

# Prairie Gate Community

## Concerns/Issues

**Case Number: 5170606**

**Location: Dechman and Fish Creek Rd., Parallel to IH 20 Service Road**

Please note the following concerns and issues as follows for 609 E. Fish Creek Rd., Grand Prairie, TX.  
Residents: Mr. and Mrs. Brady Young,

1. The type of perimeter fence along the west, south and east property lines of 609 E. Fish Creek Rd. is not defined on the proposed site-plan. We, the property owners, strongly feel that they should be required if approved, to provide and construct a wall made of stone or brick and that the wall should be at least 8' high for privacy.
2. Their site-plan shows an entrance and exit onto Fish Creek Rd. which is within 30 feet of the drive entrance to our property. With the increased traffic and location of their entrance and exit, this is a major traffic concern.
3. The site-plan also shows an entrance and exit onto Dechman just north of the IH 20 over-pass which will definitely be a major sight distance problem for commuters.
4. The sharp curve at the NW corner of the proposed Prairie Gate Community property is definitely a major concern since it is considered to be a very dangerous curve, which there have been many reported accidents over the years. Vehicles quite frequently veer off the curve while traveling west or north bound. Will there be any proposals for street improvements for this area?
5. A Dog Park is also shown on the site-plan. It shows to be located at the southwest corner of our property. A major concern we have is regarding noise control and also the issue of cleanliness and the amount of odor we would have to endure by having the park located in this particular area.
6. We are also concerned about traffic entering and exiting their Community from Fish Creek Rd. which will be at all hours of the day and night and is currently located adjacent to the west of our property line less than 30 plus/minus feet. During the night hours we will have headlights shining on our property making it difficult to maintain our normal routine. Again, please note that we strongly feel that the site-plan be required to have an 8' foot wall around our property if this Community entrance/exit is approved.
7. Will the Commission please elaborate on the type of apartment complex Prairie Gate Community will be as far as benefit to the City. With all of the apartments in the City at this time, is there truly a need for another complex?
8. We understand that there is talk of a Charter School being located at the east end of Fish Creek Rd. before Belt Line. We reiterate that the traffic on Fish Creek Rd. will need to be fully addressed before considering Prairie Gate Community. The traffic concerns are definitely a major concern for those long-term and short-term residents of this thoroughfare.

Thank you for your time and consideration regarding our concerns with the above Prairie Gate Community.