

**1851-Z / AMLI Midway  
Rezoning Request  
Public Input**

## Lesley Nyp

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

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

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**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 19<sup>th</sup> 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

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**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

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**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](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

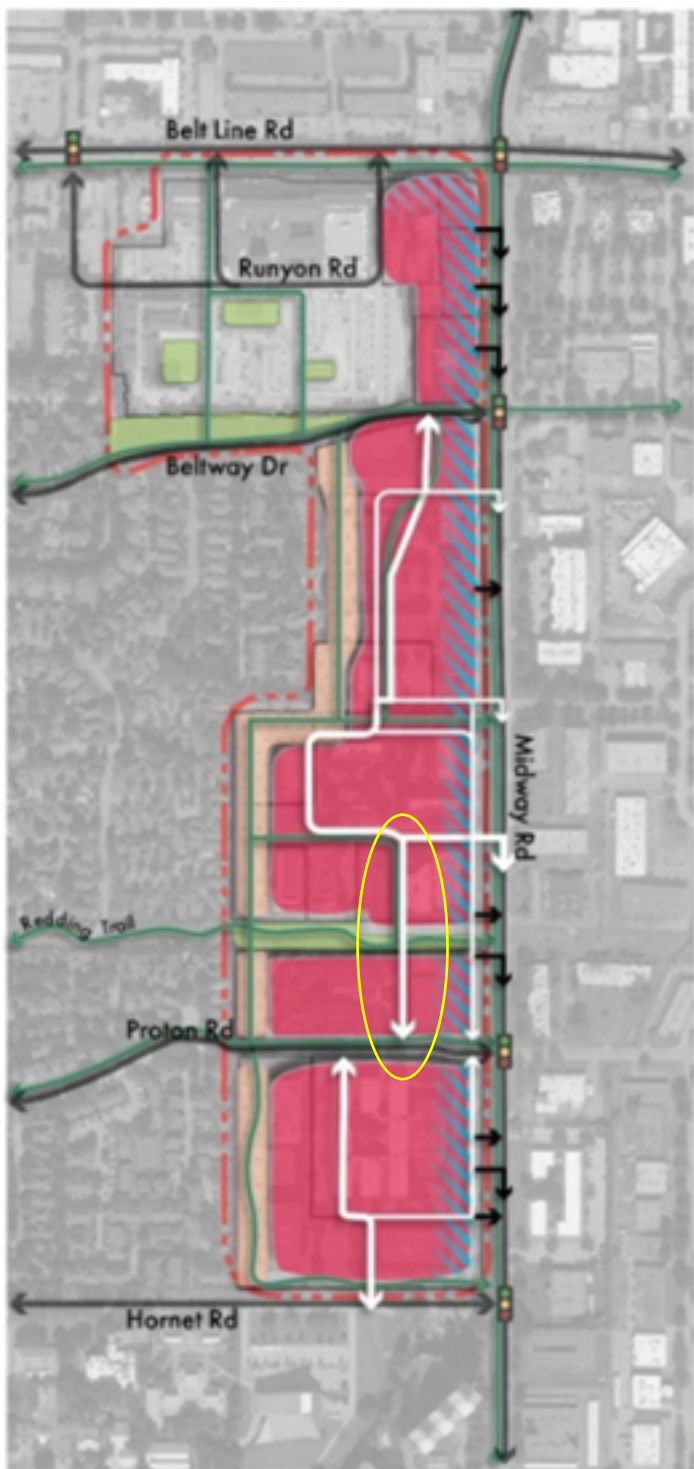
- Mix of Uses
- Residential Transition Zone
- Priority Frontage Zone
- Existing/Planned Open Space

