

Sam's Club Special Area Study Public Input

Lesley Nyp

From: Lesley Nyp
Sent: Tuesday, July 19, 2022 1:28 PM
To: Lesley Nyp
Subject: FW: AMLI treehouse development

From: Leslie Fountain [REDACTED]
Sent: Tuesday, July 19, 2022 8:03 AM
To: Joe Chow <jchow@addisontx.gov>; Irma Parker <iparker@addisontx.gov>; Michael Doherty <mtdoherty@addisontx.gov>
Subject: AMLI treehouse development

Town of Addison

City Council member,

The Sam's Club Study indicates a "major new vehicle connection" road between the ALMI development to Proton Rd via the current Marriott Hotel parking lot. I am requesting this part of the Sams Project plan be deleted from the master plan.

I am not opposed to developing the vacant office space, I just do not want a cut thru street to Proton Dr.

Thank you,
Leslie

Leslie Fountain, Owner
La Mirada Condominms
4130 Proton Dr., Unit 48D
Addison TX 75001

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Lesley Nyp

From: Deann Ware, Ph.D. [REDACTED]
Sent: Monday, July 18, 2022 9:48 AM
To: Lesley Nyp
Cc: [REDACTED]
Subject: Regarding the Sam's Club Special Area Study & Rezoning Request 1851-Z/AMLI Midway

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Lesley Nyp,

Please confirm receipt of this email and distribute as appropriate prior to the July 19th meeting regarding these matters. Thank you.

Regarding the Sam's Club Special Area Study & Rezoning Request 1851-Z/AMLI Midway

As Addison residents, we've been fortunate to live in this vibrant community and benefit from the leadership and volunteerism of our Town Council, P&Z committee members, and others willing to serve. We thank you for your service, and we'd especially like to thank Mr. Ron Whitehead for his many years of leadership in Addison and continued willingness to contribute his time and knowledge. We are happy to see that he is a member of the Advisory Committee.

Like many residents, we're interested in maintaining the uniqueness of Addison and understand that growth and change are positive elements of community evolution.

We're writing to share thoughts regarding two issues: The Sam's Club Special Area Study and the rezoning request submitted by AMLI for multifamily buildings within this area.

The first point is simple: Please adopt a new name for the area. "Sam's Club" is not descriptive and evokes an era of rancor and conflict within our community.

Concerning the overall "Sam's Club Special Area Study," please allow ample time and opportunity for stakeholders to study the proposal and provide input prior to adopting the recommendations. We are unable to attend the July 19 meeting, but hope to have other opportunities to share input.

We're opposed to granting AMLI's rezoning request for several reasons:

- Granting this rezoning request is premature. The Sam's Club Special Area Study has not yet been adopted; therefore, it's unclear how this zoning variance would hinder or enhance the overall plan for the area. As the Sam's Club Study notes, it may take years to enact the recommendations in the plan. It is unwise to depart from established zoning and housing policy to accommodate a request in the nascent stages of redevelopment.
- The request for rezoning states fee ownership housing is "unlikely to be feasible" in this area, but provides no supporting data. Addison's current housing policy states "where feasible and appropriate, new housing should increase the proportion of fee simple ownership in Addison's housing mix." There's no evidence that fee simple housing, or other redevelopment, is not feasible or appropriate in the study area. Commercial sites are redeveloped all over the metroplex. There's no rationale to depart from the adopted housing policy.

