

PUBLIC COMMENTS

Name: ROBERT E. MOON
Address: 1817 CARNER DRIVE
City, ST, ZIP: CARROLLTON, TEXAS 75010

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must completely fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

I hereby register my: ☐ Support ☒ Opposition Received
JUN 05 2025
Planning
City of Carrollton

To Case No./Name: PLZ 2025-030 The Harcourt
Comments: PREFER O-2 and LR-2

Signature: Robert E. Moon Date: 5/31/25

PUBLIC COMMENT

Good afternoon,

This is regarding the June 5, 2025 P&Z meeting on Case PLZ 2025-30 with no comments of opposition so far in reading the document's individual page of each angle of this development, except one regarding the gas station regarding the questionable viability of these in long-term future as can be noticed by other examples in the community for the last few decades. Whereas, it is possible a gas station would be convenient at the specific intersection, it is a matter of two in the same intersection when one could serve the same purpose and eliminating another concern of all four ways of traffic at the same intersection.

Besides this, there are no concerns regarding the other development phases but instead replacing the gas station with the 2,000 drive-thru retail section to the corner instead considering what was noted above. In terms of location, the 2,000 site is best located at the corner in regards at other similarity city developments in the past have not succeeded (examples being 2126 N Josey Ln with multiple changes in the last 15 years) and moving the site further into the development as noted above would make use of the site. Another observations of the site is as, before the 2018 Parker Rd street expansion, this resulted in a line of natural buffer zone being removed and moving this site closer to everything would compensate instead of moving the development further south towards the southeast.

Certain drive through establishments have proven to be challenging in their future with another example being 3330 E Trinity Mills Rd, Carrollton, TX 75006 and with other previous examples that show a constant change in the food drive-thru and accompanied retail industry and its trends.

As of this email, I believe it covers everything we have in commenting but I will email back post-P&Z meeting if anything else comes to mind.

Thanks again for the information,

Victor, Linda and David Valle
2050 Kings Rd, 75007