### 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
- North Arrow



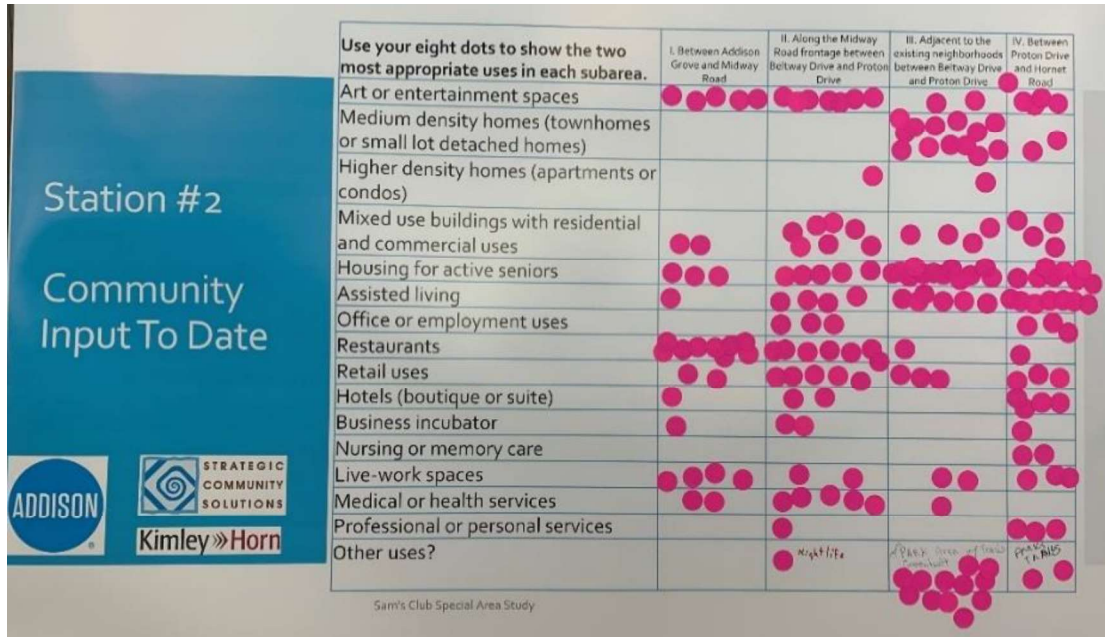
*Note: Depicted internal streets are illustrative in nature. Final street layout will depend on the nature of individual redevelopment plans. Limitations on through traffic must be accommodated in all development proposals.*



# 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

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**From:** Lesley Nyp  
**Sent:** Tuesday, July 19, 2022 1:44 PM  
**To:** Lesley Nyp  
**Subject:** FW: AMLI - Midway Development Planning & Zoning Meeting

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**From:** C. Jasso [REDACTED]  
**Sent:** Monday, July 18, 2022 8:32 PM  
**To:** Irma Parker <[iparker@addisontx.gov](mailto:iparker@addisontx.gov)>  
**Subject:** AMLI - Midway Development Planning & Zoning Meeting

Hi Irma,

My name is Carlos Jasso and I live at La Mirada Condominiums.

I'm aware there will be a Planning and Zoning meeting tomorrow 7/19 where the AMLI - Midway project will be discussed. During a neighborhood meeting today it was mentioned to us that you would be looking at Addison resident's views before making any approvals on this project and wanted to give my point of view.

My main concern; which was not brought up or even shown in any of the plans used in any of the AMLI organized meetings the previous 2 weeks, is the feeder type road going from the Addison Tree House to Proton Drive.

This area is already too congested and a real pain to use with the combination of Addison residents in conjunction with the increase drive-thru traffic on Proton Rd and Midway. Many of the non residents already don't respect the speed limit, let alone the couple of stop signs that are regularly ignored. In addition that road would cut through the Reading Trail and by the dog park.

I would ask instead an exit and intersection is created for residents of AMLI-Midway to use for both traffic going north and south.

Thanks for your time,

Carlos Jasso

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Addison has the highest ratio of apartments to homeownership in the state and possibly in the country. Residents of Addison have repeatedly asked for a moratorium on apartment development. That sentiment was expressed by the referendum passed in 2017 to limit future apartment growth.

My understanding is that the Sam's Club citizens committee specifically requested that as part of the overall master plan, there would be no apartments. Yet the first project on the drawing board is a massive apartment complex. Yes AMLI, the developer has included factors to soften the impact such as thirty ownership townhouses and a 3 acre park. However, that doesn't change the fact that the driver of this project is a five story, 371 unit apartment building.

I am not faulting AMLI, they are a good developer and are trying to be a good partner. I am faulting the entire process. We are repeatedly told developers won't build fee simple single-family homes, condos or townhouses in Addison. One of the primary drivers is land cost. Given the overall direction from the citizens of Addison to stop apartment growth, I challenge the city to develop an incentive program to reduce land cost to make it profitable for fee simple developer to build in Addison. Until then the P & Z, City Council and staff should listen to the citizens of Addison and put a moratorium on rezoning for future apartment development.

