

PUBLIC COMMENTS - IBP 190

Loren Shapiro

From: David Weiner <daw125@yahoo.com>
Sent: Friday, December 29, 2023 3:03 PM
To: Loren Shapiro
Cc: Ronith Herman
Subject: [EXT]Opposed to proposed zoning change / Request postponement of Planning & Zoning meeting

[You don't often get email from daw125@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Loren,

My name is David Weiner. Along with my wife, Ronith Herman, we live in the Oak Creek Estates Community in Carrollton, at 2636 Newcastle Drive. As you can see from the picture below, we will be directly affected by the proposed zoning change that will be discussed at the Planning & Zoning meeting scheduled for next Thursday, January 4 at 6:30 p.m. Our backyard is approximately 20 feet from the property line.



As of this moment (Friday, 12/29 at 2:17 p.m.), we still have not received the letter informing us of next week's meeting.

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If one of the neighbors had not shared a copy of the letter with us, we still would not know who to direct this email to.

Scheduling a meeting in such close proximity to the holidays, especially when many of those directly affected were not even notified, feels irresponsible and deceitful. Please consider rescheduling this meeting and properly notifying all those directly affected.

As you can see in the picture, we are extremely close to the open field on Midway Road and George Bush Turnpike. If this proposed zoning change is approved, we will be subject to:

- Permanent reduction in our property value.
- Permanent loss of privacy (tenants will have direct line of sight into our backyard).
- Permanent increase in traffic and noise.
- Long-term disruption (noise, dust, displaced animals) that comes from a major construction project.

In the absence of receiving notification of the proposed zoning change, please consider this email as formal notice of our opposition.

Respectfully,
David Weiner
214-280-9873
Ronith Herman
972-567-3600

Sent from my iPad

PUBLIC COMMENTS - IBP 190

Loren Shapiro

From: Anne Wittel <annewittel@yahoo.com>
Sent: Saturday, December 30, 2023 4:53 PM
To: barb.boyle@varizon.net
Cc: Loren Shapiro
Subject: [EXT]RE: Billingsley Development Plan – Rezoning of Property East of Oak Creek Estates

You don't often get email from annewittel@yahoo.com. [Learn why this is important](#)

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RE: Billingsley Development Plan – Rezoning of Property East of Oak Creek Estates

I live on the southeast corner of OCE on the southside of Deep Valley Trail which directly abuts the Billingsley property. Those of us along this side of DVT will be the most significantly impacted by this project.

First!! can we stop referring to the cows in this situation. It is NOT the point.

This is about property values falling:

A ten-year construction site in our backyard will not be a selling point.

- The construction noise for the WRG building was significant for those of us on the south side of OCE. And that was for 1 building. We had bulldozers running along the fence line starting at 8 am including Saturdays. This project is for 10 years!

Restaurant, Retail and Office Space:

- Bars and restaurants are a difficult business with a significant failure rate. When these locations aren't rented or fail who will replace them? Do we have any guarantee that it won't be bars open till 2 am?
- Brick and mortar retail stores are disappearing at an alarming rate. Will those become liquor stores, convenience stores or gun stores (i.e. the one next to the Russian Banya a few years ago)?
- Office Space - Billingsley already knows how much of that is on the market.

High Density Housing:

- Increased rental/transient residents vs. owners who have a vested interest in the property/community. I would feel far more favorable if these were to be condominiums.
- We will have increased traffic and noise at all hours.
- This is being billed as high end but my recollection at the 6/1 meeting was the income level was \$70K. Split between 2 or 3 people that's not high end.

Traffic & Water:

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- This complex is going to increase traffic on the existing roadways as well as put additional stress on the water system in the area. Have any impact studies been done by the city?

Instead of another Legacy West wannabe... could this be 55+ housing such as Atlas Point Apartments with a condominium portion such as Hills of Prestonwood that stays sold out?

Anne Wittel
2648 Deep Valley Trail
Carrollton, TX 75007
469-853-3815

PUBLIC COMMENTS - IBP 190

Loren Shapiro

From: BARBARA BOYLE <barb.boyle@verizon.net>
Sent: Tuesday, January 2, 2024 2:49 PM
To: Loren Shapiro
Cc: ubdaiwright@verizon.net; Christopher Axberg
Subject: [EXT]PLSPD 2023-116 IBP 160

You don't often get email from barb.boyle@verizon.net. [Learn why this is important](#)

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Case No. PLZPD 2023-116 IBP190

I am Barbara Boyle, homeowner at 2656 Newcastle Drive. I am also writing to you as secretary of the Oak Creek Estates Homeowners Association.

I am consolidating the concerns and issues stated by the residents to have concise inputs for the Zoning meeting on January 4 2023 at 6:30.