- The actual former Sam’s Club site was “exceptional” due to deed restrictions on that parcel of land. That is not the case here, so again, there’s no rationale to grant the rezoning request at this time.
- Addison is currently adding multifamily housing options at the Addison Circle Transit-Oriented Development, which addresses the need for additional multifamily housing in Addison.
- Addison residents have consistently and overwhelmingly indicated that multifamily housing in the “Sam’s Club Special Area” is “highly undesirable.” Residents prefer low density housing in this area. This preference is aligned with Addison’s stated housing policy as well as the 2013 Town of Addison Comprehensive Plan. Any departure from established policy and long range planning, the repeated preference of residents, and the recommendations of the Sam’s Club Special Area Study, should not be undertaken without extensive study, data driven rationale, and community consensus.
- As the current Sam’s Club Special Area Study notes, “Missing Middle Housing Types. . . should be prioritized.” Missing Middle Housing is low density housing, such as single family garden homes, townhouses, fourplexes, etc., either rental or ownership. A four story multifamily housing building does not align with the recommendations in the study.

We thank you for your time in considering our comments. We also thank our Town Council and other community volunteers for your time and efforts.

Sincerely,

Deann Ware and Randy Burch
3835 Canot Lane
Addison, TX 75001

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Lesley Nyp

From: Ken Schmidt
Sent: Tuesday, July 19, 2022 1:31 PM
To: Lesley Nyp
Subject: FW: Sam's Club Special Area Study - Resident Concerns
Attachments: station_feedback_results_2 - page 3.pdf; Sam's Club Physical Development Framework (Major New Vehicle Connection).pdf

From: Alexander Goetz [REDACTED]
Sent: Tuesday, July 19, 2022 1:29 PM
To: Irma Parker <iparker@addisontx.gov>
Cc: Ken Schmidt <kschmidt@addisontx.gov>
Subject: Sam's Club Special Area Study - Resident Concerns

Hello,

My name is Alexander Goetz, I live at 4126 Eastman Way in Addison, part of the Townhomes of Addison association. I have been a resident of Addison since 2017.

I wanted to share my concerns about the Sam's Club Special Area Study and the planned development in that location which will have a severe impact on me and my immediate community due to its close proximity to my home. Please consider these concerns for the record and for today's public hearing about that topic as well as any future discussion.

1.) As you can see in the attached excerpt from the Sam's Club Special Area Study open house, conducted by the town of Addison on June 10, 2021, Addison residents have unisono spoken up for building more owner occupied residences as in comparison to rental places.

Addison already has - with 19.6% owner-occupied residency rate - by far the lowest owner-occupied residency rate in the DFW metroplex and adding more rental places would only increase that already unfavorable and undesired rate. I would highly recommend not to accept the proposal from AMLI (AMLI Treehouse Project) that would add another 419 apartments while only adding 30 new townhomes which is completely contrary to what the people of Addison want.

Please refer to https://datausa.io/profile/geo/dallas-tx#rent_own for current owner-occupied residency rate of Addison in comparison with other cities and towns in DFW complex.

2.) As part of the Sam's Club Special Area Master plan, there is a consideration about a planned 'Major New Vehicle Connection', crossing from the main development area South, across the current Dog Park and Redding Trail, all the way down to Proton Drive.

I strongly advise against implementing that road and for removing that option from the master plan since this road would cut through the planned Redding Trail extension and as well cause major traffic increase on Proton Drive that this road is not meant to be used nor has the capacity for.

Basically residents of that new development area could use the cut through road via Proton to either have an alternative way to access Midway Rd, or, even worse, use Proton to go west to eventually connect to Marsh Lane.

See attached overview with the cut through road concern marked in yellow circle.

Best Regards

Alexander Goetz
561 542 9988

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Physical Development Framework