David Collins  
14668 Wayside Ct

## Lesley Nyp

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**From:** Ken Schmidt  
**Sent:** Monday, July 18, 2022 10:35 AM  
**To:** Planning & Zoning Commission  
**Cc:** Lesley Nyp  
**Subject:** FW: Town of Addison - AMLI Tree House  
**Attachments:** Town of Addison.pdf; Town of Addison.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Commissioners,

We will send feedback we receive on tomorrow's agenda items as they are received by staff. Please see below and attached.



**Ken Schmidt, AICP**  
**Director of Development Services**  
Town of Addison | 16801 Westgrove Dr, Addison, TX 75001  
**office:** (972) 450-7027  
**ADDISONTEXAS.NET**  
—  
**IT ALL COMES TOGETHER.**

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**From:** Debra Morgan [REDACTED]  
**Sent:** Monday, July 18, 2022 10:15 AM  
**To:** Ken Schmidt <kschmidt@addisontx.gov>; Irma Parker <iparker@addisontx.gov>  
**Subject:** Town of Addison - AMLI Tree House

Neighbors not happy about more apartments , especially in the Sam's/Midway study area given it was just reviewed.

AMLI was recently granted 2 high rise communities at the Silver Line. What's the rush to give them another on Midway?

Our apartment pipeline is over 4000 units. How is all this absorption going to happen?

Debra

Debra Morgan  
BlackEagle Real Estate Partners  
D: 972-467-8959  
[www.BlackEagleRE.com](http://www.BlackEagleRE.com)

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To: Town of Addison  
Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for sale townhomes, and a 3.0-acre hike/bike trail dedication will not greatly benefit the Town of Addison. This project greatly benefits AMLI/Morgan Stanley, and they already have two projects approved at Addison Circle and the DART Silver Line.

The addition of yet another high-end multifamily community in Addison with little to no neighborhood connectivity, the burden of increased traffic on Midway, Proton and Beltway Roads, and the continued strain on our public resources does not help the community, affordable housing or improve our services.

I am not in favor of this project and am against the rezoning application.

Regards,

Name:

Ruth Wharton

Address:

3816 Park Place

Date:

7.16.22

To: Town of Addison  
Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for sale townhomes, and a 3.0-acre hike/bike trail dedication will not greatly benefit the Town of Addison. This project greatly benefits AMLI/Morgan Stanley, and they already have two projects approved at Addison Circle and the DART Silver Line.

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I am not in favor of this project and am against the rezoning application.

Regards,

Name:

Jeff Gray

Address:

3816 Park Place

Date:

7.16.22

To: Town of Addison  
Re: AMLI Tree House Rezoning Request

Town of Addison,

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I am not in favor of this project and am against the rezoning application.

Regards,

Name:

Robert W. Clancy, PhD

Address:

3798 Paris Place

Date:

7-16-2022



To: Town of Addison  
Re: AMLI Tree House Rezoning Request

Town of Addison,

We feel that AMLI Residential's proposed mixed-use multifamily community, for sale townhomes, and a 3.0-acre hike/bike trail dedication will not greatly benefit the Town of Addison. This project greatly benefits AMLI/Morgan Stanley, and they already have two projects approved at Addison Circle and the DART Silver Line.

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I am not in favor of this project and am against the rezoning application.

Regards,

Name: Merrill B. Guter

Address: 3812 Park Place

Date: July 17, 2022



## Lesley Nyp

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**From:** Debra Morgan [REDACTED]  
**Sent:** Sunday, July 17, 2022 5:41 PM  
**To:** Lesley Nyp  
**Cc:** Thomas Souers; Chris DeFrancisco; Juli Branson; Robert Catalani; Nancy Craig; Denise Fansler; John Meleky  
**Subject:** P&Z Meeting - AMLI Tree House - Opposition  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am traveling and not available to attend the P&Z Meeting with the AMLI Tree House proposal; hence, I am expressing my deep disapproval and concern regarding the agenda item:

