

HOMEOWNERS
HOLIDAY HILLS ESTATES
GRAND PRAIRIE, TX
July 31, 2019

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Received

PLANNING AND ZONING COMMISSION/ CITY COUNCIL
317 COLLEGE STREET
GRAND PRAIRIE, TX

We are the residents of the housing development formerly known as Holiday Hills Estates. (Geographic zone defined within these boundaries, to the North/ I 30, to the East/Carrier Parkway, to the South/ Hill Street and to the West/ 161.)

We present this letter to inform in brief, reasons for our opposition to the planned development at 1610 Hill Street, Grand Prairie, TX (Public Hearing Notice Z190801/CP190801.)

LOWER PROPERTY VALUES:

Some people may argue this issue, both sides can show studies to support their belief. But, ask any home owner or realtor, the majority of homeowners or prospective homeowners are biased against apartments/ multi-family housing. This causes homes near these sites to be less desirable. Enough said?

INCREASED NEED OF POLICE PRESENCE:

We do not claim that those who live in a multi-family dwelling environment are more likely to commit acts of crime or other situations than homeowners, but it is a documented fact that if you have an increased number of people, you increase problems. If 8 out of 10 people are good law abiding citizens, that leaves 2 that are of dubious nature. Now multiple that by 300,400,500, and you can have problems. This is probably the biggest driver of the desire for homeownership.

We included 2017 & 2018 data from our own Grand Prairie Police Department. Data shows response calls to given addresses. We have 3 apartment complexes within our neighborhood boundary. You can compare the apartment's address to all homes on a given street.

Speaking of crime we already have problems at Hill Street Park. (adjacent to the proposed apartment development.) Drug use as evidence by needles and drug paraphernalia found littering the ground. Gun shots heard and bullet casing found on the ground. Probable prostitution due to quantity of used condoms left discarded on the ground. We strongly believe that having 400-500 people living, literally, only a half-minute walk from the park will only increase this type of activity.

FLOODING:

This is not a concern for our whole neighborhood, but some areas now (since the completion of Hwy 161) according to FEMA are now in an official flood zone. Looking at the proposed project's plans, it looks to add many acres of rain water runoff? The lower section of Hill Street Park already floods several times each year. Do we really want to add more runoff? Does the city want the accountability if these homes flood?

TRAFFIC:

Since the completion of 161, what was NW 19th street, which is now the frontage/ access road is a very busy and dangerous road. The proposed project will add approximately 400-500 more cars to area roads, that at peak times, are already inadequate.

Another safety concern is that project plans show two entrances/ exits to the apartment complex. Even if they added other entrances/ exits they would still all use Hill Street as the only road for travel, which then feeds onto the frontage road 161, which is already at times difficult to access. In event of an emergency (fire or tornado) I would not want to be in a position of trying to get out of there.

PHYSICAL SIZE OF THE BUILDING:

The plan is for each of the buildings to be 4 stories high, this is 43.5 feet tall. No buildings anywhere near the neighborhood are this tall. The only exception is the Bank of America building at West Jefferson and 161 which is zoned retail commercial. These buildings would ruin the aesthetics of the whole area. We do not desire a downtown/inner city like atmosphere.

We are not opposed to all development. We understand the city's growth and need for increased tax revenue. At this location, maybe 20-30 nice new homes could be built, or some light retail. Or one to two story office space. This would accent our community...not detract from it.

There are many sites within the city limits, including many sites along 161 corridor, that this project could be built and not have a negative impact on any of the city's neighborhoods.

We ask the developer "The Presidium Group," PLEASE, choose an alternate site. We ask the Zoning Commission and City Council, PLEASE, reject the requested development proposal due to the negative impact it would have on hundreds of good people; we are families who live in a diverse, well established & cherished neighborhood.

Thank You All, (56 signed petitions included, with more to come.)