

Exhibit G - Resident Correspondence

From: [jaina abraham](#)
To: [David P. Jones](#)
Subject: Re: Against apartment
Date: Wednesday, February 28, 2018 8:19:09 AM

4938 Constantine ct
Grand Prairie
Texas - 75052.

Sent from my iPhone

> On Feb 28, 2018, at 8:18 AM, David P. Jones <dpjones@GPTX.org> wrote:
>
> Good morning, Jaina. Thank you for reaching out to us. If you would like me to forward your comments on to Planning Commission and City Council for the official record, I will need your home address.
>
> Sincerely,
>
> David P. Jones, AICP
> Chief City Planner
> City of Grand Prairie
> 206 W. Church Street
> P.O. Box 534045
> Grand Prairie, Texas 75053-4045
>
> Office: 972-237-8260
> Main: 972-237-8255
> dpjones@gptx.org
>
>
>
> -----Original Message-----
> From: jaina abraham [REDACTED]
> Sent: Tuesday, February 27, 2018 4:15 PM
> To: David P. Jones
> Subject: Against apartment
>
> I just moved to lake ridge 2 years ago
> I selected this place to buy a house as it was quiet and more nature touched .
> It would be a disaster to bring a apartment that will make the place more crowded , pollution , more crime .
> Instead we wanted a nice park with some sort of pond or fountains so that we can take our kids there and utilize park for walking etc .
>
> Sent from my iPhone

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:


Name: Juan Alvarez

Address: 2631 Florence st.
Grand prairie tx 75052

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner: 2702 Red Oak

Name: Maricela Azari

M. Azari

Shupe Ventura, PLLC
9406 Biscayne Blvd.
Dallas, Texas 75218

June 1, 2018

Misty Ventura
214.328.1101
Misty.ventura@svlandlaw.com

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services, Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Rezoning Request")

Dear Mr. Norwood,

This firm represents Babcorp 200 LTD ("Babcorp"), the owner of property located within 200 feet of the property that is the subject of the Rezoning Request. This letter supplements Babcorp's May 7, 2018 letter regarding the Rezoning Request. ***Please provide a copy of this letter to the members of the Planning and Zoning Commission and to the members of the City Council.***

Babcorp opposes the Rezoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Babcorp opposes the Rezoning Request for the reasons described below.

If approved as proposed, the Rezoning Request would negatively impact Martin Barnes Road, an existing city street that provides access to Babcorp's and other's property. Babcorp's property includes frontage on Martin Barnes road, and that road provides access to

Babcorp's and other parties' properties. Babcorp does not support the proposed cul de sac and gated entrance shown on the Rezoning Request revised site plan because both limit fire access and create circulation concerns, especially given the limited frontage of the proposed development on a public right of way. The revised site plan and note stating "curb opening and concrete transition into existing Martin Barnes Pavement, Road to Remain Open" does not provide sufficient assurances that Martin Barnes will not be closed or abandoned. To mitigate the risk that Martin Barnes is treated as a side yard or buffer to the proposed development and ultimately abandoned or closed by the City, Martin Barnes should be improved from Camp Wisdom to its northern termination point then tied into the east-west access on the northern property line of the Rezoning Request. Improving Martin Barnes to its end point and connecting it to the east-west access on the northern property line of the Rezoning Request provides the proposed development with more reliable fire access and eliminates the need for the proposed cul de sac. Improving Martin Barnes to its end point mitigates the risk that traffic from the proposed development uses the segment of Martin Barnes from the cul de sac to Camp Wisdom as a stacking lane. Relocating the dumpsters to serve the proposed development away from Martin Barnes will eliminate truck traffic in front of the existing home fronting Martin Barnes.

If approved as proposed, the Rezoning Request will result in unneeded retail space when the existing retail space is already underutilized and, in some cases, vacant. Approving more commercial uses in a predominately residential area that does not fully support existing commercial property uses will be a detriment to the community.