[https://agendas.addisontx.gov/agenda\\_publish.cfm?id=&mt=ALL&get\\_month=7&get\\_year=2022&dsp=agm&seq=4396&rev=0&ag=6897&ln=30509&nseq=&nrev=&pseq=4392&prev=0](https://agendas.addisontx.gov/agenda_publish.cfm?id=&mt=ALL&get_month=7&get_year=2022&dsp=agm&seq=4396&rev=0&ag=6897&ln=30509&nseq=&nrev=&pseq=4392&prev=0)

My concerns:

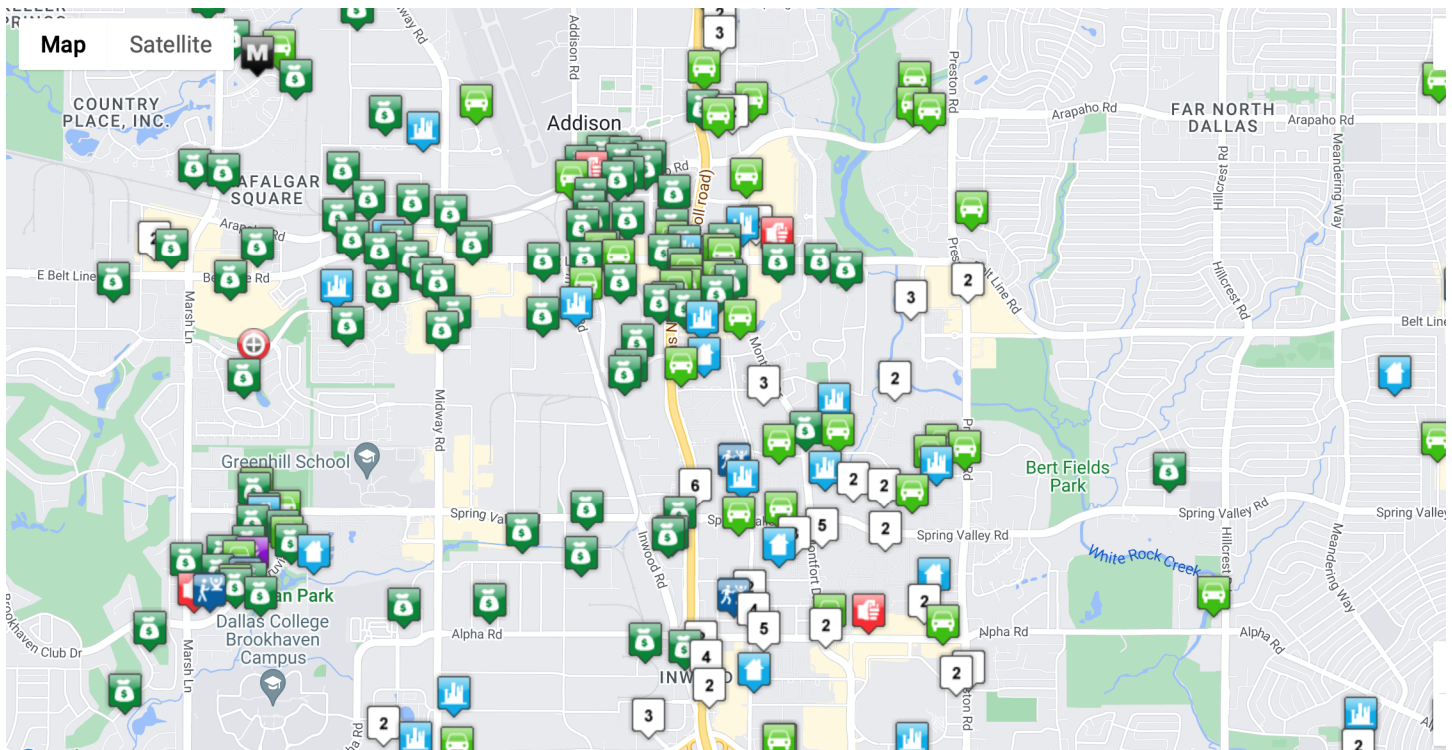
1. Adding additional multifamily, townhome and for rent housing is exhausting to the single-family residents of Addison. It further reduces our active and engaged residents and it burdens our public infrastructure and services. Our police are already slow responders and busy with night club crimes in the many restaurants that Addison allows to operate as a dance bar in the evenings.
2. The Town's recommendation and support memo often regurgitated language from AMLI's presentation or AMLI's contractors, seemingly suggestion the Town did not independently arrive at its recommendation. Given the Town and AMLI have already partnered on the TOD project (along with Stream) and AMLI will be delivering two multifamily properties plus office, it seems a little inequitable that less than 2 miles away an existing office complex is not viable.
3. Midway Road traffic having little impact with the addition of at least 449 (419 for rent units + 30 for sale units) automobiles is completely incorrect, regardless of the traffic studies. Under a normal day, accessing and traveling southbound on Midway Road during peak hours is difficult, taking several light cycles just to exit Proton Road, despite Midway Road and its five lanes to accommodate the existing traffic.
4. With construction starting on this project after the completion of the Midway Road infrastructure program, the road will remain hard to travel and the heavy construction usage will tear up any new pavement.
5. Given the stalled construction at Addison Grove (and it is not a supply chain issue), it is recommended this project and each phase, if it moves forward, have set start and completion dates. The 30 for sale and 14 for rent townhomes are labeled as the last phase of the project, suggesting they might not happen if the market changes and does not support it in the future, unless the developer is held to a delivery schedule.
6. The 3-story multifamily building should be zoned solely for senior living which is very different than senior friendly as stated in the presentation.
7. The LEED Certification should be a minimum of Gold or Platinum, not just Certified, which is the lowest certification.
8. The development should achieve a Fitwel new construction certification and should achieve both the Design Certification (prior to occupancy) and the Built Certification (post occupancy).

