

## Michael McCauley

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**From:** Leigh Carter <cartercode7@icloud.com>  
**Sent:** Friday, May 1, 2020 1:17 PM  
**To:** Michael McCauley  
**Subject:** [EXT]RE: Plans for Hotel in Knob Hill

**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.

There are growing privacy concerns about a hotel that might possibly be built near Knob Hill in Carrollton and that visitors will be able to see into people's backyards and swimming pools. A friend of mine lives in that neighborhood and she brought this to my attention. I hope the City Council will vote against this plan.

Thank you.

Jacqueline Carter

Carrollton TX

## Michael McCauley

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**From:** Tami Pickett <tamiverney@gmail.com>  
**Sent:** Wednesday, April 29, 2020 9:19 AM  
**To:** Michael McCauley  
**Subject:** [EXT]Residence Inn Carrollton Special Use Permit

**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.

Michael,

Please consider this my formal objection to the approval of this construction on this site for the following reasons:

I question if entrance and exit would be onto the blind hill of McCoy Road, even as an emergency means. Increase in traffic in a totally residential area. The majority of Nob Hill uses that area of McCoy to enter and exit our property.  
Long term stay facilities have historically raised crime rates due to the transient nature of the clientele. Average occupancy of existing hotel is and has been very low, how will an added low price facility improve the neighborhood?  
Elevation of the site is higher than my property which will give a view of my yard and pool and a total lack of privacy. A multi story building gives a birds eye view of our neighborhood.  
You are considering lowering my property value considerably making my home almost impossible to sell.  
Additional noise from law enforcement added to the sounds of ambulances to the hospital.

We, in normal times, walk into our yards as the "Convention Center" that has already been built, (the Courtyard) dismisses their clientele. The majority of these party goers are drunk and loud going to their vehicles. Then they hit the streets, where we live and raise our families. Please do not add another hotel to our community. More crime, traffic, lack of privacy and noise.

Thomas Verney  
1604 Reunion Circle  
Carrollton, Texas

Sent from [Mail](#) for Windows 10

Name: Thomas Verney  
Address: 1604 Reunion Circle  
City, ST, ZIP: Carrollton, TX 75007

Received

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: PL SUP 2020-141 Residence Inn Carrollton

Comments: Oppose strongly! Traffic, noise, lack of privacy. Multi story building with a view of my backyard & pool. Property values lowered. This is spot zoning. Other property is office

Signature: Thomas Verney Date: 4/27/20

## Michael McCauley

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**From:** cindy@reinkerrealtors.com  
**Sent:** Wednesday, April 29, 2020 12:04 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Residence in proposal

**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.

Dear Mr. McCauley, with regard to the proposed residence on McCoy, I am writing to voice my opposition to this. I have lived in Nob Hill since 1999. We have a great hotel already, the Marriott, which is seldom full. Why do we need another hotel and closer to the Nob Hill Subdivision. A long term hotel would be a detriment to an established neighborhood. McCoy traffic is already crazy compared to the past and now with the new medical office building at the intersection of McCoy and Trinity, it is only going to get worse. I am absolutely opposed to this and hope that the city will do the right thing by the Nob Hill homeowners and not allow this zoning change. Thank you very much for your consideration.

*Cindy Reinker*

*1630 Sutters Mill Drive, Carrollton, TX 75007*

*972.365.5195*

## Michael McCauley

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**From:** Luke Phillips <thelukephillips@gmail.com>  
**Sent:** Monday, May 4, 2020 6:16 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Support of Residence Inn on McCoy

**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,

I believe the Residence Inn project on McCoy Road would be a good addition for the city in that location. A long-term stay hotel provides an option for both business travel and leisure (eg; out of town family) that would currently otherwise likely need to book a long-term stay hotel outside of Carrollton. It is also important that major, reputable hotelier is being used.

Thank you!

## Michael McCauley

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**From:** Tracey Meinecke <traceymeinecke@gmail.com>  
**Sent:** Tuesday, April 28, 2020 6:41 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Proposed Residence Inn

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.

Dear Mr. McCauley,

I just wanted to go on record to say that I am very strongly opposed to the possibility of a Residence Inn, or any other hotel being built off McCoy and the PGBT. Is there anything else that I legally need to do to oppose this?

Thank you,  
Tracey Meinecke

## Michael McCauley

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**From:** Bob McCranie <[Bob@bobmccranie.com](mailto:Bob@bobmccranie.com)>

**Sent:** Monday, April 27, 2020 10:48 PM

**To:** Kevin Falconer <[Kevin.Falconer@cityofcarrollton.com](mailto:Kevin.Falconer@cityofcarrollton.com)>; Jacqueline Williams <[Jacqueline.Williams@cityofcarrollton.com](mailto:Jacqueline.Williams@cityofcarrollton.com)>; Mike Hennefer <[Mike.Hennefer@cityofcarrollton.com](mailto:Mike.Hennefer@cityofcarrollton.com)>; Pat Cochran <[Pat.Cochran@cityofcarrollton.com](mailto:Pat.Cochran@cityofcarrollton.com)>; Frances Cruz <[Frances.Cruz@cityofcarrollton.com](mailto:Frances.Cruz@cityofcarrollton.com)>; Steve Babick <[Steve.Babick@cityofcarrollton.com](mailto:Steve.Babick@cityofcarrollton.com)>; Glen Blanscet <[Glen.Blanscet@cityofcarrollton.com](mailto:Glen.Blanscet@cityofcarrollton.com)>; Young Sung <[Young.Sung@cityofcarrollton.com](mailto:Young.Sung@cityofcarrollton.com)>; John Sutter <[John.Sutter@cityofcarrollton.com](mailto:John.Sutter@cityofcarrollton.com)>

**Subject:** [EXT]PLSUP 2020-1X1 Residence Inn Carrollton - IN FAVOR

Dear Mayor & Council

I write to support the development of Residence Inn Carrollton near the existing Courtyard Inn. Carrollton has long lacked quality hotel spaces. I was on the Property Standards Committee when we struggled to close the low quality hotels in South Carrollton. I recall the arguments from residents of Nob Hill who were opposed to the construction of the current Courtyard complex with the Carrollton/Dallas Conference Center. I have booked several meetings at the conference center and stayed at the hotel during times of construction on my home. It's a beautiful center. I hope you will listen to the voice of the larger city needs and not let the short-sighted views of one neighborhood stymie the growth of the great City of Carrollton.

Texas Real Estate Commission Information About Brokerage Services - <http://bit.ly/TPRG-IABS>

Bob McCranie,  
Broker Associate / Team Owner  
Texas Pride Realty Group - HomeSmart Stars  
972-754-0582 cell  
[www.TexasPrideRealty.com](http://www.TexasPrideRealty.com)

See what my clients say about me! <https://tinyurl.com/FiveStarBob>

## Michael McCauley

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**From:** cathy@mccoppin.net  
**Sent:** Tuesday, May 5, 2020 4:07 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Proposed Rezoning on McCoy north of Bush/Trinity Mills

**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. My husband, Peter, and I are residents of Nob Hill. We are quite concerned about the proposed rezoning for a special permit to build a Residence Inn. We are concerned about ANY and ALL additional building with access to McCoy. Traffic in that area is already impossible during rush hour and with the medical building currently under construction, it will get worse. Another business opening in that vicinity will only make traffic issues increase unless there are plans beforehand to widen McCoy to more lanes. Our other concern with regard to an extended stay hotel has to do with increased crime, lower property values and higher taxes. We are very much opposed to the rezoning.

Peter and I are happy to publicly voice our opinions if given the opportunity to do so.

Thank you,

Cathy Miller McCoppin

2826 Sausalito Drive

Carrollton, TX 75007

972.523.8480

Name: TOMMY STAWKAT  
Address: 1606 RAILHEAD PLACE  
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

MAY 01 2020

I hereby register my:  Support  Opposition  
Planning  
City of Carrollton

To Case No./Name: \_\_\_\_\_

Comments: THE RESIDENTS OF N.W. HILL  
DON'T NEED A "EXTENDED STAY"  
MOTEL TOWER OR OUR HOUSES  
STRONGLY OPPOSE!

Signature: [Signature] Date: 4-27-20

Name: STEPHEN P. KYSIK  
Address: 1601 REUNION CIR.  
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

MAY 01 2020

Planning  
City of Carrollton

I hereby register my:  Support  Opposition

To Case No./Name: PL SUP 2020-1X1 RES. INN CARROT

Comments: NEW OFFICE BLDG. UNDER CONST, NEW  
HOSPITAL COMPLETED, COURTYARD HOTEL ALREADY  
OPEN, LOW'S AND WAL-MART BUILT. THIS PROPERTY  
WOULD BE BETTER USED FOR RETIREMENT FACILITY.

Signature: [Signature] Date: 4-28-2020

## Michael McCauley

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**From:** Donald Harrison <harrison.donald@gmail.com>  
**Sent:** Wednesday, April 29, 2020 1:59 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Residence Inn @ Trinity Mills & McCoy

**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.

Good afternoon Michael;

Please do not allow another hotel to be put in place. The current Marriott is already there, we do not need another Marriott property that close. Several of my concerns;

1. The houses next to McCoy already have their backyards in full view of the hotel guests (especially those on upper floors). Home values will suffer.
2. Extended stay hotels usually attract less than desirable problems; drugs, crime, etc. Again there will be a financial impact from lower property values.
3. Extended stay hotels open the door for abuse of local school systems. Parents with children in less desirable ISDs will rent a room for the address to get their kids into CFBISD schools. This adds more kids thus further dividing the tax dollars. Transient parents usually have a tough home life leading to lower test scores for their children in attendance. This in turn (all of the above over time compounds) leads to less state/federal funding from lower scores. Please think of the local schools.

Currently the Marriott serves hotel needs and has not been at capacity (that I have seen) since opening. Adding another hotel is not necessary. I know the tax revenue is desirable, but at what cost? It's not a competitor to the Marriott (same company) and offers no benefit to the current citizens of Carrollton.

Please consider my above points and let me know if you have any questions. I'd be happy to discuss or elaborate as needed.

For what it's worth, there is plenty of space closer to I35 & Bush that would be a better fit for an extended stay hotel (highway proximity will increase their traffic). Please protect our community.

Donald Harrison  
214.516.5724  
1740 Big Canyon Trl  
Carrollton TX 75007

## Michael McCauley

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**From:** Reginald Foxworth <reginaldfoxworth@gmail.com>  
**Sent:** Wednesday, May 6, 2020 8:37 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Proposed Residence Inn (behind Marriott) - PLSUP2020 1X1 Agenda item 7

**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.

Dear Mr. McCauley,

I'm very concerned by this proposal, as I live in a neighborhood directly impacted by the planned location of this hotel.

This new six-story Residence Inn will cause further congestion for the residents between the Bush tollway and Frankford Road. Homes close to the building will barely be able to enjoy their own backyards.

Of course home values could be negatively impacted as well, with an extended stay hotel overlooking properties. Homeowners are already faced with the construction of a two-story office complex underway at the corner of Bush and McCoy. Then there's the relatively new hospital, which has changed ownership several times.

I hope the City of Carrollton will heed its residents with regard to opposition of this proposed hotel.

Sincerely,

Reginald Foxworth

## Michael McCauley

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**From:** Lynda El-Mandouh <lyndaelmandouh@hotmail.com>  
**Sent:** Wednesday, May 6, 2020 7:50 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Proposed Residence Inn - PLSUP2020 1X1 Agenda item 7

**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.

Dear Mr. McCauley

This proposal is extremely concerning to all the residents within site line of this location, as well as all the residents that use McCoy to enter/exit their neighbourhoods.

That plot is bounded on 2 sides by single family homes and there is already a lack of privacy issues caused to many homes, a direct result of the construction of the existing Marriott.

This new proposed Residence Inn (at 6 stories high) will further impact the residents of Palisades/Cemetery Hill/Reunion Circle/Railhead Place/ Sutters Mill/Crooked Creek and others. It will be impossible for families to enjoy the privacy of their own back gardens.

It will negatively impact house prices, who would seriously want to buy a home overlooked by an extended stay hotel. The homeowners on Bennington Drive have already been encroached upon by the 2 story office building being constructed.

Traffic congestion is already a major issue on McCoy Road, both North and South bound between Frankfort and the Bush, compounded by the hospital traffic on the North West corner of McCoy/Trinity Mills; Marriott guests cutting through and once the office building on the North East corner opens it will be a nightmare.

The hospital, which the residents also opposed, has been a total bust. It has now changed ownership at least 4 times since it opened and its reputation is less than stellar.

I sincerely hope the City of Carrollton will listen to and take into consideration the thoughts and feelings of its residents.

Sincerely,

Lynda El-Mandouh  
2711 Lookout Place, Carrollton 75007

## Michael McCauley

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**From:** IVAN Diaz Deleon <ivandiazdeleon@yahoo.com>  
**Sent:** Wednesday, May 6, 2020 8:54 PM  
**To:** Michael McCauley  
**Subject:** [EXT]No to Crime driven Motels on McCoy

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.

I have recently bought a house in Nob Hill with my wife. We planned on raising kids here but the zone planning im seeing for this neighborhood is downright concerning. We do not want extended stays or any other type of hotel/motel that drives crime, high traffic and other negative impacts to an already busy area.

I work for NBC and I cover crime stories all the time that go on at these type of businesses. I can assure you, you are doing a huge disservice to your fellow Townsman by approving this atrocity.

It's no surprise most of us were not notified with due time, as I hear only those within 200ft were given notices. Government over reach for more commercial taxes is not what this great city needs. I grew up in Carrollton most of my life, and after covering so much crime for news all over dfw, I was always at peace that this city was different.

Do not make the mistake of bringing in this recipe for disaster. I along with my fellow neighbors will make our stand and our voices heard. You have not heard the last of this neighborhood. Stop this rezoning.

Sincerely  
Ivan Diaz De Leon

## Michael McCauley

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**From:** Katherine Johnson <info@sportsconxtion.com>  
**Sent:** Thursday, May 7, 2020 2:11 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Cas PLSUP 2020-1xi1-Residence Inn

**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.

Dear Michael

I am not sure I can make the zoom meeting but did drop the postcard in the mail opposing the Residence Inn Project. I am not sure it did have my address on it but wanted you to know its:

Katherine Johnson  
1605 Reunion Circle  
Carrollton Tx 75007

Phone 972-242-2070

Please count my vote as a no on the proposed project.

Name: Katherine Johnson  
Address: 1605 Reunion Circle  
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 complete and fill out this form, sign and date it and return it before end of business day one day prior to the public hearing.

Received  
MAY 08 2020

I hereby register my:  Support  Opposition

Planning  
City of Carrollton

To Case No./Name: PLSUP 2020 - 1X1 <sup>John</sup> Carrollton

Comments: We don't want the vacant  
Hotel in our neighborhood. Please  
do not allow it.

Signature: Katherine Johnson Date: 4/05/2020

## Michael McCauley

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**From:** angieraytx@aol.com  
**Sent:** Monday, June 8, 2020 7:12 PM  
**To:** Michael McCauley  
**Subject:** [EXT]RESIDENCE INN

**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.

I find it hard to understand why the City of Carrollton would want to erect this hotel in such an unsuitable location. Please don't do this to the homeowners that live in that area. It's cruel and thoughtless. I don't live in that area but would be devastated if I did. PLEASE PLEASE DON'T!  
Carrollton resident for 28 years

*Sent from my LG Mobile*

## Michael McCauley

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**From:** david.j.bilodeau@alumni.utexas.net  
**Sent:** Sunday, May 24, 2020 7:12 PM  
**To:** Planning  
**Subject:** [EXT]P&Z meeting June 4 - comment on Zoning change west of McCoy north of Trinity Mills

**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.

Dear P&Z Commission:

Residents in this area where the new Residence Inn is planned, west of McCoy and north of Trinity Mills, are unhappy about the proposed changes for several reasons, myself among them. I would like to elaborate why I am asking you to reject the request for a zoning change for yet another hotel, so close to an existing one.

Are these hotels being built to fulfill a shortage of hotel rooms in the area? What benefit is there for residents of this area, to have 2 hotels right next to each other, owned by the same corporation, in an area that is more a quiet residential neighborhood than a bustling commercial zone? What is Marriott trying to do here? Compete with nearby apartment complexes?

The natural habitat in the area of the proposed change is one of the reasons we chose to move here 7 years ago, and since then a multiple-times-failed/resold hospital, and a barely-occupied hotel behind it, were built. To what end?

There are those who complain that crime increases because of facilities like this – extended stay hotels - and while I suppose that is likely, I honestly cannot provide any proof of such things; anecdotal statements in my view are not sufficient for such ideas to be taken seriously unless further study by the P&Z Commission and Council are undertaken to look into such matters before a decision is made. If these studies have been undertaken already please provide copies of them to us? What matters more is *what area residents want*. When Lewisville turned down Buc-ees, stating they didn't want the traffic, instead what they did was deny that city a major corporate citizen to provide a big boost in tax revenue and send all of us to other cities nearby to spend our money.

A hotel like this can't even come close to offering such a thing.

Also, we vote here in Carrollton. Temporary/transient residents do not.

My view has to do with the natural beauty of the area in question as well as the diversity of the types and numbers of businesses and their relative success. Urban sprawl of this nature leads to urban blight if not planned carefully based on more than just expected increases in tax revenue based on projections made to make it seem like it's a good thing to do.

The community has to be able to support and sustain these businesses. Sometimes even that is not enough (Lowe's – no matter how much we want it to survive, there are bigger factors in play than just our hopes and desires and it has had its share of struggles the last couple years).

While I am sure that whomever owns the property would be better off financially by selling it to a company for a new hotel, is this *really* the best use of the area, right by an existing hotel that appears to be under-utilized? There appear to be plenty of rooms at the Marriott all the time, if the parking lot is any judge of occupancy.

Demographic information in the area along with a seeming lack of demand at the current hotel appears to me to negate any possible benefit to the neighborhood. It isn't like there is a major corporation nearby with big offices that needs to have hotel rooms for hundreds of visitors to the complex, such as up 121 near the Toyota US HQ.

McCoy road itself also has continued to deteriorate in the time we have lived here with little to no apparent permanent repair investment by the City, and this increase in traffic would, I believe, likely accelerate its deterioration and require even more disruptive changes to deflect traffic elsewhere while repairs are made, if they will be. The concrete continues to break apart only to be patched after weeks and months of waiting. The curve down the hill on McCoy is a hot mess.

Or, if this Inn becomes a boondoggle like the "hospital" has been, it just ends up as another under-utilized eyesore with little added value to the area. I say that because the one time my son had a medical emergency and that hospital was the closest for me to get him some help, when I called to say we were on the way they turned us away, stating they didn't have a doctor who could handle his issue. We had to go elsewhere.

The nearby hospital did us no good at our time of need. What good will another hotel do any of us?

I respectfully request that the voices of the neighbors in the Palisades area be considered in making this decision, along with the type of construction this is, so close to another hotel. It really doesn't make much sense to any of us. Just because you don't get massive #s of emails or communications about it does not mean we approve of the idea. Please keep that in mind. I just decided to speak out because I had noticed the zoning sign and looked into it and am baffled at the notion of another hotel so close to the other one.

Why? Please explain.

Below is the Nextdoor neighborhood conversation that's underway for us all to express our views in *opposition* to the granting of this petition to change the zoning for another hotel.

Please reject the zoning change.

Thank you very much.

David Bilodeau  
1610 Mission Ridge Trail  
Carrollton TX 75007

[https://nextdoor.com/news\\_feed/?post=149165914&comment=396566564&ct=5zvM7c0D2GoZ1pUcwxGWA418uAH\\_kSr1Vc7eYjW1kYodgV5ZhCgVQSaGwQ6NhqL9&ec=CUuITXfgC4y3JTZ2xRbYqsCEDVfj1pLaDEEE08rW-uw=&lc=55](https://nextdoor.com/news_feed/?post=149165914&comment=396566564&ct=5zvM7c0D2GoZ1pUcwxGWA418uAH_kSr1Vc7eYjW1kYodgV5ZhCgVQSaGwQ6NhqL9&ec=CUuITXfgC4y3JTZ2xRbYqsCEDVfj1pLaDEEE08rW-uw=&lc=55)

1806 Crest View Drive  
Carrollton, TX 75006  
May 28, 2020  
Transmitted by email

Planning & Zoning Committee  
c/o Michael McCauley, Senior Planner  
Carrollton Planning Department at [Michael.McCauley@cityofcarrollton.com](mailto:Michael.McCauley@cityofcarrollton.com)  
RE: Proposed Special Use Permit for Residence Inn – PLSUP2020 1X1

To My Citizen Representatives on the P&Z Committee: Chad Averett, Larry Kiser, Mel Chadwick, Sunil Sundaran, Kathryn Taylor, Tony Romo II, John Denholm, Margot Diamond, and John Powell:

I have been a homeowner in Carrollton at 1806 Crest View since 1987. I love my neighborhood and, for the most part, I love my city. I realize that things must change so that growth may occur.

However, I am concerned about proposed plans your committee will be reviewing and actions you may be considering during the June 4 meeting that will affect me and my neighbors. In addition to this email I do plan to attend the zoom meeting of the P&Z scheduled for June 4.

I am sure you have heard from my friends and neighbors who live much closer to the location in question, west of McCoy. I want to also inform you of my concerns about the proposal and request to grant a Special Use Permit for a Marriott Extended Stay hotel.

Approximately 10 years ago, in 2010, Ordinance Number 3413 amended the zoning for the tract of land north of Trinity Mills, between McCoy Road and Raiford Road and south of Furneaux Creek. Certain uses were listed as permitted and certain uses were identified that would require a Special Use Permit, including a Residence Hotel or Hotel Suites and any hotel if it is located within 300 feet of McCoy Road. Additional conditions were enumerated, including maximum building heights, landscaping and driveways.

I am against approval of any special use permit for any type of residence hotel at that location and certainly anything that would be taller than 2 stories for the following reasons.

- **CRIME.** Extended stay hotels require no background checks or qualifications for stay. Many times, they attract people who cannot pass a background check and who do not have a permanent address. Someone can stay there and pay cash. There is no way to exclude people who may be criminals, drug dealers, child traffickers or sex workers. We already have issues with crimes and criminals at the InTown Suites Extended Stay hotel that is located near Trinity Mills and Dickerson Parkway, just west of this site. We do not need to invite more problems of that type into Carrollton.
- **PRIVACY.** Something built at this location, which is already at a higher elevation than the single family homes to the east, will look directly into the windows of existing homes and into the backyards of homes on Crooked Creek Drive, Reunion Circle, Railhead Place, Sutters Mill Drive, Bennington Drive, and Blackstone Drive. Those families will incur devaluation of their homes which will be realized when they try and sell. It will be difficult to sell a home with no privacy.
- **TRAFFIC.** McCoy Road is a 2-lane, curvy, residential street. Some people already drive too fast on that road when there is minimal traffic and at certain times of day there is quite a bit of

traffic. Adding a multi-story hotel west of McCoy with access onto McCoy will make those situations more dangerous.