The support of Lake Park North HOA for the Rezoning Request is conditioned on the incorporation of terms into a new zoning ordinance for applicant's property that are not the proper subject of a zoning ordinance. The applicant has solicited the support of Lake Park North HOA (the "HOA") for the proposed rezoning, and has also requested access across the HOA's property. The HOA has indicated it would support the Rezoning Request and allow the applicant's use of the HOA property for access if, and only if, the City incorporates into the proposed PD zoning ordinance fifteen (15) HOA requirements outlined on the attached Exhibit A that the HOA submitted to the City. However, the HOA's requirements to support the zoning application are not the appropriate subjects of a zoning ordinance.

Section 211.003 of the Texas Local Government Code provides a city may through zoning regulate: (1) the height, number of stories, and size of buildings and other structures; (2) the percentage of a lot that may be occupied; (3) the size of yards, courts, and other open spaces; (4) population density; and (5) the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes. Home rule cities may also regulate the bulk of buildings. In contrast, the HOA's conditions to support of the rezoning involve matters clearly not within the permissible scope of Section 211.003, including, for example:

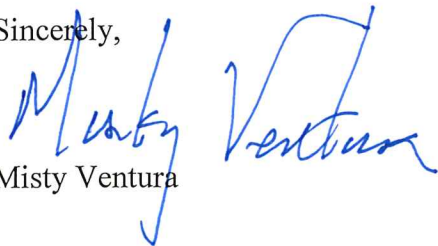
- Providing the HOA approval authority for matters such as the location, geometry, design and lighting of the access driveway, landscaping requirements, and drainage and flood control matters
- Specifying maintenance responsibilities with respect to landscaping and fencing

- Implementing traffic controls on public streets
- Specifying required improvements on HOA property, which property is not the subject of and will not be covered by the proposed new zoning ordinance.
- Assigning responsibility for legal costs

The HOA's written submission to the City makes clear that the HOA's support of the Rezoning Request is conditioned on the City incorporating all of the terms of the conceptual agreement between the HOA and the applicant into the zoning ordinance. It is simply not possible to satisfy this condition.

For these reasons, Babcorp opposes the Rezoning Request and respectfully request that you vote to deny the Rezoning Request.

Sincerely,



Misty Ventura

cc: Lake Park North HOA
Mark Dempsey

BABCORP 200 LTD
1717 Main Street, Suite 2800
Dallas, Texas 75201

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

Babcorp 200 LTD is the owner of property located within 200 feet of the property that is the subject of the Zoning Request. Babcorp 200 LTD opposes the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Babcorp 200 LTD

By:  _____

Title: Owner's Authorized Representative

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

2704 Potter Ct

Name:

David Baker

David Baker

From: [Shelley Boberg](#)
To: [David P. Jones](#)
Subject: Camp Wisdom Opposition to Rezoning for Apartments
Date: Monday, March 5, 2018 10:49:15 AM

Good Morning,

I am a home owner in the Lake Parks West subdivision at 5236 Brewster Ct, Grand Prairie, TX 75052. I am highly opposed to rezoning the area for apartment complexes. We purchased our home in 2008 and have enjoyed living here, knowing that this area is not zoned for apartments was always a plus factor. Especially since DFW was already the top apartment market in the country. If apartment buildings start being added, it will devalue our homes and force schools to rezone for the increase in population to this area. We currently pay PID dues and HOA dues, both organizations have had there share of struggles for various reasons. If we had to contend with the close proximity of apartment complexes and all that they bring with them, that would be too much and force us to relocated.

The meeting for the rezoning has been moved a number of times and I want to ensure with this email that my voice for opposition is heard even if I am unable to attend the meeting when it does happen.

Thank you in advance for recognizing our concerns for the community we live in and worked hard to improve.

Shelley Boberg
5236 Brewster Ct
Grand Prairie, TX 75052

630-800-5033

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053


Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:



Name: ERVIN CHENIER

Address: 2627 FLORENCE ST
GRAND PRAIRIE, TX
75052

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

5012 White Oak Dr
Name: Eugene Coleman

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

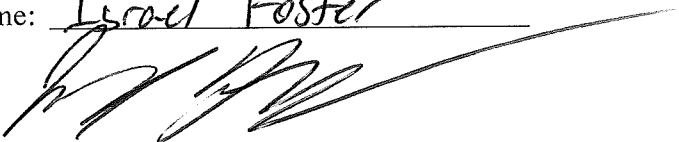
I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

5016 White Oak Dr

Name: Israel Foster

A handwritten signature in black ink, appearing to read 'Israel Foster', written over a horizontal line.