***In fact, with all new construction and commercial/multifamily renovation at a certain level of magnitude, Addison should require LEED Certification at a minimum of Gold and a Fitwel certification as well. While it may be costly, it serves Addison in the long-term.***

9. The developer suggests AMLI Tree House will serve as a catalyst for Midway Road Redevelopment. What new redevelopment/growth has occurred because of Vitruvian or AMLI Addison that was not already there/in the

works (i.e., the Silver Line does not count, it was one of the reasons AMLI Addison was built)? How is this statement supported with facts?

10. Addison has 9,012 existing apartment units and 4,229 proposed units, for a total of 13,241 apartments before AMLI Tree House. That is a substantial burden on our infrastructure and services. Existing home ownership is approximately 2,420, which is relatively close to the number of voters in Addison's last election. Addison has a small footprint and is continuing to divest itself of community and engaged citizenship due to its unusually large share of multifamily residents.
11. Suggesting that multifamily increases the pool of potential future buyers for area homes and increases property values is a not accurate. The Addison housing market has a limited supply of for sale single-family. The low interest rates and the low supply have made this market highly competitive and SFR (unless incorrectly priced) is under contract or sold within weeks if not days once introduced to the market.
12. Crime. Look at the crime heat map of Addison pulled today. Crime is concentrated at Retail/Bar/Clubs (Beltline/Tollway), Multifamily (Elan Addison Grove, Vitruvian and Addison Circle). It's hard to support a statement that crime does not follow multifamily when looking at the map.



13. In addition, I request that the Town hire an independent consultant to score this proposed redevelopment (**and all future developments in the Town**) for environmental, social and governance. This project (all projects) should be made with consideration of the environment and human wellbeing, as well as the economy. The project measurement of sustainability within each of the three categories should be assessed. The cost of an ESG study should be borne by the applicant, but not engaged by the applicant. Several companies are providing this independent service as it is a demand driver for many investors, and it should be a standard for Addison.
14. AMLI Tree House should be responsible for constructing 100% of the private infrastructure.
15. AMLI Tree House should provide (items that will improve its ESG scoring and LEED certification):
  - a. Composting and Waste Management Guidelines
  - b. Bike Storage in each multifamily community to reduce reliance on cars, cutting greenhouse gas emissions and promoting physical activity.
  - c. 100% Low VOC rated paint and sealants
  - d. More than 20 EV charging stations, 20 is an immaterial number compared to the units being constructed. It should be 10% or more as a minimum.
  - e. A master meter to measure the energy usage for the entire development, allowing AMLI to continue to strive to improve and reduce energy usage in Addison.
  - f. Roof top solar or farms and beehives (improve pollination in Addison).
  - g. A water recycling program to sustain and support the proposed "lush landscaping".

16. Address social governance with healthy building and community relations; along with measuring and sharing those results with the Town annually.
17. And, last but not least, the community should set aside a percentage of its units to be affordable. Given our increased homeless population, it's time to help this community.

