

PUBLIC COMMENTS

11.16.25

We live at 2328 Aberdeen Bend. My husband and I greatly oppose the zone proposal change at Marsh and Hebron. The traffic exiting neighborhoods on Marsh is already dangerous trying to get across the median. The churches also bring a great deal of traffic and make the traffic on Marsh and Hebron even worse on Wednesday nights and Sundays. We live in the Highlands. It is our understanding that the Willow Bend developments possible the Dallas Stars will bring a huge amount of traffic to Hebron. If you approve this, there will be no relief from heavy traffic for existing homeowners.

Additionally, we greatly oppose the number of apartment units and the “affordable” type being proposed which can bring more traffic and much more crime to the nice neighborhoods in this area. There is already a tough crime area at Marsh and Rosemeade and is not very far away.

Thank you for considering our oppositions to this proposal.

Thank you,

--

Cindy Monte

2328 Aberdeen Bend 75007

11.6.25

To Whom it May Concern:

My husband and I greatly oppose the zone proposal change at Marsh and Hebron. The traffic exiting neighborhoods on Marsh is already dangerous trying to get across the median. The churches also bring a great deal of traffic and make the traffic on Marsh and Hebron even worse on Wednesday nights and Sundays. We live in the Highlands. It is our understanding that the Willow Bend developments will bring a huge amount of traffic to Hebron. If you approve this, there will be no relief from heavy traffic for existing homeowners.

Additionally, we greatly oppose the number of apartment units being proposed which can bring more traffic and much more crime to the nice neighborhoods in this area. There is already a tough crime area at Marsh and Rosemeade and is not very far away.

Thank you for considering our oppositions to this proposal.

Thank you,

Cindy and Mitch Monte

To the Carrollton Planning and Zoning Committee:

I am a 45 year resident of Carrollton, the last 39 in the Highlands neighborhood. I would like to express concerns about the proposed zoning that requests over 400 multi-family units.

The impact on traffic and congestion around the tract, and on Marsh Lane in particular, would be very significant on our neighborhood.

Assuming two vehicles per unit, another 800 vehicles on these roads on a daily basis would add tremendous congestion to the area.

It is difficult currently to exit the Highlands off of Kelly Blvd due to the amount of traffic, much at a high rate of speed.

Also, we can expect cut through traffic to increase on Kelly as drivers avoid the stack up on southbound Marsh at the Rosemead traffic light.

Interestingly, staff members at First Baptist of Carrollton (church at the Fields) where we are members, have told me that they were told by City staff that they did not want any more apartments in the city when the church inquired about rezoning some of its property on Hwy 121.

While multi-family is the bigger issue of the rezoning request at Marsh/Hebron, I also question the need for retail space there. Just drive east on Hebron/Park for a couple of blocks and count the amount of empty retail spaces that are for lease.

Thank you for your consideration of my concern and please contact me with any questions.

Curtis Hoffman
2332 Aberdeen Bend

Good evening,
As a Carrollton Resident (Northeast) I am opposed to the proposed rezoning referenced below. Allowing a multifamily project here will not serve our city well.

Thank you.

AJ Kirk
3724 Canon Gate Cr

11.5.25

I want to withdraw my support of changing the zoning (PLZ-2025-133) to multi family for the property located at Hebron and Marsh. The area has far too many apartments within two miles in Carrollton, Dallas, and Plano. Additionally I am concerned about the impact to traffic safety and flow.

Please amend your records to show I oppose the zoning change.

Thank you,

10.30.25

I support the zoning provided there is a long dedicated turn lane and the access point is far from the Hebron/Marsh intersection.

Thank you for providing information about case PLZ 2025-133 yesterday. I want to ensure access to this commercial/multi-family property is safe and does not disrupt traffic flow. or pose a risk of traffic accidents. The intersection of Hebron Parkway and Marsh Lane is very busy and traffic patterns cause many cars to drive in the right lane to turn onto International or into the commercial properties just east of International. Ideally, access to the new development would be from Marsh Lane, far south of Hebron, and International Parkway, not Hebron Parkway, to make traffic flow safely in this area.

In the event the city approves access from Hebron, a very long deceleration lane for right turns with the entrance to the property located far from Marsh Lane (close to Racetrac) would be safer and less disruptive to traffic and could potentially prevent accidents.

Thank you very much,


Jane Slattery

2629 Deep Valley Trail, Carrollton 75007

I am writing in opposition to building another apartment complex on this corner. I live at 2628 Creekway Drive, Carrollton which is less than 1/2 mile from this location. The Hebron/Marsh intersection is already experiencing significant traffic and adding dense housing here will only compound the issue. I would rather see retail or mixed use at this location. Thank you for your consideration.

- Jeff Blackwell

#4

 **CARROLLTON**
TEXAS **PLANNING & ZONING APPEARANCE CARD**

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name Jim Privitt Phone 972-306-9080 Date 11-6-25
Address 2206 Glen Helen Cir City Carrollton Zip 75007


Public Hearing Agenda Item # 84

☐ I wish to speak IN FAVOR of this item. ☒ I wish to speak IN OPPOSITION to this item.
☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: _____

**Please read and comply with the
"Guidelines for Speaking at City Government Public Meetings."**

#4

 **CARROLLTON**
TEXAS **PLANNING & ZONING APPEARANCE CARD**

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name Joel Bailey Phone 817-648-4350 Date 11/6/25
Address 2208 High Point City Carrollton Zip 75007

Public Hearing Agenda Item # 4

☐ I wish to speak IN FAVOR of this item. ☒ I wish to speak IN OPPOSITION to this item.
☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: _____

**Please read and comply with the
"Guidelines for Speaking at City Government Public Meetings."**

I oppose this large project!
Joyce Gornall
3708 Canon Gate Circle
Carrollton 75007

Dear Emily,

I recently read about the proposed multi-family housing project at Marsh and Hebron. I've driven by this empty lot for many years—usually on my way to Plano, where I can find a better quality, affordable grocery store like HEB.

It's frustrating that Carrollton residents have to drive so far for quality, affordable groceries with local Texas produce, meat, and products. Why can't we attract a store like H-E-B or another local grocer that supports both affordability and our community's economy?

Do we really need another large apartment complex where landlords profit while residents struggle with high rent for small spaces? Carrollton's appeal has always been its strong neighborhoods and real homes that foster long-term community. If new housing must be built, will it truly be affordable for our city workers, teachers, veterans, and first responders—beyond a token 10% discount on already inflated rent prices? Or are going to build sustainable housing with infrastructure to provide a better future for people living there?

Thank you for your time and for considering the perspective of local residents who care deeply about preserving the heart and livability of Carrollton.

Sincerely,

Julia Ferguson Quinones

#4 Applicant

CARROLLTON TEXAS PLANNING & ZONING APPEARANCE CARD

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name Lucilo A. Peña Phone 214 270-0999 Date 11/6/25

Address 1722 Rowth St, Ste. 770 City Dallas Zip 75201

Public Hearing Agenda Item # PLFP 2025-133 IBP 9

☒ I wish to speak IN FAVOR of this item. ☐ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: Developer

**Please read and comply with the
"Guidelines for Speaking at City Government Public Meetings."**

Emily:

I'm a 26 year resident of Carrollton and have lived in The Homestead Subdivision since 2001.

I'm a retired Air Force Lieutenant Colonel and an actively Texas-licensed CPA.

I am also retired from the Texas Department of Insurance and have been employed with First National Title Insurance Company since 2019.

FNTI is located at 2400 Dallas Pkwy, Plano, TX 75093.

I previously audited title insurance agents across DFW all the way to East Texas and up to Wichita Falls and know our surrounding area streets and roads well.

Midway Road is already a traffic circus which is only going to get worse with the newest Multi-Family development.

I cross both Marsh Lane and Midway Road every weekday going and returning from work as well as on weekends as I walk at Willow Bend Mall daily via Hebron unless there is an accident, forcing an alternate route.

Accidents on Hebron continue to go up; especially at the Marsh intersection.

Why would we want to add to that continually increasing life taking/injury-creating intersection's woes?

Another multi-family project will further exacerbate that worsening situation.

I greatly oppose this project and would prefer single-family housing over it.

Thank you,

Richard T. (Tim) McDonald
1717 Morning Glory
Carrollton TX 75007-1421

Emily,

I have lived in Carrollton for 42 years. I live in Oak Creek Estates and have to suffer the traffic and frequent accidents at Rosemead & Marsh intersection. Rezoning this area to multifamily homes is going to be yet another disaster that is forcing people like me to leave just so big development can make a buck. We have Billingsly building 800 units on Midway we can't absorb more people, traffic and congestion in this area.

I am in total OPPOSITION to this rezoning request.