From: Dennis Heath
To: David P. Jones
Subject: Re: Grand Prairie Apartments
Date: Wednesday, February 28, 2018 6:02:59 PM

David,

It is: Dennis and Kimberly Heath
2625 Bennington Ct.
Grand Prairie, Texas 75052

Thank you!

Kimberly Heath

On Wednesday, February 28, 2018 8:15 AM, David P. Jones <dpjones@GPTX.org> wrote:

Thank you, Kimberly. I appreciate you reaching out. If you would like me to forward your comments on to the Planning Commission and City Council for the official record, I will need your home address.

Sincerely,

David P. Jones, AICP

Chief City Planner
City of Grand Prairie
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053-4045

Office: 972-237-8260
Main: 972-237-8255
dpjones@gptx.org

From: Dennis Heath [REDACTED]
Sent: Tuesday, February 27, 2018 4:47 PM
To: David P. Jones
Subject: Fw: Grand Prairie Apartments

Correction.....Mr. Jones.....Sorry....I was given your name and you are the Chief city planner, not the mayor....

On Tuesday, February 27, 2018 4:45 PM, Dennis Heath [REDACTED] wrote:

Mercer



Dear Mayor Jones,

Please reconsider letting any more apartments being built in our housing community. We are really trying hard to keep nice residential homes with HOA'S and PID'S to keep our neighborhoods nice. We currently have nothing but Section 8 housing apartment homes all up and down 360 South. There are way too many Apartments already...please consider not placing them directly in our housing communities that we all work so hard to be in. We do not need any eye-soar high rises or 3 story apartments at the location behind CVS off Lake Ridge. These are planned communities with great schools and low crime. Please keep our lake homes what we purchased them for.....Nice, neat, clean and houses only.

Thank you,

Kimberly Heath



att.net Mail Stationery

From: Tara Heusé
To: David P. Jones
Cc: HOA Lake Parks North
Subject: Proposed Development - Case Number Z180101/S180105
Date: Friday, March 2, 2018 6:00:22 AM

Mr. Jones:

We are new residents of Lake Park North, having carefully chosen the Grand Prairie area for relocation from Washington, DC. Deeply concerned over the development proposed for that certain piece of land fronting Kingswood and West Camp Wisdom and to the west of Lake Ridge Parkway, we submit the following concerns:

1. **FEASIBILITY.** We would first ask the City to review the feasibility of - not the proposed zoning change - but the *current zoning*. The tracks involved were zoned medium/high density residential THIRTY-EIGHT years ago on February 11, 1980 for a maximum of 312 units. Given the surrounding developments in the past decade, in particular Lake Parks North, we submit that the current zoning for 312 units is too high and should be changed to low-density/single family, not to high density residential (514 units) as proposed.
2. **MARKETABILITY.** A marketability study is requested before this development is approved. The proposed development adds 85,450 s.f. of retail space to an area that already has a large percentage of retail vacancies. Namely, the property on the NW corner of Lake Ridge Parkway and Kingswood not only has vacancies, the Baylor-Scott-White medical office will be vacated on March 31, 2018. Additionally, there are vacancies in the retail property fronting Lake Ridge Parkway between Kingswood and Camp Wisdom. There is another new vacancy in the property at 2580 W. Camp Wisdom. Adding another 85,450 s.f. will exacerbate the current vacancy issues, driving the rents for these existing properties down.
3. **ENVIRONMENTAL IMPACT.** Through the middle of the proposed development is the tributary that feeds into Fish Creek and backs up to the homes on the east side of Tarragon Lane. Our concern is that the high density property will put more stress on this tributary and on Fish Creek. As you are probably aware, the home owners of Lake Parks North recently had to contribute \$1,540 each for the repair of land washed away by Fish Creek behind several of our houses. Additionally, the plastic and waste that comes downstream now is a problem. 500+ units and 85,000+ s.f. of retail space will exponentially add to the garbage problem.
4. **NOISE.** We already live with noise from the natural gas generation plant - most times 24/7 - at Lake Ridge Parkway and S. Great SW Parkway. Isn't that enough?!
5. **VALUE STUDY.** Other neighbors have mentioned that the values of the homes in Lake Park North are expected to drop by at least 13% with the proposed development. We would like to know definitively what to expect in loss of value for single family residences and for the retail space. The residents of Lake Park North are extremely concerned that this part of Grand Prairie will begin to look like parts of Arlington, greatly reducing the equity in our homes and wiping away the bedroom community feel that we now enjoy.