The concerns are mainly for the City. Oak Creek Estates was developed in 1992 and we have had fairly good two-way communications with the Billingsley Corporation. We wish to maintain that communications if the IBP190 project is approved.

Here they are:

- Water Pressure – Many residents are concerned about the water pressure once IBP190 is fully leased. Several residents feel the current pressure is problematic. The neighborhood recently experienced a drop of pressure on December 29 2023. The City has assured the Billingsley project manager that the water pressure will be adequate. Residents are skeptical.

The City needs to assure residents that the water pressure will remain high during each stage of development: construction and when each new building is open for tenants. What actions will the City take at each stage to calm these concerns?

- Solid brick walls between OCE and IBP190 – We have been told by Billingsley that the City planners want a wrought iron fence between the two properties. Billingsley is willing to install a solid wall. The neighbors are concerned about their privacy, crime and noise from roadways that will circle the property. Those closest to the property line are concerned that IBP 190 residents will have a view into their homes and back yards. They are concerned that the City will allow Billingsley to make changes to the plans without informing the OCE residents of changes.
- Access to Oak Creek Park from IBP 190 – Residents have concerns with foot traffic and future car traffic between IBP 190 and Oak Creek Park off of Oak Creek Drive. Billingsley has heard our concerns and is willing to stop access. We currently have intense traffic in the summer with multiple sports teams practicing in the park. There is also a concern that crime would increase if there is free-flowing access

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between our neighborhood and IBP190. We need assurances that a change in City administrations will not change access to the park. The neighbors view this as a trade-off as we will not have free-flowing access to the planned facilities in IBP 190.

By having answers ready on these issues, I am sure we will have a calm productive meeting. Cool heads prevail when ready factual answers are available.

Thank you for your attention.

Barbara Boyle
972-342-4761
barb.boyle@verizon.net

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Loren Shapiro

From: Jane Slattery <jslat9088@gmail.com>
Sent: Tuesday, January 2, 2024 3:00 PM
To: Loren Shapiro
Subject: [EXT]Billingsley Development Midway and Rosemeade

You don't often get email from jslat9088@gmail.com. [Learn why this is important](#)

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

Hello Loren,

Oak Creek Estates neighbors may have differing opinions about the change in zoning for the Billingsley property located at Midway and Rosemeade, but if that land will be developed, I generally support the zoning change from Commercial as long as the development makes the least negative impact on Oak Creek Estates and Oak Creek Park.

However, before development begins, I strongly urge the City of Carrollton to resolve the long-term water pressure issues that have persistently plagued our neighborhood since the Stone Oak and the Wylder Square apartments have been constructed by Billingsley. Most recently, the construction and recent occupancy of the Wylder Square apartments caused an even more noticeable, decrease in water pressure. The Water Department explained that our area is at the "end of the line" for water service and that they installed boosters to pump water to the new apartments. I have not received a response to my suggestion that a booster be installed for Oak Creek Estates.

Recently, the water tower had an issue that caused extremely low pressure, but that was resolved. What needs to be addressed is the neighborhood's persistent low water pressure and to prevent further issues if the Billingsley property is developed.

Thank you,
Jane Slattery

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Name: Lou Ann Bates
Address: 2653 Deep Valley Trail
City, ST, ZIP: Carrollton TX 75007

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.

Received

JAN 02 2024

I hereby register my: Support Opposition

To Case No./Name: PLZ PD 2023 - 116 IBP 190
Planning City of Carrollton

Comments: We live on Deep Valley and oppose this development.

Signature: [Signature] Date: 12.29.23

Name: Ulysses Wright
Address: 3700 Poplar Ct
City, ST, ZIP: Carrollton Texas 75007

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

JAN 02 2024

To Case No./Name: _____

Comments: _____

Planning City of Carrollton

Signature: Ulysses Wright Date: 12/24/23

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Name: GREG EGNOT
Address: 3704 OLD ORCHARD CT.
City, ST, ZIP: CARROLLTON, TX 75007

Received

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I hereby register my: Support Opposition

Planning
City of Carrollton

To Case No./Name: PLZPD 2023-116 IBP 190

Comments: BELIEVE DEVELOPMENT WILL CAUSE NEIGHBORHOOD OVER CROWDING AND TRAFFIC OVERFLOW.

Signature: [Signature] Date: 12/24/23

Name: KENT CHRISTENSEN
Address: 2636 MOSSVINE DR
City, ST, ZIP: CARROLLTON, TX 75007

Received

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I hereby register my: Support Opposition

Planning
City of Carrollton

To Case No./Name: PLZPD 2023-116 IBP 190

Comments: OPPOSED TO HEIGHT OF CONDOS AND DISTANCE FROM STREET

Signature: [Signature] Date: 12/27/2023

PUBLIC COMMENTS - IBP 190

Name: Marty Whitaker (Maretha)
Address: 2661 Deep Valley Trail
City, ST, ZIP: Carrollton, TX 75007

Received

JAN 13 2024

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.

