

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☒ I am FOR the requested zoning as explained on the attached public notice for Zoning Case #2020-18.
☐ I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning

Commission meeting:

Tuesday, January 5, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: SANDRA DAVIS
(please print)
Address: 102 W. BROWN ST.
WYLIE, TEXAS 75098
Signature: *Sandra Davis*
Date: JAN 4, 2021

COMMENTS:

THERE IS NO WAY AN ENTRANCE
COULD BE POSSIBLE ON (ADDRESS) THE INTERSECTION
AT BROWN S (ADDRESS) IS IMPOSSIBLE TO GET OUT
TO HWY. I LIVE AT THE CORNER OF BROWN S
(ADDRESS) AND GETTING ACROSS IS IMPOSSIBLE DURING
TRAFFIC HOURS PLUS ALL THE CARS PARKED ON
(ADDRESS) EVERYONE PARKS ON THE STREET
(ADDRESS) COULD NOT HANDLE MORE TRAFFIC
GETTING OUT OF MY DRIVEWAY IS HARD
NOW MUCH LESS WITH AN APARTMENT
ENTRANCE AT THE END OF THE STREET.

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Name:

Mona Cooper
(please print)

Address:

205 Millstone Dr
Wylie TX 75098

Signature:

Mona Cooper

Date:

1-5-21

COMMENTS:

① The traffic cannot handle a complex at this location. ② Vacancies due to unemployment & pending evictions. ③ Economy & unemployment are uncertain. Wylie doesn't need empty apts. ④ High number of renters decreases property values. How will this property add to the area? ⑤ Wylie has a historic downtown with a house on the historic registry. An apartment complex doesn't fit. ⑥ Crime is a concern given break ins. Recently there was an armed robbery at the Dollar Store.

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Name:

Kathleen Fuentes

(please print)

Address:

1111 Lakewood Dr.

Wylie TX 75098

Signature:

Kathleen Fuentes

Date:

1-5-2021

COMMENTS:

The area they are wanted to build is already to congested through downtown Wylie. Going to work through there is bad and coming home also. Please don't allow Apts. in that area.

Thank You

Kathleen Fuentes

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Name:

TERRY & ANGELA DYORAK

(please print)

Address:

416 CARVER DR

WYLIE TX 75098

Signature:

Terry Dyorak

Date:

12/27/2020

COMMENTS:

- 1) This will no doubt CREATE EVEN WORSE TRAFFIC JAMS & MAJOR CONGESTIONS AND HAVE HUGE SAFETY CONCERNS
- 2) CONCERNS OF OVERFLOW TRAFFIC COMING INTO MEADOWVIEW AND USING IT AS A CUT THROUGH WITH POTENTIAL SPEEDERS.
- 3) IT WILL DESTROY THE HISTORICAL LOOK OF DOWNTOWN WYLIE
- 4) POTENTIALLY LOWERING THE PROPERTY VALUES OF THE EXISTING COMMUNITY
- 5) A HUGE MAJORITY OF THE MEADOWVIEW RESIDENTS ARE COMPLETELY OPPOSED.

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Susan McKenzie

(please print)

Address: 106 Harvest Bend Drive

Wylie, TX

Signature: 

Date: December 30, 2020

COMMENTS:

Please don't add to the traffic at this intersection! As it is now, EVERY day from around 4:30 until 6 it is next to impossible to get out onto Ballard, widening the road isn't even going to help this and now you're planning to add who knows how many more people to this area. Not to mention ruining our small town feel.

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Name:

Chad & Julie Hurt
(please print)

Address:

200 Edison Lane

Signature:

Chad Hurt Julie Hurt

Date:

12-30-20

COMMENTS:

Crazy! We like ballard & downtown Wylie like it is now. Small & historic. Multi-family units bring traffic & crime. We don't want more apartments in Wylie. This is too close to my house. I can see the field out my front door & enjoy the beauty of it. I walk on the trail daily by the tracks & do not want to view a 3 story apartment building. People use our neighborhood as a cut through & we have many kids here. Increased population like this will make traffic much worse.

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Name: MEGAN QUILLIN

(please print)

Address: 202 AUTUMN BREEZE DR

WYLIE, TX 75098

Signature: Megan Quillin

Date: 12/31/2020

COMMENTS:

AN APARTMENT COMPLEX WILL INCREASE TRAFFIC IN THIS ALREADY
GRID LOCKED AREA OF BALLARD.