Thanks for the opportunity to provide these concerns.

Paul & Tara Kenyon
4812 Tarragon Lane
Grand Prairie, TX 75052

Tara Heusé Kenyon

Mobile: [REDACTED]

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Please disregard Previous
Approval + Revocation of
Opposition dated 5/31/18

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

Dian M. Johns

Name:

DIAN M. JOHNS 6/3/18
5000 White Oak Dr.

May 31, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P. O. Box 534045
Grand Prairie, Texas 75053

Re: APPROVAL AND REVOCATION OF OPPOSITION to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, city of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

This letter revokes my prior opposition to the above described Zoning Case. I now approve the Zoning change described above.

I own property located within 200 feet of the property that is subject to the Zoning request. I was misinformed as to the nature of the Zoning request by those persons who opposed it. These misrepresentations appear to have been deliberate.

In accordance with V.T.C.A., Local Government Code Section 211.006 I now advise the City Council and the Planning and Zoning Commission that I approve the Zoning request as initially stated.

I would appreciate your forwarding this letter to the Planning and Zoning Commission of the City Council in order that they may consider my vote in acceptance of the Zoning change.

Sincerely yours,

Dian M. Johns

Print Name

Dian M. Johns 5/31/18

Signature

Date

5000 White Oak Ln.

May 31, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P. O. Box 534045
Grand Prairie, Texas 75053

Re: APPROVAL AND REVOCATION OF OPPOSITION to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, city of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

This letter revokes my prior opposition to the above described Zoning Case. I now approve the Zoning change described above.

I own property located within 200 feet of the property that is subject to the Zoning request. I was misinformed as to the nature of the Zoning request by those persons who opposed it. These misrepresentations appear to have been deliberate.

In accordance with V.T.C.A., Local Government Code Section 211.006 I now advise the City Council and the Planning and Zoning Commission that I **approve** the Zoning request as initially stated.

I would appreciate your forwarding this letter to the Planning and Zoning Commission of the City Council in order that they may consider my vote in acceptance of the Zoning change.

Sincerely yours,

DIAN M. JOHNS

Print Name

Dian M. Johns

Signature

Date

5/31/18

5000 White Oak Dr.

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053


Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

5004 White Oak Dr
Name: Elaine R Johnson


May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

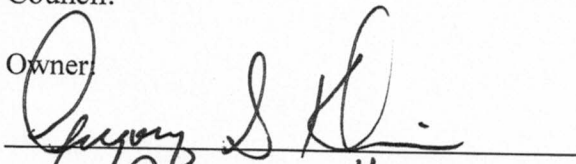
Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:



Name:

Gregory Kline

Address:

2607 Florence St.
Grand Prairie TX 75052

From: [Linda Kubalik](#)
To: [David P. Jones](#)
Subject: zoning for apartments
Date: Monday, March 5, 2018 4:54:42 PM
Attachments: [image002.jpg](#)

Good Afternoon!

I would like to be on record that I am NOT in favor of the rezoning for the apartments behind CVS on Lakeridge and Camp Wisdom. I am a local realtor and reside at 4918 Oak Hollow Drive.

I moved here 8 years ago because of the quality of life in Grand Prairie versus Las Colinas where I had lived for 10 years. Please we do not need more traffic or apartments!! Our infrastructure can't handle it and the reputation that Grand Prairie once enjoyed is slowly being destroyed!!

Thank you for your time!

Sincerely,
Linda

Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients.

