

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

X

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-19.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-19.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of

Planning & Zoning

Commission meeting:

Tuesday, July 20, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, August 10, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Sam Mayfield
(please print)

Address:

113 N WA Allen Blvd

Signature:

S Mayfield

Date:

6.30.2021

COMMENTS:

Better than previously proposed plans.
Still concerned about traffic and parking
along WA Allen. Especially in front (side) of Fire
Station #3. Would like to see full plans. Also
need green space to allow for proper drainage off
the property. The proposed alley should help the
drainage issue. May be too many lots for this
small area to be used.



Case Number 2021-19: Concerns from 102 Lyndhurst

1 message

Kyle Johnson [REDACTED]
To: planning@wylietexas.gov

Mon, Jul 19, 2021 at 4:24 PM

Planning and Zoning Commission,

I'm writing to express my concerns about the proposed zoning change for the Garden Square Townhomes, case number 2021-19. My home is at 102 Lyndhurst Dr and shares a property line with the lot in question. I have a few concerns that I don't see addressed on the materials provided, therefore I cannot say that I am for this zoning change but if my concerns are addressed in a satisfactory manner I could be fine with the zoning change. I just need to understand the answers to my concerns listed below:

1. **Alley Privacy & Noise**- I hate the thought of having an alley right on the other side of my fence. In my experience living in homes that had alleys that's where problems especially those of a criminal nature occurred. My home has windows that let light in throughout the day only 20 feet from the fence. The idea of anyone being able to walk up and down the alley and peek through the fence into my house is a real problem. In addition to the privacy there will now be noise from vehicles including large trash vehicles right behind my house. I don't want to be disturbed by early morning trash or recycling pickups right behind my bedroom window.
 - **My Request** - Convert the existing neighborhood boundary fence to a board on board fence that is the same height as the existing fence and re-stain it on both sides. The board on board fence would also reduce the noise coming through the fence.
2. **Privacy between old homes and new homes** - My lot sits about 5 feet lower than the proposed site for the townhomes. I suspect the townhomes will be 2 stories. That will make it far too easy to look into my backyard or have a direct line of sight through my windows.
 - **My Request** - Plant mature deciduous trees between the townhomes and the Kreymer Estates homes along the fence line, large enough to block the view from the townhomes into my yard or looking into my windows.
3. **Resale Value** - I have a second story balcony on the back of my house. Whether I am in my backyard or on that balcony I currently have views of very large mature trees. I am extremely concerned about that view changing to looking at the back of townhomes and that in turn impacting the resale value of my home or even just the length of time it takes to sell my home.
 - **My Request** - Plant mature deciduous trees between the townhomes and the Kreymer Estates homes along the fence line, so that the view from my home is not townhomes.
4. **Alley Maintenance** - When the homes were first put in on Lyndhurst, neighbors further down the street were told they had to take care of lawn maintenance on the alley side of their fence. This is completely unreasonable given that we have no easy access to the alley side of the property line. Any maintenance on the alley side of the fence between the properties in question should not be the responsibility of the Kreymer Estates homeowners.
 - **My Request** - The developer, whose decision it is to pursue adding an alleyway, must commit to all maintenance on the alley side of the fence line on behalf of the future owners of the properties they are developing.

I'll plan to attend the meetings and I hope that there are satisfactory answers to the concerns posed above. I can certainly be moved to accept the zoning change as long as the developer is properly addressing the concerns of the neighbors.

Thanks,
Kyle Johnson
102 Lyndhurst Dr