Derek Jenkins
3806 Keystone CT
Carrollton, TX 75007

Date: November 6, 2025 at 9:05 AM CST

To: Planning and Zoning Commission

For: Public Hearing on Case No PLZ 2025-133 IBP 9

Subject: Zoning Amendment Application for the Southeast Corner of East Hebron Parkway and Marsh Lane

I am writing to the Commission to express my opposition to the application for re-zoning and further Special Use Permit that would allow high-density MF for the tracts in question. I currently reside in the neighboring Highlands community at 3864 Kelly Blvd which is closest to the Marsh side of the neighborhood. Furthermore, I have lived along Marsh Lane (in both Dallas and Carrollton) for 18 years and have a long-term perspective on the immediate area.

To begin, Page 5 of the case report prepared for the P&Z Commission indicates Marsh Lane is classified as an (AD6) Arterial 6-lane divided roadway. That is not accurate for the location of this proposed development and re-zoning. That portion of Marsh Lane goes down to 2-LANES ONLY after the Marsh and Rosemeade intersection. This development is extremely concerning given that this portion of Marsh is already a high-traffic area, and will have two ingress/egress points along this area of Marsh Lane, with only one primary egress point from International Parkway which is a 3-lane road. Over the last several years, traffic has increased along this portion of the road (primarily from drivers coming off Hebron Parkway) as additional retail/restaurants have been built in the area. During peak traffic times, drivers exiting the neighborhood in the Highlands (at Kelly & Marsh) often form a line trying to turn left or right onto Marsh given the high volume of cars.

In addition, I highly disagree with the Traffic Impact report that states that Drives 2 and 3 from the Marsh Lane access will not need a drive aisle. Again, this is a two-lane road that receives traffic from the surrounding single family residential uses (Oak Creek Estates, The Highlands, and sometimes the neighboring apartment communities along Marsh Lane) (apartment communities along Marsh Lane are technically in the City of Dallas). Traffic has also increased over the last year with people visiting some of the newly constructed retail/restaurant businesses in the area. In addition, there is not much distance between Drive Aisles 2 and 3 which means the right-hand lane will be slower in general and traffic will back up waiting for those cars to turn into the complex. Allowing such a dense development into the area and not accounting for a proper turn lane will result in additional traffic and accidents. The intersection of Hebron and Marsh already gets backed up during peak times and that intersection does have a drive aisle to make a right turn.

Further on Page 5, the surrounding land uses does not specify that Single Family residential is prevalent in the area along with a low-density memory care center; in fact the memory care center would be located directly across the street from the proposed development. This proposed development to add 406 MF units would absolutely have an impact on the surrounding residential uses in the form of additional traffic, noise, city services resources, power grid availability, etc.

Finally, I request the Commission to deny the proposed density request which would be a SIGNIFICANT variance from the regulations of MF-18. The case report indicates the maximum density proposed is 44 units/acre. In the immediate area, two nearby developments have been built – Atlas on Prestonwood was built in 2017 and has a density of approximately 35 units per acre (tax records indicate 5.15 acres with 183 units) and Wylder Square Apartments located at 4141 Midway in Carrollton was built in 2022 with a density of 38 units/acre (tax records indicate 372 units contained on 9.7 acres). **I urge the Commission not to allow a project with even higher density than what has recently been improved in the immediate area.** In addition, Wylder Square is only a 3-story complex tucked in between other uses and is located on Midway, which is a 3-lane road with higher capacity for vehicles compared to the two-lane Marsh Road.

To conclude, I sincerely understand the need for additional housing in the area. However, I feel this specific location is not best suited for MF housing development given the surrounding land uses and request the Commission maintain the current zoning designation. If the Commission must consider the change to allow MF residential, please carefully consider the density relative to other projects in the area. The magnitude of this MF development being proposed is unconscionable when considering the impacts it will have in the nearby communities.

Sincerely,

Marissa Hicks

Marissa Hicks
3864 Kelly Blvd
Carrollton, TX

Dear Emily,

As a long-time resident of Carrollton—having lived here since 1974—I am writing to express my strong opposition to the proposed zoning change that would allow the development of high-density housing at the corner of Marsh Lane and Hebron Parkway.

Our community in the Highlands neighborhood already faces significant challenges related to congestion, limited retail availability, and an overconcentration of mid- to lower-cost apartment complexes in the surrounding area. These existing conditions have contributed to higher crime, vacant retail, increased traffic, and declining property values, all of which directly affect the quality of life for long-term residents.

Adding additional high-density housing in this corridor will only exacerbate these issues. What our area truly needs is balanced development—particularly more retail and community-serving businesses that can enhance convenience, safety, and property values rather than diminish them.

I respectfully urge the City to preserve the current zoning restrictions and to prioritize development that supports sustainable growth and the long-term well-being of Carrollton residents.

Thank you for your time and consideration of my concerns.

Sincerely,
Rosalina and Mark Connolly
3812 Kelly PL Carrollton

Hi Emily,

I would like to submit my opposition to the proposed zoning change at Marsh/Hebron.

I oppose this change for 2 reasons:

1. There is a high concentration of apartment homes in that area of Carrollton/Plano and Dallas. With new development already under way to add more. So, there is not a need for more.
2. The traffic at that intersection is already very congested with a high number of traffic accidents.

Please feel free to contact me with any questions or if further information is needed.


Thank you,
Maureen Mouer
2641 Deep Valley Trail

I am a homeowner at 2740 East Wentwood Drive (nearest intersection Marsh and Trinity Mills). I think you are cramming too many people in too small a space, and you need to modify that. Opposed as presently designed.

That development, situated between two huge churches, Prestonwood and Bent Tree, is going to add a lot of traffic on Sundays and holidays with special events. Prestonwood already has a lot of traffic morning and afternoon for their school. That school has football games, outside, on the south side of the property, that get quite loud (band and loudspeakers), so It may disturb the new residents directly adjacent to the south. I am a 40 year Carrollton resident, attend Bent Tree and travel that intersection regularly...you folks better know what you are doing!

Thank You,
Mike Boos, P.G.

Don't know #4

 **CARROLLTON TEXAS** **PLANNING & ZONING APPEARANCE CARD**

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name Priscilla Liu Phone 214563-5667 Date 11-25

Address 2307 Abernethy Bend City Carrollton Zip 75007

Public Hearing Agenda Item # 4

☐ I wish to speak IN FAVOR of this item. ☒ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: Highlands Community

Please read and comply with the
"Guidelines for Speaking at City Government Public Meetings."

Dear Emily and Members of the Planning & Zoning Commission,
My name is Paige Tabler, and I live near the Marsh & Hebron corridor in Carrollton. I am writing to formally oppose the proposed rezoning of the tract north of Bent Tree Bible that would allow approximately 406 multifamily units with restaurant and retail space.

My opposition is based on several planning and infrastructure concerns:

1. **Traffic congestion and safety**

The Marsh/Hebron intersection already carries an estimated 31,800 vehicles per day on Hebron Parkway and 16,000 vehicles per day on Marsh Lane. This corridor routinely experiences significant congestion, especially during morning and afternoon school hours. Adding several hundred apartments and new retail uses will markedly increase vehicle trips and turning movements without corresponding roadway improvements.

2. **Proximity to a high school**

The site directly adjoins a school zone, creating overlapping traffic between residents, delivery vehicles, and student pedestrians. Without a full Traffic Impact Analysis and School Safety Review, this poses a foreseeable hazard to students and staff.

3. **Density and land-use compatibility**

The City's Future Land Use Plan designates only 4.7% of city land for "high-density residential." Rezoning from Heavy Commercial (HC) to Multifamily (MF-18) for 400 + units represents a major shift in scale and density that is inconsistent with the surrounding single-family and institutional uses.

4. **Public-safety and infrastructure impacts**

Property-crime rates in Carrollton are concentrated along major commercial corridors such as Marsh and Hebron. Introducing dense residential activity in this area without enhanced public-safety measures and parking controls could strain police, fire, and traffic resources.

For these reasons, I respectfully request that the Commission **deny the rezoning application** and maintain the current zoning until:

- A comprehensive **Traffic Impact Study** and **School Safety Assessment** are completed and reviewed publicly, and
- The applicant demonstrates clear compatibility with the City's Comprehensive Plan and surrounding neighborhood character.

I appreciate the City's commitment to thoughtful growth and urge the Commission to preserve the livability, safety, and infrastructure balance of this corridor by recommending **against approval** of this rezoning request.

Sincerely,

Paige Tabler

2337 Aberdeen Bnd

Hebron is a zoned business thoroughfare near multiple churches and extreme traffic.
The proposed rezoning is ONE traffic light away from Rosemeade and Marsh.

As a 42 year resident of Carrollton, I have seen that area dramatically change as it crept north. The gas stations and apartments there are not desirable.
The multiple apartments along Marsh have caused terrific problems for Carrollton and Dallas. Carrollton and Dallas Cara Mendelsohn (Dallas City Council for that district) have attempted to resolve the issues of noise, overnight parties, crime, etc. Landlords don't maintain their property and there is a very low bar for their tenants.

