

PUBLIC COMMENTS

From: Linda Valle <KRKv6@hotmail.com>
Sent: Thursday, March 5, 2020 12:04 AM
To: Loren Shapiro <Loren.Shapiro@cityofcarrollton.com>
Subject: [EXT]QuikTrip project plans

Good morning Loren,

My son David forwarded me the information on the proposed QuikTrip project on Sandy Lake Road and the Thursday meeting deadline, and I wanted to equally share my thoughts with the City Council on how I think this specific spot will simultaneously impact our community, in quality of life litter concerns. Litter surrounding major intersections is an all too frequent occurrence, and this happens both through businesses and consumers, as I've worked at gas stations myself as a teenager and adult.

Unfortunately, I also believe that even with conditions met with the developer, that litter is still imminently bound to happen, with the surrounding forests on this lot, and with the Trinity River and creek nearby. I believe this would later become a concern for the Code Enforcement department's workloads and challenges such as miscommunication among QT employees to maintain, adequate shifts of employees, differing weather, traffic and time, wind speeds varying the ability of litter control therefore limiting effectivity, etc. Something I've noticed anywhere is that litter is always occurring and gas stations are included. The specific traffic changes TxDOT would impose on this corner is also a concern later in time.

I support the idea instead of moving this gas station to the other currently cement-founded vacant lot across the freeway at the Jackson-35 corners, and while I'm well aware of TxDOT's plans to expand 35, I strongly believe there aren't any other opportunities to make a park in this area with the paved trail-like roads in Sandy Lake Park. The northwest corner here, has also a visible pathway going under Bush Turnpike that could be a trail accessing the westbound Sandy Lake sidewalk, circling down to Sandy Lake Rd. Or also adding access to fishers to the lake, who otherwise have to park alongside the freeway or frontage roads.

These plans could then compliment any future beautification plans on the RV park on this street, given its large size. Potential park plans would also be a nod to the similar plans the City of Dallas proposed on the Trinity River levee with a cycling and walking trail going all around, including connecting to nearby parks, which is also the mindset here on Sandy Lake Rd. I'm confidently hopeful that TxDOT would happily negotiate any of these plans if the City brings out the potential especially as a preservation of these Trinity-bordering trees, since some were removed for the Dickerson Pkwy bridge a while ago.

Another potential in making this a park, would be yet another alternative of parks along the River, such as Sam Houston Trail Park, which goes under both Bush Turnpike and 635, or the trail on Hebron Pkwy going into Lewisville near 35. Mature trees like these on Sandy Lake Rd including the growing Post Oak on the lot, identified by the surveying staff, show this tremendous potential. I'm also hopeful QuikTrip would support the community potential this new park could bring community-wide and that the lot across the street would be closer to the DART station.

Thanks and I hope you'll see how we can continue to drive new parks despite any inevitable freeway and road projects,

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From: David Valle <dalmatian_94@yahoo.com>
Sent: Tuesday, March 3, 2020 4:28 PM
To: Loren Shapiro <Loren.Shapiro@cityofcarrollton.com>
Subject: [EXT]QuikTrip Project P&Z

Hello, I wanted to express my sincerest thoughts on the QuikTrip project, and as I've been informed this would unfortunately require several tree removals including for a now-proposed larger quantity of gas pumps for commercial trucks, therefore increasing the chances of exhaust entering our community's airspace.

Expanded plans with or without extra pumps, while funding the Tree Restoration Fund for any unreplaced, I would've sincerely preferred this happen on a different site, considering the natural value this forest adds in an otherwise largely warehouse concrete area with limited landscaping. Instead, for example, since I'm aware a large site is needed for the developer, the northeast corner (north of the El Paisa), would've been used instead including given its access to Broadway St. Including where this could either occupy the adjacent frontage road side, alongside 35 or stretching eastward on that vacant lot. Since this gas station would exist in a large traffic area, I sincerely believe it's important to explore alternatives as opposed to the forest currently considered.