Linda Kubalik
REALTOR®
Accredited Buyer's Representative Designation-ABR
Seniors Real Estate Specialist- SRES
100 % Club
Multi-Million Dollar Producer
Re/Max Pinnacle Group
5103 Magna Carta
Grand Prairie, TX 75052
972.974.8464 Cell
214.412.1483 Office
214.412.1484 Fax

[www.thekubalikteam.com](#)



From: [Richard Kunkel](#)
To: [David P. Jones](#)
Subject: Apartments Near CVS Lakeridge and Kingswood
Date: Thursday, March 1, 2018 8:45:25 AM

Morning

Hope that all is well. I would like to say I do not feel that there should be apartments behind CVS on Lakeridge and Kingswood. I really feel that the city should put in a park or something nice for the community to persevere nature. I live at 2643 Naples Lane.

Thank you

Richard Kunkel

From: [wslancaster4](#)
To: [David P. Jones](#)
Subject: RE: Apartments- SW Grand Prairie
Date: Tuesday, March 6, 2018 8:49:03 AM

David,

Thank you for your response. I absolutely would like you to forward my comments to the Planning Commission.

My address is
William Scott Lancaster
2747 Red Oak Dr.
Grand Prairie, TX 75052

Sincerely,
Scott Lancaster

Sent from my Galaxy Tab® A

----- Original message -----

From: "David P. Jones" <dpjones@GPTX.org>
Date: 3/6/18 8:23 AM (GMT-06:00)
To: wslancaster4 [REDACTED]
Subject: RE: Apartments- SW Grand Prairie

Good Morning, Mr. Lancaster

Thank you for reaching out. If you would like me to forward your comments on to the Planning Commission and City Council, I will need your full home address.

Sincerely,

David P. Jones, AICP

Chief City Planner

City of Grand Prairie

206 W. Church St.

Grand Prairie, Texas 75050

P: 972-237-8260

F: 972-237-8116

dpjones@gptx.org

From: wslancaster4 [REDACTED]
Sent: Monday, March 5, 2018 6:54 PM
To: David P. Jones <dpjones@GPTX.org>
Subject: Apartments- SW Grand Prairie

I am notifying you of my opposition and displeasure of the planned apartment complex that is being considered by the Planning and Zoning commission located between Camp Wisdom and Kingswood, and west of Lakeridge Pkwy. In the 22 years that I have lived in the Garden Oaks subdivision, I have seen many changes in this area. This apartment complex will add to an already heavy traffic situation with hundreds of additional vehicles from these units residents, not counting those additional vehicles that would visit those same residents. Most will be travelling back and forth either through other subdivisions along Kingswood or add to the already heavy daily traffic presence on both Camp Wisdom and Lakeridge Pkwy.

Kind regards,

William Lancaster

Red Oak Dr, Garden Oaks subdivision

Sent via the Samsung Galaxy S@6 active, an AT&T 4G LTE smartphone

From: [Mayra Lopez](#)
To: [David P. Jones](#)
Subject: Opposing apartment complexes in Grand Prairie
Date: Thursday, March 8, 2018 9:33:38 PM

Mr. Jones,

I hope this email finds you well.

I am a homeowner at 5844 Somerton Drive GP 75052. I would like to oppose specifically to apartments in Grand Prairie and recommend changing the zoning to high density housing. I also suggest that the city re-zone that property behind CVS to single family, low density development.

As a resident of Grand Prairie, I hope my voice is heard along with many other GP residents opposed to apartment complex development in our area.

Thank you!

Mayra Lopez

Sent from my iPhone

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

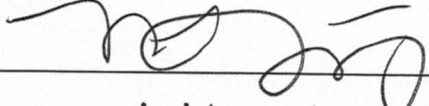
Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:



Name: Michele Lopez

Address: 2603 Florence St.

From: Kathryn Monette
To: David P. Jones
Subject: Re: Apartments behind CVS, Lakridge
Date: Monday, March 26, 2018 6:53:18 PM

Kathryn Monette
1814 Abilene Ct
Grand Prairie 75052

Please don't approve more apartments. It's not reasonable there with traffic already.

