

## Public Comments

### Opposition

Case No./Name: 07-15Z1 Extra Space Storage Date: 6/27/15  
Name: Danette Anthony Reed  
Address: 2236 High Point Circle  
City, ST, ZIP: Carrollton, TX 75007 **Received**  
**JUN 30 2015**  
I hereby register my:  Support  Opposition  
to the above referenced case. **Planning City of Carrollton**  
Comments: My home backs up to this  
property and I prefer **NOT** to have  
a mini Storage Warehouse located here.  
Signature: \_\_\_\_\_

**From:** [Pam Burns](#)  
**To:** [Planning](#)  
**Cc:** [Michael McCauley](#)  
**Subject:** Crime in Storage Facilities  
**Date:** Sunday, July 26, 2015 11:32:57 AM  
**Attachments:** [Crime in Storage Facilities.pdf](#)

Case no./Name: 07-15Z1  
Date: 07-27-15  
Address: 2231 High Point Dr  
City, ST, ZIP: Carrollton, TX, 75007

I hereby register my strong opposition to the above referenced case. I live directly across the street from the proposed site and do not want a facility of this type constructed this close to where I live. I desire to continue living in a peaceful and safe as possible residential area that has lower crime risks. It is a documented fact that storage facilities are targets for criminal activity and I do not want to live with that right across the street from where I live.

Attached is an article citing significant risks involved with storage facilities that supports my opposition to this case. Please note the underlined and/or bolded texts in this article.

Sincerely,  
Pam Burns

## Public Comments

### Support

**GRANBERRY-HEBRON, L.P.**

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17480 DALLAS PARKWAY, SUITE 100  
DALLAS, TEXAS 75287  
972.733.3333 FAX: 972.733.3078

July 10, 2015

Mr. Michael McCauley  
Senior Planner  
Development Services Department  
City of Carrollton

RE: Case #07-15Z1

Mike,

I plan to be in attendance for the upcoming Planning & Zoning Commission meeting on July 16, 2015 to support the establishment of a new PD that would allow for a Mini-Storage use on the property currently zoned O-2.

My support is conditioned on the Mini-Storage being constructed according the preliminary plans you provided, or in a similar fashion and appearance.

As the developer of High Country Business Park, I am very interested in seeing quality projects moving forward to completion and believe this project to be a benefit to this area of Hebron Parkway. I have looked at the potential for developing the subject site a number of times over the last 15+years. After spending considerable time with engineers and architects evaluating the site for its approved use (O-2), we always came back to the issue that the eastern portion of the site was burdened by a significant electrical easement and, more importantly, was adjacent to an active railroad that is at the same grade as this portion of the property. My opinion is that this project (if constructed, as proposed) would provide an attractive buffer between the railroad and the balance of the property.

I understand that there is increased optimism in the local economy in general and commercial real estate in particular, right now. That being said, it is important to understand that there is a significant amount of second generation office space and "old" first generation office space that is available in the market. Demand for this product has moderated and/or declined significantly since 2008. To compete in this arena, office space would need to be offered for less money (not possible on this site due to significant infrastructure costs) or offered with more amenities such as better visibility, attractive view or superior access (not possible along the railroad). The subject site has been offered for sale for O-2 office for over 15 years with no serious prospects. My experience developing and marketing property across the street during this same time period leads me to believe that until the site next to the railroad is developed, the balance of the property will likely not develop. Based on the preliminary design, I could easily see office or even town homes being developed on the West side of the creek... utilizing the creek as a visual amenity.

I am encouraged by the sales activity within High Country Business Park and support projects that will add value to the neighborhood. I believe this project, at this time, adds value to the neighborhood.

Best regards,

J. Craig Godfrey  
Executive Vice President  
Granberry Properties, Inc.

**Michael McCauley**

**Subject:** RE: Hebron / Marsh Ridge - Storage - Zoning change

**Subject: Re: Hebron / Marsh Ridge - Storage - Zoning change**

Gentlemen,

This zoning change has been presented to the Estates in High Country HOA. We are the most adjacent residential area to the proposed project. As of now there was only one voice out of 101 homes that has indicated any opposition. I have had over a dozen inquiries and have talked to others face to face. Based on the response, It is our position as an HOA that the approved use be granted. We have seen the elevations and the project looks very nice. It is one of the highest end storage elevations I have seen personally too.

What attracted the most was the fact is has no Marsh Ridge access and does not affect any view or roadway adjoining our neighborhood or any neighborhood for that matter. Had it been on Marsh Ridge, I feel the position would be totally different. We do hope that the future use of the rest of the ranch is not storage, but from a business and tax base position, denying the fact that current agricultural exempt land (this proposed section backs up to a major railroad track and power easement so other uses may be difficult) not become part of our tax base just because the proposed use is high end storage, would be counter productive to Carrollton.

As councilman Babick pointed out, CubeSmart was granted very unique circumstances in rezoning a major anchor retail center into storage. We are on board with that but not if the use is a decade away. That rezoning was years ago and nothing has been done as the old Kroger property indicates. We still hope it gets done but of course would rather see a nice store back at the Center. It's a rock and a hard place just as the subject property is difficult being on the track and easement.

The developer behind the project at hand is very substantial and our research shows they turn out very impressive products. They have assured us what they will build will represent the area well.

Hope this helps and I am available for comment or appearance if needed.

Matt Garrett - President, Estates in High Country HOA  
2226 Arbor Crest Dr  
Carrollton, TX 75007  
214-878-3823

Case No/Name: 07-15Z1 EXTRA STORAGE Date: 8-18-15

Name: ROBERT TRIBBLE

Address: 2236 HIGH COUNTRY **Received**

City, ST, ZIP: 75007 2015 08 2015

I hereby register my:  Support  Opposition **Planning City of Carrollton**  
to the above referenced case.

Comments: A GOOD USE FOR A  
ROUGH PIECE OF PROPERTY

Signature: 