Legend

Placetypes

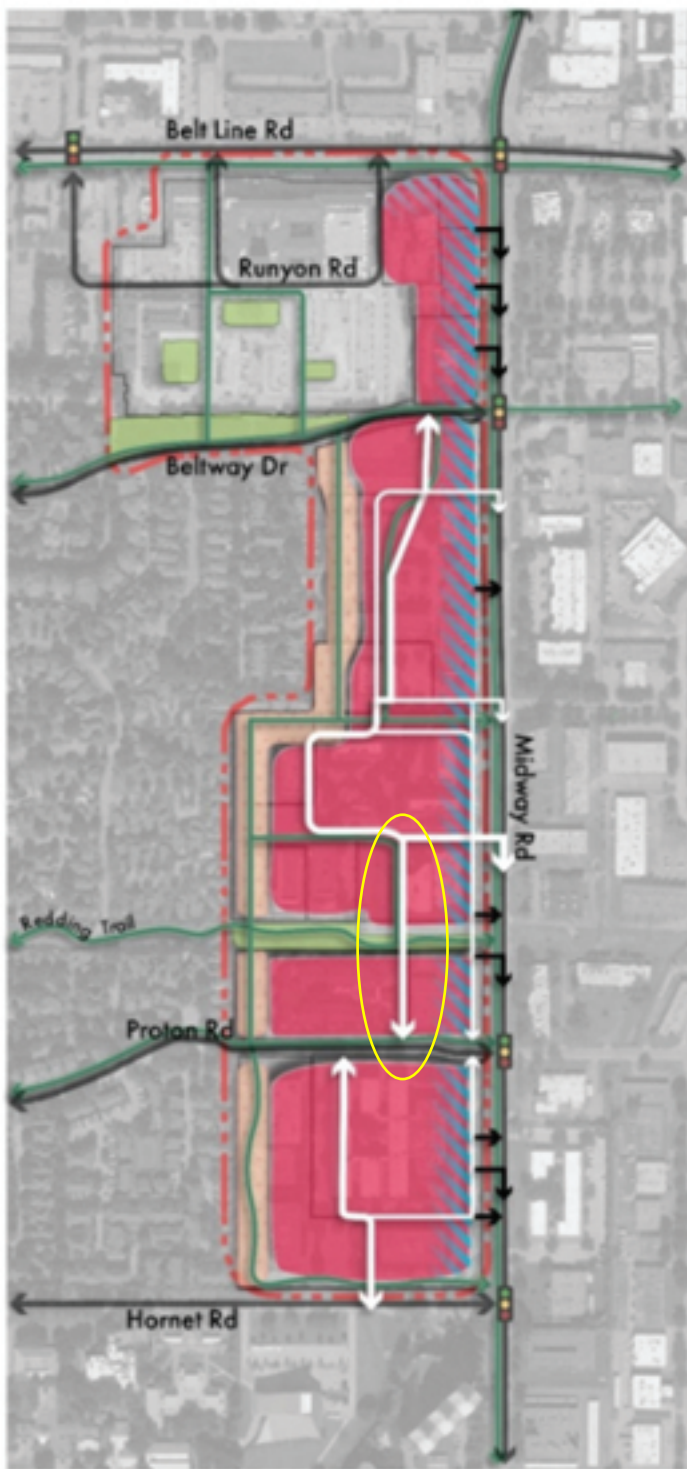
- Mix of Uses
- Residential Transition Zone
- Priority Frontage Zone
- Existing/Planned Open Space

Trails

- Trail Connections

Base Map Information

- Property Lines
- Existing Roads
- Major New Vehicle Connections
- Minor New Vehicle Connections
- Driveway Cuts (Post Midway Construction)
- Traffic Signals
- Study Area Boundary