Sent from Outlook

From: David P. Jones <dpjones@GPTX.org>
Sent: Monday, March 26, 2018 8:10:56 AM
To: Kathryn Monette
Subject: RE: Apartments behind CVS, Lakridge

Good morning, thank you for reaching out to us. If you would like your comments forwarded to the Planning Commission and City Council, I will need your full name and home address.

Sincerely,

David P. Jones, AICP

Chief City Planner

City of Grand Prairie
206 W. Church St.
Grand Prairie, Texas 75050
P: 972-237-8260
F: 972-237-8116
dpjones@gptx.org

From: Kathryn Monette [REDACTED]
Sent: Sunday, March 25, 2018 3:46 AM
To: David P. Jones <dpjones@GPTX.org>
Subject: Apartments behind CVS, Lakridge

Please don't approve more apartments. It's not readable there with traffic already.

Get [Outlook for Android](#)

From: [REDACTED]
To: [David P. Jones](#)
Subject: Regarding the apartment next to CVS
Date: Thursday, March 22, 2018 6:37:03 PM

Hello my name is Christopher Mosher, I was informed by my neighbor Jeff Ricci of the apartments they are trying to put in next to CVS on Camp Wisdom and Lakeridge and I just wanted to say this wouldn't be good for any of us and I am fully against this in all ways. Please feel free to reach out to me with any questions or if you need any info.

I live at

2729 White Oak Dr.
Grand Prairie, TX 75052

Thank you
Christopher Mosher

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

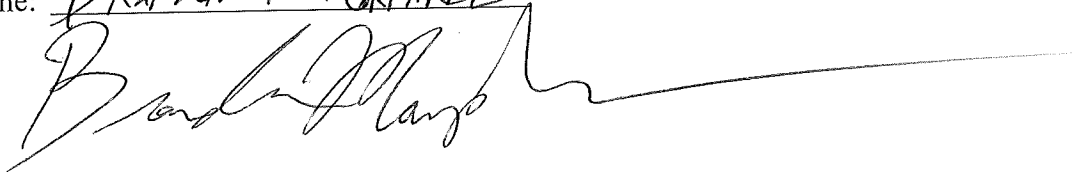
I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

2705 White Oak Drive

Name: BRANDON MURPHREE

A handwritten signature in black ink, appearing to read "Brandon Murphree", with a long horizontal line extending to the right.

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

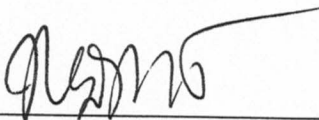
Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:



Name:

Dong Nguyen

Address:

2615 Florence St.
Grand Prairie, TX 75052

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053



Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

 
Name: SAMUEL PHILEMON ELIZABETH PHILEMON
Address: 2611 FLORENCE STREET Grand Prairie TX 75052

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

Santiago and Laura Retana

Name: Laura Retana Laura Retana

Address: 2703 Garden Grove Rd
G.P. TX 75052

From: Jeff Ricci
To: David P. Jones
Subject: Re: Apartments adjacent to cvs
Date: Wednesday, February 28, 2018 12:48:03 PM

Sure Jeff Ricci 2733 White Oak Dr. Grand Prairie Tx 75052. Thank you

Sent from my iPhone

> On Feb 28, 2018, at 11:47 AM, David P. Jones <dpjones@GPTX.org> wrote:
>
> Hi Jeff, thank you for reaching out. If you would like me to forward this on to Planning Commission and City Council for the official record, I will need your home address.

>
> Sincerely,
>
> David P. Jones, AICP
> Chief City Planner
> City of Grand Prairie
> 206 W. Church Street
> P.O. Box 534045
> Grand Prairie, Texas 75053-4045
>
> Office: 972-237-8260
> Main: 972-237-8255
> dpjones@gptx.org
>
>
>
>

> -----Original Message-----

> From: Jeff Ricci [REDACTED]
> Sent: Wednesday, February 28, 2018 10:18 AM
> To: David P. Jones
> Subject: Apartments adjacent to cvs
>
>

> David, just sending an email to voice my displeasure with the apartments that are in the works next to cvs on camp wisdom. In recent years there have been 2 apartments put up in this area. Not only do we not need another apartment that land should be designated as a nature preserve as there aren't many places left for the coyotes to run. There is much wildlife on that land that will be affected. Our neighborhood will be out in full force at the rezoning meeting. Thank you for your time. Jeff Ricci Sent from my iPhone

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

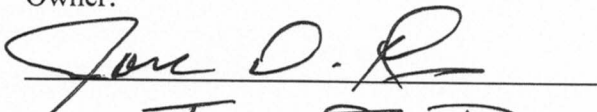
Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:



Name: JOSE I ROMAN

Address: 2623 FLORENCE ST.