FAMILIES AND CHILDREN SHOULD NOT LIVE IN SUCH CLOSE PROXIMITY
OF THE RAILROAD TRACKS.

I'M WORRIED ABOUT THE INCREASE OF CRIME IN HARVEST BEND HAVING
APARTMENTS SO CLOSE.

PLEASE DON'T RUIN THE AMBIANCE OF HISTORICAL DOWNTOWN WYLIE!

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Name:

JASON Quillin
(please print)

Address:

202 Autumn Breeze Dr
Wylie Tx 75098

Signature:

Jason Quillin

Date:

12/31/2020

COMMENTS:

I Strongly feel that Allowing Another Apartment Building
to Go UP So Close to A neighboring Community as well as the
Train Tracks will Cause both an Influx of Crime as well as
Accidents as the Area is Already such a Busy Intersection
Please Dont Ruin The Ambiance of Historic Downtown
Wylie...

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Name:

TIM EPPERSON

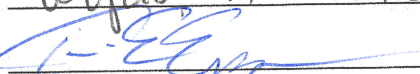
(please print)

Address:

210 MALTESE CIRCLE

WYLIE TX 75098

Signature:



Date:

12/30/2020

COMMENTS:

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Name:

CARISA EPPERSON
(please print)

Address:

210 MALTESE CIRCLE
WYLLIE, TX 75098

Signature:

CEPPERSON

Date:

12/30/2020

COMMENTS:

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Name:

Rylee Epperson
(please print)

Address:

210 Maltese Circle
Wylie, TX, 75098

Signature:

Rylee Epperson

Date:

12/30/20

COMMENTS:

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Name: Tammy Boehm
(please print)

Address: 302 Da Vinci Ct
Wylie, TX 75098

Signature: Tammy Boehm

Date: 12-31-2020

COMMENTS:

I moved to Wylie 5 years ago for the small town appeal. There were high ratings for the education system and community safety. I settled my family in a quiet neighborhood. With the arrival of the college, everywhere I drive or walk is busy and built up. I understand progress and the importance of a strong local economy. However, "stuffing" a business or apartment complex or new housing in every possible piece of property detracts from the landscape and appeal of Wylie! I frequently walk the trail behind the subdivision next to the proposed new development. It is peaceful, private, enjoyable. I have concerns with the arrival of new apartments, the atmosphere of the trail and neighborhood will diminish. A few other concerns - there is a lot of traffic on Ballard and this will spill out right near an already congested intersection. Another subject of concern I have is with parking. With a large complex on a small piece of property - where is visitor parking? My concern is it will overflow into the currently quiet neighborhoods surrounding the proposed complex.

I am asking to please consider the quality of life for all the current residents as so many decisions are being made to "build up" Wylie and take away the small town appeal. What is the end goal? Thank you!

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Name: Alexis Self
(please print)

Address: 305 Stoneybrook Dr.
Wylie, TX 75098

Signature: Alexis Self

Date: 12/30/2020

COMMENTS:

Changing the zoning in this area would increase the traffic to an already congested area and increase the danger at an already land locked deadly intersection. The impact to our historic area is terrible. There are plenty of other 4 acre plots it could go. Try Ballard & 78!

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Name: VERNA M SELF
(please print)

Address: 305 STONEYBROOK DR
WYLIE, TX 75098

Signature: Verna M Self

Date: 1-30-2020

COMMENTS:

Impacts traffic in the area,
increases risk of injury at an already
~~road~~ ^{road} hazardous intersection. Takes away the
ambience of historic downtown Wylie.
We have a beautiful city, please don't
destroy it.

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Name:

Donald Dennis

(please print)

Address:

306 Autumn Breeze Dr

Wylie TX 75098

Signature:

Donald Dennis

Date:

12-31-2020

COMMENTS:

I am against the Zoning Change at 419-425 v. Ballard for these reasons

1. Increased traffic - Ballard at Brown ~~area~~ is already a traffic nightmare esp. during rush hour.
2. Multi use family dwellings do not fit in the neighborhood with single family dwellings all around.

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Name: Alecia Self

(please print)

Address: 307 S. 2nd St.

Wylie, TX 75098

Signature: 

Date: 12/30/2020

COMMENTS:

The Planned zoning would increase traffic in an already congested area. When the train is going through, many cars cut through the neighborhood which creates an increase in the amount of cars, as well as lack of safety concern when people are speeding through the area. It would take away from the historical district in downtown and add to the already bottle necked hazardous traffic conditions through the middle of downtown. Currently turning left off of Jackson is already dangerous which is the preferred detour around downtown to avoid the extremely dangerous light at Ballard and Brown.