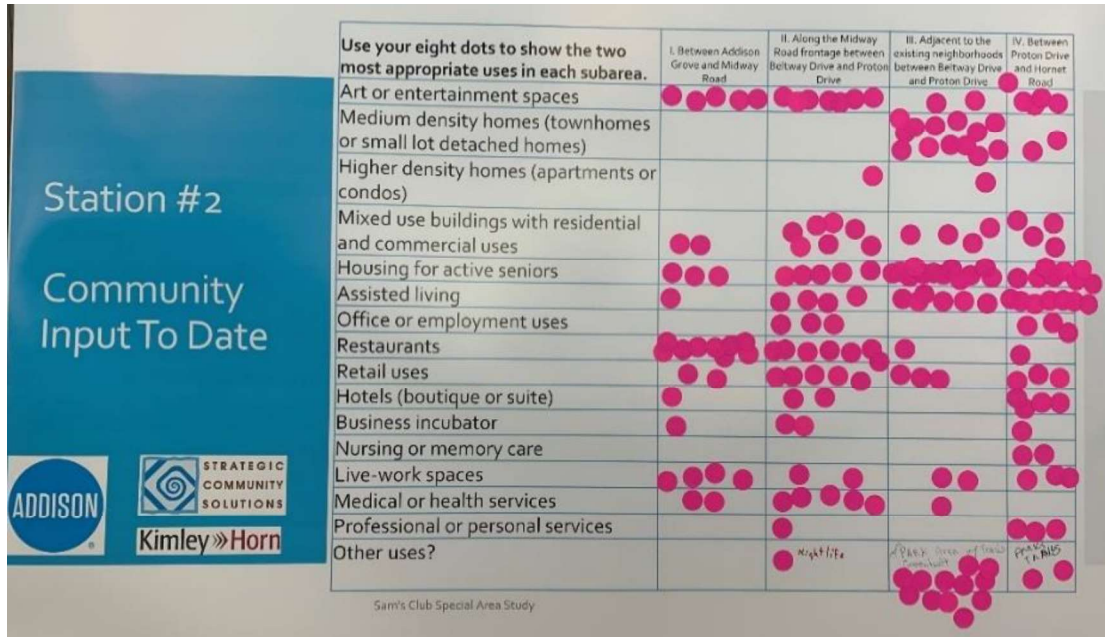
Note: Depicted internal streets are illustrative in nature. Final street layout will depend on the nature of individual redevelopment plans. Limitations on through traffic must be accommodated in all development proposals.



SAM'S CLUB SPECIAL AREA STUDY COMMUNITY OPEN HOUSE #1

STATION FEEDBACK

Station #2 - Community Input to Date



Identify the two most appropriate uses in each subarea.

	I. Between Addison Grove and Midway Rd.	II. Along the Midway Road frontage between Beltway Drive and Proton Drive	III. Adjacent to the existing neighborhoods between Beltway Drive and Proton Drive	IV. Between Proton Drive and Hornet Road
Art or entertainment spaces	5	7	2	5
Medium density home (townhomes or small lot detached homes)	0	0	13	2
High density homes (apartments or condos)	0	1	1	0
Mixed use buildings with residential and commercial uses	2	7	4	4
Housing for active seniors	3	5	12	8
Assisted living	1	4	6	7
Office or employment uses	0	3	0	3
Restaurants	9	7	1	1
Retail uses	2	5	3	3
Hotels (boutique or suite)	1	2	0	4
Business incubator	1	2	0	1
Nursing or memory care	0	0	0	2
Live-work spaces	4	2	2	3
Medical or health services	2	5	1	0
Professional or personal services	0	1	0	3
Other uses?		1-nightlife	12-Open park area with trails, greenbelt	2-Parks/trails

Lesley Nyp

From: Ken Schmidt
Sent: Tuesday, July 19, 2022 2:57 PM
To: Lesley Nyp
Subject: FW: Sam's Club Special Area Study
Attachments: Sam's Club Physical Development Framework (Major New Vehicle Connection).pdf; IMG_4622.MP4; IMG_4621.JPEG

From: Marlin Willesen [REDACTED]
Sent: Friday, July 15, 2022 3:00 PM
To: Thomas Souers <tsouers@addisontx.gov>; Chris DeFrancisco <cdefrancisco@addisontx.gov>; John Meleky <jmeleky@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; Juli Branson <jbranson@addisontx.gov>
Cc: Ken Schmidt <kschmidt@addisontx.gov> [REDACTED]
Subject: Sam's Club Special Area Study

Dear Commissioners,

Thank you for your service to our community. I have a few thoughts about the Sam's Club Special Area Study (Draft) that I wanted to share with you. First of all I'm excited with many of the things that I see occurring in the study area such as the Midway Road Reconstruction project, progress being made at the Addison Groves development, the future Addison Reserve townhome development coming, the renovations occurring at Midway Atriums and the possibility of a Radisson hotel occupying the old Crown Plaza hotel by years end. No doubt there is major progress being made and more to come. I also applaud the committee that worked so hard to get us to this point and all of the community who shared input during the process. While I agree with 99% of what is proposed at present I would like you to please consider the following items.