Since that intersection is where Carrollton and Dallas meet, the Dallas police presence is minimal at best, and crime festers. One light away.

Just south, the Walmart on Marsh and Frankford is crime-ridden. Anecdotal, but I understand that it is one of the worst crime Walmarts around.

The Dallas challenges have been creeping further north on Marsh for years.

Why would Carrollton **CHOOSE to REZONE** to bring more apartments one light north of so many problems? Zoning was created for a purpose. This is a business district.

This valuable property is an easy walk to Shops at Willow Bend (107 acre site) which is being considered for the new \$! billion Stars arena. It is currently planned to redevelop into a multi-use district. Valuable property for restaurants - arrive and beat the traffic.

We can do much better on Hebron than apartments. Why ask for problems?
We live in the townhomes at the NW corner of Hebron and Marsh.

Carrollton/West Plano is established as a safe area to walk and shop. **Respect the value of that property.** Rezone for apartments? NO!

Peggy and Jay Luippold
4232 Colton Dr
Carrollton TX 75010


Hello Emily,

I live off the townhomes on Marsh and Hebron in Carrollton and received notice that apartments may be getting built off this intersection. I have many concerns with this because this is already a high traffic intersection due to the high school, Prestonwood Church, and Dallas Tollway being close by. The high school plays football games, which already creates lots of noise in the neighborhood on weeknights.

I've lived in Carrollton my whole life. Building apartments in this area will lead to more congestion, crowded public spaces in schools, churches, and retail areas, potential decrease in our property value, and strained infrastructure. I'm requesting reconsideration to not build apartments in this area. There is already a senior living center located next to the townhomes in my neighborhood and I would rather see more retail/restaurants built instead of apartments. Please reconsider this. I'm happy to provide additional thoughts. Reach out if you need anything else.

Thank you!
Reema Patel
2928 Sheridan Dr.
Carrollton, TX 75010

4

 **CARROLLTON TEXAS PLANNING & ZONING APPEARANCE CARD**

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name SHELLEY STRACENER Phone 214 930 4384 Date 6 Nov 2025

Address 2349 HIGHLANDS CREEK RD City CARROLLTON Zip 75007

Public Hearing Agenda Item # PL 2025-133 IBP


☒ I wish to speak IN FAVOR of this item. ☐ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: _____

**Please read and comply with the
"Guidelines for Speaking at City Government Public Meetings."**

#24

 **CARROLLTON**
TEXAS **PLANNING & ZONING APPEARANCE CARD**

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name Steven Dimitt Phone 972-824-2255 Date 11/6/25
 Address 2213 High Point City Carrollton Zip 75007

Public Hearing Agenda Item # 4

☐ I wish to speak IN FAVOR of this item. ☒ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: _____

**Please read and comply with the
"Guidelines for Speaking at City Government Public Meetings."**

Good morning,

I am writing to express my strong opposition to the proposed apartment development on the strip of land near Marsh and Hebron. Our community is already experiencing significant challenges with traffic congestion, and adding more apartments would only worsen the problem. The roads in this area are already overburdened, especially during school and commute hours, and additional housing density would further strain our infrastructure.

Beyond traffic concerns, many residents are also worried about the potential increase in crime and the overall impact on the character and safety of our neighborhood. We take pride in maintaining a peaceful, family-friendly environment, and introducing a large apartment complex so close to existing homes would fundamentally change that.

We respectfully ask the council to reconsider this project and explore alternatives that preserve the integrity and safety of our community. Please listen to the voices of the residents who live here and are directly affected by these changes.

Thank you for your time and for your commitment to representing the best interests of our neighborhood.

Tiffany Kannankeril

Good morning, Emily -

I would like to express my concern for the proposed rezoning for the approximately 15 acres at the corner of Marsh and Hebron for a multi family development. My concern is based on the traffic and density that is associated with what I would already consider to be a crowded and busy section of town. I live in the Highlands neighborhood on Aberdeen Bend just off of Kelly. I cannot imagine adding another 400+ vehicles (a conservative estimate assuming only one vehicle per household) to this intersection, especially during high traffic times. This section of Marsh and Hebron are already very congested and it becomes more so with any occasional passing train.

I was also under the assumption and had been led to believe that the City of Carrollton did not want any more multifamily projects coming to the city. I have been told this by Loren Shapiro. I have had a piece of property on the market for 5 years and after 5-6 failed attempts to sell the property to a multifamily buyer due to opposition from city planning, I did not expect to see this rezoning request, especially. Reasons cited were the city having to buy poorly maintained properties after 20-30 years that become crime ridden and the desire for more retail. There seems to be some inconsistent recommendations by the staff that is also confusing. This matter is secondary however. The traffic and through traffic that will increase along Kelly in my neighborhood is my primary concern. We already have high traffic loads traveling at high speeds despite speed humps. I do not want this problem to increase.

I cannot attend the meeting tonight because of a prior obligation, but I wanted my comments to be heard/noted.

Thank you for your service to our community!

Tim Hare
2303 Aberdeen Bend
Carrollton, TX 75007

I am strongly against the above planning. We live off Hebron and Josey and Hebron from there to tollway is already a traffic nightmare! I say NO.

Brenda Cage
4026 Windy Crest Circle

We are opposed to the construction of multi-family units at the intersection of Hebron & Marsh.

David & Christina Hofherr
2312 Castle Rock Road
Carrollton, TX. 75007

Hi Emily!

I would just like to say that I'm opposed to the development that Billingsly wants to build at Hebron and Marsh. The traffic on Hebron is already a disaster and huge apartment complex would make matters worse. I drive that area of road everyday, multiple times a day.

Emily Dimitt
2213 High Point Drive

Hello Emily,
My name is Ginger Kelly. I and Mary Anne Patterson live at 2235 Meadow Drive and we oppose the multi family zoning.

Thank you,
Ginger Kelly
2235 Meadow Drive
Carrollton, Texas 75007

DO NOT LET THIS HAPPEN!!

-Yvonne
3221 Twist Trl
Plano 75093

4

CARROLLTON
TEXAS **PLANNING & ZONING APPEARANCE CARD**

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name JOHNNY W SMITH Phone 214-850-2778 Date 11-6-25
 Address 3866 KELLY BLVD City CARR Zip 75007

Public Hearing Agenda Item # 2025-133 IBP

☐ I wish to speak IN FAVOR of this item. ☒ I wish to speak IN OPPOSITION to this item.
☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: _____

Please read and comply with the
 "Guidelines for Speaking at City Government Public Meetings."

My name is Johnny Smith and I live at 3866 Kelly Blvd. which is the corner of Kelly and Marsh Lane. I want to make you aware of my opposition to the proposed construction of a multi-family complex at the corner of Marsh Lane and Hebron Parkway. I deal with the traffic on Marsh Lane every day and it is already bad. The intersection of Marsh and Kelly is approximately 4 tenths of a mile from the intersection of Marsh and Rosemeade Parkway. It is common that the southbound traffic on Marsh backs up beyond Kelly while cars are waiting for the signal light at Rosemeade. To make it even worse, the northbound traffic that is attempting to turn left on Marsh Ridge also backs up beyond Kelly. I have photos of these issues if you would like to see them. The result of this is there can be a delay of several minutes to turn off of Kelly on to Marsh Lane, particularly cars attempting to turn left. The result for me is that cars are then backed up on Kelly and we can't exit our driveway.

I'm aware that a traffic survey was performed by an engineering company commissioned by the land owner. Since they were hired by the land owner, I tend to think that they underestimated the impact on traffic to make the project more attractive to review by the city.

The land owner also make the assertion at the Planning and Zoning meeting that an office complex would have a worse impact on traffic than the apartment complex because they would need 1200 parking spaces for an office building and only need slightly over 600 for an apartment complex. The only method I know to compare the two is to look at the absolute worst case scenario. If every commuter to those buildings took Marsh to work and home, there would be 2400 trips a day for 5 days each week or 12,000 trips each week. The National Transportation Safety board estimates that residents take 5 one-way trips from their residence each day. Based on 600 cars at the apartments taking 5 trips per day 7 days a week equates to 21,000 trips per week on Marsh Lane. Clearly not all of the commuters are going to take Marsh nor are all of the residents take Marsh, but it at least it gives us a way to compare the impact of the two. Without question, from a traffic standpoint, a multi-family facility has the worst traffic impact.

With the increased traffic on Marsh, there are more noise issues as well as safety issues from accidents and increased response times for emergency vehicles to our neighborhood.

I apologize for the length of this email and hope that you will give consideration to the points that I have made.

I've attached 3 photos that were taken on November 3rd, 4th and 5th to illustrate the issues. Photo 1 shows the northbound traffic on Marsh and the backup from cars attempting to turn left on Marsh Ridge.

Photo 1 shows the northbound traffic on Marsh and the backup from cars attempting to turn left on Marsh Ridge.

