
Letters Received from Property Owners in Nelwood within 200 Feet of the Proposed Development

To: Art Wright

Re:

Notification for SD#20-029, a replat to create Lots 1 through 24, Block 1, Legacy Estates, addressed at 2305 and 2306 Alicia Court, being a revision of Lot 1, Block 3, Nelwood Estates, Section 2, and an adjacent tract of land out of the Samuel West Survey, Abstract 1648, Tarrant County, Texas

From: Judy Lambert
2300 Vivian Ct.
Mansfield TX 76063
Resident of Nelwood Estates
since 1983

Concerns & Reasons I oppose this Plan:

1. Drainage onto Poe Lane

This has always been an issue. Heavy rains cause Poe Lane to flood curb to curb and at times the water is above curb line and in yards. At these times it is impossible to back out of my drive much less navigate Poe Lane

2. Resident Fire & Safety

Adding 23 Houses to our neighborhood with only one way in and out not only puts families at risk

but also our first responders.

3. Traffic

The addition of at least 46 additional cars with only one way in and out overloads Alicia Ct as well as Poe Lane. This does raise safety concerns involving this many additional vehicles.

4. House and Lot Size

The square foot house and lot size is not keeping with the restrictions of houses and lot size in Nelwood 1 or 2.

Less homes with larger lots and ^{more} sq ft would alleviate the traffic issue.

5. Conclusion

The planned neighborhood does not take the current ^{Nelwood} neighborhood into consideration and should not be approved as it stands. Therefore, I oppose the proposed plan.

Judy Lambert

7-10-20

Notification for SD # 20-089 a reptat
to create lots 1 through 24, Block 1 Legacy
Estates, addressed at 2305 and 2308
Alicia Court, being a revision of Lot 1, Block 3
Nelmwood Estates, Section 2 and an adjacent
tract of land out of Samuel West Survey, Abstract
1648, Tarrant County, Texas.

We protest the above proposed Change.
We live at 2304 Ricky Ct. We would have
2 houses on small lots behind our house.
If they are two story they both would
be looking into our back yard.

William & Jackie Carmichael
2304 Ricky Court
Mansfield, Texas 76063

William Carmichael 7-10-20
Jackie Carmichael 7-10-20

Letters Received from Property Owners in Nelwood more than 200 Feet from the Proposed Development

July 11, 2020

City of Mansfield-Planning Dept.

1200 E. Broad Street

Mansfield, TX 76063

Dear Planning and Zoning Committee:

Reference: notification for SD#20-029, a replat to create Lots 1 through 24, Block 1, Legacy Estates, addressed at 2305 and 2306 Alicia Court, being a revision of Lot 1, Block 3, Nelmwood Estates, Section 2, and an adjacent tract of land out of the Samuel West Survey, Abstract 1648, Tarrant County, Texas

We are opposed to the Legacy Estates Subdivision, SD#20-029 located within the Nelmwood Subdivision. The new subdivision as it is platted currently, does not adhere to the current housing structures for the neighborhood. A majority of the houses located on and off of Poe Lane sit on a third of an acre, if not more, of land. All but one of the houses in that area are one story homes. A majority of the homes on Shady Oak Trail are one story homes with larger lots, as well. The only "cookie cutter" houses in our neighborhood are the Centex Homes at the end of Poe and even these houses are on larger lots than the planned lots in Legacy Estates.

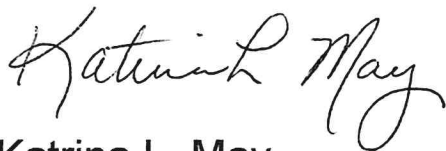
As residents on Shady Oak Trail, we are primarily concerned about the water drainage issue. We currently live close to the now empty lot of the condemned home that used to be on

Kimberly Court. In heavy rainstorms, we have massive amounts of water that flow from the houses on Poe into our yard. We cannot imagine what will happen if you approve 24 more houses with no yard to speak of, in our neighborhood.

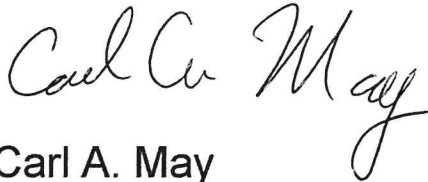
The other concern we have is the amount of traffic that will be added to Poe Lane. We are talking a bare minimum of 48 additional vehicles. Which leads to the other concern that they only have one way in and one way out which will be a nightmare for the fire department.

Please considering asking the developer to redraw the plat to contain half the amount of houses that they are currently considering. It is the right thing to do for our neighborhood.

Thank you for your time,



Katrina L. May



Carl A. May

1119 Shady Oak Trail, Mansfield

Letters Received from Property Owners in a Different Subdivision than Nelwood

DANNY AND KIMBERLY MCCLURE
1030 POE LANE
MANSFIELD, TX 76063

7/8/20

City of Mansfield
Attn: Planning and Zoning Commission
1200 E. Broad Street
Mansfield, TX 76063

RE: New Housing Addition / Legacy Estates

Dear Mr. Knight and Fellow Commissioners:

This letter is to address concerns about a new housing development given the name Legacy Estates, inside the Nelmswood Estates subdivision. This property was a prior landscaping / greenhouse site located at the end of the cul-de-sac on Alicia Court.

There are two issues of concern: first that the builder / developer is wanting to construct two dozen homes in this small tract of land and that brings about traffic concerns from those entering and exiting that new subdivision onto an already busy street (Alicia Court and Poe Lane).

The second concern, and the greatest concern for us living at the end of Poe Lane is the woefully inadequate storm drainage that already exists on Poe Lane. Poe Lane crests just past Ricky Court and slopes eastward to the end until it turns the corner onto Suffolk Lane. In that long run of the street from the crest and off of the four cul-de-sacs that empty on to Poe Lane there are ZERO storm drains until you reach the end of Poe Lane, and those singular storm drains are in front of our home at the end of Poe Lane. In the most heaviest of rains, the runoff can bring a torrent and then pond two (2') feet deep and has on more than one occasion risen to within just a few feet from our front doorway and actually entered our next door neighbor's home. More than a couple of times the flooding washed out our landscape beds that were around our trees (we have since removed that landscaping for that reason). Before there should be any further home building or construction, please seriously consider new storm drains along Alicia Court and further down Poe Lane in hopes of curbing all of that storm runoff from potentially flooding our homes at the end of Poe Lane. Adding more streets and more homes will certainly add to the flooding problems on Poe Lane. It is indeed a serious concern and most certainly should be addressed by an engineer and planners before any additional construction should be considered.

I have attached a Google Maps photo showing the proposed home subdivision, as well as the cul-de-sacs leading onto Poe Lane, along with a map of the developer's layout for the now vacant property.

I respectfully request that this matter be viewed as a serious flood issue and that remedies are put forth to solve the flooding and potentially worse flooding from this new subdivision under consideration.

Please feel free to contact us at (817) 913-9066 or via email at: mk4ugal@gmail.com.

Most sincerely,



Danny and Kimberly McClure

ALICIA CT.

POE LANE

PROPOSED SUBDIVISION

1030 Poe Ln



THIS AREA IS FROM ADAMS