1. **Please include language that states no apartments adjacent to the residential transition zone and current single family homes.** I think we all agree that current homeowners don't want apartments built next to their homes and I would like to see this simple language added to the study.
2. **Please remove the Major New Vehicle Connection that would connect vehicular traffic to and from the current Addison Tree House to Proton Drive.** This is a bad idea for many reasons. It would cause Oncor distribution lines (not big transmission lines) to be rerouted on the Redding Trail, it would create a "major new vehicle connection" cutting through the Redding trail by the dog park, it cuts through the Court Yard by Marriott property envisioning that it would no longer exist, and most importantly If the AMLI Tree House development receives approval this would allow some 650 new residents to easily use Proton Drive to cut through our major residential neighborhoods for quicker access to Marsh Lane and Belt Line Road. Future vehicle traffic should use Midway Road as they do at present.
3. **Please remove the proposed residential transition zone and trail connection between Proton Drive and Hornet Road.** This trail was contemplated during the Citywide Trails Master Plan and absent from the plan because it was clearly communicated during that extensive master plan process that it was not wanted. Please refer to pages 39, 45 and 84 of the Citywide Trails Master Plan in which you will see detailed trail maps with no mention of this proposed trail. This was not included in the trails master plan because the current Midway Atriums brick wall / commercial parking lot provides a great buffer for Townhomes of Addison residents with very little use at night and on the weekends. This provides for a quiet and safe environment which might not be the case if this buffer were to transition to a heavily used pedestrian path that would cause many to easily look into some of our Townhomes of Addison residents back yards. Midway Atriums owns the brown brick wall that

acts as the east boundary for Townhomes of Addison. This wall was built with a step and level aesthetic. It is taller near Proton Drive but starts to get much shorter in height closer to the property of Greenhill School. This is the portion of the wall that has the biggest challenges if the current environment were to change as it drops down to about 4 feet in height. As an owner living at Townhomes of Addison since 1998.... I can say we love having Midway Atriums and the buffer they provide.

4. **Please remove the Major New Vehicle Connection accessing the private property that is owned by Greenhill School.** Greenhill School is one of the premier preparatory schools in the country and as such is tasked with security concerns for their students that are not normal to other schools. This is one of the reasons why they have such safe and secure borders with security on campus at all hours of the day. I have spoken to the leaders of Greenhill School and found that no one from the Town of Addison has discussed the thought of a cut through street on to their campus. If they had they would learn of the high security concerns, realize Hornet Road is a private street and might also discover that the proposed street would have to go through a brick wall owned by Midway Atriums. Most importantly our friends at Greenhill School have not been asked for input other than my conversations. I've learned that they like their current condition and not looking for it to change.

Thank you again for your service to our community and your consideration of these thoughts.

Marlin Willezen
4100 Juliard Drive
Addison, TX 75001
972.233.4222

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Ken Schmidt

From: Irma Parker
Sent: Tuesday, July 19, 2022 11:27 AM
To: Barbara Word; Ken Schmidt
Cc: Hamid Khaleghipour; Ashley Shroyer; John Crawford
Subject: RE: AMLI treehouse development comment to be read to P&Z meeting 7/19/22

Dear Barbara:

Thank you for sending this email to present to the Planning & Zoning Commission. Unfortunately, I do not attend those meetings; however, by copy of this email I am advising Director of Development Services Ken Schmidt of your request. Mr. Schmidt is the staff liaison for this Commission.

