



Case Number 2021-01: Concerns from 102 Lyndhurst

1 message

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

Thu, Jan 14, 2021 at 4:55 PM

Planning and Zoning Commission,

I'm writing to express my concerns about the proposed zoning change for the Garden Square Townhomes, case number 2021-01. My home is at 102 Lyndhurst Dr and according to the zoning exhibit provided would share a property line with 3 townhomes. 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. **Privacy** - My lot sits about 5 feet lower than the proposed site for the townhomes. As I understand it 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 behind or next to the townhomes that border Kreymer Estates, large enough to block the view from the townhomes into my yard or looking into my windows.
2. **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 behind or next to the townhomes that border Kreymer Estates, so that the view from my home is not townhomes.
3. **Drainage** - Because the Kreymer Estates lots on Lyndhurst sit lower than the proposed site I am very concerned about how the construction could impact the drainage.
 - **My Request** - A commitment to the bordering neighbors in writing from the developer to promptly correct drainage issues as they are discovered.

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

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-01.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-01.

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, February 2, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 23, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

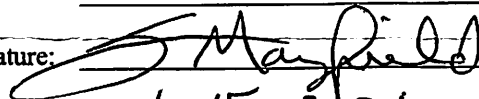
Name:

Sam & Debby Mayfield
(please print)

Address:

113 N. WA Allen Blvd

Signature:



Date:

1.15.2021

COMMENTS:

- I would be more inclined to support this request if:
- 1) The number of units was reduced significantly and only allowed across the west side of the property.
 - 2) Also concerned about type of townhomes. Are they income assisted homes?
 - 3) Where is the green space? All other projects in Wylie require greenspace this appears to have none.

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Date, Location & Time of
City Council meeting:

Tuesday, February 23, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Denise O'Kane

(please print)

Address:

1003 Sheldon Dr.

Signature:

Denise O'Kane

Date:

25 Jan 2021

COMMENTS:
