

August 18, 2018

Zc#18-011

Mayor Cook, Council Members, and City Manager Mr. Chandler,

On behalf of the below signed Willowstone Estate homeowners, we are writing in opposition to this Townhome project for the following reasons, which are in-line with your staff's recommendations and in-line with the reasons Planning and Zoning Commission unanimously voted this down.

- 1) The density and lack of open space of this project in this small field is unreasonable. Boxing in and warehousing this amount of people in one small space does not provide the quality of life that Mansfield prides itself. The 12' alley ways certainly pose a congestion issue due to a significant lack of guest parking. Are these narrow alleys sufficient for police and fire to respond to an emergency?
- 2) The buffer and set-back is insufficient and would have a significant impact on our established community that surrounds it if not increased. If density and buffer are not addressed, the noise pollution from this proposed community will be unbearable to the peaceful community that surrounds it.
- 3) The architecture is unsightly at best, and this "modern" storage unit looking style does not blend or compliment Willowstone Estate's single family architecture. Nor does it elevate the community as a whole.
- 4) We strongly oppose the construction of three story townhomes due to major privacy invasion to the surrounding land owners, no matter where these are placed in the lot. Two story townhomes for this size lot make much more sense and lessen the density and congestion.
- 5) Most important: The insufficient infrastructure of Turner Warnell Road. This road is the only entry exit available to this lot is single lane. Turner Warnell cannot come close to accommodating 78 new housing units and 150+ cars entering and exiting the property. It already backs up two to three light changes at Walnut Creek during peak times. This many additional residents on Turner Warnell Road will turn what is an existing problem into a nightmare. The only other option to avoid Turner Warnell congestion to get to Walnut Creek and the schools, goes straight through our neighborhood. People use Misty Mesa Trail as a throughway. This throughway is the same route our children walk home from Roberta Tipps, Wester and Asa Low. Due to this our children are at risk, and the impact of a new residential property will increase this risk, because it will force even more overflow traffic through our community. SEE ATTACHED TRAFFIC FLOW MAP. SEE ATTACHED EMAIL FROM THE CITY OF ARLINGTON SENIOR ENGINEER WITH PROJECTED DATE OF THE EXPANSION OF TURNER WARNELL.
- 6) Roberta Tipps Elementary School is at capacity and in overflow.

We are not opposed to residential development and feel it is a good use of this land, so long as it is a reasonable planned development and so long as it elevates the community and Mansfield as a whole.

We have met with the property owners and developer and are trying to work together toward a solution. We are hoping to come to a solution that is beneficial to both the established homeowners of Willowstone Estates and the property owner. We will continue to oppose this development as presented unless significant changes are made.

Thank you in advance for your consideration of the above. We would like the Council to seriously consider, should this project be approved, that the infrastructure of Turner Warnell be completed prior to the development.

Sincerely,

Angela Martin, 1 Willowstone Court

Shauna Friend, 13 Willowstone Court

Tammie Pavese, 13 Millington Trail, HOA Board

And the undersigned homeowners:

Rachael Siren 3235 Winding Ridge Cir

DION DRAYTON 1 RAIN TREE CT

Ken Nguyen 9 Willowstone CT

Brian Gonzalez 3104 Summer Grove CT

Beverly Reed 402 Dover Park

Angela Dean 107 MISTY MESA TRL

Renee Simmons 3067 Willowstone Trl.

Tammy Vercross 3100 Poplar Hill Tr

Kathy Hall 3110 POPLAR HILL TRL

ED MARTIN 108 ROCK MEADOW TRL

Kevin Frye 112 ROCK MEADOW TRL

Teresa + Ronald Robbins 3069 Willowstone Trail

Cole + Shawn Gamble 105 Misty Mesa Trl

Hammad Deeb 12 Willowstone Ct

Janet Williams 96 Forest Mill Trail

Bryan & Jamie Whittney 200 Millington Trl.

CHARLES & HELEN OLSEN 4 CRYSTAL BROOK CT

David & Angela Martin 1 Willowstone Ct.

Carlos & Linda Restrepo 102 Misty Mesa Trl.

Charles Roberts 92 Forest Mill

Jerry J. Rand 79 Misty Mesa Trl

Joe & Marlene Hill 416 Dover Park Trail

Alfonso Ventura 101 Misty Mesa Trail

Beverly Reed 402 Dover Park Trl

Antwan & Timika Edwards 2 Willowstone Ct.

Patrick & Paula Thratt 205 Millington Trl.

Nipheterie & Michael Johnson 7 Crystal Brook Ct.