I am also sharing this email with Interim City Manager Khaleghipour and DCMs Shroyer and Crawford. For local government to work we need participation by our citizens. So, thank you again for your continued contributions.

Thank you!



Irma G. Parker, TRMC, CMC
City Secretary

Town of Addison | 5300 Belt Line Road, Dallas, TX 75254

office: (972) 450-7017

ADDISONTEXAS.NET

—

IT ALL COMES TOGETHER.

From: Barbara Word [REDACTED]
Sent: Monday, July 18, 2022 10:19 PM
To: Irma Parker <iparker@addisontx.gov>
Subject: AMLI treehouse development comment to be read to P&Z meeting 7/19/22

Town of Addison
Ms. Irma Parker, Secretary

Ms. Parker:

Would you please have my following letter read at the Planning & Zoning meeting 7/19/22.

The Sam's Club Study (pg. 30) indicates a "major new vehicle connection" road with a white arrow line encircled with a yellow oval on the bottom right side of the Physical Development Framework drawing. I object to that connection road, and ask P&Z to strike that from the Sam's Study Plan.

The Sam's Study reveals a connection road is planned to intersect at Proton Road from the AMLI development. That connection road extends from Beltway to Proton on the drawing creating a cut-through. It would even entail greater traffic and a bigger cut-through at its maximum potential if you consider the likelihood that traffic would travel from Surveyor & Beltline then to Beltway and to Proton bringing Beltline and industrial traffic from North Surveyor Road.

The traffic load would be a major safety and flow problem for Proton Road and also for the residents of AMLI development itself.

A better option is to allow Beltwood Parkway to become a connector to AMLI at Midway Road with a traffic light.

I request that Planning & Zoning delete the "major new vehicle connector" from Beltway to Proton Road on the Sam's Club Plan immediately, this evening in fact.

Barbara Word, Owner
La Mirada Condominiums
4130 Proton Dr., Unit 7B
Addison TX 75001
Phone: (352)603-2309

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Lesley Nyp

From: Lesley Nyp
Sent: Thursday, July 21, 2022 9:40 AM
To: Lesley Nyp
Subject: FW: July 19,2022 Planning & Zoning Meeting

From: Kristin Wallach [REDACTED]
Sent: Wednesday, July 20, 2022 9:07 PM
To: Ken Schmidt <kschmidt@addisontx.gov>; Thomas Souers <tsouers@addisontx.gov>; cdefrancisco@addisontx.goc; Juli Branson <jbranson@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; John Meleky <jmeleky@addisontx.gov>; Joe Chow <jchow@addisontx.gov>; Kathryn Wheeler <kwheeler@addisontx.gov>; Lori Ward <lward@addisontx.gov>; Tom Braun <tbraun@addisontx.gov>; Darren Gardner <dgardner@addisontx.gov>; Guillermo Quintanilla <gquintanilla@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>
Subject: July 19,2022 Planning & Zoning Meeting

Dear Planning & Development, Planning & Zoning Board, Mayor and City Counsel,

I attended the Planning & Zoning meeting this week but was unable to stay until the time allotted for public comment on item 4 on the agenda, Case 1851-Z AmlI Midway PD Rezoning. I would like to use this email to register my concerns on this project:

- 1.) Ratio of townhomes to apartments/townhome rental units.
To have that small number of townhomes surrounded and dominated by rental units seems to be a discouragement to enticing individual ownership.
- 2.) Additionally my take-away from the meeting was that these fee simple homes would be the last phase of the planned redevelopment with no assurances that this portion of the project would be completed in a timely manner.

I do not approve of this case as presented.

That said, I do appreciate the need to rezone the Sam's Club Study Area. However I do not agree with the case by case approach of various tracts of land as developers express interest. I believe it is in the City's best interest to develop a master plan that encompasses the area from Beltline to Hornet as a whole, that we would ask developers to comply with rather than letting the developers revitalize in a disjointed manner. My concern is that this will lead to a lack of community and consequently a failed redevelopment. I feel that this plan is a little too flexible in favor of the developers.