- FUTURES. Today this extended stay hotel is being proposed by Marriott, however properties are bought and sold all the time. We have already seen multiple properties change ownership right at that location. Since we have limited land within Carrollton for new development, we must protect our limited opportunities to attract the type of business that will enhance our community and not detract from it. A Residence Hotel is not the best use for that property.

This proposed hotel will not overlook my property, but I have friends that own homes in that area whose privacy will certainly be infringed. I personally will be impacted by all the other concerns I have enumerated. For all these reasons, I request that you NOT approve the special use permit for the Marriott Extended Stay Hotel.

Regards,

Laurie Foster, 1806 Crest View Drive, Carrollton, TX

## Michael McCauley

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**From:** Gilbert, Donna <dgilbert@winstead.com>  
**Sent:** Thursday, June 4, 2020 11:58 AM  
**To:** Robert Winningham; Christopher Szymczyk; Planning; Chloe Sawatzky; Kevin Falconer; Glen Blanscet; Steve Babick; Mike Hennefer; Pat Cochran; Andrew Palacios; Young Sung; John Sutter  
**Subject:** [EXT]Proposed Extended Stay Hotel off McCoy Street

**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.

Good morning. I'm a 34-year resident of Carrollton and a 19-year resident of Nob Hill. As a general rule, Carrollton is very well managed and is a wonderful place to raise a family. I commend the Mayor, City Council and the various departments of city government for keeping the welfare of our citizens in mind all these years.

That said, I'm writing to express my concern about building an extended stay hotel across McCoy Road from my neighborhood. My understanding is that these types of hotels require no background check and therefore attract people who cannot pass one—people like criminals, drug dealers, prostitutes and human traffickers. Please do not allow a place like that to be built in my neighborhood. For one thing, the Greenbelt runs next to that property. Its winding walking trails surrounded by trees provide the perfect opportunity for muggings, attacks and kidnappings. There is already an extended stay hotel off Trinity Mills. If another such hotel is needed in our city, can it not be placed close to an industrial area, rather than next to a well-maintained, law-abiding neighborhood?

Thank you for considering my concerns.

**Donna Gilbert**, Assistant to Tom Helfand, Nancy Furney, Lori Oliphant & Marsha Clarke  
**Winstead PC** | 500 Winstead Building | 2728 N. Harwood Street | Dallas, Texas 75201  
214.745-5818 *direct* | 214.745-5390 *fax* | [dgilbert@winstead.com](mailto:dgilbert@winstead.com) | [www.winstead.com](http://www.winstead.com)



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## Michael McCauley

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**From:** kegold2@aol.com  
**Sent:** Thursday, May 7, 2020 10:11 AM  
**To:** Michael McCauley  
**Subject:** [EXT]Residence Hotel - no

**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.

Sir,  
As a long-term resident of Nob Hill - over 30 years - I ask that this development not be allowed. I understand the revenue to the city, but the harm it will do to the reputation of the city of Carrollton will be much worse. Who will want to buy a house in our neighborhood with those hotels looking into their backyards or us looking at them? The trash, noise, lights, traffic have significantly increased since the hospital and Courtyard have gone in.

Part of the charm and desirability of this part of Carrollton is the greenbelt and that natural piece of land. Family-friendly cities like Carrollton need more outdoor areas for residents. Why not make it a park like Arbor Hills? Connect it to the Blue trail and keep the wildlife, the flowers, and the trees safe. It would add some much more value to our city than a mid to low-end hotel.

If the hotel must go in - certainly we can find a compromise. Have the entrance off of Raiford instead of McCoy, fewer floors, less parking area, and increase the 300 foot buffer as well as add some grown trees along McCoy from Trinity Mills to the bridge to block the hotels/hospital.

It will be a sad day for Carrollton to destroy such a natural treasure.

Thank you for your time.

Kathryn Goldstein  
1603 Sutters Mill

## Michael McCauley

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**From:** Joel Hill <joel@joelhillco.com>  
**Sent:** Thursday, May 14, 2020 9:21 AM  
**To:** Kevin Falconer; Glen Blanscet; Michael McCauley  
**Subject:** [EXT]Proposed Residence Inn @ Raiford/McCoy - Trinity Mills

**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.

Good morning Mayor Falconer, Councilman Blanscet and Mr. McCauley –

I write this morning to express my objection to the zoning change for this proposed six story hotel.

While I am very much in favor of additional, diversified businesses and an increased tax base for the city, I am not in favor of this project on this piece of property. This proposed hotel would tower over the homes down the hill to the northeast, not to mention the fact they'll have an extended-stay hotel looking right down into their back yards. This development would have a detrimental impact on their property values: if I were looking for a home, the trails and ponds there would appeal to me, but a looming hotel on the hill, overlooking my back yard would be a BIG negative and adversely impact my consideration of that neighborhood.

We all know and accept the fact that things will change – they have to. However, we do have control over the degree of change that we allow in, and the impact it has on, our community. You, on the city council, have the control to shape the future for our best outcome; that is what you've been elected and entrusted to do. You cannot allow this development to proceed on this parcel. Can it not be moved up to the access road in front of the Courtyard? That would be a fine place for it.

I live further west from the proposed site and would not be immediately impacted by its construction, but I would hope my neighbors would do the same in standing up for me and my property (*my biggest investment*) and registering their opposition to a project that would negatively affect my home value and my quality of life.

Thank you for your consideration.

Kind regards,

Joel Hill  
3206 Greenglen Drive  
Carrollton, TX 75007  
214.649.6921

Thanks.

**From:** gerry lalima <[gerry\\_lalima@msn.com](mailto:gerry_lalima@msn.com)>

**Sent:** Thursday, June 4, 2020 10:44 AM

**To:** kevin falconer <[kevinwfalconer@gmail.com](mailto:kevinwfalconer@gmail.com)>; Frances Cruz <[francescruz@gmail.com](mailto:francescruz@gmail.com)>; [pat.cochran@cityofcarrollton.com](mailto:pat.cochran@cityofcarrollton.com)<[pat.cochran@cityofcarrollton.com](mailto:pat.cochran@cityofcarrollton.com)>; Glen Blanscet <[Glen.Blanscet@cityofcarrollton.com](mailto:Glen.Blanscet@cityofcarrollton.com)>; [tem.youngSung@cityofcarrollton.com](mailto:tem.youngSung@cityofcarrollton.com)<[tem.youngSung@cityofcarrollton.com](mailto:tem.youngSung@cityofcarrollton.com)>; Steve Babick <[Steve.Babick@cityofcarrollton.com](mailto:Steve.Babick@cityofcarrollton.com)>; John Sutter <[John.Sutter@cityofcarrollton.com](mailto:John.Sutter@cityofcarrollton.com)>

**Subject:** [EXT]Hotel

**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.

I have been told that you all are going to discuss and vote on a new hotel on North McCoy June 4. Some of you know that I have been working with the Assistant City Mgr about the traffic on McCoy. It is terrible all day long - Speeding and very high traffic. Asst. City Mgr came to the conclusion that it is not necessary to drop the speed limit and the answer is to put us signs that say that this street has high enforcement area. And to ask the police to closely monitor the street. All of this discussion has been going on since last fall. I am sure it is due to the virus problem. But the signs have not gone up and have not seen any police. My house backs up to McCoy so I have the advantage of seeing what is going on. With the development of a new hotel on North McCoy, this just increases traffic. This is the last thing that we need. And another factor to consider, there is a school that is just around the corner, on Frankfort. There is a lot of traffic with the school parents picking and dropping off kids.

I know that the city is hurting due to the low sales tax revenue collected during the last few months. But a new hotel is now the answer.

Please reconsider this decision. I am sure there is another place in Carrollton to build a new hotel.

Gerry Lalima

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**From:** Gilbert, Donna <[dgilbert@winstead.com](mailto:dgilbert@winstead.com)>

**Sent:** Thursday, June 4, 2020 11:58 AM

**To:** Robert Winningham <[Robert.Winningham@cityofcarrollton.com](mailto:Robert.Winningham@cityofcarrollton.com)>; Christopher Szymczyk <[Christopher.Szymczyk@cityofcarrollton.com](mailto:Christopher.Szymczyk@cityofcarrollton.com)>; Planning <[Planning@cityofcarrollton.com](mailto:Planning@cityofcarrollton.com)>; Chloe Sawatzky <[Chloe.Sawatzky@cityofcarrollton.com](mailto:Chloe.Sawatzky@cityofcarrollton.com)>; Kevin Falconer <[Kevin.Falconer@cityofcarrollton.com](mailto:Kevin.Falconer@cityofcarrollton.com)>; Glen Blanscet <[Glen.Blanscet@cityofcarrollton.com](mailto:Glen.Blanscet@cityofcarrollton.com)>; Steve Babick <[Steve.Babick@cityofcarrollton.com](mailto:Steve.Babick@cityofcarrollton.com)>; Mike Hennefer <[Mike.Hennefer@cityofcarrollton.com](mailto:Mike.Hennefer@cityofcarrollton.com)>; Pat Cochran <[Pat.Cochran@cityofcarrollton.com](mailto:Pat.Cochran@cityofcarrollton.com)>; Andrew Palacios <[Andrew.Palacios@cityofcarrollton.com](mailto:Andrew.Palacios@cityofcarrollton.com)>; Young Sung <[Young.Sung@cityofcarrollton.com](mailto:Young.Sung@cityofcarrollton.com)>; John Sutter <[John.Sutter@cityofcarrollton.com](mailto:John.Sutter@cityofcarrollton.com)>

**Subject:** [EXT]Proposed Extended Stay Hotel off McCoy Street

**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.

Good morning. I'm a 34-year resident of Carrollton and a 19-year resident of Nob Hill. As a general rule, Carrollton is very well managed and is a wonderful place to raise a family. I commend the Mayor, City Council and the various departments of city government for keeping the welfare of our citizens in mind all these years.

That said, I'm writing to express my concern about building an extended stay hotel across McCoy Road from my neighborhood. My understanding is that these types of hotels require no background check and therefore attract people who cannot pass one—people like criminals, drug dealers, prostitutes and human traffickers. Please do not allow a place like that to be built in my neighborhood. For one thing, the Greenbelt runs next to that property. Its winding walking trails surrounded by trees provide the perfect opportunity for muggings, attacks and kidnappings. There is already an extended stay hotel off Trinity Mills. If another such hotel is needed in our city, can it not be placed close to an industrial area, rather than next to a well-maintained, law-abiding neighborhood?

Thank you for considering my concerns.

**Donna Gilbert**, Assistant to Tom Helfand, Nancy Furney, Lori Oliphant & Marsha Clarke  
**Winstead PC** | 500 Winstead Building | 2728 N. Harwood Street | Dallas, Texas 75201  
214.745-5818 *direct* | 214.745-5390 *fax* | [dgilbert@winstead.com](mailto:dgilbert@winstead.com) | [www.winstead.com](http://www.winstead.com)



## Michael McCauley

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**From:** al.overholt@verizon.net  
**Sent:** Tuesday, June 2, 2020 10:13 PM  
**To:** Michael McCauley; Zoom3  
**Subject:** [EXT]Residence Inn Hotel  
**Attachments:** Residence Inn Allen-Fairview 6 Story.jpg; Residence Inn Colony 4 Story.jpg

**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.

I believe it is inappropriate for Carrollton to permit a 6 story commercial building to be only 200 feet from an established residential neighborhood. Just think if your neighbor 3 houses down built a 200 foot tall building in his back yard. Now put that building on top of a hill and see what luck you have putting your house on the market. What kind of signal does this send to potential buyers seeking to purchase in Carrollton. If they can do that to Nob Hill residents, can they do that to me? There is plenty of vacant space north of the proposed site to allow a lower profile building to be constructed. The Colony just built a nice 4 story Residence Inn adjacent to residential homes that is much less imposing. To demonstrate the dramatic difference in impact on the neighborhood, attached are 2 pictures. One with the proposed 6 story Residence Inn and the other with the 4 story Colony Residence Inn. Both pictures were taken from 240 feet away to show what a resident would see from the east side of McCoy Rd.

Following are recommended SUP stipulations to reduce the impact on the adjacent residents:

- 1 – Limit the building height to 4 stories.
- 2 – Require a masonry screening wall along the McCoy side of the parking lot.
- 3 – Shield light spillover from the parking lot.
- 4 – Move the cross access drive further away from McCoy Rd.

Al Overholt



Residence Inn  
Marriott

GARAGE  
4



Timestamp	Email	First Name	Last Name	Address	Cell	What concerns do you have regarding the hotel near our neighborhood?
2020/05/06 6:15	treybakier@gmail	Trey	Baker			
2020/05/06 6:17	jesse166@gmail	Jesse	Fry		972-213-5771	
2020/05/06 6:23	I do NOT wish to Mark		Warren	1625 San Franca	2149958748	I do NOT wish to see any "long term residence hotel" built in this location. There is already one slightly west on Trinity Mills which has proven to be a hotbed for crime and violence. We do NOT need any more properties of this undesirable type, ESPECIALLY right up beside neighborhoods that are already experiencing some decline and increased problems.
2020/05/06 6:34	mar2zhakkang@Shanor		Ashraf	1601 Bennington 503.847.7939		Traffic and Crime
2020/05/06 6:44	tanviveer@gmail	Tanviveer	Pickett	1604 Reunion Ct 214-538-8716		Traffic, lights, lack of privacy, increased crime and noise late at night. Drunk drivers leaving facility.
2020/05/06 6:53	909GEG@GMAIL		Nguyen	2912 CROCKETT	5625999846	I strongly object to the development of a residence hotel. We already have a Marriott hotel that does not seem to be doing well, so why build another. Crime rates have risen tremendously and I fear for my family and I's safety as a 3 story building will allow potential predators to peer into our backyard. We do not need the burden of higher traffic.
2020/05/06 6:55	ddrabb02@gmail	David	Reoun	1706 Turtle Rock	5625999846	I strongly object to the development of a residence hotel. We already have a Marriott hotel that does not seem to be doing well, so why build another. Crime rates have risen tremendously and I fear for my family and I's safety as a 3 story building will allow potential predators to peer into our backyard. We do not need the burden of higher traffic.
2020/05/06 7:00	lyndaemando@Lynda		El-Mandouh	2711 Lookout Pl 214-491-7562		Too close to existing single family residences; loss of privacy to these homes; impact to traffic on McCoy, which is already overtaxed; the existing Marriott does not have a high occupancy rate and this residence inn could possibly be sold off in the future to a less than desirable long stay motel group- such as the InTown Suites further west on Trinity Mills. A residential neighborhood is NOT the approp
2020/05/06 7:43	lindsay2000@Lindsey		Owen	1611 Reunion Ct 972-741-6763		I live in Nob Hill below where this is planned. I have concerns wrt traffic, privacy, light pollution, and the loss of more open nature area in the current space where this would go.
2020/05/06 8:30	ata425@hotmail	Tommy	Stewart	1606 Railroad Pl 214-403-3231		This is a residential neighborhood, not a stack of hotels. If the money is more important than the opinions of the people who live here, please come out and say it.
2020/05/07 7:20	polyester@Yahoo		Peabees	1611 Mission Rk	2144378534	Additional traffic into and out on McCoy, a two lane road which is already carrying too much cut through traffic. Additionally, transient residents which couple increase crime and increase load on already challenged police force. Finally, the intrusion into the privacy of adjacent homeowners.
2020/05/07 8:00	KEGOLD2@ACI	Kathryn	Goldstein	1603 Sutters Mill	9722592031	Please do not destroy anyone natural areas in Carrollton. The trash, the noise, the lights, the traffic have all increased with the hospital and the Courtyard. If you must put in another hotel at least make off of Railroad, make it 5 or less stories, and don't bring the parking lot all the way to McCoy. Give the residence of Nob Hill some natural buffer. 300 feet is not enough. Make it a wildlife area
2020/05/07 2:51	albert.aragon.93@Albert		Aragon	1609 SUTTERS	2147734414	This type of business will lower the value of my home on Sutters Mill Dr. and will bring in more crime and traffic into our neighborhood if Nob Hill and the surrounding neighborhoods.
2020/05/07 3:15	sarahferry@yahoo	Sarah	Nunn	1601 Railroad Pl 281-814-7741		We will have no privacy and even more constant lighting from the hotel. People will be able to see directly into our back yards. It will put even more people out on the blue trail, which is already crowded, especially since it is a residence hotel. We will have to deal with more loud music and noise in our neighborhood. The current hotel is not always responsive to complaints about noise and about the street
2020/05/07 3:21	owen.ellen.55@Ellen		Owen	1600 Reunion Ct	2147835658	Light Traffic on McCoy! Noise! Decreased property value! Rooms above that can look into my yard, my home and the Master Bathroom.
2020/05/07 3:20	plowen40@yahoo	Phillip	Owen	1600 Reunion Ct	9728639006	The fact that all privacy in our home and yard will be gone. Looks like you want to cut the curb on McCoy - anyone who thinks that is a good idea is not paying attention. The lights, the noise and the fact that it will be an eyesore diminishing the value of my property.
2020/05/07 4:13	handstace@hand		Dez Deleon	1613 Railroad Pl 4696199688		We do not want another high traffic, crime increasing hotel that overlooks our backyards.
2020/05/07 4:16	boudrot@hotmail	Daniel	Boudrot	2814 Crooked Ct	9723656002	An extended stay hotel will bring down property values and bring in crime.
2020/05/07 4:20	Brenda.mavridis@Brenda		Mavridis	1832 Green Ridg 214 5977933		TRAFFIC and the need of another hotel in that location
2020/05/07 4:27	Sgdion@msn.co	Shannon	Dion	3209 Squireswood Dr. 75006		As a Carrollton resident I am curious if 3 hotels in one location is best use of land. Residential property on 3 sides, elementary schools within a mile both north and south. What data is there supporting success of 3 hotels in this location?
2020/05/07 4:34	howtown12000@Howard		Townsend	1622 Sutters Mill 214-766-2995		The Courtyard Marriott is already built. There is no legitimate reason for another hotel to be built in this area. e
2020/05/07 4:40	Kateebrownfield@Kate		Brownfield	1619 neutron circle		It's going to bring trash and crime! This a NO! From Nob Hill!
2020/05/07 5:48	Seanbrownfield@Sean		Brownfield	1619 neutron circle		No hotels on McCoy. Trash, crime and traffic will ruin this neighborhood.
2020/05/07 6:10	csingh34@yahoo	Charanpreet	Singh	1644 Bennington 214-674-5578		Traffic / property value
2020/05/07 6:12	Robin.napier@Robin		Napier	1428 Parkway Dr., Carrollton		I question the need for these hotels as the Marriott Courtyard that is currently there is not used at capacity. Building it will require cutting back on the green space and possibly increase traffic in the adjacent neighborhood. This damages the quality of life in Carrollton in general. I am opposed to the issuing of this permit.
2020/05/07 9:34	Michelle.s.hamo@Michelle		Hamouch	2905 Golden Gate Ct		The safety of those in the blue trail. Possibility of another sex slavery. I will attend the meeting to fight the approval of this being built
2020/05/07 9:53	medinajustice1@Justice		Medina	2008 cologne dr	4696650179	The amount of unwanted drugs, prostitution, crime etc., that come with hotels. There are practically no hotels in Carrollton now and that's not a bad thing at all! Cities like Lewisville are full of hotels and they're almost all cesspools of drugs and crime
2020/05/07 10:05	shannontg@shannon		LaGrone			
2020/05/07 11:31	Ad_purvis@yahoo	Alissa	Purvis	1637 Cemetery 214-597-4146		I'm not comfortable with the idea of a residence hotel being so close to my home. L&L performance of normal Duty so he couldn't be to your calling
2020/05/08 5:51	Mattre@verizon	Rebecca	West	1509 palisades dr Carrollton texas		Drugs, robbery and bad influences on our kids. Against
2020/05/08 9:39	bradybarnett@Brady		Barnett	2514 Canterbury	8173715011	Community safety and resident privacy. Long term economic impact. yes
2020/05/10 12:51	Kris.singh@gmail	Kris	Singh	1605 Mission Ridge Trail		The overcrowding, traffic and Undesirables
2020/05/10 3:08	Mollysawall@yahoo	Molly	Wall	2110 Lansdown I	2146636801	It's not appropriate for our community, unnecessary and unsightly.
2020/05/11 8:40	laurie.watson@Laurie		Foster	1808 Crest View Drive		Safety & Crime, property values, traffic, other options
2020/05/11 8:52	plowen40@yahoo	Phillip	Owen	1600 Reunion Ct (972)983-0006		This hotel is going to be looking down into my backyard. I don't believe the documents reflect the actual view from McCoy and will be much higher than shown in the plans.
2020/06/01 3:38	P2bass@yahoo	Pat	Bass	2717 Gold Rush	4694716052	
2020/06/01 3:44	boudrot@hotmail	Daniel	Boudrot	2814 Crooked Ct 972-365-6002		Traffic on McCoy and residential/park safety
2020/06/01 3:57	theflamesin@Lauren	Lauren	Farmer	2261 Crown Rd	4694604745	I have many concerns regarding the new hotel that is planned to come to our city. First and foremost this is NOT A Hotel this is short term leasing of a home space, a type of extended stay that is marketed to business travel etc. However, that is NOT what you will find at these types of places. It is impossible to lease a home, or even most apartments with any type of felony conviction in the state of Tex
2020/06/01 4:21	polyester@Yahoo	Polly	Peabees	1611 Mission Rk	2144375634	Increased traffic, crime, low occupancy which results in lower standards
2020/06/01 5:03	kristie79@yahoo	Kristie	Gyan			Noise, loitering, congestion, taking away green space and animal habitat
2020/06/01 5:31	shanoorastraf@Shanor		Ashraf	1601 Bennington 503.847.7909		Will increase criminal and illegal activities around neighborhood
2020/06/02 1:07	cas4ster@yahoo	Sheri	Forrester	1802 Crest View	9729778721	Transient nature of those living there, increased crime in surrounding neighborhood, increased traffic through neighborhood with bike crossings just down the hill for increased risk to those using the trails, 6 story eyesore on an already elevated area, decreased privacy for surrounding homes with line of sight into yards and windows
2020/06/02 1:54	heathercine@Heather		Cline	1621 northland s	4694325070	More un homed families crowding our facilities, stores, and bringing crime to neighborhood. We know what's happened w the one at Dickerson... but in the middle of residential?? No!!
2020/06/02 1:57	Haburke@live.co	Heather	Burke	2706 Lookout Pl		The increased foot and auto traffic on McCoy which isn't built as a major through street. With increased foot traffic that will mean increased foot traffic within the neighborhood and perhaps leading to higher crime. Additionally, with the foot traffic and the black bus stop being at mccooy and bennington, I would be highly concerned for the safety of my junior high school girls. That terrifies me and the possib
2020/06/02 1:58	cathy@mcoppin	Cathy	McCoppin	2828 SAUSALTI	9725238486	Transient population, additional traffic, crime, property values
2020/06/02 1:37	estree@phogroaj	Edie	Street	1632 Bennington 214-728-4378		Neoooooo!!!
2020/06/02 4:13	marecathay@Marlyn		Hays	1625 Blackstone	2145367064	Safety issues, traffic issues, property value dropping
2020/06/02 5:58	apollter@verizon	Adam	Potter	4180 Creekhollow	2144251425	Negative impact on resident's home values, reduced neighborhood privacy due to height of structure requiring costly mitigation by homeowners, "changing the rules after the game has started" by which I mean these homeowners bought into this neighborhood with the understanding that the current zoning of this property would remain static. Changing the zoning or issuing a special use permit, which is
2020/06/02 6:22	dallaskenny@holDALLAS		KENNY	1729 Blackstone 214 384 0156		Much too close to our neighborhood for a structure this tall, overlooking homes near by and increased traffic on McCoy Rd. Traffic on McCoy now is very busy in the mornings, and difficult to enter from residential streets that intersect. It can only get worse and increase frustration with residents who live there now.
2020/06/02 6:48	deem67@yahoo	com	Carrollton			Crime, increased traffic causing more pollution. Eventually, once profits are not made, it will be sold possibly to an out of state investor who would care less about the area. What's left of our little wildlife will become nonexistent.