Photo 2 shows the southbound backup from the interchange of Marsh and Rosemeade Parkway.
Photo 3 shows the northbound backup from cars attempting to on to Marsh Ridge.



Johnny Smith

I am writing to plead with our great city to NOT allow this proposed, dense housing development at the corner of Marsh and Hebron. The traffic this development would bring would be unsafe for this corner. There is already so much dense traffic at all hours of the day. Must we develop every square inch with multi family dwellings? I beg of you not to approve this rezoning request!!!!

Karen Cummings
Carrollton Resident since 1986
4205 Harvest Hill
Court, Carrollton 75010

Hi Emily,

I have lived in Carrollton for 32 years and I have seen a lot of new Multi-Family Apartments being built but nothing for older adults who may be looking for an age restricted property or the opportunity to move into a maintenance free living and out of single-family housing. The more density you create just continues to cause traffic congestions, health and safety issues. I live within a ½ mile of the intersection of Marsh and Hebron, and I travel through this intersection every day. I am **OPPOSED** to the 406 MF Units proposed by the Billingsley Company. If this is something the City Council decided to approve I hope they will reduce the number of units and require the Developer to build a high end product that Carrollton deserves that would attract residents that want a nicer product than what currently is being offered or exist in Carrollton or the area.

Thank you for your consideration.

The traffic in this area is already horrible. Adding more residents will just increase the accidents and cause more strife to local homeowners. Please do not allow this rezoning



Lucia Knudsen

Fraternity Housing Corporation, Construction Committee Member
2310 bush cir Carrollton 75007

Dear Ms. Offer,

I am writing to express my strong opposition to the proposed rezoning and development at Hebron Parkway and Marsh Lane (Case No. PLZ 2025-133) due to critical public safety risks and procedural compliance issues.

Public Safety Crisis at a Documented Dangerous Intersection

Hebron Parkway and Marsh Lane is already recognized as one of Carrollton's most hazardous intersections. Approving 406 residential units plus retail and restaurant traffic at this location will dramatically increase accident risks and emergency response challenges. The City may face significant liability if preventable accidents occur after approving high-density development without adequate traffic mitigation measures and comprehensive safety studies.

Density Request Exceeds Reasonable Standards

The proposed 44 dwelling units per acre is excessive and inconsistent with responsible development practices. While recent Texas legislation permits increased multifamily density in certain circumstances, even those provisions typically cap density at 36 units per acre. This request substantially exceeds established guidelines and sets a dangerous precedent for future developments that disregard community infrastructure capacity.

Insufficient Public Notification Process

Texas Local Government Code Section 211.007(c) requires written notice to property owners within 200 feet of proposed zoning changes. With only 14 letters reportedly sent and a rushed 14-day review period before the Planning & Zoning Commission meeting, many affected residents were denied adequate opportunity to understand and respond to this proposal. This procedural deficiency undermines due process and may invalidate the zoning proceedings.

Requested Action

I urge the City Council to:

- Deny this proposal until comprehensive traffic safety studies are completed
- Reject the excessive density request and enforce appropriate zoning standards
- Verify full compliance with state notification requirements
- Provide adequate time for meaningful community input

The City has a legal duty to protect residents' safety and follow proper procedures. This development fails both tests.

Please include this correspondence in the official record for the December 2, 2025 City Council hearing.

Sincerely,

Kimberly Simonson
4620 Gentle Glen Dr.

I am writing to formally oppose the proposed rezoning Case No. PLZ 2025-133 (Planned Development 148) at the southeast corner of East Hebron Parkway and Marsh Lane. My opposition is based on several significant regulatory compliance concerns and potential breaches of state law that require immediate attention before the City Council hearing on December 2, 2025.

1. Inadequate Public Notice - Violation of Texas Local Government Code §211.007(c)

Texas Local Government Code Section 211.007(c) mandates that written notice of public hearings on proposed zoning classification changes must be sent to each property owner within 200 feet of the subject property before the 10th day before the hearing date [Texas Statutes](#). According to information provided, only 14 notification letters were sent on October 23, 2024, despite the proximity of numerous residential properties within the 200-foot radius.

This limited notification appears insufficient to satisfy statutory requirements and raises questions about whether the City fulfilled its legal obligations to properly notify all affected property owners. Inadequate notice undermines due process and may expose the City to legal challenges that could invalidate any zoning decisions made without full statutory compliance.

2. Excessive Density Request Inconsistent with Zoning Classifications

The developer is reportedly requesting 44 dwelling units per acre when the proposed MF-18 zoning classification designation typically indicates a maximum of 18 dwelling units per acre. While I acknowledge that recent Texas legislation (SB 840) allows municipalities to permit multifamily density up to 36 units per acre or the city's highest allowed density, whichever is greater, in certain commercial zones [LOCAL GOVERNMENT CODE CHAPTER 218. REGULATION OF MIXED-USE AND MULTIFAMILY RESIDENTIAL USE AND DEVELOPMENT IN CERTAIN MUNICIPALITIES +2](#), the requested 44 units per acre substantially exceeds even these expanded parameters.

This excessive density request:

- Conflicts with the fundamental purpose of the MF-18 zoning classification
- May violate the City's own Comprehensive Zoning Ordinance standards
- Creates precedent for future developments that disregard established density limitations
- Demonstrates the developer's disregard for community character and infrastructure capacity

3. Public Safety and Infrastructure Liability

The intersection of Hebron Parkway and Marsh Lane is already documented as one of Carrollton's most dangerous intersections. Adding 396 apartments and 10 townhomes (plus retail and restaurant traffic) to this location will:

- Exponentially increase vehicle trips per day, exacerbating existing safety hazards
- Create foreseeable risks to pedestrians, cyclists, and motorists
- Potentially expose the City to liability claims if accidents increase following development approval
- Strain emergency response times and capabilities in an already congested area

The City has a duty to consider public safety in land use decisions. Approving high-density development at a documented dangerous intersection without comprehensive traffic studies and mitigation plans may constitute negligent land use planning.

4. Inadequate Time for Community Review and Response

The compressed timeline between the October 23 notification and the November 6 Planning & Zoning Commission meeting (only 14 days) provided insufficient opportunity for affected residents to:

- Understand the proposal's full implications

- Conduct research on their rights and options
- Organize meaningful community response
- Prepare substantive comments for the public hearing

This rushed process undermines the spirit of public hearing requirements established in Texas Local Government Code [Texas Statutes](#) and suggests the process prioritized developer interests over community input.

5. Request for City Council Action

I respectfully urge the City Council to:

1. **Verify full compliance** with Texas Local Government Code notification requirements before proceeding
2. **Reject the excessive 44 units per acre density** request and require adherence to appropriate zoning standards
3. **Mandate comprehensive traffic impact studies** and safety mitigation plans before any approval
4. **Extend the public comment period** to allow adequate community review and response
5. **Deny the current proposal** until these regulatory and safety concerns are properly addressed

The City of Carrollton has both legal obligations and moral responsibility to its residents to ensure proper procedures are followed, public safety is prioritized, and community character is preserved. This proposal, as currently structured, fails to meet these standards.

I request that this email be included in the official record for Case No. PLZ 2025-133 and distributed to all City Council members before their December 2, 2025 hearing.

Thank you for your attention to these serious concerns.

Respectfully,

Mike Simonson

Hi Emily,

This is Matt Garrett, I spoke at the P&Z meeting representing the 101 homes in the Estates in High Country at Marsh Ridge and Hebron as the HOA president.

The general consensus of the neighborhood stands opposed to the multifamily zoning, but not opposed to retail or even townhomes that would be single family sold to individuals.

We are all aware of the quality that the Billingsley's have brought to our area and we are very supportive and grateful.

However, when it comes to this particular property in this area as multifamily, we feel it is a use that should never be due to the fact that this was "international business park" zoning... which many years ago was done and supported by past community involvement to prevent multifamily from being in this area. Asking for a change at the near end of their buildouts is not fair to the community or the original idea we were presented years ago.

Of course we can bring up traffic. We can bring up lots of other issues that come along long-term with multifamily.. but I am certain you will hear lots of that . Henry and Lucy brought IBP to us. We are good with that.. not multifamily on this property so close to the established single family neighborhood that exist in this area.

Matt Garrett
2226 Arbor Crest Dr.
Carrollton, TX 75007
President, Estates in High Country HOA

4

CARROLLTON TEXAS PLANNING & ZONING APPEARANCE CARD

Please complete this card and submit it to a city staff member prior to the beginning of the meeting.

Name MATT GARRETT Phone 214-878-3823 Date 11/6/25

Address 2226 ARBOR CREST DR City CARROLLTON Zip 75007

Public Hearing Agenda Item # (4) PLZ 2025-133 IBP9

☐ I wish to speak IN FAVOR of this item. ☒ I wish to speak IN OPPOSITION to this item.

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION.

