FARMERS BRANCH

CITY OF FARMERS BRANCH
NOTICE OF PUBLIC HEARING

ZONING CASE NO. 19-SU-06

The City of Farmers Branch has received a request from Hector Escamilla Jr. for a Specific Use Permit and an associated Detailed Site Plan for approximately 3.9-acre property located at 13342 Midway Road, for a proposed enclosed vehicle storage facility. The site is located within Light Industrial (LI). (See map on back)

The Planning and Zoning Commission will hold a public hearing to consider this request on **Monday, August 5, 2019 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 Jenifer Paz, AICP, at 972.919.2551.

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*
Planning Department
P.O. Box 819010
Farmers Branch, Texas 75381-9010

Date: July 31, 2019

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

Name: Don Conlon, Manager Gillis Thomas Company
Address: 8333 Douglas Ave #1414 Dallas, Tx 75225

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.

From: [redacted]
To: Jenifer Paz
Subject: Zoning Case No. 19-SU-06
Date: Thursday, August 1, 2019 3:22:45 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, Jenifer,

My name is Howard Freed. I am the owner of the Freed's Furniture Showcase building on LBJ @ Midway Road.

I received your letter today regarding Zoning Case 19-SU-06. I have both been through and seen a lot of changes in Farmers Branch, and the entire metroplex for that matter, for the past 40 years, or so. I hope you will find my comments relevant to the zoning request that has now come before you.

I have investigated the proposal for 13342 Midway, and I believe this concept would be a welcome addition to bring new growth and commerce to this area. For over 40 years Farmers Branch has been home to many furniture retailers, but since Nebraska Furniture Mart moved into the metroplex in 2015, along with Amazon, Wayfair and the internet in general, many furniture stores, including my own, have struggled to compete. As a long time corporate citizen of Farmers Branch, I believe we need to attract new businesses that are insulated from the negative affect the internet has on all brick and mortar retailers. This new project sounds like it would attract high-end car owners to the area, and it doesn't sound like it could be negatively impacted by the internet. Not only should this project cause the property value to increase, but hopefully these affluent car owners would also patronize the surrounding businesses while they are in our neighborhood, causing increased revues and taxes for Farmers Branch.

Please approve this request so this building can be transformed into something new and exciting for Farmers Branch, rather than sitting vacant for another 16 years!

Sincerely yours,

Howard Freed

-----Original Message-----
From: [redacted]
Sent: Friday, August 2, 2019 12:34 PM
To: Jenifer Paz <jenifer.paz@farmersbranchtx.gov>
Subject: 13342 Midway

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon

I am aware of the project at 13342 Midway Rd....I was a member of the Advisory Committee of the Eastside Plan and believe this project would be an excellent addition to the neighborhood. I have owned and still own several buildings in the area and started investing in Farmers Branch in 1973.

Thank you!

Best Regards,

Randall Johnson
Chairman
Johnson Equipment Company
4674 Olin Road
Dallas, TX 75244
[redacted]

Visit our web site at http://www.jequip.com/

From: [redacted]
To: Jenifer Paz
Cc: [redacted]
Subject: Zoning Case NO. 19-SU-06
Date: Saturday, August 3, 2019 10:35:53 AM
Attachments: PastedGraphic-1.tiff

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jenifer, My name is Bob Malenfant and I own Southwest Gallery located at 4500 Sigma Road. We have been at our present location in Farmers Branch since 1995. I am very much in favor of the Specific Use Permit for an enclosed high end vehicle storage in the old Gabberts building located at 13342 Midway Road. As the owner of a high end art gallery I am relish the thought of elite sports car collector's being brought into Farmers Branch, which I think would benefit all of the businesses located in the “East Branch” area. Unfortunately we have lost many of the retail businesses in the area over the last 10 years and this new facility would be a great asset for the area. The old Gabberts building has been vacant for nearly 10 years and it is an eyesore to people that exit 635 and it is one of the first things they see when they enter Farmers Branch. I believe the sleek contemporary new design of the building would be a huge asset to my business and the people of Farmers Branch in general and set a new tone as people enter our area. If we are going to truly develop East Branch it is much needed. Please feel free to contact me should you have any questions. Thank you. Bob Malenfant

Bob Malenfant
Director
Southwest Gallery
[redacted]
www.swgallery.com
[redacted]

MAY HICKMAN TRUST
5720 LBJ FREEWAY, SUITE 490
DALLAS, TX 75240
[redacted]

August 2, 2019

Ms. Jennifer Paz
Lead Planner
City of Farmers Branch
13000 William Dodson Pkwy.
Farmers Branch, TX 75234

RE: Support for SUP for the property located 13342 Midway Road, Farmers Branch, TX.

Ms. Paz:

The ownership of 13460 Midway Road, Farmers Branch, TX supports Jeff Howle in his request for an SUP for the property located at 13342 Midway Rood, Farmers Branch, TX. The SUP request and ultimate construction of the project is a pioneering step toward the enhancement of an older area into what will be a major live, work, and play economic center. These first visions of reuse will help shape the area east of Midway Road, so that other property owners and future tenants can have the forward vision of what this infill site has to offer in terms of its location to major traffic arteries as well as current and future amenities.

Sincerely,

Craig G. Johnson
Trust Representative

Guy K. Johnson
Trustee