## Michael McCauley

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**From:** Tom V <tverney@gmail.com>  
**Sent:** Thursday, May 28, 2020 5:23 PM  
**To:** Michael McCauley  
**Subject:** [EXT]extended stay hotel on McCoy  
**Attachments:** 20200528\_160435.jpg

**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.

Michael,  
Here's the view from my backyard of the existing hotel. Have to admit, I'm not a real fan of building a new extended stay hotel

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*Quondo Omni Flunkus Mortati*



## Michael McCauley

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**From:** Tom V <tverney@gmail.com>  
**Sent:** Friday, June 12, 2020 6:32 PM  
**To:** Al Overholt; Michael McCauley  
**Cc:** Lynda El-Mandouh; Adam Polter; Ellen Owen; Sarah Nunn; Leo Morgan; Paul Kysiak; Tommy Stewart; Megan Weis; Jenny Lewis; Elinor Zellner; Albert Aregon; Laurie Foster; Melanie Martinez; Lisa Muench; Peggi Morgan; Kevin Meyers; Karim Kara; karen mcnelly; Marilyn Hays; Patricia Dunsworth; Tami Verney; Ben Locke; Mickie George; George Lanier; Philip Owen; Lindsey Owen  
**Subject:** [EXT]Re: Documents and Pictures for P&Z Members  
**Attachments:** backyard 3.jpg; Frontdoor 1.jpg

**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.

Michael McCauley,

Regarding the proposed rezoning and construction of the transient hotel on McCoy north of Bush, balloons were placed on the proposed building site at the height of 90 feet. Winds caused the balloons to drift to a lower level. I've attached a shot from my backyard and also my front door where it seems I will never escape viewing this building. Something the builder may want to consider adding is a walkway to my living room so the guests can experience my home rather than just stare at it from their hotel window a few feet away.

Is this the best plan that can be made? I'd be a lot more supportive of a development like Addison Circle or The Shops at Legacy rather than a transient hotel supported by my tax dollars.

Tom Verney

On Fri, Jun 12, 2020 at 5:24 PM <[al.overholt@verizon.net](mailto:al.overholt@verizon.net)> wrote:

Any documents and pictures intended for the P&Z members should be sent to [michael.mccauley@cityofcarrollton.com](mailto:michael.mccauley@cityofcarrollton.com) by Thursday afternoon. They will be given to the P&Z members before the meeting.

Al

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*Zuando Omni Flunkus Mortati*





## Michael McCauley

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**From:** David Valle <dalmatian\_94@yahoo.com>  
**Sent:** Friday, May 8, 2020 1:10 AM  
**To:** Michael McCauley  
**Subject:** [EXT]SUP2020-1x1

**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 again Mike,

I happened to see the current active list of Proposed Rezoning tonight and saw the Residence Inn one, I simply wanted to note as a recorded comment, I hope the plans can include preserving the existing trees as the hotel's landscaping as, one example is since I'm personally aware trees were recently cut down in the neighboring streets in the last year or so and also with this recent strong windstorms slicing some, it's all the important matter to preserve what we have as we also work towards new trees throughout communities. I'm also aware another one was cut down about a half mile northwest of here too.

This area, like several, has a high erosion issue and therefore why trees are our tools against it. I've also noted my concerns about all this to Councilman Steve Babick.

Thanks,

## Michael McCauley

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**From:** Robert & Roberta <smith.stavely@verizon.net>  
**Sent:** Monday, June 15, 2020 8:03 PM  
**To:** Michael McCauley  
**Subject:** [EXT]RE: [EXTERNAL EMAIL]Planning Contact  
**Attachments:** D64D9E09.JPG

**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.

Dear Mr McCauley,

On further analysis of Case No. PLSUP 20-1X1 Residence Inn Carrollton, I just realized that the view from my front yard and the window of the room I am currently on will be looking straight at this 6 story hotel rising above the rooftops of my neighbors roof. I currently see the very top of lowes. See attached photo.

I'm not sure there is anything that would make me want to look at this **every** day from the privacy of my house.

So I am a definite no on this project.

Sincerely,  
Roberta Stavely  
2707 Spyglass Dr.

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**From:** Michael McCauley <Michael.McCauley@cityofcarrollton.com>  
**Sent:** Monday, June 15, 2020 3:59 PM  
**To:** smith.stavely@verizon.net  
**Subject:** RE: [EXTERNAL EMAIL]Planning Contact

Mr. Stavely,

Good afternoon. The property north of the hospital was rezoned in 2010 from Multi-Family to Planned Development 189 for the (O-4) Office district. Per PD-189, only one driveway is permitted onto McCoy Road and that driveway is already established by the hospital. The hotel will be 200 feet from McCoy Road with a transitional landscape buffer and 100-foot conservation buffer. The hotel is proposed for 6 stories.

Also, please use the following link for the Planning & Zoning Commission agenda and the Residence Inn Carrollton staff report:

<https://www.cityofcarrollton.com/departments/departments-g-p/planning-zoning/planning-zoning-commission/planning-zoning-commission-agenda>

Regards,

**Michael McCauley**  
Senior Planner  
Development Services Department  
[michael.mccauley@cityofcarrollton.com](mailto:michael.mccauley@cityofcarrollton.com)

### City Hall Hours

Monday – Thursday: 7:30 am to 5:30 pm  
Friday: 7:30 am to 11:30 am



*Where Connections Happen*

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**From:** [smith.stavely@verizon.net](mailto:smith.stavely@verizon.net) <[smith.stavely@verizon.net](mailto:smith.stavely@verizon.net)>  
**Sent:** Saturday, June 13, 2020 2:15 PM  
**To:** Planning <[Planning@cityofcarrollton.com](mailto:Planning@cityofcarrollton.com)>  
**Cc:** [smith.stavely@verizon.net](mailto:smith.stavely@verizon.net)  
**Subject:** [EXTERNAL EMAIL]Planning Contact

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Name: Roberta Stavely  
Phone: 214-600-0306  
Address: 2707 Spyglass Dr.  
City: Carrollton  
State: TX  
Zip: 75007  
Email: [smith.stavely@verizon.net](mailto:smith.stavely@verizon.net)

Comments: Regarding 2020SUP 1X1 How do we find out details. There is already a hospital on the northwest corner of Trinity Mills and McCoy. I thought north of the hospital is zoned multi family. Can we be assured there will be no access to McCoy for this Hotel? If the property will back up to McCoy, will there be a wall to prevent direct pedestrian access to the neighborhood and high scale landscaping to make it look nice? Will people living along McCoy be looking up at a multistory building? Will it be less than 3 stories tall?



SPYGLASS DR  
2700

## Michael McCauley

---

**From:** Robert & Roberta <smith.stavely@verizon.net>  
**Sent:** Monday, June 15, 2020 6:02 PM  
**To:** Michael McCauley  
**Subject:** [EXT]RE: [EXTERNAL EMAIL]Planning Contact

**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.

Dear Mr. McCauley.

After reading more about the PLSUP 20-1X1 Residence Inn Carrollton project I have the following comments:

1. 6 stories is to tall
2. 100 feet is too small a buffer zone for more than 2 stories. 200 for 4 stories and 300 for 6 would be better.
3. Why couldn't the city have built the condos at Old Denton and Raiford on this tract and put the Hotel over where the condos are now going in? That would have avoided the whole problem of yet another towering eyesore, of which we already have two, being built in a location that affects so many residents.
4. What is wrong with the Northeast corner of Raiford and Trinity Mills for this project?

If the city is going to allow this eyesore to our community to be built, they need to do some serious mitigation. Like designate 50 more acres of the remaining contiguous undeveloped land as open space park and develop some natural hiking trails within it.

Sincerely,  
Roberta Stavely  
2707 Spyglass Dr.

---

**From:** Michael McCauley <Michael.McCauley@cityofcarrollton.com>  
**Sent:** Monday, June 15, 2020 3:59 PM  
**To:** smith.stavely@verizon.net  
**Subject:** RE: [EXTERNAL EMAIL]Planning Contact

Mr. Stavely,

Good afternoon. The property north of the hospital was rezoned in 2010 from Multi-Family to Planned Development 189 for the (O-4) Office district. Per PD-189, only one driveway is permitted onto McCoy Road and that driveway is already established by the hospital. The hotel will be 200 feet from McCoy Road with a transitional landscape buffer and 100-foot conservation buffer. The hotel is proposed for 6 stories.

Also, please use the following link for the Planning & Zoning Commission agenda and the Residence Inn Carrollton staff report:

<https://www.cityofcarrollton.com/departments/departments-g-p/planning-zoning/planning-zoning-commission/planning-zoning-commission-agenda>

Regards,

**Michael McCauley**  
Senior Planner  
Development Services Department

[michael.mccauley@cityofcarrollton.com](mailto:michael.mccauley@cityofcarrollton.com)

**City Hall Hours**

Monday – Thursday: 7:30 am to 5:30 pm

Friday: 7:30 am to 11:30 am



*Where Connections Happen*

---

**From:** [smith.stavely@verizon.net](mailto:smith.stavely@verizon.net) <[smith.stavely@verizon.net](mailto:smith.stavely@verizon.net)>

**Sent:** Saturday, June 13, 2020 2:15 PM

**To:** Planning <[Planning@cityofcarrollton.com](mailto:Planning@cityofcarrollton.com)>

**Cc:** [smith.stavely@verizon.net](mailto:smith.stavely@verizon.net)

**Subject:** [EXTERNAL EMAIL]Planning Contact

**CAUTION: Don't be quick to click. This e-mail originated from outside of the City of Carrollton. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Name: Roberta Stavely

Phone: 214-600-0306

Address: 2707 Spyglass Dr.

City: Carrollton

State: TX

Zip: 75007

Email: [smith.stavely@verizon.net](mailto:smith.stavely@verizon.net)

Comments: Regarding 2020SUP 1X1 How do we find out details. There is already a hospital on the northwest corner of Trinity Mills and McCoy. I thought north of the hospital is zoned multi family. Can we be assured there will be no access to McCoy for this Hotel? If the property will back up to McCoy, will there be a wall to prevent direct pedestrian access to the neighborhood and high scale landscaping to make it look nice? Will people living along McCoy be looking up at a multistory building? Will it be less than 3 stories tall?

---

**From:** Cindy Reinker <[cindyreinker14@gmail.com](mailto:cindyreinker14@gmail.com)>  
**Sent:** Wednesday, June 10, 2020 11:25 AM  
**To:** Chloe Sawatzky <[Chloe.Sawatzky@cityofcarrollton.com](mailto:Chloe.Sawatzky@cityofcarrollton.com)>  
**Subject:** [EXT]Proposed residence inn

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Ms. Sawatzky: I cannot believe that our city is even considering a six story transient type of hotel right next to three adjacent neighborhoods. The transient nature of this type of hotel, the increased traffic on McCoy and Raiford, and six stories looming over our neighborhoods is so wrong. And the fact that you are given them 15 years with no taxes and no doubt they will be calling our police and other departments. That is insane. I cannot even believe it is up for consideration. The Marriott on the hill is never full, we walk there all the time so we know that for a fact. We have lost so much already in this area, due to the hospital, the new office building on the corner of Trinity and McCoy, the Marriott and now this. Will it ever end. How would you feel if this was your neighborhood. Please do not vote for this. It is not necessary at all.

Cindy Reinker, 1630 Sutters Mill Drive, Carrollton, TX

Sent from [Mail](#) for Windows 10

## Michael McCauley

---

**From:** Phillip Owen <plowen40@yahoo.com>  
**Sent:** Friday, June 12, 2020 4:48 PM  
**To:** Michael McCauley  
**Subject:** [EXT]PD-189  
**Attachments:** Hotel.pdf

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I'm attaching a file with my comments.

Good afternoon,

I am writing concerning the plans to build another hotel overlooking Nob Hill. I realize many people have already argued on the topics of safety, increased traffic, and loss of home values in the Nob Hill area. I agree with all of those points and think they are all valid.

My biggest issue is a loss of privacy for the homeowners in Nob Hill. My house backs up to McCoy and the parking lot of the Residence Inn will be right across the street and the hotel will look down into my backyard just like the current hotel does. I've read the current documents showing the views from the current hotel and the site plan and concluded they were optimistic at best and at worst a total fabrication. Here's what I'm seeing in the document compared to what I can see from my backyard and McCoy.

Page 16 - View from courtyard Marriott towards Nob Hill. Whoever took this picture made sure and aimed the camera in a direction as to minimize the view of the houses off of McCoy. I also suspect they were taken from a room that didn't face directly out the side of the hotel facing McCoy. The picture implies that someone staying in the hotel really can't see into the Nob Hill homes. Here is a picture from my backyard looking up at the hotel and it shows very clearly that anyone staying in one of the dozen rooms facing McCoy would have a very clear view of many of the backyards in Nob Hill. Here's the picture from page 16:



Here's a picture from my backyard.



Most of the other pictures in the document made very good use of tree cover and angles to imply views from Nob Hill are not affected by the current hotel and will not be affected by the new hotel. A good example of this is the picture on page 18 "View from McCoy Road (alley south of Reunion Cir.)"

Here is the picture in the document:



My house backs up to this same alley. Here is a picture actually standing on the sidewalk of the alley.



If you compare the two pictures, there is no way the first picture was taken from the same alley.

If you take the picture on page 19 showing the Conceptual view from McCoy Road, it is taken from the curb on the west side of the road which is worthless information since it's the point of view under the hill and trees.



If you take the current hotel and show the view from the west side McCoy road curb directly behind my house, here's what it looks like.



Compare that to the picture above from my backyard:



I think the least the people from Carrollton can expect from the P&Z is honesty in the proposal. Considering how badly the pictures have been manipulated, it makes me question how much of the rest of the document has been manipulated.

In closing, I understand the concept of "Not in my backyard". I would point out, Nob Hill already has a hotel in our backyard and another one behind the hospital in the works, it's someone else's turn to have a hotel in their backyard.

Phillip

## Michael McCauley

---

**From:** Phillip Owen <plowen40@yahoo.com>  
**Sent:** Monday, June 15, 2020 2:50 PM  
**To:** Michael McCauley  
**Subject:** [EXT]PD-189  
**Attachments:** Carrollton Leader newspaper 10-20-10.pdf

**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.

During a discussion with a group of Nob Hill residents last night, I thought of a question I think needs to be answered by the P & Z before the proposal should even be considered. The current Marriott has 145 rooms including 20 suites. The InTown Suites is less than 1.5 miles away with more rooms. We are going to add to the two current hotels, a Hampton Inn and a Residence Inn with a combined room count of at least 250 rooms. When the Trinity Mills Urban Village is added to that count, this puts the number of hotel rooms in this 2-mile section of the tollway with a conservative estimate of 600 rooms. with most of those rooms sitting off of Raiford.

My house backs up to McCoy and the current Marriott towers over my backyard. In the years since it's been built, I've never looked up and seen more than about half the rooms with lights on indicating they are occupied. How is the P & Z justifying adding three times the number of rooms on Raiford with another 200 rooms 2 miles away and another 10 hotels 5 miles away in Lewisville? I think the people of Nob Hill who you are going to be affected by the additional traffic and lack of privacy would like to have the P & Z justify why you think this area can support 600 hotels rooms within a 2-mile area and as many as 1600 rooms within a 5-mile area.

I would also ask the P & Z look at this article I'm including from the Carrollton Leader dated 10/20/10 discussing the city pushing the original plan to build the three hotels. In the article, Ron Branson is quoted as saying, "The hotel will bring in upscale commercial restaurants that people will want to go to." The current hotel did not bring in one restaurant to the area. I attended the meeting where the city council discussed the original proposal for the three hotels. The proposal discussed at the meeting had three hotels shown with one where the hospital now sits, the second where the Hampton is scheduled to be built, and the third where the Courtyard is located. The location where the Residence Inn is proposed was going to be reserved for restaurants. Currently, the closes "upscale commercial restaurants" like the mayor was talking about is 5-miles away in Lewisville.

I think the plans to build the Residence Inn should be canceled and the land rezoned for restaurants. This would be a much better use of the land and much more beneficial to the actual residence of the city.

Thanks for reading,  
Phillip Owen  
1600 Reunion Cir.  
Carrollton



**Fall Festival October 24th**  
 from 4:00 - 8:30 at First Baptist Church in Frisco.  
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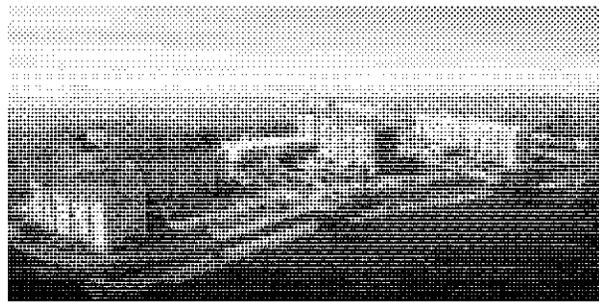
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**Residents upset over location of new hotel**



By James Roth, jroth@acnpapers.com  
 Published: Wednesday, October 20, 2010 11:52 AM CDT

Carrollton is close to bringing its first hotel to the city. However, due to the proposed location of the hotel, it has caused uproar for surrounding residents.

On Oct. 14 city officials met with residents at a public information meeting at city hall. At the meeting, concerned residents were given the chance to ask questions about the proposed hotel.

"What we are concerned about is the proposed height of the hotel," said Ron Reinker, real estate broker and resident of the Nob Hill subdivision that is located across the street from the hotel site. "The current zoning states that a structure can be two to four stories in a freeway zoned area, which the hotel clearly is because it is located on the service road of the George Bush Turnpike. Now the city is changing the zoning restrictions and wanting to place an eight-story hotel on the land."

Reinker said the Nob Hill subdivision is an established neighborhood that has been around since the 1980s. With the hotel and commercial properties so close to the houses, the homes can lose anywhere between \$5,000 and \$15,000 dollars in value.

Another Nob Hill resident, Michele Reilly, said she has been fighting this battle to keep the hotels out of this open space since the summer. She said the hotel project threatens the

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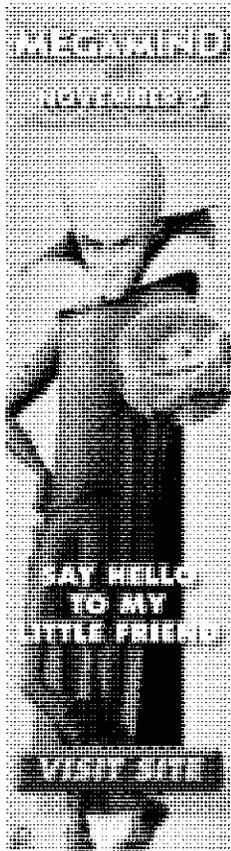
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neighborhood's home value, integrity and could bring traffic and crime to their neighborhoods.

"This project will take away our privacy and bring excess traffic to our neighborhoods," Reilly said. "It will eliminate one of the last large open spaces in Carrollton. We feel the city is ready to sell out an established residential area and change the current zoning plan to build this hotel."

Carrollton Mayor Ron Branson, who has been very involved in bringing a hotel to Carrollton, feels that a majority of the people in Carrollton are in favor of bringing a hotel to the city.

"We are very respectful of the people of Nob Hill neighborhood. However, survey after survey tells us that the people of Carrollton would like us to bring a hotel to the city," Branson said. "The hotel will bring in upscale commercial restaurants that people will want to go to. Instead of people leaving our city, we would like people to come in."

Reilly and Reinker feel a compromise can be accomplished between the neighborhood and the city. However, at the current time, both residents feel the city is changing the current zoning rules to adjust to their own needs.

"In the final analysis, people who live around the area can accept a single, low-profile quality hotel that is further down Raiford Road so it does not tower over our neighborhood," Reilly said. "We have already seen vacant strip malls in our community already, and we do not need a failed hotel hovering over our neighborhood and community eight years down the road."

The city has planned a zoning hearing that is scheduled for Nov. 2.

