



Andrew Bogda <andrew.bogda@mansfieldtexas.gov>

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## Letter of Opposition

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**Brandon Martin** <brandonam08@gmail.com>

Tue, Aug 18, 2020 at 8:52 AM

To: Andrew.Bogda@mansfieldtexas.gov

Hello Andrew,

As concerned neighbors of Cypress Crossing property at Middleton Drive, Ridgeoak Trail, Grainger Drive, Lasseter Drive, & Avondale Drive, we are opposed to the intention of developing the vacant property behind the Sprouts Farmers Market located at the corner of Debbie Lane and Matlock Road. The development of the proposed "luxury housing community" which consists of both two-story townhouses and four-story apartment buildings will have an EVERLASTING impact on everyone in the community. The Highlights of negative effects are and not limited to:

- A decrease in home values
- Apartment turning into Section 8 housing
- Privacy in backyards for homes on Middleton Drive
- School reapportionment for our kids
- Increased teacher to student ratios
- Increased property taxes
- Neighbors renting in Cypress Crossing if they can't sell
- Increased traffic, which will result in more accidents
- Increased crime & Noise

For the reasons mentioned above, the community of 'Cypress Crossing' are opposed to the proposed zoning change (ZC#20-008).

Regards,

Brandon Martin

[1901 Middleton Drive](#)

[Mansfield, TX 76063](#)

Homeowner

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**4 attachments**



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185K



**Scan 1.pdf**  
221K



**Scan 2.pdf**  
176K

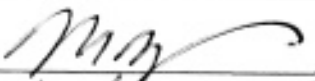

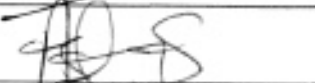
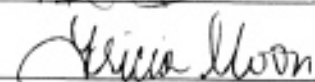
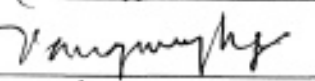
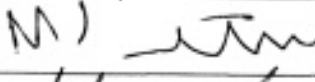


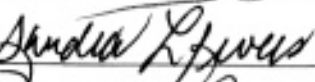
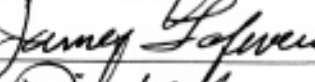
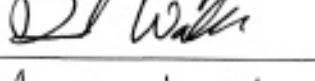
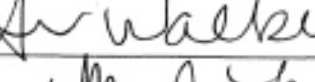
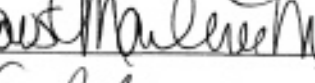
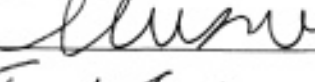

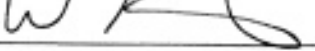


**Scan 3.pdf**  
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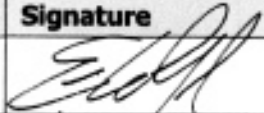


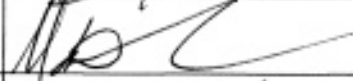


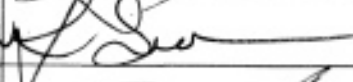

## Petition to proposed zoning change (ZC#20-008)

### Petition summary and background

- This proposed zoning change will have significant and everlasting impacts on home ownership within the Cypress Crossing subdivision. The proposed rezoning will result in both two-story townhouses and four-story apartment buildings being erected in the area immediately adjacent to Cypress Crossing.
- With many of the homes in Cypress Crossing, the back yard will now be physically adjacent to the apartment driveways and parking lots, and the apartments will overlook the homes' backyards and patios. Those residents will literally be able to throw a rock over their back fence and hit one of the townhomes or apartment buildings.
- Noise and light pollution will dramatically increase in the adjacent areas, which will certainly have a negative effect on Cypress Crossing.
- Realtors have acknowledged that this rezoning will represent a disincentive to some potential buyers and will almost certainly result in a reduced number of interested buyers and those potential buyers being more reluctant to purchase homes in Cypress Crossing after the townhomes and apartment complexes are built. This will, of course, directly or indirectly result in reduced property values.
- Apartment life cycles historically have a negative effect on property values in surrounding residential subdivisions and these apartments will literally be a stone's throw from Cypress Crossing.
- Rush hour traffic at Debbie Lane and 360 is already awful and it is not unusual to wait through multiple traffic light cycles before you can proceed through the intersection. In the last three months, Arlington approved 18 acres of high-density apartments at that intersection over the protests of residents. Now Mansfield is going to add another 476 apartments with an estimated 739 vehicles that will also dump onto Debbie Lane and Matlock Road.
- With this many new apartments being built in our immediate area, school reapportionment is almost guaranteed, new schools may be required and taxes may be affected, and yet MISD is not being included in the rezoning deliberations or decisions.