Please identify the group or organization you represent, if any: ESTATES IN HIGH COUNTRY HOA

Please read and comply with the
"Guidelines for Speaking at City Government Public Meetings."

Hello Emily,

I live in "The Estate" community on Marsh Ridge and Hebron Parkway. As reported a high density development is being pushed through the already dangerous intersection of SE corner of Hebron Pkway and Marsh that threatens

- Increased traffic and dangerous congestion
- TX DOT query revealed approximate 250 car accidents on this intersection over past 5 years
- Delayed risk in emergency response times due to heavy traffic
- Safety risk for pedestrian

We are not against development but for safe responsible and transparent planning . This level of density - 406 units is not just high but hazardous. Hence we request to please reconsider this plan

Thanks

Shalini Kumar

2233, Arborcrest Drive , Carrollton TX 75007

My name is Sharon Olson. I am 79 years old. I have lived in Carrollton since 1980 and in my house at 3481 Kelly Blvd. in the Highlands since 1999. I vehemently oppose this high-density multifamily initiative. The intersection of Hebron and Marsh is already very dangerous to navigate during morning and evening rush hours. I can't even imagine driving through that intersection after 406 new units are built. I have lived in Chicago, St. Louis, 2 cities in Connecticut, Oak Creek, WI, Bermuda and West Palm Beach. I am familiar with many cities and their traffic issues. I do not want the traffic that is already perilous at that intersection to get worse by drastically increasing the population density on that corner or any other undesirable location near the quiet suburb I live in. Thank you..

Sharon Olson

3841 Kelly Blvd.

Carrollton 75007

I am opposed to this case on southeast corner of East Hebron Parkway and Marsh. This plan would overwhelm our infrastructure and safety.

William C. Yarbrough
2308 Highland Heights Ln
Carrollton, TX 75007

Hello Emily,

Please do not build more multi family units near Hebron and Marsh in Carrollton. The congestion at that intersection is already dangerous with a high level amount of traffic and more importantly accidents.

The infrastructure can't hold this development.

The safety and consideration of the surrounding neighbors and its impact should be of highest concern.

Thank you,
Tricia Shotwell
1501 Arrowhead Lane
Carrollton 75007

I oppose the above case number to add a high-density development at the intersection of Marsh Lane and E. Hebron Parkway.

This is already a HIGH traffic area and dangerous intersection, often with traffic backed up in 4 directions. Adding even more traffic to this area would overwhelm our subdivision, create even more congestion and increase the risk of vehicle accidents (and, possibly crime).

Therefore, I respectfully OPPOSE rezoning this area to accommodate development of multifamily housing. We need LESS traffic in this area, not more,

Respectfully,

Douglas Word
3838 Kelly Blvd.
Carrollton, TX 75007

My name is Gary Miller. I am a homeowner in the estates of high country. I am writing in complete opposition to the idea of multifamily apartments @ Hebron and Marsh. The amount of traffic that this would bring is concerning since Marsh is a two lane road. Marsh ridge is already congested from thru way traffic. The added strain on our schools is concerning. My property value would plummet. My school taxes would increase and the overall crime rate in my area would undoubtedly increase. It has been zoned appropriately for the last 25 years. To change it now would be unfair to the many families that moved into my neighborhood for the safe environment of raising our families. I think the idea of retail stores would be acceptable as it is a prime area for business. I implore the council to make the correct decision in stopping these apartments from changing the area I moved into 25 years ago. Thank you for your open ear to my plight.

Dr Gary Miller
2231 arbor crest Dr. 75007
I hope you were flooded with responses.

Emily,
It has been brought to my attention about the multiple housing units planned for the corner by Marsh and Hebron. That is so far beyond the limit allowed. There is tremendous traffic issues there currently. The number of school traffic cars with high schools and all is difficult enough to maintain safety.
Please reconsider the massive amount of residents in that area with the many schools involved.

Thank you for your consideration.

Karon Little
Warmington Meadows neighborhood
2613 Serenity court
Carrollton, Tx 75010

Ms. Offer,

My name is Kathleen Harder and I live at 2314 Aberdeen Bend in Carrollton. I am emailing to express my opposition to the zoning change at the corner of Hebron and Marsh. I live in this neighborhood and it is already very difficult to get out of my neighborhood in the a.m. because of traffic on Marsh and Marsh Ridge. I do not want another 400+ residents.

I appreciate your consideration.

Ms. Offer

I am a Lifetime resident of The City of Carrollton and currently reside in the Estates of Highcountry at the corner of Marsh Ridge and Hebron Parkway(2231 Meadow Drive). Hopefully, there is no need to educate you on the incredible traffic congestion along Hebron Parkway throughout most of the day. I have lived in my home since 1985 and the traffic has gotten worse and worse. Egress out of my neighborhood in the morning is IMPOSSIBLE even using the existing traffic signal at Marsh Ridge and Hebron during school hours. At other times of the day and especially on Sunday morning(services at Prestonwood Church) it is virtually impossible to travel east on Hebron due to the volume of cars using the road. During less congested times of the day it is still very difficult to move east and west on Hebron between Midway and Spurwood. It is unimaginable to think the City would allow any development of multi family at the intersection of Marsh Lane and Hebron Parkway! Adding hundreds of automobiles for development of multi family can't be considered! Please let your community know you care by not supporting such a ridiculous request.

Thank you
Keith Vanderburg

Ms. Offer,

I live in the Estates of High Country at 2231 Meadow Drive since 1985. I am in Opposition of the case to rezone to Multifamily!!! I can't imagine with all the heavy traffic and congestion already in place that you would even consider supporting such a request! Other uses of the property can be look at but 406 units plus retail would bring to much traffic plus other issues. We need development that would not bring so much more quantity of cars.

Thanks Lisa Vanderburg

Hi Emily, I hope all is well!

I'm writing to oppose the rezoning request for Case PLZ-2025-133 at Hebron & Marsh. The proposal increases density to 406 units with heights up to 60 feet, far beyond standard MF-18 intensity.

The traffic analysis only confirms methodology, not roadway capacity. Hebron and Marsh are already congested during school and commuter peak times. Adding hundreds of vehicles will worsen delays, increase noise, and push cut-through traffic into nearby neighborhoods.

The scale, height, and density negatively affect surrounding property values and do not fit the area's current development pattern.

Please deny this request and maintain existing PD-148 conditions.

Much obliged,

Murphy Moulds

2323 Heatherwoods Way

I OPPOSE the above case number to add a high density development at the intersection of Marsh Lane and E. Hebron Parkway.

This is currently a very HIGH traffic area and a dangerous intersection, often with traffic backed up in all directions. Adding even more traffic to this area would overwhelm our subdivision, create additional congestion and potential vehucilur accidents - and potentially increase crime. Therefore, I respectfully OPPOSE rezoning this area to accommodate the development of multi family housing. We need LESS traffic in this area, certainly not MORE.

Respectfully,

Gloria Dale Word

3838 Kelly Blvd.

Carrollton, TX 75007

Dear Council Members,

I am writing to express my **opposition** to the proposed apartment complex at the intersection of Hebron Pkwy and Marsh. While I support responsible development, I am very concerned that this project will significantly increase traffic in an area that is already heavily congested. Daily backups are common, and adding a large residential complex will only worsen conditions for current residents and commuters.

My husband and I recently purchased our first home in this neighborhood. We chose this area because of its beauty, character, and sense of community. It would be disheartening to see those qualities—and potentially our home's value—negatively impacted by a development of this scale.

Additionally, I am concerned that nearby communities were not properly notified about this proposal. Many neighbors I have spoken with were unaware of the project until very recently, and it seems that the outreach process did not fully inform those who will be most affected.

I respectfully request that the council reconsider this proposal or postpone any decisions until a more thorough community notification and feedback process can take place. Ensuring that residents are adequately informed and heard is essential for responsible planning.

Thank you for your attention to this matter. I appreciate your service and consideration.

Sincerely,

Elize Daryapayma

2334 Aberdeen Bend

Carrollton, TX 75007

I am writing to advise you of my OPPOSITION to the above referenced case. I live two houses away from Hebron Parkway, one block west of Marsh Ridge Lane. Throughout the thirty-plus years we have lived here, we have been affected by the widening of Hebron and the increased traffic. For years, we were used to such an increase of traffic heading west that it often took us ten minutes to turn left on Hebron. For the past few years, we are often spending that amount of time now just to turn right. Accidents are frequent on this stretch of road, many causing serious injuries. At least one accident caused a death.

Now the City proposes to allow the Billingsley Company to build 786 multi family units, plus 47 townhomes at Horizon Pkwy. and Midway in addition to 406 more units at Hebron Pkwy. and Marsh Ln. The increased traffic from such dense development will make driving east on Hebron untenable. I used to be a Carrollton city council member twenty-five years ago and I understand the importance of providing affordable housing for members of our community and those who desire to live here.