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## Michael McCauley

---

**From:** Lindsey Owen <lindseyo2000@gmail.com>  
**Sent:** Sunday, June 14, 2020 5:43 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Please deny the SUP for Residence Hotel  
**Attachments:** ResidenceInnLetter.pdf

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June 13, 2020

Planning and Zoning Committee  
c/o Michael McCauley – via email  
Carrollton Planning Department - [michael.mccauley@cityofcarrollton.com](mailto:michael.mccauley@cityofcarrollton.com)  
RE: Proposed Special Use Permit for Residence Inn

Dear Planning and Zoning Committee,

I am writing regarding the proposed special use permit for a Residence Hotel (PLSUP 20-1X1). I am strongly opposed to this proposed change for the reasons below:

- This will be an eye-sore for the neighborhood. No one wants to see this out of their backyard or when entering or leaving the neighborhood. I don't see how the proposed tree-line will obscure the building, at least for several years (if ever). Isn't one hotel looking down on Nob Hill enough?
- Do we really need another hotel? For today and at for least the near future, travel is significantly reduced. Shouldn't the existing and planned (i.e. Urban Village) hotels be more than enough for the projected market? Has anyone looked at this?
- I have heard and read that increased criminal activity is many times associated with an extended stay facility. While this may not happen while the property is new and owned by Marriott, what happens if the business doesn't materialize and Marriot sells it? If that happens it's easy to imagine as the property ages, that Carrollton will see an uptick in crime around this hotel. Why does the city want to even go down this path?
- Isn't there a better use for this property? Can't something be found for this property that makes business sense and is a positive for the homeowners living around the property? Wouldn't additional sit-down restaurants that are within walking distance of the Marriott Courtyard be a good thing for the guests as well as the neighborhood?

As a 30-year homeowner in Nob Hill I urge you to decline this Special User permit. It makes no sense and is a long-term bad idea for Carrollton.

Thanks,

Lindsey Owen  
1611 Reunion Cr.  
Carrollton, Tx. 75007

## Michael McCauley

---

**From:** Alan Overholt <al.overholt@verizon.net>  
**Sent:** Friday, June 12, 2020 3:01 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Fwd: Balloons today  
**Attachments:** IMG\_4571.JPG; IMG\_4572.JPG; IMG\_4574.JPG; IMG\_4576.JPG; IMG\_4577.JPG; IMG\_4578.JPG

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Drive by the hotel site this afternoon while the balloons are still up.

---

From: Lynda El-Mandouh <lyndaelmandouh@hotmail.com>  
Date: Friday, June 12, 2020  
Subject: Balloons today  
To: Adam Polter <apolter@verizon.net>, Ellen Owen <owen.ellen@gmail.com>, Sarah Nunn <sarahferry@yahoo.com>, Leo Morgan <mikelb4morgan@yahoo.com>, Paul Kysiak <paulk.casa@gmail.com>, Tommy Stewart <ats425@hotmail.com>, Megan Weis <weismegan@gmail.com>, Jenny Lewis <virgysnow@hotmail.com>, Elinor Zellner <eeiko\_1@verizon.net>, Albert Aregon <albert.aragon.93@gmail.com>, Laurie Foster <LaurieSwenson@gmail.com>, Melanie Martinez <mhoy@idgroupdallas.com>, Lisa Muench <lisafab9@aol.com>, Al Overholt <al.overholt@verizon.net>, Peggi Morgan <peg85newtogo@yahoo.com>, Kevin Meyers <noresidencehotel@gmail.com>, Karim Kara <karimkara@yahoo.com>, karen mcnally <catcandeux@gmail.com>, Marilyn Hays <marecathey@verizon.net>, Patricia Dunsworth <harlee187@gmail.com>, Tom Verney <tverney@gmail.com>, Tami Verney <tamiverney@gmail.com>, Ben Locke <lockb2@yahoo.com>, Mickie George <mickie938@yahoo.com>, George Lanier <georgelanierrealtor@gmail.com>, Philip Owen <plowen40@yahoo.com>, Lindsey Owen <lindseyo2000@gmail.com>, Eileen and Ted <emsdallas1@gmail.com>

To All

We were out at the site for about 3 hours, balloons are up along the McCoy side of the proposed structure.

The photos were taken (on my iPhone) from the East-side of McCoy Road - picture 1 through 4 were standing at the alley entrance just south of Crooked Creek;

pictures 5 & 6 from alley entrance behind Reunion. I chose not to zoom in for the pictures I took as it would have distorted the perspective.

The huge/gigantic yellow truck is Adam Polters, we did have a CPD vehicle drive by us and a City maintenance vehicle - happy to report NO ARRESTS WERE MADE 🤪

It's not until one actually stands there does the true impact, this proposed structure, will have on the residents of Nob Hill and eventually other neighborhoods.

Cheers

Lynda













Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
mertevren0@gmail.com	Mert	Evren	4699554878			
masonma11@yahoo.com	Mark	Mason	2147292366			
brandon.b.fitzgerald@gmail.com	Brandon	Fitzgerald	3037750751			
csingh.1644@gmail.com	Charanpreet	Singh	2146745578			
skydragonx@msn.com	David	Walsh	9729511925	Traffic, privacy, and light pollution		
texastrucker58@yahoo.com				Driveway to new construction is too close to corner and could cause accidents for people leaving driveway.		
reginaldfoxworth@gmail.com	Reginald	Foxworth		Traffic congestion		
lyndaelmandouh@hotmail.com	Lynda	El-Mandouh		Traffic flow, there needs to be a lane added from Trinity Mills to turn into the medical building and residents being overlooked		
mulcahy.christine@gmail.com	Christine	Earnhardt				
texastrucker58@yahoo.com				Driveway to new construction is too close to corner and could cause accidents for people leaving driveway.		
mikeml77@yahoo.com	Michael	Lanning	972-323-6861			
rtesarii@gmail.com	Richard	Tesar	2144448459	traffic, noise, construction mess		
bbridgeprincess@gmail.com	Amy	Reeves				
cindy@reinkerrealtors.com	Cindy	Reinker	9723655195	Traffic pulling in and out the on McCoy. Apparently the city will be okay with traffic accidents which WILL happen. This is a terrible locating for calls pulling in and out.	1630 Sutters Mill Dr	
Harrison.Donald@gmail.com	Donald	Harrison	2145165724	Given the history of Geroge Bush wall failures under load (Kelly & Marsh), what research was conducted to the current retaining wall being able to support 120+ cars and a new 2 story building?	1805 Green Ridge Dr.	
ken.comrie@gmail.com	Ken	Comrie	9729984367	Encroachment	2728 Gold Rush Lane	
shanoorashraf@gmail.com	shanoor	ashraf	503.847.7909	Foot traffic and crime	1601 Bennington Dr	
alvarez_brenda07@yahoo.com	Arturo		214-717-9668	quiet, kid in neighborhood		
corradowdominic@gmail.com	Dominic	Corrado	4695710662	Increased surface water having less place to drain to eventually contributing to more flooding.	1620 Sutters Mill Rd., Carrollton	

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
perezdaisy98@yahoo.com	Daisy	Perez		Traffic, Privacy, Crimes, Noise, Hours of Operation	1617 Blackstone Dr	
Ryanfickling@sbcglobal.net	Ryan	Fickling			1731 Big Canyon Trail, Carrollton	
julia.richerson@yahoo.com	Julia	Richerson	859-308-019	Traffic at the Intersection	1605 Railhead Place	
ronnie_escandon@yahoo.com	Ronnie	Escandon	9729001130	The effect on traffic and safety.	2718 Spyglass dr	
	Trey	Baker				treybakeriii@comcast.net
	Jesse	Fry	972-213-5771			jesse166@gmail.com
	Mark	Warren	2149958748	I do NOT wish to see any "long term residence hotel" built in this location. There is already one slightly west on Trinity Mills which has proven to be a hotbed for crime and violence. We do NOT need any more properties of this undesirable type, ESPECIALLY right up beside neighborhoods that are already experiencing some decline and increased problems.	1625 San Francisco	I do NOT wish to see
	Shanoor	Ashraf	503.847.7909	Traffic and Crime	1601 Bennington	mail2dhakkan@gmail.com
	Tamara	Pickett	214-536-577	Traffic, lights, lack of privacy, increased crime and noise late at night. Drunk drivers leaving facility.	1604 Reunion	tamiverney@comcast.net
	Thanh	Nguyen	5625999846	I strongly object to the development of a residence hotel. We already have a Marriott hotel that does not seem to be doing well, so why build another. Crime rates have risen tremendously and I fear for my family and I's safety as a 3 story building will allow potential predators to peer into our backyard. We do not need the burden of higher traffic.	2912 CROOKE	909GEE@GMAIL.COM
	David	Roeun	5625999846	I strongly object to the development of a residence hotel. We already have a Marriott hotel that does not seem to be doing well, so why build another. Crime rates have risen tremendously and I fear for my family and I's safety as a 3 story building will allow potential predators to peer into our backyard. We do not need the burden of higher traffic.	1706 Turtle Rock	ddrabbitt02@comcast.net

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Lynda	El-Mandouh	214-491-755	Too close to existing single family residences; loss of privacy to these homes; impact to traffic on McCoy, which is already overloaded; the existing Marriott does not have a high occupancy rate and this residence inn could possibly be sold off in the future to a less than desirable long stay motel group- such as the InTown suites further west on Trinity Mills. A residential neighborhood is NOT the appropriate location for yet another hotel within 300 feet of McCoy and overlooking residences. The negative impact to home values is another concern, who would want to purchase a home just to be "watched" by strangers. This is already an issue with the existing Marriott. Please consider Carrollton residents first.	2711 Lookout F	lyndaelmandc
	Lindsey	Owen	972-741-676	I live in Nob Hill below where this is planned. I have concerns wrt traffic, privacy, light pollution, and the loss of more open native area in the current space where this would go.	1611 Reunion C	lindseyo2000
	Tommy	Stewart	214-403-323	This is a residential neighborhood, not a stack of hotels. If the money is more important than the opinions of the people who live here, please come out and say it.	1606 Railhead R	ats425@hotm
	Polly	Peebles	2144375634	Additional traffic into and out on McCoy, a two Kane road which is already carrying too much cut through traffic. Additionally, transient residents which couple increase crime and increase load on already challenged police force. Finally, the intrusion into the privacy of adjacent homeowners.	1611 Mission R	pollypeebles

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Kathryn	Goldstein	9722590231	Please do not destroy anymore natural areas in Carrollton. The trash, the noise, the lights, the traffic have all increased with the hospital and the Courtyard. If you must put in another hotel at least make the entrance off of Raiford, make it 5 or less stories, and don't bring the parking lot all the way to McCoy. Give the residence of Nob Hill some natural buffer. 300 feet is not enough. Make it a wildlife area and extend the Blue trails. We don't need more "city". We are good neighbors, the city needs to be a good neighbor to the home owners of Nob Hill.	1603 Sutters Mill	KEGOLD2@A
	Albert	Aragon	2147734414	This type of business will lower the value of my home on Sutters Mill Dr, and will bring in more crime and traffic into our neighborhood if Nob Hill and the surrounding neighborhoods.	1609 SUTTERS	albert.aragon.
	Sarah	Nunn	281-814-774	We will have no privacy and even more constant lighting from the hotel. People will be able to see directly into our back yards. It will put even more people out on the blue trail, which is already crowded, especially since it is a residence hotel. We will have to deal with more loud music and noise in our neighborhood. The current hotel is not always responsive to complaints about noise and about the stream of trash blowing down the hill and into our areas , and it's the same owners.	1601 Railhead	sarahferry@y
	Ellen	Owen	2147635658	Light! Traffic on McCoy! Noise! Decreased property value! Rooms above that can look into my yard, my home and the Master Bathroom.	1600 Reunion C	owen.ellen.55
	Phillip	Owen	9729839006	The fact that all privacy in our home and yard will be gone. Looks like you want to cut the curb on McCoy - anyone who thinks that is a good idea is not paying attention. The lights, the noise and the fact that it will be an eyesore diminishing the value of my property.	1600 Reunion C	plowen40@ya

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Ivan	Diaz Deleon	469619698&	We do not want another high traffic, crime bringing hotel that overlooks our backyards.	1613 Railhead	Ivandiazdeleo
	Daniel	Boudrot	9723656002	An extended stay hotel will bring down property values and bring in crime.	2814 Crooked C	boudrot@hotr
	Brenda	Mavridis	214 5977933	TRAFFIC and the need of another hotel in that location	1832 Green Ric	Brenda.mavri
	Shannon	Dion		As a Carrollton resident I am curios if 3 hotels in one location is best use of land. Residential property on 3 sides; elementary schools within a mile both north and south. What data is there supporting success of 3 hotels in this location?	3209 Squireswo	Sgdion@msn
	Howard	Townsend	214-766-299	The Courtyard Marriott is already built. There is no legitimate reason for another hotel to be built in this area. e	1622 Sutters M	howtown1200
	Katie	Brownfield		It's going to bring trash and crime! This a NO! From Nob Hill!!!'	1619 reunion ci	Katiebrownfie
	Sean	Brownfield		No hotels on McCoy. Trash, crime and traffic will ruin this neighborhood	1619 reunion ci	Seanbrownfie
	Charanpreet	Singh	214-674-557	Traffic / property value	1644 Benningtc	csingh34@ya
	Robin	Napier		I question the need for these hotels as the Marriott Courtyard that is currently there is not used at capacity. Building it will require cutting back on the green space and possibly increase traffic in the adjacent neighborhood. This damages the quality of life in Carrollton in general. I am opposed to the issuing of this permit.	1428 Parkwood	Robin.napier@
	Michelle	Hamouch		The safety of those in the blue trail. Possibility of another sex slavery ring happening in our city like at the extended stay on Trinity Mills behind H Mart.	2905 Golden G	Michelle.s.har
	Justice	Medina	4696650179	The amount of unwanted drugs, prostitution, crime etc., that come with hotels. There are practically no hotels in Carrollton now and that's not a bad thing at all! Cities like Lewisville are full of hotels and they're almost all cesspools of drugs and crime	2008 cologne d	medinajustice

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Shannon	LaGrone				shannonlagro
	Alissa	Purvis	214-597-414	I'm not comfortable with the idea of a resident Hotel being so close to my home. L&L performance of normal Duty so he couldn't be to your calling	1637 Cemetery	Ad_purvis@y
	Rebecca	West		Drugs, robbery and bad influences on our kids.	1509 palisades	Mattreb@veri
	Brady	Barnett	8173715011	Community safety and resident privacy. Long term economic impact. Devalue single family property of surrounding neighborhoods. Damage to area parks from increased traffic and pollution with no mitigation plan from developer or city. I don't want the next 'Han Gil hotel' in my backyard and blocks from elementary schools.	2514 Canterbur	bradyrbarnett
	Kris	Singh		The overcrowding, traffic and Undesirables	1605 Mission R	Kris.singh@gr
	Molly	Wall	2146636801	It's not appropriate for our community, unnecessary and unsightly.	2110 Lansdown	Mollyawall@y
	Laurie	Foster		Safety & Crime, property values, traffic, other options	1806 Crest View	laurieswensor
	Phillip	Owen	(972)983-900	This hotel is going to be looking down into my backyard. I don't believe the documents reflect the actual view from McCoy and will be much higher than shown in the plans.	1600 Reunion C	plowen40@ya
	Patti	Bass	4694716052		2717 Gold Rusl	P2bass@yah
	Daniel	Boudrot	972-365-600	Traffic on McCoy and residential/park safety	2814 Crooked C	boudrot@hotr

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
				<p>I have many concerns regarding the new hotel that is planned to come to our city. First and foremost this is NOT A Hotel this is short term leasing of a home space, a type of extended stay that is marketed to business travel etc. However, that is NOT what you will find at these types of places. It is impossible to lease a home, or even most apartments with any type of felony conviction in the state of Texas. So, what happens when people with a charge need a place to live but undoubtedly cannot be approved for a permanent form of residence? They move into extended stay hotels exactly like the one being built in our beautiful city, at the edge of our unique greenbelt and in the heart of our loved and cherished community. We have laws in place to protect our children from felony child predators, from living in an apartment next door to a known violent criminal and those laws protect us by offering to us a peace of mind knowing that at night we can lay our head at our home and rest safely. We allow our kids to play outside, ride bikes in the green belt among neighbors who share a mutual benefit of maintaining the beauty and integrity of the greenbelt. How can we feel that same amount of safety when we have NO WAY of knowing what type of people live near us. I know my apartment company or my landlords would refuse to lease to a questionable character BUT an extended stay hotel will not. In fact, often this is the only way for these individuals will be able to have a home. I'm all for having these type of establishments however, on a small community driven road like McCoy is irresponsible and greedy investment by the committee to allow such burdensom development to occur. There are several other options of places to build where the city will still be able to get money of this deal and it needs to happen at one of those locations. I know if it moves forward and is built where it is being proposed, I will move and I guarantee the city I have always loved, grew up in kindergarten at McCoy Elementary</p>		

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Polly	Peebles	2144375634	Increased traffic, crime, low occupancy which results in lower standards	1611 Mission R	pollypeebles@
	Kristie	Gyan		Noise, loitering, congestion, taking away green space and animal habitat		kristie79@ya
	Shanoor	Ashraf	503.847.7909	Will increase criminal and illegal activities around neighborhood	1601 Benningtc	shanoorashra
	Sherri	Forrester	9729779721	transient nature of those living there, increased crime in surrounding neighborhood, increased traffic through neighborhood with bike crossings just down the hill for increased risk to those using the trails, 6 story eyesore on an already elevated area, decreased privacy for surrounding homes with line of sight into yards and windows	1802 Crest View	cs4ster@yahc
	Heather	Cline	4694325070	More un homed families crowding our facilities, stores, and bringing crime to neighborhood. We know what's happened w the one at Dickerson... but in the middle of residential?? No!!	1621 northland	heathercline.li
	Heather	Burke		The increased foot and auto traffic on Mccoy which isnt built as a major through street. With increased foot traffic that will mean increased foot traffic within the neighborhood and perhaps leading to higher crime. Additionally, with the foot traffic and the blalack bus stop being at mccoy and bennington, i would be highly concerned for the safety of my junior high school girls. That terrifies me and the possibility of someone following them home.	2706 Lookout F	Haburke@live
	Cathy	McCoppin	9725238480	transient population, additional traffic, crime, property values	2826 SAUSALI'	cathy@mccop
	Edie	Street	214-728-4371	Noooooooo!	1632 Benningtc	estreetphotog
	Marilyn	Hays	2145367064	Safety issues, traffic issues, property value dropping	1625 Blackston	marecathy@

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Adam	Polter	2144251425	Negative impact on resident's home values, reduced neighborhood privacy due to height of structure requiring costly mitigation by homeowners, "changing the rules after the game has started" by which I mean these homeowners bought into this neighborhood with the understanding that the current zoning of this property would remain static. Changing the zoning or issuing a special use permit, which skirts the normal zoning change process, is unfair to the residents, and if we need to issue very few special use permits in our city unless there is a VERY compelling reason why doing so is in the best interests of the city, and not at all detrimental. Lastly, allowing this to be an extended stay hotel might not have a hugely negative impact on the neighborhood immediately, however, in 20 years, it makes it more likely that the hotel could become less appetizing to the city and especially the nearby residents.	4180 Creekholl	apolter@veriz
	DALLAS	KENNY	214 394 0156	Much too close to our neighborhood for a structure this tall, overlooking homes near by and increased traffic on McCoy Rd. Traffic on McCoy now is very busy in the mornings, and difficult to enter from residential streets that intersect. It can only get worse and increase frustration with residents who live there now.	1729 Blackston	dallaskenny@
				Crime, increased traffic causing more pollution. Eventually, once profits are not made, it will be sold possibly to an out of state investor who would care less about the area. What's left of our little wildlife will become nonexistent.	Carrollton	deeme67@ya
	Tamara	Pickett	2145365716	Invasion of privacy, increased traffic on 2 lane street, increased crime and drunk driving.	1604 Reunion C	tamiverney@c

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Katharyn	Lance		Traffic congestion, undesirable people coming and going at all hours, de-values our properties, eye sore, disrupts the beautiful natural habitat, increased vandalism in our neighborhoods.	1710 Sutters Mill Drive	k.lance@veriz
	Kimberly	Page	2147972379	Increase in crime, sex offenders near residential neighborhoods, decrease in home values, obstructing beautiful view from our home (one of the reasons why we purchased the house recently, removal of greenery which separates our neighborhoods from such close proximity to George Bush, eyesore to our beautiful neighborhood	2715 Spyglass	Kkpage1676@
	Satwinder	Kheka		It shouldn't be near the neighborhood	Blackstone Dr	Satwinder65@
	Tommy	Stewart	214-403-323	Invasion of privacy, will hurt housing values in a large area (which in turn will lower City tax revenues), and bring a transient population into our residential community.	1606 Railhead	lats425@hotm
	Howard	Townsend	214-766-299	It will increase traffic and possibly crime, as well. There are so many hotels nearby already, I cannot imagine there being a legitimate need for two additional hotels here.	1622 Sutters M	howtown1200
	Melanie	Hoy	214-507-720	My property is next to the proposed location. I will have a huge loss in property value and loss of privacy	1603 Reunion C	Melaniejeanh
	Elinor	Zellner	214-693-482	TRAFFIC, Crime, makes neighborhood seem "cheap"	2847 Panorama	eeiko_1@veri
						al.overholt@v
	Elinor	Zellner	214-693-482	TRAFFIC, Crime, makes neighborhood seem "cheap"	2847 Panorama	eeiko_1@veri
	George	Lanier	469-766-296	Bringing down the value of my home due to an extended stay hotel. Increased traffic on McCoy. Increase in crime. Example of an extended stay hotel, Intown Suites, Budget Suites.	1705 Sutters M	georgelanier@
	Cathy	McCoppin	9725238480	traffic, transient population, lower property value	2826 SAUSALI	cathy@mccop

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Peter	McCoppin	2146749382	added traffic congestion, property values, crime	2826 SAUSALIT	peter@mccop
	Danny	Garza	972-953-505	It'll be across the street from me on the hill. Just like the Marriott is.	1602 Railhead	dgarza1@gm
	April	Kendrick	972-804-270	Added traffic, added use of the city trails, lack of backyard privacy	1734 Big Canyc	aprillynn.kend
	Shama	Singh		1) Proximity to McCoy. 2) Residence-type hotel.	1644 Benningtc	spatel117@yc
	Ken	Comrie	9729984367	Loss of property value. No benefit to us.	2728 Gold Rusl	ken.comrie@c
	Mickie	George	2146161334	This will be a safety concern for our neighborhood. I strongly disagree with the city allowing a residence type hotel in my neighborhood.	1703 Big Canyc	mickie938@y
	Adam	Jaramillo	9729558498	It's going to bring in crime	newport drive	adam_jaramil
	Jannelle	Turner		Drug use, sex trafficking, vagrancy, and proven crime increase	3117 Honeydev	Jannellewc@
	Shalonda	Brown	214-909-280	Loosing the reason I moved here, the green belt & animals. With all of this commercial building in the neighborhood my reasons for living here are fading. We're looking for property in another city that keeps its parks and neighborhoods protected from this type of commercial development.	1608 Benningtc	Sheaj545@hc
	Cynthia	Reinker	9722421913	Transient type hotel right next to residential neighborhood, and NO taxes for 15 years is outrageous.	1630 Sutters M	cindy@reinke
	Ron	Reinker	972.814.923	Too numerous to list. Who in their right mind would want a transient magnet next to a multi decade long established single family neighborhood ?	1630 Sutters M	RON@REINK
	Shelagh	Cacioppo	214-205-403	If this is approved, we will be faced with decreased property values, significant loss of privacy, crime, personal safety issues, and increased traffic on MCoy which is already a very busy street.	2705 Lookout F	scacioppo494
	Rickey	Johnson	972-242-791	Traffic,Home Value	1612 Sutters M	rjoh922814@

