



AUG 07 2017

**CITY OF FARMERS BRANCH
NOTICE OF PUBLIC HEARING**

ZONING CASE NO. 17-SU-16

The City of Farmers Branch has received a request from **7 Eleven** for a Specific Use Permit (SUP) for a gasoline service station on the northeast corner of Valwood Road and I-35 eastbound frontage road (also known as Harry Hines Blvd). This SUP request includes an associated Site Plan for the development of a new gasoline service center and convenience store (including beer and wine sales). This 0.746 acre site is located within an established Alcohol Sales Overlay subdistrict and Planned Development Number 70 (PD-70) zoning district and (see map on back).

The Planning and Zoning Commission will hold a public hearing to consider this request on **Monday, August 14th 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 at 972 919 2546.

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: August 14, 2017
Planning Department
P.O. Box 819010
Farmers Branch, Texas 75381-9010

As a property owner likely to be affected by this request, I (oppose) ~~XXXX~~ the request for the following reasons:
The Summary of Mailed Notices and associated Notification Map incorrectly
identifies the Property Owner with the property owned. Also, see attachment.

Name: Triple A Oil Properties, L.P.
Address: 12342 Inwood Road Dallas, Tx 75244

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.

Attachment to Response to Notice of Public Hearing

Zoning Case No. 17-SU-16

August 14, 2017

The incorrect Summary of Mailed Notices and associated Notification Map are attached.

Additionally, we are also expressing our concern whether the plan accompanying the request for a Specific Use Permit for a gasoline service station on the northeast corner of Valwood Road **(should be Parkway)** and I-35 frontage road meets the goals of the comprehensive plan promulgated by the City of Farmers Branch. The proposed development is contrary to the needs of the area due to the existence of a comparable convenience store and Chevron fuel facility at the southeast corner of Valwood Parkway and I-35 frontage road.



**Summary of Mailed Notices
Property Owner List
17-SU-16
14054 North Stemmons Freeway**

Map	First Name	Address	City	State	Zip	Written Response
1	MARION A GOOD ADDITION LLC	PO BOX 276	BLANCO	TEXAS	786060276	No Response
2	NET LEASE FUNDING 2005 LP STE 1100	2325 E CAMELBACK RD STE 1100	PHOENIX	ARIZONA	850169078	No Response
3	TRIPLE A OIL PROPERTIES	12342 INWOOD RD	DALLAS	TEXAS	752448023	No Response
4	VALWOOD 35 LP	3612 HARVARD AVE	DALLAS	TEXAS	752053226	No Response
5	VALWOOD 35 LP	3612 HARVARD AVE	DALLAS	TEXAS	752053226	No Response
6	WAFFLE HOUSE INC 5986 FINANCIAL DR	PO BOX 6450	NORCROSS	GEORGIA	300916450	No Response