I commend the tremendous amount of work and time that has been devoted to developing a plan for the redevelopment of the Sam's Club Study Area by a large coalition of community members and our Addison official's. The plan gives much needed guidance. To conclude, I appreciate the work to date but I feel this meeting highlighted the need for further planning.

Sincerely,
Kristin Wallach
14669 Wayside Ct.

Sent from my iPad

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Lesley Nyp

From: Lesley Nyp
Sent: Thursday, July 21, 2022 3:33 PM
To: Lesley Nyp
Subject: FW: Sam's Club Special Area Study

-----Original Message-----

From: Ron Wallach [REDACTED]
Sent: Thursday, July 21, 2022 1:39 PM
To: Kathryn Wheeler <kwheeler@addisontx.gov>; Lori Ward <lward@addisontx.gov>; Tom Braun <tbraun@addisontx.gov>; qqintanila@addisontx.gov; Darren Gardner <dgardner@addisontx.gov>; Eileen Resnik <eresnik@addisontx.gov>; Ken Schmidt <kschmidt@addisontx.gov>; Thomas Souers <tsouers@addisontx.gov>; cfrancisco@addisontx.gov; Juli Branson <jbranson@addisontx.gov>; Robert Catalani <rcatalani@addisontx.gov>; Nancy Craig <ncraig@addisontx.gov>; Denise Fansler <dfansler@addisontx.gov>; smeleky@addisontx.gov
Cc: Wallach Kristin [REDACTED]
Subject: Sam's Club Special Area Study

I attended the council meeting this past week and came away with a number of thoughts and concerns. First I appreciate the work the teams have done to this point in making recommendations for the property. Yet I cannot support the direction the project is headed. I have seen that many of the cities and towns around Addison have focused on a more balanced approach to apartment and home ownership. Addison is very much out of balance at this time.

- 1) in two surveys that were part of the overall document on the Addison website it showed clearly that the respondents requested no new apartments with 62% to 75% making that request.
- 2) The project as I see it is being addressed as a piece meal project versus a master plan for the overall property. This can lead to an outcome that sub-optimizes the property for the city.
- 3) The City should lead this process in determining what we want. My feeling leaving the meeting was that the City was making commitments while AmlI was making best efforts based on the economics. Building the fee simple townhomes as phase 4 of the project is also an issue it clearly would suggest that it is the lowest priority.
Question: What other companies have made recommendations for the use of the property. Has the City expended enough energy looking at other options. This was not clear in the meeting.
- 4) Understanding that the economics need to work for all Addison may need to provide builder incentives to get the outcome we desire. More home ownership and fewer apartments.
- 5) my last point would be to have a clear understanding of what worked in Vitruvian and Addison Grove and what did not work to avoid similar issues.

Best regards
Ron Wallach
14669 Wayside Ct.
Sent from my iPad

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Ken Schmidt

From: [REDACTED]
Sent: Tuesday, July 19, 2022 4:03 PM
To: Irma Parker
Cc: Ken Schmidt
Subject: Sam's Club Special Area Study Public Input
Attachments: Sam's Club Special Area Study Pulbic Input (7-19-2022).pdf

Hi Irma,

We had a La Mirada Condominiums and Townhomes of Addison meeting of owners last night. Two dozen residents took part in the meeting. We discussed the history of the Sam's Club Special Area Study, past events, recent events and upcoming proposed items. At the end of the meeting most of the participants completed public input (see attached) that they wanted to be shared at the Planning & Zoning Meeting tonight. Please let me know if you have any questions.