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Gena	Batson	469-724-725	crime, safety and privacy of neighborhood, added traffic	2816 Crooked C	gbatson1@gr
	Jonathan	Weber	9126590758	Increased traffic before, during, and after construction, detrimental to animal population, eyesore off the main road and decreased home value for future resale	1712 sutters mi	Jonathanweber
	Jonathan	Weber	9126590758	Increased traffic before, during, and after construction, detrimental to animal population, eyesore off the main road and decreased home value for future resale	1712 sutters mi	Jonathanweber
	Talena	Penn		I am concerned with the increased traffic in the neighborhood. Currently we have a fairly crime free and peaceful neighborhood. There is already a hotel near by, why do they need another one that will cause loss of privacy for homeowners?	1606 Kingspoin	talena_2@yal
	Mike	Leminger		This is too close to our residential neighborhood. Plus, I do not see a need for another hotel at this location, as the Marriott does not appear to do that much business. If you want to add a hotel to the neighborhood, put one in the new development at I35 & Trinity Mills where Home Depot used to be.	1811 Woodbury	mikelemin@h
	Eric	Shahin	214-629-986	Increased traffic, declining property values, increased crime and reduced privacy.	2700 Stain Glas	ericshahin@y
	Christa	Rodriguez		Increase in crime rates	1117 Wiltshire c	Ccrodr@me.c
				I do not want this hotel built. it will decrease property values and bring more crime to our area. Privacy issues are concerning me too. Thank you.		mossa0315@
	laura	eastburn	214 794 816	Already have one. Too much traffic on McCoy. Residence hotels become homes. Stop using every opportunity to build. Our wildlife is suffering!	2913 Haymead	drivin2long@y
	Marilyn	Hays	2145367064	Loss in property value, increased traffic, increased crime	1625 Blackston	marecathey@
	Marilyn	Hays	2145367064	Loss of property value, increased traffic, increased crime	1625 Blackston	marecathey@

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Laurie	Foster	9724892074	Loss of privacy, impact on home values, market is depressed, traffic, safety & crime, Trinity Mills Urban Village has 200 hotel rooms planned	1806 Crest View	laurieswensor
	Alan	Overholt	469-328-066	I am opposed to the SUP.	2216 Ridgewood	al.overholt@v
	Karen	McNally	972-897-578	Privacy, safety, no real benefit to Carrollton citizens	1607 Railhead	kmcnally.cons
	Travis	Hitzeman	2146746129	main concern will be the amount of added traffic to McCoy and the build would most likely require a stop light at Crooked Creek / McCoy intersection that create congestion in a residential area	1650 Crooked C	thffire@verizo
	Amanda	Poland	9032403687	Light/noise/air pollution, zoning too close to neighbors	4201 Phoenix C	apoland51@c
	Stephen	Kysiak		Privacy, security, light pollution, traffic	1601 Reunion C	pkmechanical
	Tiffany	Francis	4692317523	Concerned about property value and the clientele that An extended stay hotel brings into the neighborhood. I vote no	1612 Benningtc	Tiff302@live.c
	Roberta	Stavely	214-600-030	I will see an ugly 6 story building from my window and front yard. I already see the top of Lowe's and expect a 6 story building will stick up much higher than the top of Lowe's. I don't want to look at an ugly hotel every day from my house.	2707 Spyglass	smith.stavely@
	Susanne	Dean	214-636-968	We are concerned that it will lower our property value and be an eyesore to our subdivision.	2719 Spyglass	rsdean28@m
	Richard	Dean	214-287-615	Increased Greenbelt traffic and crime.	2719 Spyglass	rsdean28@m
	Amanda	Frazier	214-649-909	Crime... nothing but issues come with an extended stay. Drugs, prostitution, etc. my property value decreasing is another issue. I am very against this. It will make our very nice neighborhood become trash.	2711 spyglass	txfrazier@ic

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Scott	Frazier	214-957-513	Crime and drugs. That is all this is gonna bring to our neighborhood that is currently a nice neighborhood that I am raising my children in. The one that is already there has already caused some of the issues. We do not need anymore. No No No	2711 spyglass	Affordablewhe
	Danny	Garza	972-953-505	It's already too noisy with the Marriott.	1602 Railhead	dgarza1@gm
	Beatriz	Garza	972-236-155	It's already too noisy with the Marriott.	1602 Railhead	grzbtty@yaho
	Maximilian	Queripel	612-214-159	This hotel will reduce urban green space which is important for rain water replenishment of aquifers, air quality, and natural beauty. This hotel, if built, would reduce the beauty of the greenbelt for existing residents, increase the likelihood of flooding along the trail and in the neighborhood, and increase traffic. I am also concerned about an increase in litter along the trail and in Furneaux creek if this proposal is approved.	2925 Hunters P	maximilianque
	A. Tanya	Kuhlo	214-538-345	Hotels of this nature bring about crime. In doubt ask any officer or fireman their thoughts. This is not needed in Carrollton nor is it welcome. Dart-mistake. Look at the crime in that area. Go interview the Racetrack employees. Look at police reports. NO TO THIS HOTEL.	3001 Cemetery	Tanyakuhlo@
	Asif	Viranj	2144604990	loss of property value and more crime.	1625 Benningtc	asifavirani@g
	Cynthia	Breen	214-729-454	Lowers property value; increased crime; invades privacy	1809 Woodbury	breenacres@
	Matthew	Palma		My concerns are increased traffic, diminishing home value, crime, trash, privacy, eyesore,	2900 Sierra Dr	mdpalma1@c
	Albert	Kersting	214-458-812	Crime and traffic	1834 Woodbury	ckersting@ve

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Scott	Frazier	214-957-513	Crime and drugs. That is all this is gonna bring to our neighborhood that is currently a nice neighborhood that I am raising my children in. The one that is already there has already caused some of the issues. We do not need anymore. No No No	2711 spyglass	Affordablewhe
	Dennison	Wood	214-629-446	Privacy, drugs, crime, and traffic	1831 Woodbury	dennie.wood@
				Crime/Home Value	Nob Hill	jonseybonesv
	Trish	Orvis	972-757-535	Traffic, crime, robberies, privacy	1835 Woodbury	trishg60@hot
	Rob	Baber	9729791143	Additional traffic when McCoy is already very busy. The extended stay hotels tend to attract transient clientele which could increase crime rates in the area. This property borders a single family residence neighborhood in addition to a green belt trail. These areas do not need any additional potential criminal activity.	2808 Panorama	wakebaber@y
	Donald	Harrison	214.516.572	Crime increase, traffic increase, lower residential property values, over-crowding in schools, less funding per child in schools (weekly rates hotels are notorious for parents using to get their kids in better school districts without paying taxes), currently zoned what it is for a reason, ultimately not needed - the weekly rate motel near Dickerson and Bush is never full, neither is the current Marriott property. There is no upside for anyone except the owner of the motel.	1740 Big Canyon	harrison.dona
	Karim	Kara		Safety of neighborhood, traffic, school children, accidents with hotel alcohol	1648 Blackston	karimkara@ya
	Heather	Rodriguez	469-231-342	This is a residential neighborhood for families. We do not need the additional automobile traffic or foot traffic so close to our homes, families and children.	1658 Kingspoint	oriental08hr@
	Marva	Turner-Sapp	972-207-603	Crime, traffic, property value	1612 Millview P	msapp3@yah
	David	Hoare	214.534.2166	We don't need more hotels in this area there is a long term hotel just down the road	2810 Panorama	dghoare@gm

Email Address	First Name	Last Name	Cell	What concerns do you have regarding the hotel near our neighborhood?	Address	Email
	Evelyn	Parker-Gaspard	214-923-696	Hotels and motels are a common venue for sex trafficking, due to ease of access for buyers, ability to pay in cash and maintain secrecy through finances, and lack of facility maintenance or upkeep expenses (Human Trafficking Hotline). The proposed location for this motel is almost equidistant between two elementary schools, McCoy Elementary and Rainwater Elementary, and within walking distance of Creekview High School. The danger to our children cannot be overstated.	1713 Benningtc	egaspard@ac
	Ann	Elem		Added traffic and extended stay clientele.	1100 Raiford R	aelem@gmx.c
	Andrea	Humphries	9728412214	Lower property values and higher crime rate with a hotel residence. There are no background checks done to residents in these hotels and it's too close to established neighborhoods.	1611 Woodcres	anhumphries@
	Thomas	Gaspard	972-835-729	Property values in the adjacent neighborhood	1713 Benningtc	Tjgdeke@gma



Karen McNally

972-245-5591 [kmcnally.consultant@gmail.com](mailto:kmcnally.consultant@gmail.com) 1607 Railhead Place, Carrollton TX 75007

**June 12, 2020**

Planning & Zoning Committee  
c/o Michael McCauley, Senior Planner  
Carrollton Planning Department at  
[michael.McCauley@cityofcarrollton.com](mailto:michael.McCauley@cityofcarrollton.com)

RE: Proposed Special Use Permit for Residence Inn –  
PLSUP2020 1X1

To The Citizen Representatives on the P&Z Committee:

*Chad Averett, Larry Kiser, Mel Chadwick, Sunil Sundaran,  
Kathryn Taylor, Tony Romo II, John Denholm, Margot  
Diamond, and John Powell*

**I want to clearly state that I am in total opposition to the special use permit being requested for the extended stay hotel just west of McCoy.**

My decision 22 years ago to move to Carrollton was predicated on the belief that this city was the best place in North Texas for my son and I to rebuild our lives. It was my desire to find a place where we could put down roots and become part of a community. But with the potential building of an extended stay

hotel a literal stone's throw from my home, I have serious concerns about my privacy and security.

However, my primary concern is not sentimental but financial.

I have requested but not received information on the expected return to the city and the citizens by allowing the extended stay hotel to be built in the proposed location.

- \* How will the citizens of Carrollton directly benefit from the building of this extended stay hotel?
- \* How much revenue / taxes are expected to be brought into Carrollton in the first 5 / 10 / 15 years?
- \* How is that revenue offsetting the real or anticipated decline in appraised value of the houses in the area?
- \* Why is there a push to build the extended stay hotel now, when travel is at its lowest in decades and major hotel chains are laying off staff?
- \* Did the city planner consider alternatives uses for the location, such as restaurants, retail or career training centers that would be less risk / more stable income?

I'm not opposed to businesses being built in the Trinity Mills / Furneaux Creek / McCoy / Raiford block, but I don't see any evidence that shows that the necessary consideration was taken for the long term impacts of what is built there and how

whatever structure is built there will impact the surrounding neighborhoods.

In conclusion, beyond the very real concerns about privacy and safety that having a multi-story extended stay hotel in that location will bring, I have not been given any evidence from the city or the builder as to how this structure will benefit the citizens of Carrollton. And with that in mind, I do not believe you should approve this special permit.

Sincerely yours,

Karen McNally

## Michael McCauley

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**From:** Paul Kysiak <paulk.casa@gmail.com>  
**Sent:** Monday, June 15, 2020 7:43 PM  
**To:** Michael McCauley  
**Subject:** [EXT]RENAISSANCE HOTEL

**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.

In my opinion as owner and resident of 1601 Reunion Cir. Everyone staying on the north side of hotel will be looking into my back yard and all our rear windows. Privacy is of great concern for my family, as is security. Surely a better option for this property can be found. Retirement community, restaurants etc. Why build hotel here. It is too far for most people to walk to Trinity Station, and existing Courtyard can't keep enough people in it to make a profit consistantly. Please consider other options for us in Knob Hill. Thank you. S.P. Kysiak.

To Whom It May Concern,

I am a local fulltime REALTOR® and resident of Carrollton, TX. My parents have also lived in Carrollton for many years now. I work frequently in our city and am in touch with many of its residents, as well as keep a close eye on market values within the different neighborhoods of Carrollton.

The community around George Bush Turnpike and McCoy is especially concerned about the plans for the erection of a large hotel and mix-use area here. As such, they asked me to lend a professional opinion on the matter...

While I am aware that such an influx of amenities can have a positive impact on the area as a whole, we cannot disregard the impact it may have on the community of homes directly neighboring this development. This community has benefitted from its location having such close highway access, while still being tucked away, quiet and peaceful, where kids can play and families can enjoy their evening backyard gatherings.

It is my understanding that current plans lack adequate clearance between the towering hotel and the homes behind it. Sitting on a hill will undoubtedly add to the visibility and greatly reduce the privacy of these homes, thereby in turn reducing the owners' quality of life as well as their home values based on its decreased desirability; add to that the exposure to increased traffic from non-residents, noise and security concerns it brings with it.

Plans should take into consideration the proper separation of commercial and residential zones. As you are aware, there are similar developments completed off of Sam Rayburn Tollway in The Colony. The addition of retail space, hotels, restaurants, etc. off of the service road there has continued to increase the desirability of properties/homes in that area. That said, planning took into consideration plenty of space between the Retail/Mixed-use areas off the service road and the homes tucked further in. This has allowed the development not to encroach on home values and quality of life, but indeed add to it. Given the space available here, there is great concern that this plan in Carrollton will not achieve a similar outcome.

I hope these concerns lend a voice to the residents of this community of Carrollton and that you actively consider them.

Best Regards,

*Sherien Joyner*

REALTOR®, GRI, New Construction Specialist  
FATHOM Realty

Sherien Joyner, Realtor®

214.244.2421 / [sherien@greaterdallasliving.com](mailto:sherien@greaterdallasliving.com)



I'm John Godbey and my address is 1642 Crooked Creek Dr. in the Nob Hill neighborhood. I have been a Carrollton Realtor for 16 years and have lived here since 1985. A few years ago, I did not oppose the development of the two properties presently at the site, and I think it is important for Carrollton to have at least one hotel in the city limits. I recognize that the city wants to turn this land into tax productive investments, and I support the development of the land in general and the new Hampton Inn that's been approved.

However, as a Realtor and homeowner I specifically object to building a residential weekly rental hotel because it will bring a different type of client than the Marriott Hotel. Even at the current Marriott Hotel I have seen a lot of police cars, and a police watchtower spent some time over the Marriott parking lot. In a weekly hotel, there are transient workers, dubious salespeople, and drug dealers who need a store-front for their business. A six-story weekly hotel will dominate the landscape above our neighborhood and bring traffic congestion and crime to our area. It does not face the freeway like the other residential hotel we have in Carrollton. There is no way to separate it from the neighborhood, even if there are no McCoy entrances from the street. In short, it is the wrong project to move forward. Marriott may run a first-class business, but there is no covenant if they sell the property. Successful residential hotels are near airports, near commercial areas like the Apparel Mart, or in areas where people naturally may find themselves needing a weeklong stayover, not with a Lowe's and Walmart as the only businesses. If the hotel faced the freeway, there would be accessibility and visibility, but this site is on the backside of a hill obscured by the current hotel, visible only to the neighborhood where no commercial activity is going on.

Thank you.

## Michael McCauley

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**From:** Melanie Martinez <mhoy@idgroupdallas.com>  
**Sent:** Wednesday, June 17, 2020 1:22 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Residence Inn Extended Stay Hotel SUP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 Michael,

I know you have probably heard from a lot of us in the neighborhood. I appreciate your time to read and consider what we have to say. I've lived in Nob Hill for 30 years. I've paid taxes for 30 years and I've seen tremendous change to the area over that time. Some of the changes have been positive and some have been negative. My purpose in writing is to avoid some very negative and short sighted consequences of your decision. My house is at 1603 Reunion Circle VERY VERY VERY close to where your committee wants to allow the building of a six story extended stay Residence Inn.

I would like to see Carrollton thrive and be a wonderful place for its residents. We can use many things like upscale restaurants, shopping, entertainment venues, office and more green space. Isn't that what you would like to see for the City as well? Isn't that a point of agreement for us all? It's how do we cause that to happen is where we might have disagreement. We were told that the Marriott would bring in those items but I have yet to see them. My understanding is the current development plan is at its core not current. It's old and hasn't been dusted off and looked at based upon current needs and reality. I can't imagine the need for a six story Residence Inn squeezed onto the space where there will be two more hotels. Can you show me the research that says the market can support 3 hotels by each other when their location is not near an airport, business center, tourist destination or walking distance for food other than fast food? The Trinity Mills Urban Village planned for construction near the train station and I-35 includes 200 luxury hotel rooms. This location makes more sense than in a residential neighborhood which you will bombard with negative consequences.

I've been trying to adjust to the hospital and Marriott. The hospital seems to have its own problems in adjusting in that I have to look at the fabric draped sign each time I go by it to figure out who owns it now. The Marriott can't have higher occupancy than 50%. I live right there and I can watch the empty parking lot. Looking at the drone photo's my neighbors took (and have been included in exhibits) from the point of view of the proposed building to my house is staggering. My entire backyard and side windows are completely visible. Which means when I look up I will see a gigantic building instead of trees and birds. The research that I've done on extended stay hotels and crime is equally frightening. Maybe the Residence Inn is a bit higher level but how long before it is bought by someone else and then someone else. There are even plenty of statistics that show the Residence Inn drawing a criminal element. Then means that when in my

home I will look up at a gigantic building and “they” look down on me and the “they” in question are criminals involved in theft, drugs and human trafficking.

**WHAT DO YOU THINK WILL HAPPEN TO MY QUALITY OF LIFE AND THE VALUE OF MY HOME WHEN I TRY TO SELL IT TO ESCAPE WHAT HAS HAPPENED?**

I think we are in agreement to the answer to that question as well. My home is going to lose value, my privacy is going to be invaded and my family is going to be put at risk.

The question I want to ask all of you on the committee is Do you care about that? Are we the citizens of Carrollton expendable? Is that the legacy you want to leave?

I beg of you all to vote against this. Stop, think, reflect and pull up your sleeves and plan a beautiful future for us all.

Thank you,  
Melanie

**Melanie Hoy**

*1603 Reunion Circle  
Carrollton, Tx 75007*

## Michael McCauley

---

**From:** Marilyn Hays <marecathey@verizon.net>  
**Sent:** Monday, June 15, 2020 5:40 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Special Use Permit for Extended Stay Hotel

**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.

Mr McCauley,

My name is Marilyn Hays and I live on Blackstone Drive. We built our home, here in Carrollton, in 1994 and have lived at this same address since. I am writing to express my opposition to the SUP (Special Use Permit) for construction of an extended stay hotel on McCoy. Some of my concerns include loss of home value, increased traffic, and loss of privacy.

In 2010, Mayor Branson supported construction of a hotel saying it would bring in upscale commercial restaurants that people will want to go to. Years later, I would like to know where these restaurants are located. I have yet to see them. Adding a Hampton Inn and an extended stay hotel is no guarantee that they will do what the Marriott hotel could not. Adding retail stores and restaurants would be of greater value to Carrollton residents rather than another hotel.

Ten years ago, zoning was originally approved for restaurants and retail where the ever name-changing hospital is currently located on McCoy/Trinity Mills. I have seen that hospital change hands at least four times since being built. Ownership changes hands so frequently that they now use temporary banners for the name. Traffic on McCoy has increased significantly since the hotel and hospital were built. There are many times it is a challenge with McCoy traffic to get out of my neighborhood. With the new office building near completion on Trinity Mills/McCoy and a Hampton Inn coming soon, adding an extended stay hotel will only compound the traffic problem. With only one driveway entrance on McCoy from the hospital and hotel, adding another hotel will only increase traffic, even with access to Raiford.

Today, as I look out the front of my home, instead of enjoying a view of my neighbor's homes and landscaping, I now have a view of the new office/medical building overshadowing the rear of my neighbor's homes. It literally looks like the office building is in my neighbor's back yard. I feel like a wall of commercial buildings are surrounding our neighborhood!

As the office/medical building nears completion and with a Hampton Inn approved, there is no need for a third hotel at this location so close to my home. The Trinity Mills Urban Village planned for construction near the train station and I-35 includes 200 luxury hotel rooms. This location makes more sense than in a residential neighborhood. Can the market support 3 hotels by each other when their location is not near an airport, business center, tourist destination or walking distance for food other than fast food?

I have attended several neighborhood gatherings over the past couple of years at the Marriott hotel. We meet to visit in the Marriott bar which is near the front door and in an open area. There never was much hotel traffic and rarely did someone staying at the hotel ever visit the bar area while we were there; it was mainly the neighborhood group. I walk and bike around the hospital and hotel and can't say I've ever seen the hotel parking lot half full of cars. In fact, many times I wondered how it stays in business.

Please consider the people who live in this neighborhood and stay true to your citizens by not approving the special use permit. Adding an extended stay hotel will invade the neighborhood privacy, increase traffic and drop property values. Thank you.

Sincerely,

Marilyn Hays  
1625 Blackstone Dr  
Carrollton, TX 75007

1806 Crest View Drive  
Carrollton, TX 75006  
June 12, 2020  
Transmitted by email

Planning & Zoning Committee  
c/o Michael McCauley, Senior Planner  
Carrollton Planning Department at [Michael.McCauley@cityofcarrollton.com](mailto:Michael.McCauley@cityofcarrollton.com)  
RE: Proposed Special Use Permit for Residence Inn – PLSUP2020 1X1

To My Citizen Representatives on the P&Z Committee: Chad Averett, Larry Kiser, Mel Chadwick, Sunil Sundaran, Kathryn Taylor, Tony Romo II, John Denholm, Margot Diamond, and John Powell:

Again, I would like to re-iterate that I am against approval of the special use permit being requested to allow for an extended stay hotel to be built just west of McCoy.