Planning
City of Carrollton

I hereby register my: Support Opposition

To Case No./Name: PLZPD 2023-116 IBP 190

1. Reconfigure the current multifamily plan so the apartments are closer to Midway or the George Bush frontage road. This means the 278 units cannot see into the homes/backyards of residences closest to this development and are closer to Midway where there are already apartments. 400 parking spaces and a parking garage would mean constant traffic and noise unlike the 8-5 noise from an office building.
2. If residential is approved as part of this development, this should be a mixed-use development which requires Billingsley to construct a certain amount of office/retail before they are allowed to build multifamily.
3. Require Billingsley to build an 8 ft screening wall between the development and Oak Creek Estates.

Marty Whitaker Jan 2, 2024

Name: DANIEL FLOWERS
Address: 3701 Old Orchard Ct
City, ST, ZIP: Carrollton, TX 75007

Received

JAN 03 2024

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.

Planning
City of Carrollton

I hereby register my: Support Opposition

To Case No./Name: PLZPD 2023-116 IBP 190

Comments: _____

Signature: Daniel Flowers Date: 12/28/23

PUBLIC COMMENTS - IBP 190

Loren Shapiro

Subject: FW: [EXT]Fwd: Re-zoning of the Billingsley Property behind Oak Creek Estates re. Rescheduling of Meeting on January 4

From: Sophie Kopansky <sophie.kopansky@gmail.com>

Sent: Thursday, January 4, 2024 9:09 AM

To: Loren Shapiro <Loren.Shapiro@cityofcarrollton.com>

Cc: Lydia Tormos <Lydia.Tormos@cityofcarrollton.com>; Planning <Planning@cityofcarrollton.com>

Subject: Re: [EXT]Fwd: Re-zoning of the Billingsley Property behind Oak Creek Estates re. Rescheduling of Meeting on January 4

Some people who received this message don't often get email from sophie.kopansky@gmail.com. [Learn why this is important](#)

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Hi Loren,

I forgot to add one more concern. In addition to my other 7 concerns, I would like to add the big issue of water pressure and how it will impact us as an entire neighborhood. Literally just last week was a perfect example of what happened with the levels severely dropping for everyone. So now you will add 100s and thousands of residents using water on a daily basis which will create even further problems for us. It's one thing for it to be corporate offices that are not in use in the evening and weekends but this will be on-going. What will the city do to ensure this NEVER creates problems for US?

Thanks,

Sophie Hernandez

Sent from my iPhone

On Jan 4, 2024, at 12:21 AM, Sophie Hernandez <sophie.kopansky@gmail.com> wrote:

Thanks Loren,

My list of concerns / requests / questions is below. Please confirm you have received this email and will send it over prior to the meeting tomorrow. I may or may not be able to join since I'm usually flying solo with my kids until that time.

1. Currently from my property I look out into an unobstructed view of a beautiful field. With this build my new view would be either the top of a building, apartment building, or garage which I am 100% NOT OK with. IF for some reason this project gets approved, which I hope it doesn't, there would need to be something built to (A) ensure there is a proper buffer between the 2 properties (tall wall) and (B) it is aesthetically pleasing so there is as little change to our neighborhood environment as possible. You will need to plant ESTABLISHED tall / Full trees (not new trees to later grow large) on both sides of the wall

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to create an even further buffer from the neighborhood and ensure aesthetics are up to par. You will need to hire a proper landscape designer to ensure this is done right. I did notice the following paragraphs in your documentation. You mention evergreen shrubs, but this tells me that you plan to plant a baby tree to later grow large. These take a long time to grow and this will not be OK. Evergreens will need to already be established/large when planted.

<image.png>

<image.png>

2. There are to be absolutely no dumpsters placed facing our property. I do not want to risk any odors caused by renters who aren't taking care of the property like an owner would. And, for those that would look out into the new build, that should not be something they have to look at EVER. Dumpsters should be placed on the opposite side of the building far away from our property line.

3. Noise Ordinance - During construction, and IF this moves forward, there is to be no construction before 9 am Monday - Sunday out of respect for the neighbors sleep. In addition, I have 2 small children who still nap also, so that is of great concern to me given how close we back up to that property. They typically nap between 12:30 - 3 on the weekend so the risk of them not sleeping because of this noise is really concerning. The wall and trees will most likely need to be put up first to create as much of a barrier as possible during the long build process.