From: Gloria Rubin
To: David P. Jones
Subject: Proposed Apartments
Date: Wednesday, February 28, 2018 2:35:14 PM

Mr. Jones,

As a resident of Lake Parks Addition, I would like to express my concern and opposition to apartments being constructed near CVS on Lake Ridge. Traffic and overcrowding is a major concern. When I moved to this area in 2012, it was a pleasant, quiet, and neighborly neighborhood. It is steadily growing into a very congested and noisy area. I am formally expressing my opposition to more apartments. Please take my concern into consideration when making a decision regarding the apartments.

Thank you for your time and consideration.

Gloria Rubin
682-221-3991
5315 Throckmorton, Dr.

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

2701 White Oak GP

Name: DARREL Ruiter

Darrel Ruiter

May 7, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

Don Smith

Name:

Don Smith

Address:

4943 Constatine Grand Prairie, Tx, 75052

**Fw: Protest Letter**

1 message

yadira alvarado <yadiraalvarado@[REDACTED]>

Mon, May 21, 2018 at 8:07 PM

Sent from Yahoo Mail for iPhone

*Sent on 5/10/2018 via email
to the City staff.*

Begin forwarded message:

On Thursday, May 10, 2018, 1:14 PM, yadira alvarado <yadiraalvarado@[REDACTED]> wrote:

May 10, 2018

City of Grand Prairie
Attn: Steve Norwood
Director of Development Services
Planning Division
206 W. Church Street
P.O. Box 534045
Grand Prairie, Texas 75053

Re: Opposition to Zoning Case No. Z180101/CP180101/Planned Development for Mixed Use on Approximately 26.78 acres at 2650 W. Camp Wisdom Road, Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, Generally Located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W. Camp Wisdom Road (the "Zoning Request")

Dear Mr. Norwood,

I own property located within 200 feet of the property that is the subject of the Zoning Request. I oppose the Zoning Request, and this letter is a written protest under Section 211.006 of the Texas Local Government Code. Section 211.006 requires the affirmative vote of at least three-fourths of all members of the City Council to approve a zoning change if the owners of at least 20 percent of the area of the lots or land immediately adjoining the area of request and extending 200 feet from that area protest the zoning change in writing.

Please provide a copy of this letter to members of the Planning and Zoning Commission and City Council.

Owner:

Armando Valenzuela Jr & Yadira Alvarado
2619 Florence St
Grand Prairie TX 75052

Name: Armando Valenzuela Jr
Yadira Alvarado

From: Brian
To: David P. Jones
Subject: Re: Apartments behind CVS
Date: Thursday, March 15, 2018 1:11:24 PM

Brian whittington
5323 Brazoria Dr
Grand Prairie TX 75052

Sent from my iPhone

> On Mar 13, 2018, at 2:14 PM, David P. Jones <dpjones@GPTX.org> wrote:
>
> Brian, thank you for reaching out. If you would like me to forward your concerns to the planning commission and city council, I will need your full name and address.
>
> Sincerely,
>
> David P. Jones, AICP
> Chief City Planner
> City of Grand Prairie
> 972-237-8260
>
> Get Outlook for Android<<https://aka.ms/ghei36>>
>
>
>
> From: Brian
> Sent: Tuesday, March 13, 12:34 PM
> Subject: Apartments behind CVS
> To: David P. Jones
>
>
> I live near camp wisdom and lake ridge parkway. I am completely against the building of apartments in this area. We moved out here to get away from apartments. Apartments draw crime. Please do not approve the building of apartment complex in this area. Sent from my iPhone
>