My main objection is to the density of the proposed sites, totaling 1,239 units. These units may house at least one and up to four people, for a possible number of 1,239 to 3,000 people. Since there is no public transportation near the area, we can assume about 2,000 extra cars in the area. A tremendous number of cars travel from west Carrollton and Lewisville to the tollway.

Prestonwood Baptist Church is right next to the proposed units and generates a great deal of traffic every day, not only on Saturdays and Sundays.

I believe that a property owner has the right to try to maximize their profit when developing their property. I also believe that the city has a duty to consider the impact on its citizens of the proposed development. In the present case, balancing these two interests, it would be helpful to we citizens to reduce the density of each of the projects. We would prefer at least a fifty percent reduction in each of the sites. While we would still feel a large impact from this development, such a reduction would address my concerns previously mentioned.

Please consider this request made in good faith. If we had wanted to live in a traffic intense city we would have moved to Frisco. I appreciate your time and consideration to this very important matter.

Bonnie Kaplan
2232 Meadow Dr.

I am strongly OPPOSED to rezoning to multi family as described in case No PLZ 2025-133 IBP 9 as it will add to traffic problems that already exist, as well as adding to ongoing road surface deterioration due to increased traffic congestion. We already see an increase in auto accidents and approving this rezoning will surely increase numbers of accidents that will create more injuries and possible fatalities, not to mention the added strain on Carrollton Fire and Rescue facilities and crews. Add to this already serious problem is the construction underway at Horizon North and Midway Rd. by Billingsly. East bound on Hebron Pkwy is already a major traffic issue especially with the railroad tracks and long freight trains and this rezoning will make it even worse than it currently is. The Oak Creek tennis center will be a major loss to the surrounding communities certainly for the residents of Oak Creek Estates.

I will be attending City Council meeting on 12-2-2025 to show my opposition to these projects.

Eric Kaplan MD
2232 Meadow Dr
Carrollton Tx 75007

I want to voice my opposition to the above referenced re-zoning proposal. My name is Gary Barnes and I reside at 3860 Kelly Blvd. Carrollton, TX 75007

I believe this is not the best use of the proposed location. I am not opposed to growth but I feel that this site has a real potential to be a hazard to the local community.

The proposal would inject far too much traffic at the intersection of Hebron and Marsh. This intersection is already a dangerous intersection. As a resident nearby this location and one who travels through this intersection regularly I believe adding more congestion with the proposed high density housing would increase the danger of that intersection as well as add more traffic to Marsh and Hebron which are already dangerous enough. Just examine your accident reports and first responded activity.

In addition more congestion is on the way from the Billingsly Company construction of 786 multi family and 47 townhomes off of Horizon and Midway.

These two projects would overwhelm our infrastructure and safety.

I'm not against responsible and safe planning but the level of density is just too hazardous.

I call on the City Council and mayor to oppose this proposal.

A more suitable plan would be for single family homes which would bring more long term residents and would benefit the city and residents of Carrollton by building our community adding more to the tax base and upholding our standard of living in North Carrollton.

Respectfully
Gary Barnes
3860 Kelly Blvd.
Carrollton, TX 75007

Statement: Firmly oppose to the proposed rezoning of the multifamily

Where: SE corner of E. Hebron & Marsh Lane

Name: Irene Palasciano

Address: 2314 Colleen Court, Carrollton Texas 75007

Thank you.

Irene Palasciano

Dear Members of the City Council,

I'm writing to share my concerns about the proposed apartment complex planned for the intersection of Hebron Pkwy and Marsh. This area already experiences significant traffic congestion, and adding a high-density residential development would place even more strain on our roads and local infrastructure. Many of us who drive through this intersection daily already struggle with long delays.

I'm also troubled by the lack of communication surrounding this proposal. Several residents I've spoken with were unaware of the project until very recently, which raises concerns about whether nearby communities were properly informed.

I respectfully ask the council to either revisit this proposal or pause any decisions until a more comprehensive community outreach process can take place. Transparent communication and meaningful community input are essential to maintaining trust and making responsible planning decisions.

Thank you for your time and consideration.

Sincerely,
Iman Fooman
2334 Aberdeen Bend
Carrollton, TX 75007

Emily Offer, this is Jeff Patrick and my address is 2305 Aberdeen Bend, Carrollton. I am writing to express my strong concerns and opposition to the proposed rezoning of the land at the Southeast corner of E. Hebron Pkwy and Marsh Lane. The sizeable increase in population brings with it even more traffic to a dangerous area bordering several established residential areas and also increased demand on our water supply that is already experiencing low water pressures in a frequent basis. I just found out about this rezoning and have no understanding if there have been adequate studies on these concerns before this action is finalized or if it meets all of the regulatory requirements for this much of an increase of traffic or demands on our resources. Combined with the multifamily development near Horizon N. Pkwy and Midway with 786 units plus retail stores so close to us as well, the additional volume and demand may well make things much worse for those of us who live across the street and have not been able to know just how much worse this will impact us.

I am not opposed to growth, but I am opposed to excessive growth that places existing properties in worse conditions until adequate preparations are made to minimize the resulting dangers or stress on resources before adding more problems to the mix. I do hope these and any other unresolved concerns are addressed before this action is finalized.

Regards, Jeff Patrick

My name is Gaye Lynn Trusty.

2306 Aberdeen Bend
Carrollton, TX 75007

This email is long, but the bottom line is I am concerned about the development of the multifamily housing and what it is going to do for our community in the way of traffic, water use and drainage. My personal opinion is we need a grocery store over here. We have to drive a way to get to any kind of store. The other issue is the drainage that will be affected if they build a parking lot and more courts (Pickleball) and what it will do to us in The Highlands I live on the creek and during bad storms or heavy rain we get so much drainage that the water crests the top and comes into our yards already. I want to make sure there is going to have an engineer that is going to look at ALL of this before they start building. I want to know what they are going to do about the traffic and safety of the intersections coming out of our neighborhood.

I am writing about 2 things. The proposed rezoning for multi-family development at the corner of Hebron and Marsh. As I am not opposed to city growth, I am concerned about this development as a safety concern for our community.

I have personally been in an accident at the corner of Hebron and Marsh. It was my fault but non the less, it happened. My good friend Jenny Garoutte was t-boned at the intersection of Marsh and Kelly. The traffic is already an issue around us. There are no traffic lights where there should be. People are already using Kelly as a thoroughfare to get to Rosemead. They speed through the neighborhood even with the two speed bumps near Marsh. If we add more multifamily housing to the community, our traffic and other incidents will obviously impact the community around us. I have no idea how the water supply will be impacted with the addition of the hundreds of units proposed in the development. We are already being told that we need to help with the water supply by not using our sprinklers or using them on a limited schedule. We receive notices about these issues.

I am curious why the community was never presented the detail about the proposed development. It seems to me that we should be notified since it is going to impact our day to day lives. If I hadn't been notified by a neighbor, I would have never know about it.

The other concern I have is the development that has either been proposed or approved regarding the changes/additions to the tennis courts across the street from The Highlands. I know the city is aware that there have been drainage issues from the development from many years ago. The city built a beautiful creek to help with the issues. However, we are still impacted with overflow and back up of debris from that area. The last huge storm we had caused so much damage to our homes, trees, and water back up. I am not sure the city realizes how much water already comes through our subdivision. It crested the walls and into our yards. It had so much debris and such a rush of water that it backed up even further and actually broke the bridge at Kelly. It damaged some people belongings and decks, etc.

If we add more development there, take away the natural flow of things the way they are, what is it going to do to us?

I would like to see the survey and analysis done by either the City or County engineers (maybe the Corp of Engineers) that determined this new development will not impact us.

Lastly there is a home at the end of the creek owner by Oscar Flores. He has built his own retaining wall on his property to protect him from the water issues. It looks to me like the wall is on the city easement, but I can't tell for sure. Can you tell me how we locate the documentation, survey and permits for this addition to his property? Do you know if the City of County requested or performed a survey to determine if the draining of this creek will not impact the other homes behind him? I know there is a backup issue already at that area as I have seen it myself. As I mentioned earlier the water crests our retaining wall now in bad rainstorms. I have been trying to locate these documents and have been unsuccessful. My next step is to contact the county to find out what the requirements are, if permits were needed/obtained and if it is over the easement. I personally will have major issues if that development and the future development across Marsh affects us.

By the way (off topic) the wall of the creek (in some areas) is in bad shape. Stones are pushing through. Trees are coming through them. Some areas (across the creek from me) look like they are about to cave in. The city tells us that it is our responsibility to repair the walls. No one is going to do that. The city built it. The city maintains the growth in the bottom of the creek (not as often as they should). Seems to me it should be the city's responsibility to take care of the walls.

Re: Rezoning - Case No. PLZ 2025-133 IBP 9

Please know I strongly oppose the proposed rezoning to Multifamily. This change would add to current traffic congestion, strain already overburdened infrastructure and compromise public safety. The increased density means more vehicles, more delays and higher risk of accidents. Again, I strongly oppose this rezoning to Multifamily and strongly encourage the City Council to deny this rezoning.

