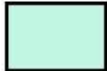


Opposition

 **Opposition Square Footage:**
66,482 Sq. Ft.

 **Property Within 200ft of
Subject Site:** 284,846 Sq. Ft.

$$66,482 / 284,846 * 100 =$$

23% Opposition

June Sin

From: marc sanchez <[REDACTED]>
Sent: Thursday, September 22, 2022 12:15 PM
To: June Sin
Cc: Monica S. Espinoza
Subject: No to Case # ZON-22-080020

Good morning,

I'm Marc Sanchez, a resident who lives near the job site which is proposed for development.

Thank you for the notice about next week's meeting.

After speaking with Monica in your department, she suggested that I send my concerns about this development to you.

Density

I learned that ordinance exceptions would be granted for this development that could compromise public safety.

For example, the exception of a minimum distance between structures from an already concerning 6' to an even lesser 5'.

I believe that this creates an unnecessary hazard given two recent, separate instances here in Dallas County where two entire rows of homes were destroyed. We live in a drought prone region.

The building code should reflect this fact with no exceptions.

Also, residents in the immediate vicinity of the proposed development have been dealing with street crowding for a few years now from the twice a day drop offs and pickups at the Early Childhood Development Center on the next block over on Coral Way. At times, traffic is at a standstill, as cars line up from both directions on Varsity Dr. and on Coral Way as well. The backup can stretch all the way around the corner

and down another block to Marshall Dr.

So, several months of construction at the intersection of Coral Way and Varsity Dr. would make the site impassable at times for emergency services and for current residents. That was the case already when one large tract was divided and developed into four single family properties on the 1900 block of Varsity Dr. recently.

I know that the city and the school district would more than welcome the additional, perpetual property tax revenues, but this is already a long established neighborhood which was developed on a much more considerate building code.

So, with these concerns, especially the density, I'm against the currently proposed development of the six homesites.

June Sin

From: Tommie D Mendoza [REDACTED]
Sent: Monday, September 26, 2022 9:08 AM
To: June Sin
Subject: Coral way

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, just wanted to let you know my concern. I don't think squeezing in 50ft lots will do any good to our neighbor hood. If you look, there is a minimum 75ft per lot. I think by putting smaller house it will bring our value down.

Tommie Mendoza
[REDACTED]

Sent from my iPhone

June Sin

From: CYNTHIA Orozco [REDACTED]
Sent: Monday, September 26, 2022 8:33 AM
To: June Sin
Cc: Monica S. Espinoza
Subject: 1000 Block Coral Way

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

To whom it may:

We are writing this letter to share our concerns for the potential zoning change being requested for property listed above. My husband and I are against this rezoning and building 6 houses in an area that isn't large enough to accommodate them. It will bring more traffic and street parking to the street which is an already high traffic area due to the 3 schools and buses that use this street as a pass through. Street parking is a huge issue for visibility for people walking and driving through the street, and the overflow will feed down to houses surrounding. We have lived in this street for 15 years in our current house and I myself have lived on this street for over 30 years. The cars that pass by coral way and sheriff zoom through without any concern for the people that live in the area and the neighbors walking. Adding six houses to this lot will bring more traffic and making the streets more narrow and add to back up traffic making entering and exiting our street more difficult.

Furthermore, bigger houses with bigger lots bring in families that will be proud to live in our neighborhood and take care of their property. We are concerned that bringing in smaller houses with smaller lots will bring in the attention for renters who do not show the same love for the neighborhood and pride.

This will also affect our property tax with smaller lot sizes decreasing the value of these homes and affecting all surrounding houses.

Thank you for taking the time to read our concerns and take into consideration.

Best Regards,
Jose & Cynthia Orozco

June Sin

1821 Varsity Dr.

From: dion thomas [REDACTED]
Sent: Sunday, September 25, 2022 6:54 PM
To: June Sin
Cc: Monica S. Espinoza
Subject: CASE # ZON-22-08-0020

I am not for the rezoning of the lot at 1901 Varsity Drive to be changed to all Coral Drive addresses and shrinking all of the lot sizes down just to meet the builder's needs. Everything on the block (1000 block of Coral Way) and the majority of the surrounding area is zoned for SF-FOUR that requires a minimum of 60 feet X 110 feet and changing the required zoning to a smaller or zone SF-SIX that requires a minimum of 50 feet X 100 feet changes the size of the lots down by 2,200 square feet.

I don't think Coral Way is a wide enough street (approximately 30 feet wide) to handle all of the extra parking on the street with all of the traffic that already uses Coral Way.

With this lot being a corner lot at the intersection of Coral Way and Varsity Drive, the corner lot has to meet special lot size requirements that are larger than non-corner lots and that should be taken into consideration for the development of the lot.

Thank you
C. Dion Thomas

June Sin

1821 Varsity Dr.

From: Twila Ragar-Thomas [REDACTED]
Sent: Sunday, September 25, 2022 7:30 PM
To: June Sin
Cc: Monica S. Espinoza
Subject: CASE #: ZON-22-08-0020

Follow Up Flag: Follow up
Flag Status: Flagged

I am not for the rezoning of the lot at 1901 Varsity Drive. All of the houses located on the 1000 block of Coral Way meet the minimum requirements for an SF-Four Zoning District therefore, the rezoning of the lot for smaller size lots would not match the lots on the remainder of Coral Way.

Kind regards,
Twila Ragar Thomas

June Sin

1026 E Coral Way

From: Jennifer Whittington [REDACTED]
Sent: Sunday, September 25, 2022 11:14 PM
To: June Sin
Cc: Monica S. Espinoza
Subject: Case # ZON-22-08-0020

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern:

I have been made aware of a zoning district change request on E Coral Way. The property is directly across the street from my house. I would like the record to reflect that I am very much against this being approved. I have lived in GP for 43 years of which I've been in my house for 33 years and am currently having a lot of costly improvements made. I do not want 6 houses crammed together directly across the street from me. The street already needs to be repaved but the city keeps doing patchwork instead. The added traffic is just going to make it even worse.

I requested a walk way to go beside my driveway down to my mailbox to allow for wheelchair access etc and the city denied my request but are considering rezoning the property directly across from me to allow 6 houses??? This makes absolutely no sense at all. I'm trying to improve my property. I would not have poured so much money into improvements had I known that 6 houses could possibly be going in across the street. I would have sold and moved. Would you want 6 houses directly across the street from you when it's zoned for 4???? I think not. Please keep that in mind when voting. Please do not allow this to happen. I love GP and have spent a big portion of my adult life volunteering for a lot of the charitable organizations and met a lot of incredible people in our city. Please do not make my happy place, my home, a place of contention for me. I had hoped to live here until my time on earth is done. I had this home built when my children were very young and plan on passing it on to them. I took care of my mother in my home while she battled cancer, I raised my children in my home, I love living here and pray the city does not allow the zoning change request.

Thank you.

Jennifer Whittington
[REDACTED]

June Sin

1929 Sheriff Dr.

From: Tommy Wilhoite [REDACTED]
Sent: Saturday, September 24, 2022 4:34 PM
To: June Sin
Cc: CD; Louise; Denise; Bubba; Tommy
Subject: Rezoning

I live at 1929 Sheriff Dr. since 1973.

The request to lower standards for lot size from 72' to 50' does not fall in line with the lots in this area.

So I for one of many resident's in this area have a problem changing lot sizes. They can still build houses there on 72' lots and still get 4 lots.

I hope you can see your way to not change the lot sizes.

Thank you for your consideration.

T.E. Wilhoite

1929 Sheriff Dr.

Grand Prairie, Tx 75051
[REDACTED]