As a 33-year homeowner in Carrollton I keep up with all the things the city plans and does. I have been watching the plans for the Trinity Mills Urban Village that is currently expected to open in 3 phases adjacent to the existing DART Green Line station at Trinity Mills & I-35. There are many things to be included in this Transit Oriented Development, including a variety of types of housing, office space, hospitality, retail, restaurants, and public plazas. The information packet that was distributed by the city also show the site is expected to include approximately 200 hotel rooms.

I am not against the addition of hotel rooms in Carrollton. However, as I stated in my previous letter on May 28, our community is pretty much “built-out”, therefore we have limited space for new development. With a premier development such as the Trinity Mills Urban Village planning to include hotel rooms why grant this special use permit to allow an extended stay hotel west of Nob Hill that most people in the neighborhood are adamantly against? Currently, hotel utilization is extremely low due to the COVID-19 virus. Future projections show that travel will continue to be low for a while.

Instead I would prefer the land west of McCoy to be used for construction of other buildings that are not 6 stories tall that would provide things our city needs. We all know we need to attract businesses such as retail, & restaurants. There are a lot of changes going on in our world and in Carrollton right now. Let’s plan for that type of growth to best serve our citizens and put the hotels in the Transit Oriented Development project.

In conclusion, I request that you NOT approve the special use permit for the Marriott Extended Stay Hotel.

Regards,

Laurie Foster, 1806 Crest View Drive, Carrollton, TX

1806 Crest View Drive  
Carrollton, TX 75006  
May 28, 2020  
Transmitted by email

Planning & Zoning Committee  
c/o Michael McCauley, Senior Planner  
Carrollton Planning Department at [Michael.McCauley@cityofcarrollton.com](mailto:Michael.McCauley@cityofcarrollton.com)  
RE: Proposed Special Use Permit for Residence Inn – PLSUP2020 1X1

To My Citizen Representatives on the P&Z Committee: Chad Averett, Larry Kiser, Mel Chadwick, Sunil Sundaran, Kathryn Taylor, Tony Romo II, John Denholm, Margot Diamond, and John Powell:

I have been a homeowner in Carrollton at 1806 Crest View since 1987. I love my neighborhood and, for the most part, I love my city. I realize that things must change so that growth may occur.

However, I am concerned about proposed plans your committee will be reviewing and actions you may be considering during the June 4 meeting that will affect me and my neighbors. In addition to this email I do plan to attend the zoom meeting of the P&Z scheduled for June 4.

I am sure you have heard from my friends and neighbors who live much closer to the location in question, west of McCoy. I want to also inform you of my concerns about the proposal and request to grant a Special Use Permit for a Marriott Extended Stay hotel.

Approximately 10 years ago, in 2010, Ordinance Number 3413 amended the zoning for the tract of land north of Trinity Mills, between McCoy Road and Raiford Road and south of Furneaux Creek. Certain uses were listed as permitted and certain uses were identified that would require a Special Use Permit, including a Residence Hotel or Hotel Suites and any hotel if it is located within 300 feet of McCoy Road. Additional conditions were enumerated, including maximum building heights, landscaping and driveways.

I am against approval of any special use permit for any type of residence hotel at that location and certainly anything that would be taller than 2 stories for the following reasons.

- **CRIME.** Extended stay hotels require no background checks or qualifications for stay. Many times, they attract people who cannot pass a background check and who do not have a permanent address. Someone can stay there and pay cash. There is no way to exclude people who may be criminals, drug dealers, child traffickers or sex workers. We already have issues with crimes and criminals at the InTown Suites Extended Stay hotel that is located near Trinity Mills and Dickerson Parkway, just west of this site. We do not need to invite more problems of that type into Carrollton.
- **PRIVACY.** Something built at this location, which is already at a higher elevation than the single family homes to the east, will look directly into the windows of existing homes and into the backyards of homes on Crooked Creek Drive, Reunion Circle, Railhead Place, Sutters Mill Drive, Bennington Drive, and Blackstone Drive. Those families will incur devaluation of their homes which will be realized when they try and sell. It will be difficult to sell a home with no privacy.
- **TRAFFIC.** McCoy Road is a 2-lane, curvy, residential street. Some people already drive too fast on that road when there is minimal traffic and at certain times of day there is quite a bit of

traffic. Adding a multi-story hotel west of McCoy with access onto McCoy will make those situations more dangerous.

- FUTURES. Today this extended stay hotel is being proposed by Marriott, however properties are bought and sold all the time. We have already seen multiple properties change ownership right at that location. Since we have limited land within Carrollton for new development, we must protect our limited opportunities to attract the type of business that will enhance our community and not detract from it. A Residence Hotel is not the best use for that property.

This proposed hotel will not overlook my property, but I have friends that own homes in that area whose privacy will certainly be infringed. I personally will be impacted by all the other concerns I have enumerated. For all these reasons, I request that you NOT approve the special use permit for the Marriott Extended Stay Hotel.

Regards,

Laurie Foster, 1806 Crest View Drive, Carrollton, TX

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**From:** Laurie Foster <[laurieswenson@gmail.com](mailto:laurieswenson@gmail.com)>

**Sent:** Saturday, June 13, 2020 3:13 PM

**To:** Kevin Falconer; Mike Hennefer; Pat Cochran; Steve Babick; Glen Blanscet; Young Sung; John Sutter; Erin Rinehart; Andrew Palacios

**Subject:** [EXT]Residence Inn on McCoy - I am opposed

**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 Mayor and Council,

I am reaching out to you to let you know why I am opposed to the Residence Inn on McCoy. I am attaching the 2 letters I have already sent to Mike McCauley for submission to the Planning & Zoning Board Members. (letters dated May 29 & June 12). These letters, and letters from others, have identified a variety of issues including:

1. destruction of privacy
2. Height of structure
3. negative impact on home values
4. market does not support a 3rd hotel at this time
5. increased traffic on McCoy
6. Safety issues associated with an extended stay hotel
7. more diverse commercial options should be considered for this location
8. PD-189 is not being followed if this special use permit is allowed.
9. a better location for a hotel is the Trinity Mills Urban Village

I plan to be on the zoom call this Thursday when the P&Z board will deliberate and vote on the special use permit that would be required for this Residence Inn to be allowed on this property.

As you may know the staff has recommended P&Z approve the necessary permit but I believe the packet they have submitted includes some very misleading photos that do not adequately represent the effect it will have on the Nob Hill homes. If you could review and revisit that with the city staff I believe it would be prudent to suggest to them that they recommend to DENY the permit. There are additional photos that have been submitted to Michael McCauley by Nob Hill residents showing the "actual" views from the east side of McCoy and from their back and front yards. Some of the new photos show the large red helium balloons that were placed by the homeowners to show exactly where the Residence Inn will be and how it will overlook their privacy.

I hope the P&Z does not approve the special use permit for all the reasons listed in my letters and all the letters from the other opposed homeowners, but if they do it will ultimately come to you to decide this matter.

I urge you to review my 2 letters (attached here) and all the other material received by the staff and to consider that the best place for another hotel in Carrollton is in the Trinity Mills Urban Village, as already planned and zoned. Let this location west of McCoy be used for something that benefits our community that is not 6 stories tall on top of a hill.

Respectfully,  
Laurie Foster, 1806 Crest View Drive, Carrollton

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On Jun 15, 2020, at 10:04 AM, Lynda El-Mandouh <[lyndaelmandouh@hotmail.com](mailto:lyndaelmandouh@hotmail.com)> wrote:

Dear Mr. Palacios

We, the concerned residents of Nob Hill and beyond, have formed a group to protest the proposed Residence Inn (Extended Stay hotel). You may have seen our posts on the Nextdoor website.

On Friday morning, June 12th, we put up several 24" helium balloons along the West side of McCoy Road, at approximately 200' from the curb (as outlined in PD189) and at a height of approximately 90' (to represent the 6 story building) to get a more accurate impression of how this proposed structure would look sitting on top of an already elevated plot of land.

The resulting impact was overwhelming, to say the least. Even though the winds inhibited the balloons ability to rise more than about 80' -85'. We then stood on the East side of McCoy Road, walking along between Crooked Creek to Sutters Mill at the fence line of those homes, the upshot to that visual was even more intrusive and disquieting to our neighborhood. Far more than we had even anticipated.

This proposed 6 story extended stay hotel/residence inn, regardless of who the entity is that builds and/or manages it initially, is inappropriate and incompatible in that specific location. It will blight our neighborhood and others.

If "rubber stamped" by Carrollton city officials, it will result in total loss of any expectation of residents privacy, depreciated property values, significant increase in traffic on McCoy Road (a 2 lane route through established residential neighborhoods) which already experiences a high volume of through traffic, plus an uptick of crime in the area.

Throughout my professional life, I traveled extensively, I never ever considered booking into an extended stay or residence inn - anywhere.

My husband traveled even more than I, both within the USA and overseas. Never in his decades of business travel, many of the projects requiring him to be gone for weeks out of town and/or overseas, did he ever contemplate staying in extended stay or residence inn either.

In fact most, if not all, major hotels are open to negotiating a discounted rate for their guests who require longer periods of stay. Many have corporate rates already in place.

There has to be a more suitable alternative for this particular site, that would benefit the area as a whole. Other than a 6 story extended stay development, a transient magnet adjacent to a long established single family neighborhood.

I have attached my previous email to Michael McCauley (dated May 6th) as well as photographs from neighbors, already negatively impacted by the existing Marriott Hotel, the helium balloons flying at the proposed residence inn/extended stay site and overlooking those residential homes and what a drone captured from over the proposed site location at 90'.

It has to be obvious to anyone looking at these attached pictures, those "projected views" contained in the packet submitted to P & Z committee for approval, were misleading and blatantly manipulated (switch and bait) as well as dishonest.

We, the residents of Nob Hill and other neighborhoods, implore you to **deny this SUP** and look at other options more conducive to this area.

Yours sincerely

Lynda El-Mandouh

2711 Lookout Place

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On Jun 15, 2020, at 5:43 PM, Marilyn Hays <[marecathey@verizon.net](mailto:marecathey@verizon.net)> wrote:

Mayor Falconer and City Council,

My name is Marilyn Hays and I live on Blackstone Drive. We built our home, here in Carrollton, in 1994 and have lived at this same address since. I am writing to express my opposition to the SUP (Special Use Permit) for construction of an extended stay hotel on McCoy. Some of my concerns include loss of home value, increased traffic, and loss of privacy.

In 2010, Mayor Branson supported construction of a hotel saying it would bring in upscale commercial restaurants that people will want to go to. Years later, I would like to know where these restaurants are located. I have yet to see them. Adding a Hampton Inn and an extended stay hotel is no guarantee that they will do what the Marriott hotel could not. Adding retail stores and restaurants would be of greater value to Carrollton residents rather than another hotel.

Ten years ago, zoning was originally approved for restaurants and retail where the ever name-changing hospital is currently located on McCoy/Trinity Mills. I have seen that hospital change hands at least four times since being built. Ownership changes hands so frequently that they now use temporary banners for the name. Traffic on McCoy has increased significantly since the hotel and hospital were built. There are many times it is a challenge with McCoy traffic to get out of my

neighborhood. With the new office building near completion on Trinity Mills/McCoy and a Hampton Inn coming soon, adding an extended stay hotel will only compound the traffic problem. With only one driveway entrance on McCoy from the hotel and hospital, adding another hotel will only increase traffic, even with access to Raiford.

Today, as I look out the front of my home, instead of enjoying a view of my neighbor's homes and landscaping, I now have a view of the new office/medical building overshadowing the rear of my neighbor's homes. It literally looks like the office building is in my neighbor's back yard. I feel like a wall of commercial buildings are surrounding our neighborhood!

As the office/medical building nears completion and with a Hampton Inn approved, there is no need for a third hotel at this location so close to my home. The Trinity Mills Urban Village planned for construction near the train station and I-35 includes 200 luxury hotel rooms. This location makes more sense than in a residential neighborhood. Can the market support 3 hotels by each other when their location is not near an airport, business center, tourist destination or walking distance for food other than fast food?

I have attended several neighborhood gatherings over the past couple of years at the Marriott hotel. We meet to visit in the Marriott bar which is near the front door and in an open area. There never was much hotel traffic and rarely did someone staying at the hotel ever visit the bar area while we were there; it was mainly the neighborhood group. I walk and bike around the hospital and hotel and can't say I've ever seen the hotel parking lot half full of cars. In fact, many times I wondered how it stays in business.

Please consider the people who live in this neighborhood and stay true to your citizens by **not** approving the special use permit. Adding an extended stay hotel will invade the neighborhood privacy, increase traffic and drop property values. Thank you.

Sincerely,

Marilyn Hays  
1625 Blackstone Dr  
Carrollton, TX 75007

## Michael McCauley

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**From:** Lynda El-Mandouh <lyndaelmandouh@hotmail.com>  
**Sent:** Monday, June 15, 2020 10:19 AM  
**To:** Planning; Chad Averett; Larry Kiser; Mel Chadwick; Sunil Sundaran;  
katheryn.taylor@cityofcarrollton.com; Tony Romo; John Denholm; Margot Diamond;  
john.powell@cityofcarrollton.com  
**Subject:** [EXT]Proposed SUP for residence inn  
**Attachments:** back garden on Reunion (2).jpg; Frontdoor 1 (2).jpg; IMG\_4576.JPG; 2nd NobHillFromHotel (2).jpg;  
email to McCauley May 6.doc

**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.

To the members of the Planning and Zoning committee:

We, the concerned residents of Nob Hill and beyond, have formed a group to protest the proposed Residence Inn (Extended Stay hotel). You may have seen our posts on the Nextdoor website.

On Friday morning, June 12th, we put up several 24" helium balloons along the West side of McCoy Road, at approximately 200' from the curb (as outlined in PD189) and at a height of approximately 90' (to represent the 6 story building) to get a more accurate impression of how this proposed structure would look sitting on top of an already elevated plot of land.

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We, the residents of Nob Hill and other neighborhoods, implore you to **deny this SUP** and look at other options more conducive to this area.

Yours sincerely  
Lynda El-Mandouh  
2711 Lookout Place









## Michael McCauley

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**From:** RICHARD DEAN <rsdean28@msn.com>  
**Sent:** Tuesday, June 16, 2020 5:44 PM  
**To:** Michael McCauley  
**Cc:** RICHARD DEAN  
**Subject:** [EXT]Proposed Residence Inn

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.

Please vote to block the Residence Inn Extended Stay!

It will ruin Nob Hill's property values, increase crime.....perhaps dramatically, ruin the Green Belt experience, ruin our privacy with perhaps dozens of people staring into our backyards, increase traffic, bring in the homeless community and therefore drug dealers and drunk drivers. NO THANKS!

Please do your constituents proud and zone it office, retail or best of all, restaurant.

Richard Dean

2719 Spyglass Drive (Nob Hill)

214-287-6159 cell

Sent from my iPad

## Michael McCauley

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**From:** Lynda El-Mandouh <lyndaelmandouh@hotmail.com>  
**Sent:** Wednesday, June 17, 2020 9:16 PM  
**To:** Michael McCauley  
**Subject:** [EXT]Petition results

**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.

mr. McCauley

Below is the results of our groups petition, that residents have submitted for your information. We request you provide this information to the P & Z committee.

Regards  
Lynda El-Mandouh

<b>Responses without address = concerned residents of Carrollton</b>		<b>Unique Addresses</b>	<b>Total Responses</b>	
<b>20</b>		<b>102</b>	<b>143</b>	
<b>Most Common Concerns</b>	<b>Respondents</b>			
<b>Crime, traffic, property value</b>	<b>81</b>			
<b>Traffic</b>	<b>42</b>			
<b>Privacy</b>	<b>57</b>			
<b>Open Space/Environmental Impact</b>	<b>33</b>			

June 17, 2020

Mr. McCauley and Carrollton Planning & Zoning Commissioners,

This email is intended to reflect my **opposition** to the proposed **Residence Inn Extended Stay Hotel** which would be located in-between McCoy Rd. and Raiford Rd. north of Trinity Mills and north of the existing Courtyard Marriott.

Having previously served on Carrollton's Parks Board and on CIPAC, I know what it means to serve on a board or commission and I am incredibly grateful to you all for volunteering your time to serve our city in this manner, and for being the voice of Carrollton's residents when matters such as this come before P&Z. My hope is that you will be the voice of the Nob Hill residents in this regard, and protect other Carrollton homeowners from having to go through this in the future.

While I am not a Nob Hill resident, I am very sympathetic to their concerns if this project is allowed to move forward. One simply needs to come to the alley behind my home at 4180 Creekhollow Dr. where you'll see the impact a 3-story apartment building has when it is setback only 120' from the back fence of my home and of each of my neighbors' homes along this alley. The invasion of privacy and extreme steps we have all had to take is honestly extraordinary, despite the "screening trees" the builder installed which are just now starting to peek over the 8' wall separating our alley and the apartment complex, and which do nothing to screen our homes and yards from the 2<sup>nd</sup> and 3<sup>rd</sup> floor apartments. Fortunately, I already had a 10' privacy fence, but even that was not enough. I had to brick in a bathroom window facing the apartments and plant several trees inside my fence line to achieve a modicum of privacy. I also had a home appraisal completed on my home in 2018 and I lost \$10,000 in home value due to "external obsolescence" which I was told was the apartments and represents something external to my home, outside of my control, that reduces my home's value.

The failure of our city to require a greater than 100' setback for these 3-story apartments was an abdication of duty on the part of our city's leaders and a slap in the face to myself and the other residents with homes on the north end of CreekrIDGE Estates. Sadly, if the Residence Inn SUP is approved, the outcome for the Nob Hill homes east of McCoy could be worse. Yes, the setback is twice as far at 200', but the hotel will tower more than two times higher. With a proposed building height of 86', the building up of the land by as much as 15', especially on the north end of the property closest to McCoy, and the fact that the homes east of McCoy are already lower than the parcel between McCoy and Raiford, it is likely that the Residence Inn will be as much as 110' higher than the homes east of McCoy. This effectively is 8 stories tall. Unfortunately, the developer and planning department do not get into the construction details and how much additional earth the builder will add to the parcel until after the SUP is approved and, by that time it is too late. Simply look at how they had to build up the north end of the Courtyard Marriott property by looking at the retaining wall along Raiford. The end result is very clear and despite what the developer might suggest, it would take 30 years before any

proposed screening trees would have any hope of restoring the view and privacy of the Nob Hill residents.

**Destruction of Privacy** -> A six-story hotel structure that is on an elevated parcel, a mere 200' from McCoy and only 250' from existing residences, provides unabated views into resident's homes and backyards. This view cannot be reasonably blocked or mitigated without expensive and excessive efforts by the homeowners that would require them to plant a significant number of evergreen trees along the west sides of their properties, and then waiting years for those trees to mature, further placing these homes in the shadow of this structure which would be one of the tallest structures in Carrollton.

**Height of Structure** -> Due to proximity to an established residential neighborhood, the elevated nature of this parcel, and the practice of building up the ground prior to construction, only a maximum two-story structure is appropriate for this location without having significant negative impact on the existing homeowners. Standalone restaurants would meet that criteria and would be an infinitely better and more diverse use of this parcel.

**Negative Impact on Home Values** -> The more prominent the structure built this close to the existing residences, the greater the negative impact on the nearby neighborhood, particularly those homes that are nearest to McCoy. These homes were built in the early 1980s and the majority of these homeowners bought their homes before this hotel complex was first envisioned in 2008. If approved, the presence of this hotel will result in each of the homes within a few houses east of McCoy losing as much as \$10,000 in home value with no compensation provided by the city or the builder. I ask you to imagine you are one of these residents when you make your decision. What is "best" for Carrollton includes what is best for these residents.

**Market Will Not Support a 3<sup>rd</sup> Hotel** -> It is our contingent that this market will not support a 3<sup>rd</sup> hotel at this location. The location is not in close proximity to a major airport such as Love Field or DFW Airport. It is not in close proximity to a business center such as Downtown Dallas, Las Colinas, or the Frisco/Plano border area and along the Dallas North Tollway. It is not close to a tourist destination such as Arlington or Grapevine. Unlike the Lewisville hotels, this location is not within walking distance of an entertainment venue, a retail shopping destination, or a diverse selection of standalone restaurants which tend to be a requirement of many casual and corporate travelers, where the currently available fast food options would likely be unappealing. What would be the sustaining source of the hotel's occupants? There is already an InTown Suites less than a mile to the west. Spa Castle has 27 hotel rooms. There is a hotel that is to be part of the Trinity Mills Station development that is also one mile to the west, not to mention the already approved Hampton Inn that is slated to be built just south of the Courtyard Marriott. Interestingly, the Hampton Inn's developer pulled their permit request in March, ahead of an April groundbreaking. They supposedly did this because during this open-ended pandemic, travel and hotel occupancy is way down and they did not feel that the market could support their hotel once built. Does Carrollton honestly need SIX hotels along a 1-mile section of the PGBT corridor? Who will stay there? Not corporate travelers. Is Carrollton's small convention center going to pull in such great numbers to support all these hotels when there are much better and bigger convention venues in Irving, Grapevine, Dallas, and elsewhere? I can appreciate that in 2008, Mayor Branson and the City Council at the time wanted to have the hotel success and revenues that our neighbor Lewisville has enjoyed. Unfortunately, that vision is not realistic in 2020 and there is no shame in that, though there is peril in blindly pushing forward.

**Extended Stay Hotel** -> Aside from the destruction of privacy and loss of home values, this issue is of particular concern to the residents of the Nob Hill neighborhood. It is our observation, confirmed by conversations with law enforcement, that extended stay hotels frequently contribute to increased criminal activity in an area. It was also noted that a contributing factor is that hotels do not perform background checks on their occupants, unlike typical multi-family communities. Nobody reasonably believes that the Residence Inn concept would immediately attract an undesirable element to this area, but this is where we ask this commission and our city planners to be strategic and think long-term. What will be the status of this hotel in ten years? What will the status of this hotel be in twenty years when the property is fully depreciated and changes hands? It has also been pointed out that almost every hotel has the ability to negotiate discounted rates for extended stays without having to market and designate themselves as "Extended Stay." Why the need for this designation? What will be the long-term, sustaining source of these extended stay occupants? Our hope is that this is a moot point and that there is no Residence Inn hotel that would need to address this concern.