With our hot summers and increased pavement throughout, I'm concerned about the particle pollution these fewer-tree canopy areas would have on nearby communities and prolonged-existing exhaust in our community's air. Something that's illustrated in our area's high particle pollution levels and ozone in summer, and an American Lung Association rating F. With recent road reconstruction projects throughout Carrollton resulting in mature trees being cut down, the Woodlake neighborhood one example, and continuing this health-impacting trend would heavily decrease our city's overall tree canopy. While the approved Trinity Mills-McCoy clinic project only resulted in 1 tree removed, this QuikTrip project would easily triple that number.

While I'm aware TxDOT will unquestionably acquire neighboring land here for freeway expansion in coming years, I believe it's equally important then to preserve whatever resources to compensate now for the fewer trees later. As an alternative, I believe the land this proposed rezoning site is on, from Sandy Lake-35 to George Bush Turnpike, could at least perhaps be considered as a new recreation trail and park instead, with this abundance of natural landscaping and the unique long shape where this could have purpose.

The scattered trees this rectangular land has, would be fitting like our other community trails, in an area here where there's no current trail or park, and its connecting to the Trinity Forest and Creek, as our equivalent to the similarly shaped Coppell park, Andrew Brown Park East and the connecting Park West, accompanied by Denton Creek. While I also understood that shrubs would be considered into the QuikTrip plans, I believe this simply wouldn't fittingly solve our city's and DFW's urban heat island occurrences that increase without trees like this area has, mitigating those effects.

As a daily visitor to our trails and parks, one thing I sincerely believe we're missing is shady trails on all three, Orange, Purple, Green and Blue with any shady areas being quite few in size. Therefore pioneering this unique location would additionally enhance our nearby Elm Fork Nature Preserve and McInnish Park. Equally on this subject, any future acquisition of the Sandy Lake MH & RV Park, would provide additional land for this park idea. Therefore, proposing the best of both worlds, potential for

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new parks and meeting the developer's proposals would show modern changes can happen to this long-outdated 1960s-era industrial area. Future of redeveloping these aging infrastructures instead is something I hope can happen soon.

This would boast our new parklands opportunities in a time as the City of Dallas is equally considering either newly planned parks or redeveloping over existing infrastructure. Especially given how long it takes for trees to maturely grow along any of our trails to an appreciably extensive size, not to mention funding them on all trail sides, taking advantage of these already-mature opportunities can immensely help. I believe we're also especially able to as this concept was a previous proposal in the Raiford Crossing project a few years ago, in adding a park along the creek connecting the Furneaux Creek Trail while simultaneously a residential neighborhood.

While I'm aware Sandy Lake Park in question, was recently bought by a landscaping company, I think arranging plans for a new park would be of critically excellent value to Carrollton overall. I think what makes preserving this space as opposed to the currently vacant el Paisa side, is that this west side's abundance of potential connecting to Elm Fork and McInnish. As yet another alternative, an extensive site needed by QuikTrip is also available for the extensively vacant concrete lot at the corners of Jackson, Broadway and 35. Even there, any required tree removal would be noticeably fewer.

To summarize, my 40-year long Carrollton born and raised local business-owner family all agree we have loads of opportunities for nature trails while also accommodating QuikTrip into an agreeably desired place and would attract new trend in using these recreational trails.

Thank you for considering and reading my expressively thought ideas, as we could easily overtake neighboring Farmers Branch's nickname, City in a Park and be Carrollton in a Park, given our larger land size,

From: 9723520060@mms.att.net
Sent: Thursday, March 5, 2020 2:54 PM
To: Michael McCauley
Subject: [EXT]

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Good afternoon. I heard about the new QT gas station that they want to build near hwy 35 and Forest. N.W. corner, I believe. I also heard you were talking emails to petition against it. I appreciate your time for that. I am one of the people that rather not have yet another Gas Station there. That area is already crowded with business. It would be nice to leave some of the beauty of mother nature there. Instead of building more. Instead why not leave it untouched. Or add a park if anything. Again, thank you for taking the time to except or concern.