



FARMERS
BRANCH

CITY OF FARMERS BRANCH
NOTICE OF PUBLIC HEARING

ZONING CASE NO. 17-ZA-01

The City of Farmers Branch has received a request from **P-Custom Homes LLC** to amend Planned Development No. 88 (PD-88) by creating a new "Townhome Residential" subdistrict. This zoning amendment proposes the rezoning of a 2.422-acre site from "Commerce" subdistrict to the newly created "Townhome Residential" subdistrict and an associated Conceptual Site Plan for the new townhome residential community containing approximately 32 dwelling units.

This proposed site is located at 13145 Hutton Drive, within the Planned Development 88 (PD-88) zoning district (see map on back).

The Planning and Zoning Commission will hold a public hearing to consider this request on **Monday, February 27th at 7:00 p.m.** The hearing will take place in the City Council Chambers of City Hall, located at 13000 William Dodson Parkway, City Hall Plaza, Farmers Branch, Texas.

If you have any questions concerning this request, please call Andreea Udrea, Planner, at 972.919.2546.

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As a property owner likely to be affected by this request, you are requested to make your views known by attending these hearings. If you cannot attend these hearings, it is requested that you express your views on this request by completing and returning the form below:

Return to: City of Farmers Branch Date: 2/23/17
Planning Department
P.O. Box 819010
Farmers Branch, Texas 75381-9010

As a property owner likely to be affected by this request, I (oppose) (favor) the request for the following reasons:

Not the right use for area, parking concerns. Do NOT allow this!

Name: Neil Felder Felder Property Group
Address: 2002 Academy

FARMERS BRANCH CITY HALL IS WHEEL CHAIR ACCESSIBLE. ACCESS TO THE BUILDING AND SPECIAL PARKING ARE AVAILABLE AT THE MAIN ENTRANCE FACING WILLIAM DODSON PARKWAY. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO ARE DEAF OR HEARING IMPAIRED AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS A SIGN INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-919-2503 AT LEAST 72 HOURS PRIOR TO THE MEETING.

Andreea D. Udrea

From: Philip Calvanico [REDACTED]
Sent: Friday, February 24, 2017 5:32 PM
To: Andreea D. Udrea
Subject: Zoning Change Request on Hutton Drive

Follow Up Flag: Flag for follow up
Flag Status: Completed

Categories: Red category

Andreea,

My name is Philip Calvanico and I am following up on a phone conversation we had a few days ago regarding the zoning change request on Hutton Drive. I have not received the information package\letter that you said was mailed to me. However, I would appreciate any information you may have regarding the zoning change request. Per our phone conversation, I have several concerns regarding residential homes possibly being approved in an industrial area adjacent to our property. Please contact me with information regarding the proposed zoning change and the meeting on Monday February 27, 2017.

Regards,
Philip Calvanico