Marlin Willesen
4100 Juliard Drive
Addison, TX 75001
972.233.4222

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Sam's Club Special Area Study Public Input

Name: Tony Whittmore

Address: 4094 Juliard Dr., Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

- Higher density apartments or townhomes
- Medium density homes (townhomes or small lot detached homes – no apartments)
- Mixed use buildings with residential townhomes and commercial uses
- Housing for active seniors or Assisted living
- Office or employment uses
- Restaurants
- Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

- It is appropriate
- It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Blake Daniels

Address: 14562 Juliard Court Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

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Sam's Club Special Area Study Public Input

Name: Michael Smith

Address: 4130 Proton # 13B, Addison, Texas 75001/75254.

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Sam's Club Special Area Study Public Input

Name: PATTY LaValle

Address: 4128 Curtis Ct, Addison, Texas 75001/75254.

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Sam's Club Special Area Study Public Input

Name: Liz Ann Ellisor

Address: 4130 Proton #45A, Addison, Texas 75001/75254.

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Sam's Club Special Area Study Public Input

Name: ANDRE TILMAN

Address: 14576 BEXLEE DR, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

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- Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

- It is appropriate
- It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Jennifer Cooper / Realtor

Address: 4104 Juliard Dr. Addison, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

- Higher density apartments or townhomes
- Medium density homes (townhomes or small lot detached homes – no apartments)
- Mixed use buildings with residential townhomes and commercial uses
- Housing for active seniors or Assisted living
- Office or employment uses
- Restaurants
- Retail uses, including medical or health services

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Sam's Club Special Area Study Public Input

Name: Madeline & James Martin

Address: 4096 Peabody Ct., Addison, Texas 75001/75254.

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Please keep Audie Murphy home Formerly
Dover's Restaurant
Her was a war hero.
Dhy

Sam's Club Special Area Study Public Input

Name: CHUCK THOMPSON

Address: 14588 BERKLEE, Addison, Texas 75001/75254.

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Sam's Club Special Area Study Public Input

Name: Maria Steijerberger

Address: 4093 Oberlin Way, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

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- Restaurants
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Sam's Club Special Area Study Public Input

Name: PIK YI LAI

Address: 4126 Eastman Way, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

- Higher density apartments or townhomes
- Medium density homes (townhomes or small lot detached homes – no apartments)
- Mixed use buildings with residential townhomes and commercial uses
- Housing for active seniors or Assisted living
- Office or employment uses
- Restaurants
- Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

- It is appropriate
- It is not appropriate

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Sherril Cook

Address: 4108 Oberlin Way, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

- Higher density apartments or townhomes NO!!!!
- Medium density homes (townhomes or small lot detached homes) NO!!!!
no apartments
- Mixed use buildings with residential townhomes and commercial uses
- Housing for active seniors or Assisted living
- Office or employment uses
- Restaurants
- Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

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- It is not appropriate

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Sam's Club Special Area Study Public Input

Name: Bonnie Somer

Address: 4067 Beltway Dr # 215, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

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- Restaurants
- Retail uses, including medical or health services

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It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

Sam's Club Special Area Study Public Input

Name: Ronna Schmoker

Address: 4129 Curt's Ct, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

- NO** Higher density apartments or townhomes
- NO** Medium density homes (townhomes or small lot detached homes – no apartments)
- YES** Mixed use buildings with residential townhomes and commercial uses
- YES** Housing for active seniors or Assisted living
- YES** Office or employment uses
- YES** Restaurants
- YES** Retail uses, including medical or health services

Further, as it relates to the consideration of a feeder-type road going from the Addison Tree House area out to Proton Drive, I believe:

- It is appropriate
- It is not appropriate

NO Feeder road will create traffic congestion

It is my wish that the above Public Input be read into the record, by the City Secretary, at the appropriate meeting where the Addison Tree House area is the subject of a vote or public hearing.

and safety issues

Sam's Club Special Area Study Public Input

Name: Karen Benfiole

Address: 4130 Proton Dr. # 47A, Addison, Texas 75001/75254.

As it relates to the Town of Addison's consideration of the possible rezoning of the Sam's Club Special Area Study, and more specifically, the Addison Tree House area, it is my opinion that the most appropriate use of the Addison Tree House area should be:

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