Yolanda Lafayette 79 Misty Mesa Trl

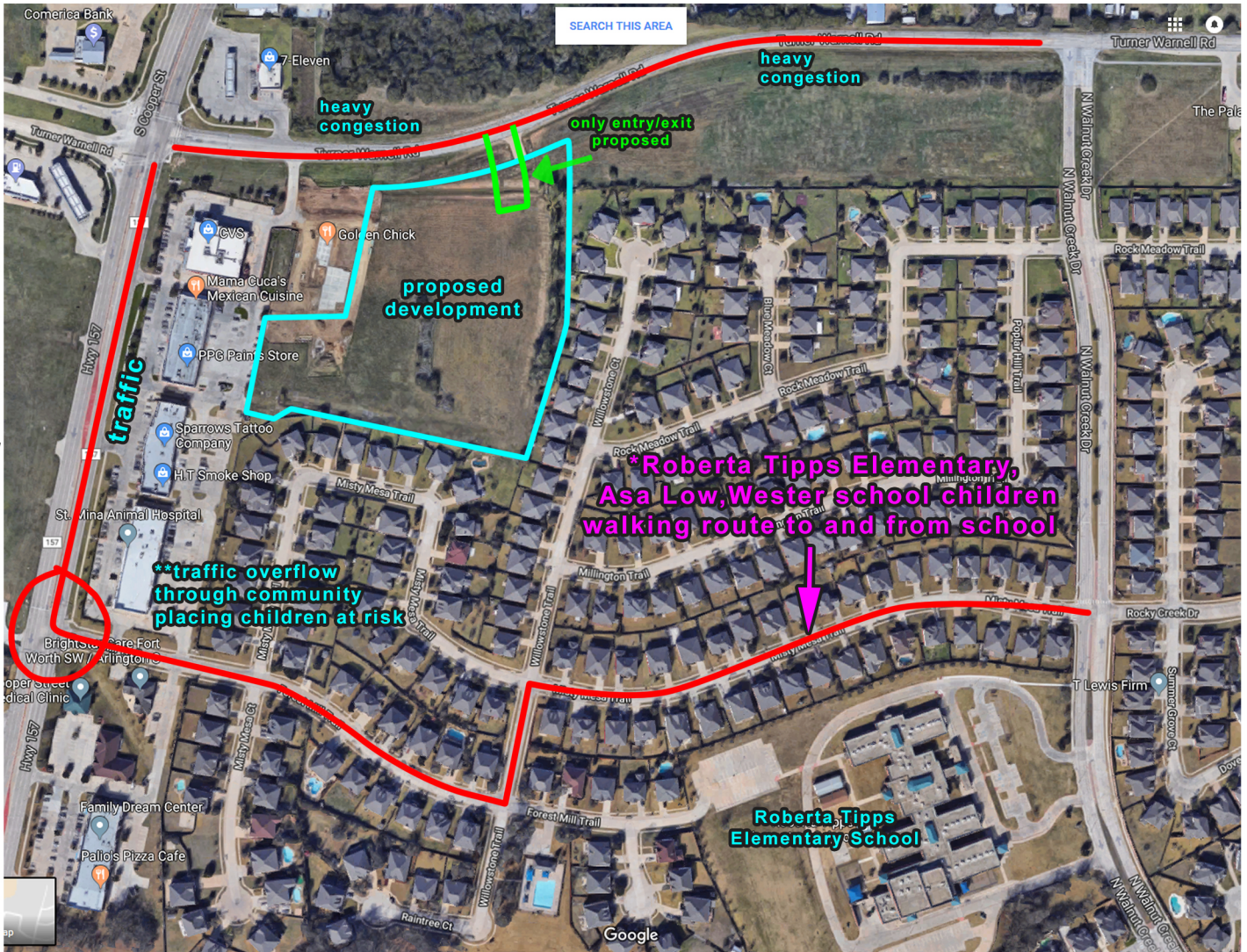
Walter Kibbs 100 ROCK MEADOW Trl

Michelle Wilhelm 101 Forest Mill Trl

Jerry Cremer 4 Raintree Ct, Mansfield, TX 76063
President, Board of Directors

**Summit
High School**

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ZC#18-011

Shauna Friend

From: Stu Bauman [Stu.Bauman@arlingtontx.gov]
Sent: Tuesday, August 14, 2018 10:03 AM
To: shauna.txcg@gmail.com
Subject: Turner Warnell (Cooper to Matlock) - widening

Hi Shauna,
It was nice to talk with you this morning.

Turner Warnell from Cooper to Matlock was a Capacity Project (widen to a 4-lane arterial) in the 2014 Bond Election. Info on the whole election is here:
<http://www.arlington-tx.gov/2014bond/>

The initial bond-sale sequencing showing all projects is here:
<http://www.arlington-tx.gov/wp-content/uploads/2014/12/Bond-Project-Sequencing.pdf>

The Turner Warnell project will have design funds available in Spring 2019, and construction funds available in Spring 2020.

I would estimate construction taking 18 months; and anticipate completion by the end of 2021.

Thank you for your call, and for being a proactive citizen in your community and city.



Stu Bauman, PE
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