**Diverse Commercial Options** -> Part of my background includes three years with a retail property management, property development firm. One of the keys to our success was addressing the tenant mix at our properties and attracting those businesses that would be successful in our market, and would complement, drive traffic to, and contribute to the success of other businesses at our properties. For example, if you have a young, vibrant community, a 24hr Fitness might be a good market fit (minus a pandemic), and would drive business to other health and wellness retailers. In the same vein, we would not put a 24hr Fitness, an LA Fitness, an Anytime Fitness, and an Orange Theory all in the same location as the market would likely not support all of them, they are not complementary, and they would not drive business to each other. In regard to the Residence Inn proposal, many of us, including myself, believe standalone restaurants would be much more appropriate for this property, would complement the Courtyard Marriott and Hampton Inn, and would be infinitely preferable to a 6-story redundant hotel. The restaurants would bring in customers from Beltline to Hebron and beyond. Think about the lack of diverse dining options in our city. People instead go to Lewisville, Addison, Plano, and along SH121. We need diverse standalone restaurant options in this area which is very central and convenient to almost all of Carrollton. Restaurants are also an acceptable use for this parcel per PD-189.

**PD-189** -> First and foremost, the requirement for an SUP was incorporated into PD-189 in 2010 "...to afford the City a final look at the concept and character to ensure a quality and sustainable product is provided." In other words, they built in this option to allow the City to step on the brakes if the project, that was first conceived in 2008, was no longer feasible in the future. Here we are, twelve years later, and the residents of Nob Hill, whom the City says were onboard with this in 2008, are NOT onboard with it now. Also, as I understand it, Planned Development District 189 (PD-189) requires any hotel that is south of Sutters Mill Dr., and west of McCoy Rd., to be a minimum of 300' from the westmost curb of McCoy Rd. Per the PD, a hotel with only 2-stories must be a minimum of 200' from McCoy Rd., and if it is 4-stories tall, the hotel must be 400' from McCoy Rd. The current Courtyard Marriott is 6-stories and is setback only 300' from McCoy Rd. I would ask "Why the disparity?" Why is the PD not consistent for the entire length of the property? Yes, this would limit development options on this PD, north of Sutters Mill Dr., to only two stories. However, this would promote a diverse commercial offering, and rightly protect the privacy, aesthetics, and possibly the home values for the existing neighborhood east of McCoy Rd. Is the PD written in such a way that it initially provided protection for the residents but then abandons those protections north of Sutters Mill Dr.?

**Smoke and Mirrors** -> My guess is that most of you have seen enough of these projects to know that the conceptual drawings and representations often differ greatly from the end result. Take the Courtyard Marriott as an example. It was initially supposed to be multi-colored and more interesting. What we got was an entirely brown brick building that could have been built in 1970 or earlier. The elevations that have been provided do not take into account how built up the land is going to be where the proposed Residence Inn would be situated. It also suggests some trees will block the sightlines to the homes. Notice that those trees are shown to be 40' tall. Even if you started with a 15' tall tree, it would take 25 years for them to get to that height. Also, we understand staff took a picture from the 6<sup>th</sup> floor of the Courtyard Marriott. Several things about that. If the camera was not zoomed in to present the actual eyeball perspective, then the image would be deceiving. Second, being set back 100' further makes a VERY significant difference, and if the angle of the picture is looking even slightly to the north, then the actual setback for the photo would be greater than 300'. I have included some photos I took from my neighborhood of the apartments behind my home. The picture from my garage door was not zoomed to a realistic perspective so as to show broadly how many apartments are looking down into my yard and garage. The other two photos were zoomed to the correct perspective. Again, I invite you to come to the alley behind 4180 Creekhollow Dr. and see for yourself. It makes so much greater impact when you see it firsthand.

I do apologize for the length of this opposition letter, and the time it may have taken you to review it. However, I will once again say THANK YOU for being so thorough as to review this entire document, and for being the voice of Carrollton citizens like me.

Thank you and stay safe.

Adam Polter  
4180 Creekhollow Dr.  
Carrollton, TX 75010  
214.425.1425  
<http://www.adampolter.com>







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**From:** Andrew Palacios <Andrew.Palacios@cityofcarrollton.com>  
**Sent:** Tuesday, June 23, 2020 10:29 AM  
**To:** Marc Guy <Marc.Guy@cityofcarrollton.com>  
**Subject:** Fwd: [EXT]Residence Inn

Andrew

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**From:** kdefoer <[kdefoer@yahoo.com](mailto:kdefoer@yahoo.com)>  
**Sent:** Tuesday, June 23, 2020 10:14:18 AM  
**To:** Kevin Falconer <[Kevin.Falconer@cityofcarrollton.com](mailto:Kevin.Falconer@cityofcarrollton.com)>; Steve Babick <[Steve.Babick@cityofcarrollton.com](mailto:Steve.Babick@cityofcarrollton.com)>; Young Sung <[Young.Sung@cityofcarrollton.com](mailto:Young.Sung@cityofcarrollton.com)>; Mike Hennefer <[Mike.Hennefer@cityofcarrollton.com](mailto:Mike.Hennefer@cityofcarrollton.com)>; Pat Cochran <[Pat.Cochran@cityofcarrollton.com](mailto:Pat.Cochran@cityofcarrollton.com)>; Andrew Palacios <[Andrew.Palacios@cityofcarrollton.com](mailto:Andrew.Palacios@cityofcarrollton.com)>; Glen Blanscet <[Glen.Blanscet@cityofcarrollton.com](mailto:Glen.Blanscet@cityofcarrollton.com)>; John Sutter <[John.Sutter@cityofcarrollton.com](mailto:John.Sutter@cityofcarrollton.com)>  
**Subject:** [EXT]Residence Inn

**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!

This emails is to request that you DENY the application for a special use permit for Residence Inn to open a location in Carrollton (Trinity Mills/McCoy area). While additional business in our city is beneficial, this isn't the kind of business we need. Please consider retail and restaurant locations that keep local dollars in the city, rather than in Plano, Addison or Lewisville, where we all currently go for resources that aren't in Carrollton.

Looking forward to the outcome

Kris DeFoer

2237 Timberwood, 75006

## Michael McCauley

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**From:** Jeannine Goodfriend <jmg663@sbcglobal.net>  
**Sent:** Monday, June 22, 2020 12:38 PM  
**To:** Planning  
**Subject:** [EXT]Residence Inn

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.

To Planning and Zoning Commission:

I am so pleased the hotel permit was denied for the proposed Residence Inn on McCoy. I understand the applicants have appealed that decision. I am writing you to let you know I am vehemently opposed to the hotel being built. It would spell the decline of a beautiful neighborhood, as I'm sure you are aware.

I will be attending the next meeting to voice my opposition as will many of my neighbors.

Please do not let this hotel move forward!

Thank you,  
Jeannine Goodfriend  
1630 Piedmont Place  
Carrollton

Sent from my iPhone

## Michael McCauley

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**From:** Mikimhuz@aol.com  
**Sent:** Thursday, June 18, 2020 9:34 AM  
**To:** Planning  
**Cc:** Mikimhuz@aol.com  
**Subject:** [EXTERNAL EMAIL]Planning Contact

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION: Don't be quick to click. This e-mail originated from outside of the City of Carrollton. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Name: Mike Huizinga  
Phone: 253-561-2350  
Address: 2802 Crooked Creek Dr  
City: Carrollton  
State: TX  
Zip: 75007  
Email: Mikimhuz@aol.com

Comments: I am unable to attend the meeting tonight, but wish to voice my objection to the zoning change to allow the Residence Inn project to proceed.

## Michael McCauley

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**From:** Karim K. <kbuzz39@gmail.com>  
**Sent:** Thursday, June 18, 2020 1:09 AM  
**To:** Michael McCauley; Planning  
**Subject:** [EXT]Fwd: Proposed hotel - crime stats for area  
**Attachments:** Crime Stats\_1 year\_area of proposed motel.pdf; Crime Stats\_1 year\_area of proposed motel.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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.

Michael:

Please include in the record - actual listings of violent crimes in the hotel area -- all articles and stats point to Extended Hotels bringing additional elements of crime to areas where they are built.

----- Forwarded message -----

From: **Cindy and Dennis Breen** <[breenacres@gmail.com](mailto:breenacres@gmail.com)>  
Date: Wed, Jun 17, 2020 at 6:55 PM  
Subject: Proposed hotel - crime stats for area

Hey... I may not be able to be on the meeting tomorrow night unfortunately.... I did sign petition and am strongly against.

Here are crime stats for area for 1 year - 5 pages of only violent crimes...imagine how that will increase. - (saved as 2 diff files - 1 word 1 pdf if you need to make part of another document)

Seems like I remember from the 1st hotel that they couldn't build the 2nd until they proved a certain ratio of occupancy - hopefully someone has gathered that data.

Let me know if I can do anything else.

Thanks  
Cindy Breen



Virus-free. [www.avg.com](http://www.avg.com)

**Menu**

DATE RANGE

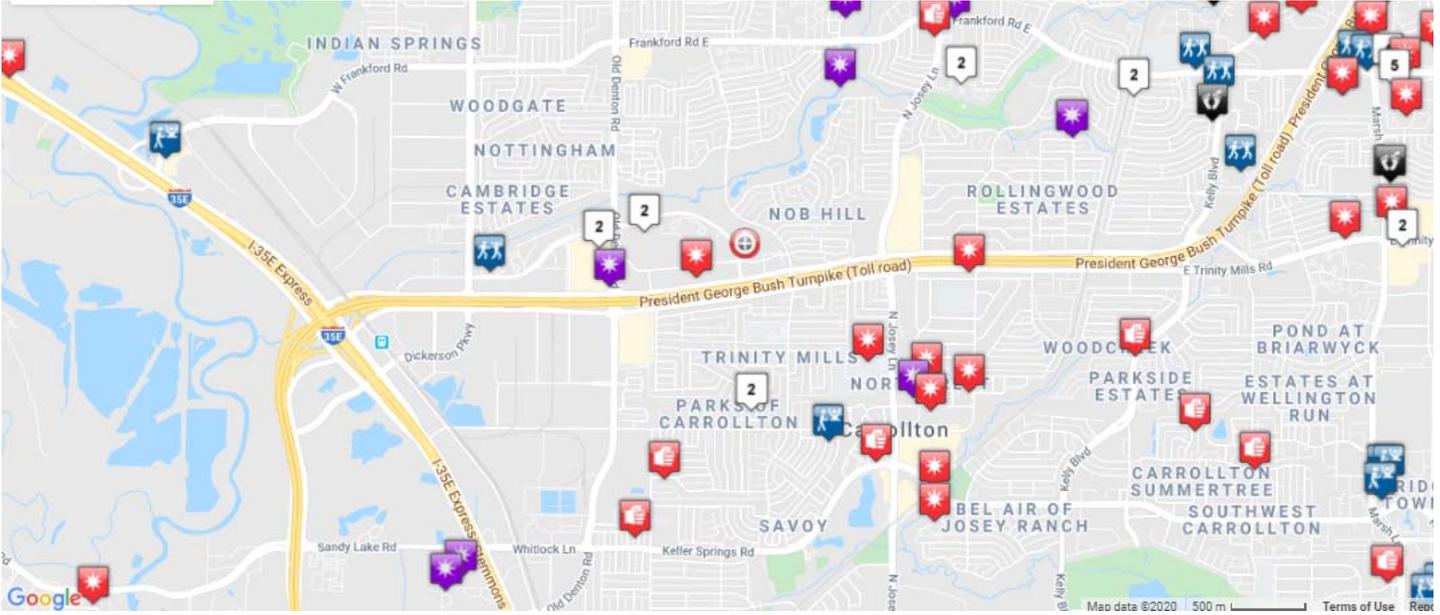
Start Date:

End Date:

View points using time slider

**Event**

-  Homicide
-  Attempted Homicide
-  Death Investigation
-  Sexual Assault
-  Sexual Offense - Other
-  Robbery - Commercial
-  Robbery - Individual
-  Aggravated Assault
-  Assault - Other



Class	Incident	Crime ▲	Date / Time	Location	Address
🔴	2019-005591	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Jul 04, 2019 1:00 AM		23XX EASTGATE DR, Carrollton, TX
🔴	2019-008330	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Oct 06, 2019 11:00 PM		10XX OSCEOLA TR, Carrollton, TX
🔴	2019-006341	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Jul 30, 2019 12:00 AM		30XX JOSEY LN N, Carrollton, TX
🔴	2019-006230	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Jul 26, 2019 12:00 AM		32XX SKYLANE DR, Carrollton, TX
🔴	2019-007607	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Sep 12, 2019 12:00 AM		18XX KELLER SPRINGS RD, Carrollton, TX
🔴	2019-008374	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Oct 07, 2019 12:00 AM		30XX JOSEY LN N, Carrollton, TX
🔴	2019-008345	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Jul 30, 2019 12:00 AM		30XX JOSEY LN N, Carrollton, TX
🔴	2019-007736	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Sep 16, 2019 12:00 AM		20XX PAT LN, Carrollton, TX
🔴	2019-006657	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Aug 10, 2019 12:00 AM		KELLY & CREEKVIEW BLVD, Carrollton, TX
🔴	2019-006656	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Aug 10, 2019 12:00 AM		29XX CARRIAGE LN, Carrollton, TX
🔴	2019-005685	AGGRAVATED ASSAULT - WITH DEADLY WEAPON	Jul 04, 2019 12:00 AM		27XX CARMEL DR, Carrollton, TX
🔴	2019-005871	AGGRAVATED ASSAULT-WDW - SECURITY OFFICER	Jul 15, 2019 12:00 AM		28XX TRINITY MILLS RD E, Carrollton, TX
🔵	2019-006455	AGGRAVATED ROBBERY	Aug 04, 2019 9:00 PM		22XX MARSH LN, CA Carrollton, TX
🔵	2019-007314	AGGRAVATED ROBBERY	Sep 02, 2019 12:00 AM		22XX MARSH LN, CA Carrollton, TX
🔵	2019-007907	AGGRAVATED ROBBERY	Sep 22, 2019 7:00 AM		34XX COUNTRY SQUARE DR, Carrollton, TX
🔵	2019-007867	AGGRAVATED ROBBERY	Sep 21, 2019 12:00 AM		18XX FRANKFORD RD W, Carrollton, TX
🔵	2019-005872	AGGRAVATED ROBBERY	Jul 15, 2019 12:00 AM		22XX MARSH LN, CA Carrollton, TX
🔵	2019-006883	AGGRAVATED ROBBERY	Aug 18, 2019 12:00 AM		21XX CANNES DR, Carrollton, TX
🔵	2019-006318	AGGRAVATED ROBBERY	Jul 29, 2019 12:00 AM		35XX COUNTRY SQUARE DR, Carrollton, TX

Events		Offenders			
Class	Incident	Crime ▲	Date / Time	Location	Address
🔴	2019-006348	ASSAULT - CAUSES BODILY INJURY	Jul 31, 2019 8:00 PM		28XX TRINITY MILLS RD E, Carrollton, TX
🔴	2019-007735	ASSAULT - CAUSES BODILY INJURY	Sep 16, 2019 3:00 PM		17XX PETERS COLONY RD E, Carrollton, TX
🔴	2019-005742	ASSAULT - CAUSES BODILY INJURY	Jul 10, 2019 2:00 AM		22XX GRAND CANYON CT, Carrollton, TX
🔴	2019-005738	ASSAULT - CAUSES BODILY INJURY	Jul 10, 2019 2:00 AM		22XX GRAND CANYON CT, Carrollton, TX
🔴	2019-007687	ASSAULT - CAUSES BODILY INJURY	Sep 21, 2019 3:00 AM		20XX CLUBBRIDGE DR, Carrollton, TX
🔴	2019-005315	ASSAULT - CAUSES BODILY INJURY	Jun 23, 2019 12:00 AM		23XX SCOTT MILL CIR, Carrollton, TX
🔴	2019-007060	ASSAULT - CONTACT	Aug 24, 2019 12:00 AM		12XX TRINITY MILLS RD E, Carrollton, TX
🔴	2019-005552	ASSAULT - CONTACT	Jun 28, 2019 12:00 AM		28XX OLD DENTON RD, Carrollton, TX
🔴	2019-008116	ASSAULT - CONTACT	Sep 30, 2019 12:00 AM		10XX RAIFFORD RD, Carrollton, TX
🔴	2019-005888	ASSAULT - CONTACT	Jul 15, 2019 11:00 AM		20XX KELLER SPRINGS RD, Carrollton, TX
🔴	2019-005494	ASSAULT - CONTACT	Jun 30, 2019 12:00 AM		10XX RAIFFORD RD, Carrollton, TX
🔴	2019-007650	ASSAULT - CONTACT	Sep 13, 2019 12:00 AM		23XX JOSEY LN N, Carrollton, TX
🔴	062330-2020-01	ASSAULT (AGG) - DEADLY WEAPON	Apr 04, 2020 7:45 PM	Restaurant/Food Service/TABC Location	185XX MARSH LN, DALLAS, TX
🔴	062330-2020-02	ASSAULT (AGG) - DEADLY WEAPON	Apr 04, 2020 7:45 PM	Restaurant/Food Service/TABC Location	185XX MARSH LN, DALLAS, TX
🔴	011434-2020-01	ASSAULT (AGG) - DEADLY WEAPON	Jan 16, 2020 2:00 AM	Single Family Residence - Occupied	178XX FARLEY TRL, DALLAS, TX
🔴	101342-2020-01	ASSAULT (AGG) - DEADLY WEAPON	Jun 08, 2020 10:15 PM	Apartment Parking Lot	180XX MIDWAY RD, DALLAS, TX
🔴	011434-2020-02	ASSAULT (AGG) - DEADLY WEAPON	Jan 16, 2020 2:00 AM	Single Family Residence - Occupied	178XX FARLEY TRL, DALLAS, TX
🔴	2019-007891	ASSAULT AGAINST PUBLIC SERVANT	Sep 22, 2019 12:00 AM		20XX JACKSON RD E, Carrollton, TX
🔴	093130-2020-01	ASSAULT - BODILY INJURY ONLY	May 26, 2020 11:50 AM	Convenience Store	36XX FRANKFORD RD, DALLAS, TX
🔴	078713-2020-01	ASSAULT - BODILY INJURY ONLY	May 02, 2020 6:50 PM	Grocery/Supermarket	181XX MARSH LN, DALLAS, TX

Events		Offenders			
Class	Incident	Crime	Date / Time	Location	Address
	093130-2020-01	ASSAULT - BODILY INJURY ONLY	May 26, 2020 11:50 AM	Convenience Store	36XX FRANKFORD RD, DALLAS, TX
	056811-2020-01	ASSAULT - BODILY INJURY ONLY	Mar 25, 2020 3:02 PM	Retail Store	36XX FRANKFORD RD, DALLAS, TX
	19019522	ASSAULT CAUSES BODILY INJURY FAMILY VIOLENCE	Jun 18, 2019 4:50 PM	Residence/Home	15XX GRAPEVINE CREEK DR, COPPELL, TX 75019
	008590-2020-01	ASSAULT - OFFENSIVE CONTACT	Jan 13, 2020 4:20 PM	Apartment Complex/Building	180XX MIDWAY RD, DALLAS, TX
	062970-2020-01	ASSAULT - OFFENSIVE CONTACT	Apr 06, 2020 1:35 AM	Apartment Complex/Building	36XX TRINITY MILLS RD, DALLAS, TX
	104821-2020-01	ASSAULT - OFFENSIVE CONTACT	Jun 14, 2020 8:00 PM	Apartment Complex/Building	180XX MIDWAY RD, DALLAS, TX
	070604-2020-01	ASSAULT - OFFENSIVE CONTACT	Apr 19, 2020 3:30 PM	Other	36XX FRANKFORD RD, DALLAS, TX
	041055-2020-01	ASSAULT - OFFENSIVE CONTACT	Mar 01, 2020 4:10 PM	Commercial Property Occupied/Vacant	174XX MARSH LN, DALLAS, TX
	096483-2020-01	ASSAULT - VERBAL THREAT	May 31, 2020 9:45 PM	Apartment Residence	36XX FRANKFORD RD, DALLAS, TX
	013591-2020-01	ASSAULT - VERBAL THREAT	Jan 21, 2020 6:30 AM	Restaurant/Food Service/TABC Location	182XX MARSH LN, DALLAS, TX
	061218-2020-01	CREDIT CARD OR DEBIT CARD ABUSE	Mar 29, 2020 3:15 PM	Apartment Residence	36XX FRANKFORD RD, DALLAS, TX
	078548-2020-01	CREDIT CARD OR DEBIT CARD ABUSE	May 01, 2020 1:00 PM	Apartment Residence	34XX TIMBERGLEN RD, DALLAS, TX
	801442-2020-01	CREDIT CARD OR DEBIT CARD ABUSE - PRELIMINARY INVESTIGATION	Jan 31, 2020 7:15 AM	Apartment Complex/Building	39XX ACCENT DR, DALLAS, TX
	804705-2019-01	CREDIT CARD OR DEBIT CARD ABUSE - PRELIMINARY INVESTIGATION	Oct 11, 2019 12:00 AM	Gas or Service Station	185XX MARSH LN, DALLAS, TX
	804369-2019-01	CREDIT CARD OR DEBIT CARD ABUSE - PRELIMINARY INVESTIGATION	Oct 17, 2019 2:50 AM	Gas or Service Station	185XX MARSH LN, DALLAS, TX
	803386-2019-01	CREDIT CARD OR DEBIT CARD ABUSE - PRELIMINARY INVESTIGATION	Jun 18, 2019 5:10 PM	Apartment Complex/Building	36XX BRIARGROVE LN, DALLAS, TX
	803521-2020-01	CREDIT CARD OR DEBIT CARD ABUSE - PRELIMINARY INVESTIGATION	Mar 20, 2020 5:30 PM	ATM Separate from Bank	38XX FRANKFORD RD
	805159-2019-01	CREDIT CARD OR DEBIT CARD ABUSE - PRELIMINARY INVESTIGATION	Jul 31, 2019 12:00 PM	Grocery/Supermarket	39XX FRANKFORD RD, DALLAS, TX

