



Sept. 7, 2021

Re: N2 Z-21-1245055

To the Planning Commission,

The Greater Hidden Hills Community enjoys development safeguards under the Hidden Hills Overlay Code, adopted in 2011. The developers requesting rezoning of 1744 and 1762 Panola Road, from R-100 to C-1, represent property that is adjacent to areas governed by our code. We have met with the property representatives twice and have had additional contact through email and public meetings. We ask the developers to include a list of prohibited uses so that the property meets the community's vision of development in this area.

The developers agree with some of the conditions, but as of our last meeting on Aug. 17, 2021, they want to reserve the right to build thrift stores (item #4), small box discount retailers (item #5), used appliance stores (item # 6), massage establishments (item #7), automotive parts stores (item #10), high-end car washes (item #11), check-cashing establishments (item #14), gold-buying establishments (item #16), self-storage facilities (item #20), and stores that sell vape pens and hookahs (item #23).

We are completely opposed to such businesses.

There are many types of businesses this community would welcome and support, but we do not need businesses that lower the quality of life or that are already dishearteningly prevalent in our area. If the commission is inclined to recommend approval of the zoning change, we ask that approval be contingent on this list of prohibited businesses. This is the exact list that we use in all of Tier Two of the Hidden Hill Overlay Code.

1. Liquor store
2. Gas station
3. Automobile emission testing facility
4. Thrift, consignment, or second-hand retailers
5. Small box discount retailers
6. Used appliance stores
7. Outdoor open sales and flea market
8. Adult entertainment establishment
9. Massage establishments

10. Sales and rentals of new and used automobiles, trucks, boats, and trailers, and recreational vehicles. new and used sales; Automotive parts store; Automotive repair, major or minor, and body and paint shop; Tire store where the majority of the tires offered for sale are used tires; Heavy truck and equipment repair and trade shop; Truck stop and terminal
11. Car wash and detailing services and self-service car wash and detailing
12. Blood collection center
13. Breeding kennel
14. Check cashing establishment to include automobile title loan and pay day loan establishment
15. Funeral home and crematory
16. Gold-buying establishment
17. Motel, extended stay hotels and motels
18. Night club
19. Pawn shop
20. Self-storage facility
21. Storage yard for damaged or confiscated vehicles; Storage/salvage and junk yard; Outdoor equipment and materials storage.
22. Tattoo parlors, establishments
23. Stores that sell vape pens, hookahs, or any materials or equipment for vaping or smoking.

The differences between our list and that of the Planning Staff are:

- #23 (vape pens, hookah shops) Please include this condition.
- The staff's recommendations to require a SLUP if a drive-through facility is proposed in the future and that lighting be property shielded and directed away from adjacent properties. These are wise recommendations, and we agree with them.

Our community has taken surveys of what businesses would be welcome. The survey results show that the community would welcome many types of businesses, particularly a coffee shop, restaurant, bakery, or juice/smoothie bar. We would welcome business services such as a law firm, accounting firm, or realtor office, medical services, health care services including health spas.

Here is a full list of businesses that we identify as unmet needs in the community and that we encourage to come:

1. Animal hospital, veterinary clinic, animal boarding, pet supply store, and animal grooming shop.
2. Art gallery and art supply store.
3. Bank, credit union and other similar financial institution.

4. Business and professional office use.
5. Educational uses as follows:
 - a. Child daycare center or facility.
 - b. Specialized non-degree school focusing on fine arts and culture, to include ballet, music, martial arts, and sports.
6. Fitness center and health center.
7. Recreational and/or cultural arts facility where such activities are wholly enclosed within a building.
8. Restaurant and late-night establishment.
9. Retail sales and wholesale establishment, excluding small box retail stores
10. Services, medical and health as follows:
 - a. Health service clinic.
 - b. Offices of health service practitioner.
 - c. Medical and dental laboratory.
 - d. Pharmacy and drugstore.
11. Services, personal, as follows:
 - a. Day spa, and similar personal service establishment.
 - b. Quick copy, photographic studio.

The Greater Hidden Hills Community is completely opposed to the rezoning request unless the conditions include the list of prohibited businesses and the additional recommendations of Planning Staff. We appreciate your attention to this request.

Regards,



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