

From: Maryann Norwood [REDACTED]
Sent: Tuesday, March 15, 2022 1:26 PM
To: Ken Schmidt <kschmidt@addisontx.gov>
Subject: Case No. 1843-Z/JPI Addison Heights

Mr. Schmidt:

I am writing to provide comments for the public hearing on the above referenced matter. I am requesting that these comments be read into the record of the hearing, as outlined in the Notice of Public Hearing for this matter – and I appreciate the opportunity to provide objections via email for this matter on behalf of the owner of the property at 15920 Addison Road, Addison, TX 75001, Dealers Assurance Company (“DAC”).

DAC strongly opposes the rezoning of the referenced property from Commercial-2 (C-2) to a Planned Development (PD) with modified Urban Center (UC) District standards for multifamily residential, live/work, and future retail uses. Allowing the construction of a multifamily development comprised of 287 dwelling units and approximately 5,000 square feet of future retail space, across the street from DAC’s property, will greatly and negatively impact the value of DAC’s property, as well as frustrate the business purpose of our property. Property values are likely to go down in the area if multifamily apartments or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area.

The property for proposed rezoning is quite small, the proposed maximum number of dwelling units is unrealistic. The property will not be able to provide adequate parking (for both residential and retail use). Even a small garage for the apartments and the stores will not suffice. As you can understand, this would provide a great liability to our private property - likely necessitating additional security and a tow company, including the required signage and additional expenses. It is also likely that additional residences which likely cause an increase amount of in possible criminal activity (as DAC has already witnessed this phenomenon when an apartment complex was built behind our property).

Additionally, Airport Parkway cannot adequately handle the current traffic demand, is already suffering from abnormal wear and tear, with steady traffic entering and exiting the of apartment complex/retail facility, it will become increasingly inferior at serving the traffic which is already over-capacity. Traffic and safety of pedestrians are major areas of concern, and the relevant intersections are routinely blocked by traffic during rush hour.

Finally, DAC is currently on notice for extensive construction and possible property condemnation because of the Airport Revitalization Project. Have the coordinators for both of these projects even spoken with each other? As simultaneous construction on both fronts will render our property useless, will cause damage to our business, and will frustrate the very purpose of DAC’s purchase of the property – to operate a business in a business area. DAC will

likely already suffer a decrease in property value as a result of the City's project, and additional rezoning will only add greater depreciation.

DAC urges the Planning and Zoning commission to disapprove the proposed rezoning. I suspect the Commission will receive similar opinions from neighboring businesses – and I know that previous purchases of related properties for similar purposes have been rejected in the past.

Thank you. Please feel free to contact me if you have any questions or concerns.

Maryann Norwood
Chief U.S. Counsel



Maryann Norwood

Chief U.S. Counsel and Corporate Secretary

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From: Kent Hope [REDACTED]
Sent: Monday, March 14, 2022 8:31 AM
To: Ken Schmidt <kschmidt@addisontx.gov>
Subject: Case No. 1843-Z/JPI Addison Heights

I received a planning and zoning commission notice of public hearing concerning the subject case. I am in favor the requested rezoning application.

S. Kent Hope
P. O. Box 427
Addison, TX 75001
972-239-1324 off

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