4. Aesthetics of the New Property - You keep talking about how this will mirror Cypress Waters. I used to work off 635 and Belt Line a few years back and did grab and go lunches there about once a week. I never found it to be beautiful by any means. Dallas is filled with so much concrete...do we really need yet another boring concrete center? UGH! Do we really need something boring like this again? If something is to be built...Carrollton is run down in this area and needs something to really lift it up and bring life to it. It needs to resemble more of a Watters Creek in Allen, Shops of Legacy in Plano, Legacy West in Plano, and Southlake Townsquare. I do NOT want another Grandscape type property, which is exactly what Cypress Waters reminds me of. There needs to be character if you want to draw in business and quality shops and restaurants. We do not need another dry cleaners on that corner, because that is exactly the only type of business that will be drawn to open business there.

5. Noise Ordinance - Given this property backs into ours so closely there should be no music events, or anything with loud sounds, etc allowed. For example, my parents live right behind Grandscape which has more space between it and them then we do and this new proposed development, and they hear EVERYTHING from Lava Cantina when they have shows and/or holiday events. It's so frustrating for their neighbors!!! No way am I OK with this being allowed IF this is something they have planned to incorporate into this type of development.

6. For those directly affected (i.e those within 200 feet of the property line), there would need to be payment made to each resident to recoup property value losses. A long build such as this and having apartments built behind us will 100% reduce our property value. This will cause a huge impact on us financially!

7. Overall, I am not in favor of mixed use zoning. My biggest concern with apartments, whether they are higher end or not, is that renters don't typically take care of their property like someone who owns would. It's just a fact and reality. Someone who owns would care much more about keeping their surroundings clean and safe! In addition, apartments almost ALWAYS drop property value. My recommendation would be to have corporate offices only.

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Thank you,

Sophie Hernandez
2632 Newcastle Dr.

PUBLIC COMMENTS - IBP 190



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 FLAY MOHLE Phone 972.977.6754 Date 1/4/24

Address 2644 NEWCASTLE DR 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: N/A

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

PUBLIC COMMENTS - IBP 190

 **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 Joshua Marler Phone 469 766 5510 Date 1/4

Address 2609 Mossburne Dr 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: _____

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PUBLIC COMMENTS - IBP 190



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 Marty D'Bois Whitaker Phone 214-995-9365 Date 1/4/24

Address 2401 Deep Valley Trail City Carrollton Zip 75007

Public Hearing Agenda Item # PLZPD 2023-116 IBP 190

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: Oak Creek Estate

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

 **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 ANDREW WATKINS Phone 214-675-0261 Date 1-4-24
Address 2501 FARVIEW LN City CARROLLTON Zip TX

Public Hearing Agenda Item # CASE # PL ZPD # 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: OAK CREEK ESTATES

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

PUBLIC COMMENTS - IBP 190

 **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 Sophie Hernandez Phone 214-597-7070 Date 1/4/2024
Address 2632 Newcastle Dr 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: Resident

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

PUBLIC COMMENTS - IBP 190



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 Lindsey Kraft Phone (214) 543-6939 Date 1/4/23

Address 2600 Mossvine Drive City Carrollton Zip 75007

Public Hearing Agenda Item # _____

_____ 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: Oak Creek Estate Neighbor

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

 **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 Dizann Panozzo Phone 225.301.1966 Date 1/5/23

Address 2652 Deep Valley Trl. City Carrollton Zip 75007

Public Hearing Agenda Item # _____

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."**

Name: Ulysses Wright / Barbara Wright
Address: 3700 Poplar Ct
City, ST, ZIP: Carrollton Texas 75007

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

To Case No./Name: PLZPD 2023-116 IBP 190
Received

Comments: _____
JAN 29 2024

Signature: Ulysses Wright Planning City of Carrollton Date: 1/23/24

Name: Kevin + Lundy Forbes
Address: 2637 Mossvine Dr.
City, ST, ZIP: Carrollton TX 75007

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I hereby register my: Support Opposition **JAN 29 2024**

To Case No./Name: PLZPD 2023-116 IBP 190 Planning City of Carrollton

Comments: We support this if the 8 ft brick wall is built as approved by P+Z.

Signature: Kevin Forbes
Lundy K Forbes Date: 1-23-24

Name: KENT CHRISTENSEN
Address: 2636 Mossvine Dr
City, ST, ZIP: CARROLLTON, TX 75007

For your opinion of opposition or support on the proposed change to be considered by the Planning & Zoning Commission or City Council, you must **Received** fill out this form, sign and date it and return it before end of business day one day prior to the public hearing. **JAN 29 2024**

I hereby register my: Support Opposition Planning
City of Carrollton

To Case No./Name: PLZPD 2023-116 IBP 190

Comments: Please Don't Put a 3-Storey Apartment/Townhome Looking into My Back YARD: Please Don't put Access to The neighborhood from this Development

Signature: [Signature] Date: 1/23/2024