As evidenced by the continued lack of Town support for Addison Groves, it is with great sadness and astonishment that the Town is recommending moving forward with AMLI Tree House.

Debra

Debra Morgan  
3805 Park Place  
Addison TX 75001  
214-335-4844

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3883 Les Lacs Avenue  
Addison, TX 75001  
July 14, 2022

Dear Mayor Chow and City Council,

Surely everyone in Addison knows that Addison does not need another mega monster apartment complex so more cars can clog up our streets, and more beautiful trees can get demolished to widen the roads to take care of the traffic. Don't we have enough traffic problems already??

When my husband (a lawyer) and I (a schoolteacher) bought our first Addison home on Sherlock Drive in Midway Meadows in 1988, we were told by members of the Addison City Council that there was no demand for single family homes in Addison. We knew that was not true and joined several other residents to eventually help get a lot of homes built by Fox and Jacob, Centex, David Weekley, Grand, etc., which many residents still enjoy today.

It seems like our council members only want to collaborate with big developers who want to build more big apartment complexes with the highest density possible, causing traffic problems everywhere. Please stop!

If I want to go somewhere on Preston Road, I must go via Arapaho or Spring Valley because Beltline is so congested.

We need our city council members (who we elected) to help us maintain the small-town charm that Addison has. It is disappearing fast. Please start representing us homeowners, not big businesses.

Addison homeowners are concerned about traffic, landscaping, safety, and noise. We take pride in our city. Most renters do not vote and are just passing through.

If you must build big apartments and condominiums, please start building them for seniors. Duplexes and a nursing home would work. Retirement apartments with food provided would be wonderful. Seniors will not be driving as much as others.

Start building apartment complexes like the gated Waterford Court Apartments on Marsh south of Beltway. They have individual garages, a security code system to get inside the gate, etc., that would provide more security for seniors who want to remain in Addison as they age.

A smaller version of The Bonaventure condominiums on Keller Springs or The Athena and Prestonwood Towers condominiums on Northwest Highway would be nice, with a security person to check-in visitors.

Thank you for your consideration.

Sincerely,

Jan Lamoreaux

## Ken Schmidt

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**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**

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**IT ALL COMES TOGETHER.**

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**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

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**From:** Lesley Nyp  
**Sent:** Tuesday, July 19, 2022 3:38 PM  
**To:** Lesley Nyp  
**Subject:** FW: Sam's Club Special Area Study

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**From:** Ronna Schmoker [REDACTED]  
**Sent:** Tuesday, July 19, 2022 3:32 PM  
**To:** Ken Schmidt <[kschmidt@addisontx.gov](mailto:kschmidt@addisontx.gov)>  
**Subject:** Sam's Club Special Area Study

Ken,

I am a 21-year resident of the Townhomes of Addison. I wanted to express my position of the AmlI Developemnt, and more importantly, the cut-thru road planned for Proton.

The light at Proton and Midway has been a problem for many years. It is nearly impossible to turn left from Proton. If more people use the cut-thru, it will cause a very significant backup. I am also concerned about the congestion on Midway with 650+/- new residents using Midway since during rush hour, the back up on Midway from Belt Line to Proton is a parking lot.

Thanks for your consideraton

Ronna Schmoker  
4129 Curtis Court  
Addison, TX 75001  
(214) 455-2028

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## Lesley Nyp

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**From:** Lesley Nyp  
**Sent:** Wednesday, July 20, 2022 3:06 PM  
**To:** Lesley Nyp  
**Subject:** FW: Addison Planning and Zoning Commission Meeting Tonight

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**From:** C W [REDACTED]  
**Sent:** Tuesday, July 19, 2022 3:01 PM  
**To:** Irma Parker <[iparker@addisontx.gov](mailto:iparker@addisontx.gov)>  
**Subject:** Addison Planning and Zoning Commission Meeting Tonight

Hi Irma,

By way of this email I'd like to introduce myself. My name is Chris Wielgosz. My wife and I have been residents and homeowners in Addison since August of 2005, nearly 17 years. I had hoped to attend this evening's meeting; however, I have a conflict with my HOA board meeting.

In my absence I'd like to ask that my thoughts/comments be included in the meeting record. I'll make these brief.