Printed Name	Signature	Address	Comment	Date
Mark Wagner		2710 Ridge Oak Tr <sup>Manchesterfield Tx</sup>	No to apartments	8/17/20
TAI TRAN		1915 Middleton, <sup>Houston</sup> TX	no to apartment	8/17/20
Adam Thomas		1805 N. Houston Dr	No to Apartment	8/17/20
Tricia Moon		1909 Middleton Dr.	No to apartments	8/17/20
TRANG LY		1911 Middleton Dr	no to apartment	8/17
Mike Altunk		1913 Middleton Dr.	No to apartment	8/17
Mariam Rahhal		2708 Avondale Dr	No to apartment	8/17
ROBERT SUMMERS		1919 MIDDLETON DR	No APARTMENTS	08/17/20
SANDRA LAFEVERS		1921 MIDDLETON DR	NO TO THE PROPOSED ZONING CHANGE!!	8-17-20
JAMES LAFEVERS		1921 MIDDLETON DR.	NO TO APARTMENTS	8-17-20
David Walker		1904 Lassefer Dr	No to apartments	8/17/2020
Sara Walker		1904 Lassefer Dr.	No to apartments	8/17/2020
Marlene Merant		1919 Lassefer	No to Apartments	8/17/2020
Cheryl Bruce		2709 Avondale	NO to Apartments	8/17/2020
Trinity Bruce		2709 Avondale	NO to Apartments	8/17/2020
Will German		2710 AVONDALE DRIVE	NO TO APTS	8/17/2020

Printed Name	Signature	Address	Comment	Date
Mohammed Rabbal	[Signature]	2708 Avondale Drive	No Apartments	8/17/20
Pedro Portocarrero	[Signature]	2707 Avondale Dr.	No Apartments	8/17/20
WAHEED KHAN	[Signature]	2706 AVONDALE DR	NO APARTMENTS	8/17/20
BELAL BAKA	[Signature]	2704 AVONDALE DR	NO APARTMENTS	8/17/2020
Sheik Griffith	[Signature]	1922 Lasseter Dr	NO Apartments	08/17/20
Cheryl Desormier	[Signature]	1915 Lasseter Dr	NO Apartments	8/17/2020
BRIAN GEORGE	[Signature]	1915 LASSETER DR	NO APARTMENTS!	8/17/2020
JENNIFER SHARP	[Signature]	1917 LASSETER DR	No to Apartments!	8-17-2020
Vicki Johnson	[Signature]	1912 Lasseter Dr.	NO Apartments	8-17-2020
Michael Johnson	[Signature]	1912 LASSETER DR	NO APARTMENTS	8-17-2020
Sarah ALMANZA	[Signature]	1920 LASSETER DR	NO APARTMENTS	8-17-20
RENE ALMANZA	[Signature]	1920 LASSETER DR	NO APARTMENTS	8-17-20

Printed Name	Signature	Address	Comment	Date
ERIC GROB		1910 Lassetter	No !	8/17/20
Sarah GROB		1910 Lassetter Drive	No !	8/17/2020
Ali Emam		6 Westgrove Ct.	No !	8/17/2020
Maryam Nabavi		6 Westgrove Ctr	No	8/17/2020
URSALA ISOAN		2706 Grainger Rd	No !	8/17/2020
Jordan Steph		1902 Lantz Dr	No	8/17/20
JACQUETTE SEABRON		1905 Middleton Dr	No	8/17/20
BRANDON MARTIN		1901 MIDDLETON DRIVE	NO TO THE PROPOSED ZONING CHANGE	8/17/20