st, 2010, Planner Jon Hubach began meeting with residents in the Haggard Park Neighborhood. Meetings were held at City of Plano Municipal Center with starting at 6:30pm. Meetings were to occur every Wednesday for six weeks. Meetings would include city staff from various city departments to discuss pertinent issues such as property standards, public safety and overall conditions of the neighborhood.

Prior to the meetings, postcards were mailed to all existing households in the community as registered by City of Plano utilities accounts.

Meeting Synopsis

The meeting schedule was for minimum of two meetings and up to four additional meetings. During the first meeting, Planning Staff and residents discussed the meeting schedule and determined that two meetings were sufficient.

During the meeting, we focused on the following issues as raised by residents:

- Parking Concerns
 - Traffic flow at 18th St. and Avenue I
 - Traffic flow on 18th St. between Ave G and DART Tracks
 - Medians at DART Intersection on 18th St.
 - **Response:** *The neighbors met with Rick Berry from Traffic Engineering who offered to install "no parking" signs within 30 feet of the stop sign at the intersection of 18th Street and H Avenue. He will also have signs installed within the 18th Street medians both east and west of the DART tracks directing traffic to stay right. Both suggestions were accepted by the neighbors. The stop signs have been installed by Public Works. As of November 2010, an order has been submitted to Public Works requesting traffic devices on 18th Street alerting drivers to the medians near the DART tracks. Final details are being discussed for the specific device that will be used.*

- Property Standards
 - Window Screens on the Shimelpfenig House
 - **Response:** *See Heritage Properties Comments*
 - Lexington Park grounds

- Broken Windows
- Construction materials and vehicles
- **Response:** Rodney Noles with the Property Standards department discussed concerns at the Lexington Park housing development project that includes broken windows, additional construction materials, and construction equipment. Since no new construction has occurred in over 12 months, the neighbors are concerned the project has been abandoned. The investors are currently looking for a new developer to complete the necessary changes and finish the project. Based on neighbors' concerns, staff has visited the site and, at this time, no code enforcement violations exist. Staff will continue to monitor the project for any changes.
- Neighbors also expressed concerns of criminal activity at the Alta Vista Apartments and at the 10-Plex rental property on 16th Street. Following discussions with Police Officers Garcia and Hernandez, these matters are being handled. Neighbors also expressed concerns over prostitution activity in the area. Since then, the City Council have passed Ordinance No. 2010-8-18 which prohibits the intent to commit prostitution in a public place. Any further questions should be directed the Plano Police Department.
- Heritage Properties
 - Concerns on the use of the Shimelpfenig House
 - **Response:** The residents expressed serious concern of the historic Shimelpfenig House being use for residential health care. Following discussions with city staff in Building Inspections, an inspector was sent to check the site. The City currently allows up to eight residents living in a home used as a household care facility in a residential area. The Shimelpfenig House now has four residents. Also, there is a maximum of two live-in caregivers allowed. City staff has determined the facility is meeting all necessary requirements for the neighborhood.

The house recently was approved by the City of Plano Heritage Staff for a Certificate of Appropriateness to install storm screens. Several residents were concerned that what was installed is not historically appropriate. Following discussions with the Heritage Officer, Liz Casso-Hersch we surveyed the site and the neighborhood. The storm screens match what was approved and the storm screens also comply with other screens installed in the area.

- Vacant lot following demolition on Ave I and 17th St (1701 Ave I).
- **Response:** At this time, the owners have not made a final decision on how to use this property. There have been initial discussions with the Heritage Preservation Officer, but there is nothing new to report.

Final Comments

Overall, this neighborhood is better condition than many of the other neighborhoods targeted by the revisiting process. Most of the issues in the neighborhood reflect general concerns over parking, traffic and property concerns. Being a Heritage Designated neighborhood, the residents are strongly concerned over the look and appeal of this area. This concern is reflected in the love and care many of the neighbors show for their home. Any concern over property in the area is taken seriously and, if warranted, is investigated. In general, this is a well maintained neighborhood with few serious concerns.