Sincerely,

John McIntosh, homeowner
4601 Golden Mew Dr.
Carrollton, TX 75010

Emily,

My name is Kirk Doyle, I live at 4009 Ridgecrest Trail, Carrollton 75007.

I live and work approximately one mile from this location off of Hebron and Marsh.

I drive Hebron Parkway everyday for work and pleasure and this change would increase my chances of having an accident.

The proposed zoning change for Case No. PLZ 2025-133 IBP 9 will cause greater traffic density and problems. As a citizen of Carrollton, I am totally opposed to this zoning change. Please do not allow this change to occur.

Thanks.

Kirk Doyle

My name is Regan Winberry and live on 1911 Primrose Ln. We do not need another multi family housing in this area. We do not want this to be rezoned. There is too much traffic on Hebron already and will become a nightmare if this is passed.

Ms. Offer,

My name is Russell Harder and I live at 2314 Aberdeen Bend in Carrollton. I am emailing to express my opposition to the zoning change at the SE corner of Hebron and Marsh. I live in this neighborhood and it is already very difficult to get out of my neighborhood in the morning because of traffic on Marsh and Marsh Ridge. I do not want the added congestion that additional multifamily housing would bring to the neighborhood.

Emily,

My name is Shelly Doyle, I live at 4009 Ridgecrest Trail, Carrollton 75007.

I live and work approximately one mile from this location off of Hebron and Marsh.

I drive Hebron Parkway everyday for work and pleasure and this change would increase my chances of having an accident.

The proposed zoning change for Case No. PLZ 2025-133 IBP 9 will cause greater traffic density and problems. As a citizen of Carrollton, I am totally opposed to this zoning change. Please do not allow this change to occur.

Thank you,

Shelly Doyle

We live in NE Carrollton and oppose the approval of this project due to traffic and safety concerns.

"The developer is requesting 44 dwelling units per acre, more than double the state-allowed maximum of 18 units per acre".

Thank you

--

Kathryn Gielisse
4667C Rhett Lane, Carrollton

Having lived in the Highlands for almost 40 years, I can promise you we are maxed for traffic at Kelly and Marsh. Several times during the day we have to turn right and u-turn to go north! I love our neighborhood and I don't want to see it lessened by traffic cutting through it or just traffic build up!!! Whatever you can do to help us would be so appreciated!!!

Having lived in the Highlands for almost 40 years and truly loving the location, I was so disappointed to hear there may be apts as well as retail going in this location! The traffic on Marsh is already hard to manage. Several times of the day you have to turn right, go up and u-turn to go north!!! And the traffic on Kelly that cuts right through our neighborhood would be unacceptable! Please help us if you can to keep some parts of North Carrollton desirable to people moving to the Dallas area. It is a real gem to us!!

Milton and Cindy Painter
Aberdeen Bend

Please do not put a multi use family development at the intersection of Hebron and marsh. There's way too much traffic there all day every day anyway and this would not be a good use of space. Way too dangerous at this intersection. I've seen numerous accidents here. Originally zoned commercial, and that would be a much better idea. I'm sure we can find another track of land somewhere with less traffic for this development.

Thanks for your consideration.

Beth Christensen
2636 Mossvine
Carrollton TX

I am in "OPPOSITION" of Case PLZ2025-133IBP 9

Thanks!

2325 Aberdeen Pl Carrollton Texas 75007



ABEL LOPEZ
CEO & FOUNDER



☎ 469-853-4126
🌐 www.claystudentleadership.org
✉ abel@claystudentleadership.org
📍 17150 Butte Creek Rd. #100
Houston Tx. 77090

Impacting Lives One Leader At A Time

Dear Council members, I strongly "oppose" this rezoning request. While the city may have met the bare minimum legal requirement by notifying corporate landowners within 200 feet, it failed to notify the actual residents whose daily lives will be affected by increased traffic, safety risks, and infrastructure strain. from 2020 to 2025, there have been 250 reported accidents at this intersection—and 2025 data is still incomplete.

If future accidents occur, the consequences will be borne by the families who live here—and by those who approved this plan despite clear warnings. Are you willing to accept that responsibility?

To make matters worse, at yesterday's city meeting, the revamp of Oak Creek Tennis center was unanimously approved by council members. Speakers from McKinney, Plano, and Prosper—none of whom live in Carrollton—were given space to advocate for the initiative. Their voices were heard. Ours were silenced. This decision guarantees even more traffic and out-of-town drivers converging on our already strained roads. The impact on Carrollton residents will be direct, daily, and dangerous. I plead with the Mayor and City Council Members who represent us to reject this Multi-family proposal. Please put your constituents legitimate concerns first.

**KEEP CARROLLTON
RESIDENTS SAFE
MORE TRAFFIC
MEANS MORE
ACCIDENTS**

Major Community Safety Concerns.

While the city may have satisfied the minimum legal requirement by notifying corporate landowners within 200 feet, it failed to notify the residents whose homes, commutes, and safety will be directly impacted by increased traffic, heightened risk, and strained infrastructure.

From 2020 to 2025, there have already been 250 reported accidents at this intersection—and 2025 numbers aren't even fully in. This rezoning request may be legal—but it is not ethical, not transparent, and certainly not centered on the community it affects.

Your constituents will live with the consequences. If future accidents occur at this intersection or nearby, the responsibility will rest with those who chose to ignore the warning signs. Let it be recorded the City of Carrollton received numerous emails from concerned residents regarding this rezoning request. Are you prepared to own that responsibility?

11/19/2025

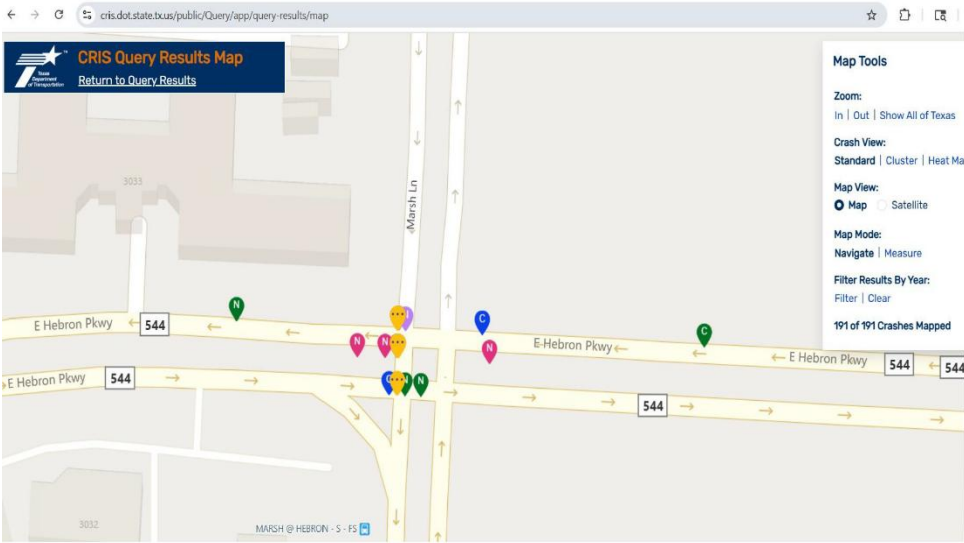
2

⚠️ Potential Manipulation or Legal Gray Area

- Is it illegal? Not necessarily—if the city follows the letter of the law.
- Is it misleading or exclusionary? Arguably yes, especially if:
 - The affected community is larger than the notification radius.
 - The city relies solely on minimum legal notice without broader outreach.
 - The timing or placement of signs and hearings makes public input difficult.
 - The fact that the land is only 1.12 acres might make it seem minor—but if it's being rezoned for multifamily, the density and traffic impact could be disproportionate to the parcel size.

Sample Footer Text

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Hebron Parkway & Marsh Lane

With proximity to large churches like Prestonwood Baptist and numerous businesses, this intersection is known for erratic traffic surges, especially on weekends and during service hours. Hazard Indicators: Unpredictable traffic patterns. Vehicles turning from church lots during peak times. Drivers often ignore red lights or make hurried turns. This leads to a high number of side-impact collisions, often involving multiple vehicles and sometimes resulting in fatal crashes.

Listed as Carrollton Most dangerous Intersection. Per Hartley Law Personal Injury Attorney website.