I am disheartened by the ever increasing development of rental property in our community. Several hundred in my area of town (Addison Circle) alone. I understand that number may increase again with the development of property on Midway Road between Proton and Beltway. Addison should instead focus more on development of homes for sale. Home ownership is a way to increase the tax base, which in turn funds city improvements. It also promotes many intangible benefits such as civic and volunteer involvement, a sense of community and of course a sense of ownership in the community.

I would ask the commission to take this into consideration before approving additional rental developments.

Respectfully,  
Chris Wielgosz  
15729 Seabolt Place  
Addison.

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The Honorable Planning and Zoning Commission,

My name is Ron Whitehead and I live at 4100 Leadville Place and I am presently remodeling my permanent residence at 3919 Bobbin Lane. Both homes are in Midway Meadows. I have been a resident of Addison for 37 years.

I stand before you this evening in favor of the zoning request by Aml Partners. I was a member of the recently constituted Sam's Two committee that was charged by the City Council to look at the redevelopment potential of the 70+ acres of property facing Midway Road south of Beltline Road down to the Greenhill property. The major conclusion of the committees' work was that the form of the development was as important if not more than the prescribed uses. The majority of the committee voted to recommend to you that each development should be considered on its own merits and not automatically rejected based on requested uses without considering their overall benefit to the community.

The history of development in Addison demonstrates that we have always been building an urban community. Few cities have 80% of the taxes paid by commercial uses. The Airport and the Tollway, all the restaurant, hotels and commercial office buildings are here because of our location and many intentional decisions city leaders have made in the past. We have some traditional single family neighborhoods, but generally speaking we have benefited from diverse relatively dense residential development. When I look beyond my self interest I realize that Addison doesn't work because of the 200 single family houses in my neighborhood. I try to have a broader view of the needs of the town.

Many of you know I was opposed to the Addison Grove Development because of them wanting to take down the wall, access Beltway as a cut

through from Beltline, the lack of open space and the way the project was laid out. This developer seems to have done a better job in being sensitive to the neighborhood, providing open space, and the quality of the residential units, plus they have a community in Addison that anyone can go and look at to determine the quality of their product. Also, Amlis is not asking for millions of dollars in incentives to redevelop the property like Addison Grove did.

I think that the redevelopment of this 70+ acres in the Sam's Two Study requires a Bell Cow Project and this seems to be a reasonable location and configuration for such a project. I cannot imagine that the 70 acres will redevelop without some density that makes it worth doing. It would be a shame to go to all this effort and have nothing happen because we were hung up on the uses and too restrictive. The form of the development is the key and remember this is 13.5 acres out of 70 + that applicants will be bringing for your consideration. It could easily be a 20 year process, but you want to set a standard for the quality of the redevelopment from the start.

Addison Grove still has over 100 town homes to build and occupy. The old Super 8 Hotel site has approval for 30 town homes. This proposal shows another 30 fee simple townhomes and 14 rental town homes. I am sure that there will be other request for fee simple town home development around town as people look for smaller infill sites to build on.

Density allows you to have more dedicated space for public use, it allows a more efficient use of the limited land that we have in Addison and it recognizes the urban nature of the community we have been building for 40 years. I think this project meets those parameters and I am in favor of it.

Thank you for your consideration and for what you do.

## Lesley Nyp

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**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

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**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

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**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.

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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 BEKLEE DR, Addison, Texas 75001/75254.

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Sam's Club Special Area Study Public Input

Name: Jennifer Cooper / Realtor

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

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**Sam's Club Special Area Study Public Input**

Name: Madeline & James Martin

Address: 4096 Peabody 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:

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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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Sam's Club Special Area Study Public Input

Name: PIK YI LAI

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

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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

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- 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: 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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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:

- |           |                |                                                                              |
|-----------|----------------|------------------------------------------------------------------------------|
| <b>NO</b> | <u>NO</u>      | Higher density apartments or townhomes                                       |
|           | <del>YES</del> | Medium density homes (townhomes or small lot detached homes – no apartments) |
|           | <u>YES</u>     | Mixed use buildings with residential townhomes and commercial uses           |
|           | <u>YES</u>     | Housing for active seniors or Assisted living                                |
|           | <u>YES</u>     | Office or employment uses                                                    |
|           | <u>YES</u>     | Restaurants                                                                  |
|           | <u>YES</u>     | 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.

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