Events		Offenders			
Class	Incident	Crime	Date / Time	Location	Address
	098518-2020-01	CREDIT CARD OR DEBIT CARD ABUSE - PRELIMINARY INVESTIGATION	May 30, 2020 10:00 AM	ATM Separate from Bank	180XX KELLY CIR, DALLAS, TX
	803386-2019-01	CREDIT CARD OR DEBIT CARD ABUSE - PRELIMINARY INVESTIGATION	Jun 18, 2019 5:10 PM	Apartment Complex/Building	36XX BRIARGROVE LN, DALLAS, TX
	2019-007831	INDECENT EXPOSURE	Sep 19, 2019 3:00 PM		31XX CEMETERY HILL RD, Carrollton, TX
	2019-007085	INDECENT EXPOSURE	Aug 25, 2019 8:00 PM		30XX CEMETERY HILL RD, Carrollton, TX
	089955-2020-01	NATURAL DEATH (NO OFFENSE)	May 20, 2020 11:00 PM	Apartment Residence	180XX MIDWAY RD, DALLAS, TX
	087758-2020-01	NATURAL DEATH (NO OFFENSE)	May 17, 2020 1:00 PM	Single Family Residence - Occupied	36XX RODALE WAY, DALLAS, TX
	2019-005763	POSSESSION OF CHILD PORNOGRAPHY	Jul 11, 2019 12:00 AM		22XX LOCKWOOD DR, Carrollton, TX
	2019-008009	POSSESSION OF CHILD PORNOGRAPHY	Sep 13, 2019 12:00 AM		18XX IH 35 E, N Carrollton, TX
	2019-007332	POSSESSION OF CHILD PORNOGRAPHY	Sep 02, 2019 12:00 AM		19XX FRANKFORD RD E, Carrollton, TX
	2019-006189	POSSESSION OF CHILD PORNOGRAPHY	Jul 23, 2019 12:00 AM		10XX TRINITY MILLS RD E, Carrollton, TX
	2019-007554	ROBBERY	Sep 10, 2019 10:00 AM		34XX COUNTRY SQUARE DR, Carrollton, TX
	2019-005456	ROBBERY	Jun 28, 2019 1:00 AM		13XX MAC ARTHUR DR, Carrollton, TX
	064834-2020-01	ROBBERY (AGG) OF INDIVIDUAL, PRELIMINARY INVESTIGATION	Apr 09, 2020 11:00 AM	Apartment Residence	179XX KELLY BLVD, DALLAS, TX
	072864-2020-02	ROBBERY OF BUSINESS (AGG)	Apr 23, 2020 11:39 AM	Bank/Savings And Loan	36XX FRANKFORD RD, DALLAS, TX
	077047-2020-02	ROBBERY OF BUSINESS (AGG)	Apr 30, 2020 10:15 AM	Grocery/Supermarket	36XX FRANKFORD RD, DALLAS, TX
	077047-2020-01	ROBBERY OF BUSINESS (AGG)	Apr 30, 2020 10:15 AM	Grocery/Supermarket	36XX FRANKFORD RD, DALLAS, TX
	072864-2020-01	ROBBERY OF BUSINESS (AGG)	Apr 23, 2020 11:39 AM	Bank/Savings And Loan	36XX FRANKFORD RD, DALLAS, TX
	101542-2020-01	ROBBERY OF BUSINESS (AGG)	Jun 09, 2020 9:00 AM	Commercial Property Occupied/Vacant	36XX FRANKFORD RD, DALLAS, TX

Events		Offenders			
Class	Incident	Crime	Date / Time	Location	Address
	103374-2020-01	ROBBERY OF INDIVIDUAL	Jun 12, 2020 10:00 AM	Parking (Business)	35XX FRANKFORD RD, DALLAS, TX
	015918-2020-01	ROBBERY OF INDIVIDUAL	Jan 24, 2020 1:14 PM	Parking (Business)	35XX FRANKFORD RD, DALLAS, TX
	002060-2020-01	ROBBERY OF INDIVIDUAL	Jan 03, 2020 9:10 PM	Outdoor Area Public/Private	39XX FRANKFORD RD, DALLAS, TX
	078516-2020-01	ROBBERY OF INDIVIDUAL	May 02, 2020 1:00 PM	Outdoor Area Public/Private	183XX VAIL ST, DALLAS, TX
	078843-2020-01	ROBBERY OF INDIVIDUAL	Apr 29, 2020 10:00 PM	Apartment Complex/Building	25XX PLAYERS CT, DALLAS, TX
	099895-2020-01	ROBBERY OF INDIVIDUAL	Jun 06, 2020 6:00 AM	Gas or Service Station	36XX FRANKFORD RD, DALLAS, TX
	022705-2020-01	ROBBERY OF INDIVIDUAL (AGG)	Feb 03, 2020 10:20 AM	Apartment Complex/Building	26XX FRANKFORD RD, DALLAS, TX
	024483-2020-01	ROBBERY OF INDIVIDUAL (AGG)	Feb 05, 2020 9:00 PM	Apartment Parking Lot	39XX ACCENT DR, DALLAS, TX
	2019-007645	SEX OFFENDERS DUTY TO REGISTER LIFE/ANNUALLY	Sep 13, 2019 12:00 AM		18XX IH 35 E, N Carrollton, TX
	2019-006599	SEX OFFENDERS DUTY TO REGISTER LIFE/ANNUALLY	Jul 23, 2019 8:00 PM		20XX JACKSON RD E, Carrollton, TX
	19-12439	SIMPLE ASSAULT	Oct 20, 2019 4:13 PM		28XX S I35 E
	2019-006881	TERRORISTIC THREAT	Aug 18, 2019 12:00 AM		20XX KELLER SPRINGS RD, Carrollton, TX
	2019-005765	TERRORISTIC THREAT- OF FAMILY/HOUSEHOLD	Jul 11, 2019 12:00 AM		27XX TRINITY MILLS RD E, Carrollton, TX
	2019-007345	TERRORISTIC THREAT- OF FAMILY/HOUSEHOLD	Aug 31, 2019 12:00 AM		20XX NORTHMOOR WAY, Carrollton, TX
	089557-2020-01	UNEXPLAINED DEATH (NO OFFENSE)	Apr 17, 2020 3:30 PM	Apartment Residence	182XX KELLY BLVD, DALLAS, TX
	018054-2020-01	UNEXPLAINED DEATH (NO OFFENSE)	Jan 27, 2020 7:30 AM	Single Family Residence - Occupied	27XX DAYBREAK DR, DALLAS, TX
	073460-2020-01	UNEXPLAINED DEATH (NO OFFENSE)	Apr 24, 2020 9:40 AM	Single Family Residence - Occupied	177XX MISTY GROVE DR, DALLAS, TX
	178557-2019-01	VIO BOND/PROTECTIVE ORDER ASSAULT/STALKING	Aug 30, 2019 6:00 PM	Apartment Residence	182XX MARSH LN, DALLAS, TX

## Michael McCauley

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**From:** Adam Polter <apolter@verizon.net>  
**Sent:** Thursday, June 18, 2020 2:55 AM  
**To:** Michael McCauley  
**Subject:** [EXT]Letter of Opposition - Carrollton Residence Inn - June 18, 2020 P&Z Meeting  
**Attachments:** Residence Inn Opposition Letter.docx; Ellis Apartments Overlooking My Home From Only 140 Feet Away From Garage Door-Camera Not Zoomed.jpg; 3 Story Apartments 240 Feet Away-Camera Zoomed To Actual View-2.jpg; 3 Story Apartments 240 Feet Away-Camera Zoomed To Actual View.jpg

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**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 Mr. McCauley.

For inclusion in the June 18, 2020 Planning & Zoning Commission Meeting Packet provided to the commission members, I have included my letter opposing the approval of the SUP for the Carrollton Residence Inn, as well as three related images that are discussed within the letter.

Thank you.

Adam Polter  
4180 Creekhollow Dr.  
Carrollton, TX 75010  
214.425.1425  
<http://www.adampolter.com>

## Michael McCauley

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**From:** Andrew Palacios  
**Sent:** Monday, June 22, 2020 6:52 PM  
**To:** Marc Guy  
**Subject:** Fwd: [EXT]residence inn on raiford

Andrew

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**From:** cindy@reinkerrealtors.com <cindy@reinkerrealtors.com>  
**Sent:** Monday, June 22, 2020 3:03:59 PM  
**To:** Andrew Palacios <Andrew.Palacios@cityofcarrollton.com>  
**Subject:** [EXT]residence inn on raiford

**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.

Mr. Palacios:

Please vote against the extended stay hotel. This type of hotel does not belong adjacent to a large residential neighborhood. It will bring crime and traffic to an otherwise peaceful neighborhood. I feel like I have been fighting something ever since we moved here 22 years ago. There are enough hotels within a 5 mile radius of this area and I do not see why we need a six story long term stay hotel towering over our neighborhood. The crime statistics support a no vote for this type of hotel. When the Marriott went in, we were promised all kinds of great restaurants and I do not see any of that happening. Also, the tax incentives that were offered are obscene. Why should a business not have to pay taxes and the rest of us have to. What exactly is the reason for even offering those incentives? The planning and zoning has seen fit to vote no on it, so what is the point of having a planning and zoning if they can be overridden? Please vote no for this proposal on July 7th.

Cindy Reinker  
1630 Sutters Mill Drive

*Cindy*

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**From:** Rodriguez, Heather (Corporates) <heather.rodriguez@thomsonreuters.com>

**Sent:** Monday, June 22, 2020 5:00:34 PM

**To:** Kevin Falconer <Kevin.Falconer@cityofcarrollton.com>; Young Sung <Young.Sung@cityofcarrollton.com>; Mike Hennefer <Mike.Hennefer@cityofcarrollton.com>; Pat Cochran <Pat.Cochran@cityofcarrollton.com>; Andrew Palacios <Andrew.Palacios@cityofcarrollton.com>; Glen Blanscet <Glen.Blanscet@cityofcarrollton.com>; John Sutter <John.Sutter@cityofcarrollton.com>; Steve Babick <Steve.Babick@cityofcarrollton.com>

**Subject:** [EXT]Residence Inn on Trinity Mills/Tollway - Against

**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.

For all of the City Council Members of Carrollton,

My time ever sending my thoughts to any city council person, but this one is important to me and my neighborhood.

I have lived in Carrollton since 1997 and have always loved where I live. Over the past 10 years, I have seen a decline in the quality and peacefulness of my neighborhood which is off of McCoy, north from the location of the proposed Residence Inn. Petty crime, mischief complaints and an overall decline seems to be the trend during the last decade.

I am **AGAINST** the City approving the building of a Residence Inn so close to our neighborhoods. The increased traffic, increased exchange of people, proximity to residential streets as well as a hospital that is trying to survive will contribute to the further decline of our quality of live. The increased traffic on McCoy to get to fast food restaurants driving north or south on McCoy is inevitable and exposes our children and our families to higher traffic patterns and eliminates our peace.

Please consider holding out for better options like Medical complexes to support the Hospital, and/or provide more permanent like businesses or services that would be for all of us, rather than transient folks staying at a standardized, cookie cutter hotel that is better suited elsewhere. Far far away from us.

Please consider our thoughts and desires as a citizen of Carrollton, Texas.

Thank you,  
Heather Rodriguez  
1658 Kingspoint Dr.  
Carrollton, Texas 75007

This e-mail is for the sole use of the intended recipient and contains information that may be privileged and/or confidential. If you are not an intended recipient, please notify the sender by return e-mail and delete this e-mail and

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**From:** Jeannine Goodfriend <jmg663@sbcglobal.net>  
**Sent:** Monday, June 22, 2020 12:32:26 PM  
**To:** Andrew Palacios <Andrew.Palacios@cityofcarrollton.com>  
**Subject:** [EXT]Residence Inn

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.

Mr. Palacios:

I am so pleased the hotel permit was denied for the proposed Residence Inn on McCoy. I understand the applicants have appealed that decision. I am writing you to let you know I am vehemently opposed to the hotel being built. It would spell the decline of a beautiful neighborhood, as I'm sure you are aware.  
I will be attending the next meeting to voice my opposition as will many of my neighbors.

Please do not let this hotel move forward!

Thank you,  
Jeannine Goodfriend  
1630 Piedmont Place  
Carrollton

Sent from my iPhone

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Andrew

Begin forwarded message:

**From:** Paul Kysiak <[paulk.casa@gmail.com](mailto:paulk.casa@gmail.com)>  
**Date:** June 23, 2020 at 8:11:34 PM CDT  
**To:** Andrew Palacios <[Andrew.Palacios@cityofcarrollton.com](mailto:Andrew.Palacios@cityofcarrollton.com)>  
**Subject:** [EXT]Residence Hotel

**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.

My name is Stephen Kysiak, I live at 1601 Reunion Cir, Carrollton, TX 75007. I am requesting that you vote no on proposed Residence Hotel to be built between Raiford Dr. and Mccoy Rd. It is to be six stories, and the hotel will be 200ft from Mccoy, but the parking lot will back up to McCoy. My new neighbors will be the 2nd thru 6th floor, looking into my back yard and rear windows. Besides all the privacy issues I could bring up, traffic congestion, transient crime, light pollution, and loss of property values etc. I believe the residents of Carrollton would be better served with other uses of this property that would better serve us all. The Knob Hill residents are not against progress, they only want what is best for all. Thank you.

## Michael McCauley

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**From:** Andrew Palacios  
**Sent:** Monday, June 22, 2020 7:12 PM  
**To:** Marc Guy  
**Subject:** Fwd: [EXT]Please vote to UPHOLD Planning and Zoning's DENIAL of a zoning variance for Hilton Hotel.

Andrew

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**From:** Polly Peebles <pollypeebles@yahoo.com>  
**Sent:** Monday, June 22, 2020 7:11:07 PM  
**To:** Andrew Palacios <Andrew.Palacios@cityofcarrollton.com>  
**Subject:** [EXT]Please vote to UPHOLD Planning and Zoning's DENIAL of a zoning variance for Hilton Hotel.

**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.

Council-member Palacios,

Please let me add my voice to the many in the McCoy corridor who are asking you to Uphold the recent decision by the Planning and Zoning Commission to DENY the Special Use Variance to Hilton Hotels. We don't need them, nor do we want them.

First, let me say, my husband and I are 45 year residents of Carrollton. In the past, we have worked in many capacities in this city, from chairing the Carrollton Country Fair, serving on Ken Marchant's Vision 2000 committee, operating the Council job bank to place laid off workers from Mostek Corporation, and Bond Development Committees. As a matter of fact, I taught with your wife Peggy, at DeWitt Perry Middle School. Over the years, we have become very familiar with what this city needs and doesn't need. Three hotels, tightly shoehorned into a small tract of land is not one of them.

The occupancy rate (unlike what Hilton erroneously told the Commission) is 40-50% at best. If that is spread out over three hotels, that means that potentially 80 % of the rooms are empty at any given time. Hardly enough to support the amenities and quality they claim to maintain. Empty parking lots are not a sign that one might want to stay there. It doesn't speak well for the city. The quality will suffer and rooms could ultimately be rented "by the hour" to unsavory guests. Then crime becomes a major headache.

The city staff, who, by the way, seemed somewhat over-zealous in pushing this boondoggle, admitted that the last traffic survey they did on McCoy was made in 2010. Since that time, nearby development has grown. This has increased traffic on TWO LANE residential street McCoy. When Old Denton was under construction, many found McCoy to be a convenient cut through to avoid traffic. Unfortunately, it was so good, they just kept on coming down McCoy. With traffic to three schools and commuter traffic, getting out of our alley onto McCoy in the mornings and afternoons is virtually impossible. Remember, that there are no restaurants in these proposed hotels. If a person doesn't want to cook or drink the coffee normally provided in the room, they'll head down McCoy to Starbucks!

And what about restaurants? In 2010, Mayor Branson touted the need for quality restaurants. Where are they? Not in this town. Let's face it, there are no corporate offices to draw business travelers. There are no restaurants to attract travelers. There are no entertainment venues to attract travelers. And we want to build two hotels that DON'T have restaurants?

I won't expound on the lowering of property values and destruction of privacy for Nob Hill. That is obvious!

It boggles my mind that there is no “ vision” for Carrollton. We seem to constantly be leveling down, making excuses why we cannot do better, while other towns are leveling up. I point, as an example, to the the Town of Little Elm. Currently they are completing work on a 48,000 sq. ft Indoor Aquatics Center with a retractable roof. What are WE doing? Closing pools, downgrading the one we have, and making “splash pads” that no one over five uses.

Vision, Mr. Palacios, vision! Vision for a Carrollton that attracts and keeps restaurants, shopping, and entertainment. Make our city a destination! Please don’t junk it up with monstrosity, empty hotels. If they have to come to our town, perhaps at Trinity Mills and 35 near the transit center and new offices would be better served.

Thank you for your time.

Polly Peebles  
[1611 Mission Ridge Trail](#)  
[Carrollton, Tx 75007.](#)

Sent from my iPhone

## Michael McCauley

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**From:** Andrew Palacios  
**Sent:** Monday, June 22, 2020 6:53 PM  
**To:** Marc Guy  
**Subject:** Fwd: [EXT]Residence Inn

Andrew

---

**From:** skersting@verizon.net <skersting@verizon.net>  
**Sent:** Monday, June 22, 2020 4:42:07 PM  
**To:** Andrew Palacios <Andrew.Palacios@cityofcarrollton.com>  
**Subject:** [EXT]Residence Inn

**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.

Please deny the request to build a Residence Inn on McCoy due to traffic problems and drugs.  
Also human trafficking.  
Sally and Chad Kersting  
1834 Woodbury  
Residents since 1977

## Michael McCauley

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**From:** Andrew Palacios  
**Sent:** Monday, June 22, 2020 6:52 PM  
**To:** Marc Guy  
**Subject:** Fwd: [EXT]Appeal - PLSUP 20-1X1 Residence Inn Carrollton  
**Attachments:** NobHillFromHotel (18).jpg; VideoCapture\_20200609-184600.jpg

Andrew

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**From:** Tommy T <ats425@hotmail.com>  
**Sent:** Monday, June 22, 2020 12:03:39 PM  
**To:** Kevin Falconer <Kevin.Falconer@cityofcarrollton.com>; Steve Babick <Steve.Babick@cityofcarrollton.com>; Glen Blanscet <Glen.Blanscet@cityofcarrollton.com>; Pat Cochran <Pat.Cochran@cityofcarrollton.com>; Mike Hennefer <Mike.Hennefer@cityofcarrollton.com>; Andrew Palacios <Andrew.Palacios@cityofcarrollton.com>; John Sutter <John.Sutter@cityofcarrollton.com>  
**Subject:** [EXT]Appeal - PLSUP 20-1X1 Residence Inn Carrollton

**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.

Mr. Mayor, council members;

Please deny this zoning change. We don't need another hotel here, and we definitely don't want an "extended stay" hotel here.

The statements from the petitioners regarding privacy and the means with which they said they would address it are misleading at best, and outright fabrications at worst.

As you can see from the attached drone photos (*taken from the proposed location*), the six (?!?!?) trees they propose as visual barriers would have to be over 50 feet tall to have any effect, and the proposed hotel would look into hundreds of back yards, living rooms, and bedroom windows.

In addition, property values in Nob Hill would plunge at least \$10,000 or \$20,000 per property, making any tax revenue from the hotel a moot point.

Thank you for your consideration, and please affirm the P&Z commission's majority vote to deny this very very bad idea.

Tommy Stewart  
1606 Railhead Place  
Carrollton, Tx. 75007

Name: John Cardamon  
Address: 1633 San Francisco  
City, ST, ZIP: Conroe 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.

I hereby register my:  Support  Opposition

To Case No./Name: PLSUP 2020<sup>141</sup> Residence Inn Con

Comments: TOO Busy Already  
Plus The Noise

Signature: John Cardamon Date: 6.22.20

Name: John Cardamon  
Address: 1603 Railhead Pl  
City, ST, ZIP: Conroe 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.

I hereby register my:  Support  Opposition

To Case No./Name: PLSUP 2020-1X1 Residence Inn Con

Comments: NOT a good idea

Signature: John Cardamon Date: 6.22.20

Name: Real Castle Inn  
Address: 1603 Railhead Pl  
City, ST, ZIP: Conroe 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.

I hereby register my:  Support  Opposition

To Case No./Name: PLSUP 2020-1X1 Residence Inn Con

Comments: Noise + CONSTRUCTION

Signature: John Cardamon Date: 6.22.20

PUBLIC COMMENTS

Name: Adam Chandler  
Address: 1617 Bennington 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 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: PLSUP 2020-1X1 Residence Inn Carrollton

Comments: We oppose the construction of a Residence Inn near our home

Signature: [Signature] Date: 6/22/20

Name: Ellen Owen  
Address: 1600 Reunion CR  
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.

I hereby register my:  Support  Opposition

To Case No./Name: PLSUP 2020-1X1

Comments: This will tower over our home, invade our enjoyment of our space. Negatively impact Property values put in Restaurants - this is no.

Signature: [Signature] Date: 6/23/20

Longer anything like what was proposed in 2008-10

Name: STEPHEN P. KYSLAK  
Address: 1601 REUNION CIR.  
City, ST, ZIP: CARRINGTON 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.

I hereby register my:  Support  Opposition

To Case No./Name: RESIDENCE INN PLUP 2020-1X1

Comments: TRAFFIC CONGESTION LIGHT POLLUTION, SECURITY ISSUES AND PRIVACY ISSUES. 5 of 6 stories will be looking into my back windows and yard.

Signature: Stephen P. Kyslak Date: 6-23-2020

Name: J. Kins  
Address: Bennington 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 **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: PLSUP 2020-1X1 Residence Inn Carrollton

Comments: Too close to homes with no buffer zone. More traffic on Meagan without a turn only lane to Trinity Mills + more crime with lower home values.

Signature: [Signature] Date: 06/23/2020

PUBLIC COMMENTS

Name: Katherine Johnson  
Address: 1605 Reunion Circle  
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.

I hereby register my:  Support  Opposition

To Case No./Name: PLSUP 2020-1X1

Comments: We do not need another empty hotel disrupting our environment. We don't like the one you approved

Signature: Katherine Johnson Date: 6/23/2020

Name: Kenneth Baker  
Address: 1604 Crooked Creek 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 **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: PLSUP 2020-1X1 Reading Inn

Comments: totally oppose having the hotel so close to our neighborhood.

Signature: Kenneth Baker Date: 6/23/2020

PUBLIC COMMENTS

Name: Tiffany Francis  
Address: 1612 Bennington Drive  
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.

I hereby register my:  Support  Opposition

To Case No./Name: PLSUP 2020-1x1 Residence Inn Carrollton

Comments: I do not support the building of this business across from my neighborhood.

Signature: Tiffany Francis Date: June 24, 2020

Name: Travis Robinson + Yanet Cardoza  
Address: 1600 Railhead Place  
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.

I hereby register my:  Support  Opposition

To Case No./Name: PLSUP 2020-1x1 Residence Inn Carrollton

Comments: My wife and I have a 2+1/2 year old son named Jax. We've lived here since 2011, but unfortunately would have to strongly consider moving if this special use permit is passed. We would not be comfortable with the increased

Signature: T.R. Date: 6/24/20

traffic as well as the increased concerns for our son's safety due to the overwhelming statistics with extended stay motels.