11/19/2025

A	B	C	D	E	F
OWNER_NAME	OWNER_ADDR1		OWNER_ADD1	OWNER_CITY	OWNER_STATE
AVALON DEMENTIA CARE GROUP LLC		1625 N STEMMONS FWY	DALLAS	TX	75207-3411
AVALON MARSH I LLC		1625 N STEMMONS FWY	DALLAS	TX	75207-3411
BCO TURNPIKE DISTRIBUTION CENTER M LLC		1722 ROUTH ST STE 770	DALLAS	TX	75201-2588
BENT TREE BIBLE FELLOWSHIP		4141 INTERNATIONAL PKWY	CARROLLTON	TX	75007-1907
CROSS DEVELOPMENT 7B CARROLLTON LLC	registered agent, /traffic analysis report co.	4336 MARSH RIDGE RD	CARROLLTON	TX	75010
GULATI REAL ESTATE INVESTMENTS LLC	House / Sali Gulati -DIRECTOR / GULATI Investment	3100 ROYAL ASHDOWN CT	PLANO	TX	75093-6374
IBP RETAIL NO 8 LTD		1722 ROUTH ST STE 770	DALLAS	TX	75201-2588
INTERNATIONAL TECH CENTER DALLAS LLC		5550 LBJ FWY STE 100	DALLAS	TX	75240-2359
KCP RE, LLC	C/O SCHWARTZ, KALES ACCOUNTANCY CORP	6310 SAN VICENTE BLVD STE 250	LOS ANGELES	CA	90048-5447
MOUNTAINPRIZE INC		200 GALLERIA PKWY SE STE 900	ATLANTA	GA	30339-5945
QALAM EDUCATION FUND INC		4200 INTERNATIONAL PKWY	CARROLLTON	TX	75007-1930
RACETRAC INC		200 GALLERIA PKWY SE STE 900	ATLANTA	GA	30339-5945
SLU II LLC		4801 S BILTMORE LN	MADISON	WI	53718-2108
TRANSPACIFIC RESOURCES		539 W COMMERCE ST #5310	DALLAS	TX	75208-1953

All Corporate Owners . Lack of transparency to communities. Dallas Morning news ad posted Nov 16, requires subscription to view.

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Heading northbound toward Hebron Parkway

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Sample Footer Text

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Heading toward the intersection at Marsh Lane and Hebron Parkway Intersection from the Highlands community. To the right is the proposed zoning land. Taken during peak traffic hours. Traffic congestion from every direction.

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Sample Footer Text

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Coming from Prestonwood heading South on Marsh. Major Traffic backup.

Sample Footer Text 8



Major Traffic congestion starting from Rosemeade, Oak Creek Tennis Center, Highlands, High Country Communities, . Heading towards Marsh Lane and Hebron Pkwy Intersection. Cars are at a halt.

Emergency risk for all communities in surrounding areas. Should there be an emergency would be impossible to get through.

Sample Footer Text 9



Traffic during the day, rezoning property to the right. Additional residents will add to this congestion. Can not regulate which direction they drive. We will be impacted with more cars. Adding to safety risk.

Sample Footer Text

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Heading South Marsh and Hebron Pkwy Intersection. Daily Traffic

Sample Footer Text

11



Traffic impact.
Marsh Lane intersection view
during the day at 4:48 rush
hour hasn't even started yet.

Proposed Zoning in plain view

Sample Footer Text

12



5:08 Traffic, starting to build
Nearby communities making it difficult to
turn into their entrances.

Oak Creek Estates, Highlands,
communities.

Sample Footer Text

13



Highlands Community, and Oak Creek Estates traffic starting to build.

Sample Footer Text

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Marsh Lane 3900/ Marsh Ridge Cars starting to line up making it difficult to turn onto road traffic coming from

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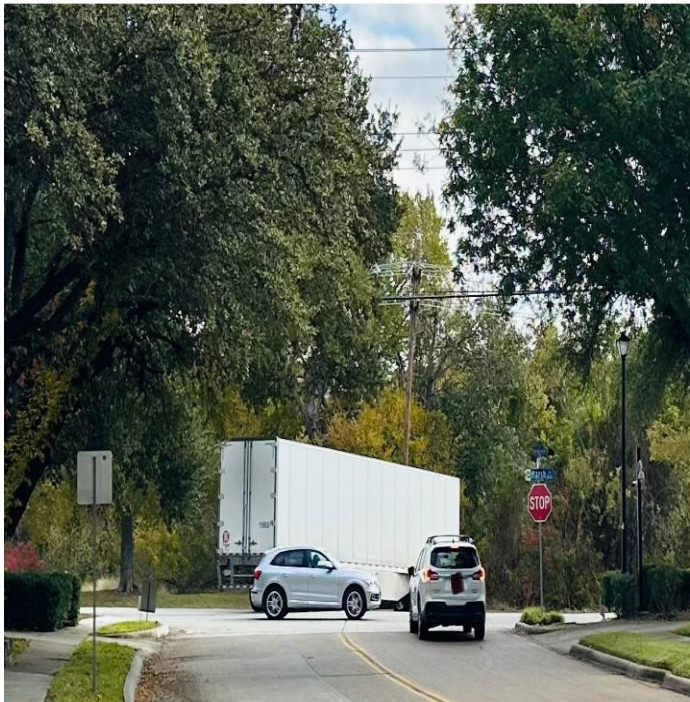
15



Residents trying to turn into their communities.

Marsh Lane 3900/
Marsh Ridge

16



Highlands community Exit -Marsh. Dangerous turns influx of 18 wheelers on the road. Making it difficult to exit community. Major safety concern.

Sample Footer Text

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"It's increasingly difficult to exit the Highlands communities safely. Ongoing traffic flows at inconsistent speeds, creating dangerous conditions for drivers trying to merge. During peak hours, residents often face wait times of up to 3 minutes just to exit their neighborhood."

Sample Footer Text

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Visual on ongoing traffic issues, residents trying to turn into their communities.

Marsh Lane 3900/
Marsh Ridge

Sample Footer Text

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Visual of Traffic Marsh Lane and Hebron Pkwy

Sample Footer Text 20



“An increase in heavy trucks and 18-wheelers is putting added strain on local roads.”
Exponential Damage: Road damage increases with the fourth power of axle weight. That means doubling the weight causes 16 times the damage. According to a U.S. GAO study, one 18-wheeler can cause as much damage as 9,600 cars Marsh Lane and Hebron Pkwy intersection. During non busy hours. Traffic is still heavy.

21



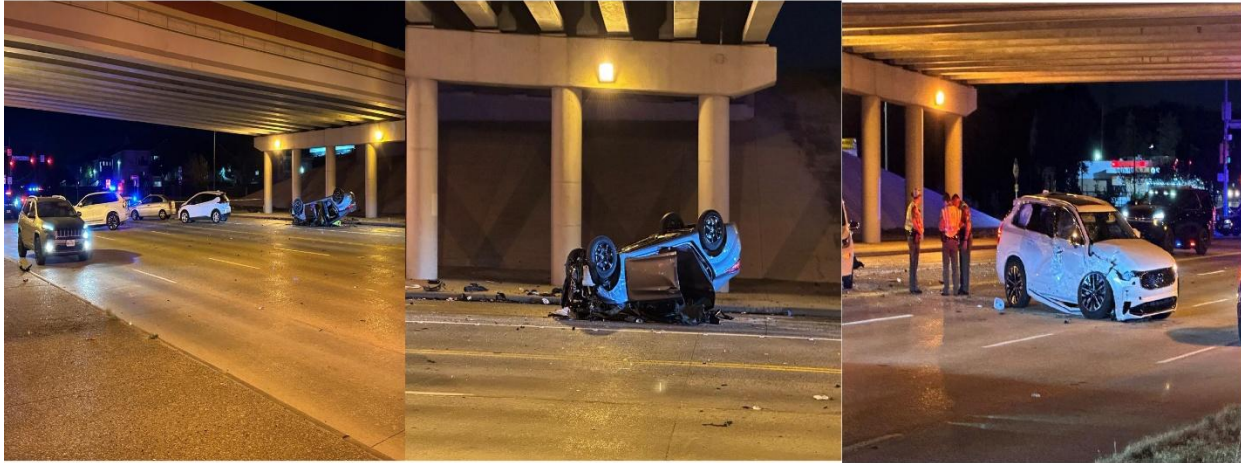
Traffic is heavy in every direction near Marsh Lane (19000–19100 block) and Rosemeade. Congestion spilling over from Marsh Lane and Hebron Parkway.”

Sample Footer Text

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HORIZON NORTH AND MIDWAY. DEVELOPMENT APPROVED 789 MUTI-FAMILY UNITS.

Current location already had traffic congestion. Units are not even constructed yet. This is their daily situation. Traffic accidents, people impatient, run red lights, stressed to get home.



How could this be approved with current traffic. Please reconsider approving zoning for Marsh Lane and Hebron Pkwy. More traffic means more accidents. Drivers in our communities are not just designated to one proposed exit. We will be drastically impacted. This will be the norm. Please make the correct decision for your community and our public safety interest.

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Sample Footer Text

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How could this be approved with current traffic. Please reconsider approving zoning for Marsh Lane and Hebron Pkwy.

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Sample Footer Text

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Thank you,
Priscilla and David Liu
2307 Aberdeen Bend, Carrollton, TX 75007