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Name:

LAHOUCINE SANDABAD

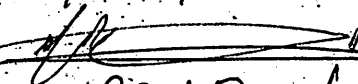
(please print)

Address:

307 SIKORSKY CT

WYLLIE, TX 75098

Signature:



Date:

28 / Dec / 2020.

COMMENTS:

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Name:

Tiffany Gruber
(please print)

Address:

402 Carver Dr.

Wylie, Texas 75098

Signature:

Tiffany Gruber

Date:

12/30/20

COMMENTS:

I am concerned about traffic and safety. There are already traffic issues in this part of Wylie - this would increase traffic and have an impact on the safety of this neighborhood and surrounding areas. There will be limited parking as well - this means cars will be parking on the ~~the~~ surrounding streets and areas not designated for apartment parking (similar problem on other side of Wylie w/ many complaints from property owners.).

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Name:

Brandon Gruber

(please print)

Address:

402 Carver Dr

Wylie, TX 75098

Signature:

Brandon Gruber

Date:

12/30/2020

COMMENTS:

I am concerned about traffic and safety. Ballard already has a traffic problem, and cars are speeding through the neighborhood to bypass it. There are a lot of children in this neighborhood. I also feel that building apartments this close to downtown will make Wylie lose its "small-town" appeal. Parking is always an issue with apartments. Overflow parking can create more issues in the future.

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Name:

RAY CRAWFORD
(please print)

Address:

405 CARVER DR.
WYLIE, TX 75098

Signature:

Ray Crawford

Date:

12-28-2020

COMMENTS:

CONCERNED WITH INCREASED TRAFFIC FLOW INTO & OUT OF
MEADOWVIEW ESTATES NEIGHBORHOOD; POSSIBLE INCREASE
OF APARTMENT RELATED NOISE.

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Name:

Tracy Lawson
(please print)

Address:

405 N. Ballard Ave.

Signature:

Tracy Lawson

Date:

1/3/2021

COMMENTS:

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Name: Clinton Cook - TRUSTEE
(please print)

Address: 407 N JACKSON (APD 2507065, 2507064)
413 N JACKSON (APD 450764)

Signature: [Signature]

Date: 1/4/2021

COMMENTS:

Not enough drainage to support more
development.
Ruin neighborhood with high traffic

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City Council meeting:

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Rahel Hodges
(please print)

Address:

408 BN Jackson Ave Wylie Tx
75098

Signature:

[Signature]

Date:

1-03-2021

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Nadia Ibarra
(please print)

Address: 408 Carver Dr
Wylie TX 75098

Signature: _____

Date: 12/29/2020

COMMENTS:

Tax Account
PUBLIC COMMENT FORM
(Please type or use black ink)

R 117300202 RB1

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

X

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Updated
Form

Name:

CHRISTINE WALK

(please print)

Address:

408A N. JACKSON AVE.

WYUE, TX 75098

Signature:

Christine Walk

Date:

1-1-2021

COMMENTS:

I am a twelve year resident of N. Jackson Ave in Wylie. As a home owner my property & street are very important to me & my family. (Which our street is like a large family.) Being such a small street we are already bursting at the seams unable to support the vehicles & traffic for the current residence, there is no way to allow hundreds more vehicles. We are also not interested in our property values to decrease, noise, crime, or traffic to increase. We are a small neighborhood not a throughway. Our street is perfect the way it is, finally getting rid of the junkies, drug dealers, trailer trash, rude nasty unwanted people, now being a close community. We are not interested in massive amounts of people or traffic ruining our neighborhood. We are & will always be against anything like this. We are a small residential/historic neighborhood & want to keep it that way. We moved here because it is quiet & want to keep it that way. Residential = NO Apartments !!! Leave our street alone. Walk

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Name: Johnathan Walk
(please print)
Address: 408A N Jackson
Wylie, Tx
Signature: Johnathan Walk
Date: 1/4/2021

COMMENTS:

The increased traffic caused by 94 apartments would make leaving Jackson or Ballard almost impossible. Traffic already backs up past the train tracks during rush hour. Now add 191 more cars wanting to get into the apartments they would all come down the Jackson connection. Both Ballard and Jackson are too small to handle the increased traffic. Plus being next to the historic downtown district, the proposed building would stand out as being too "modern". The overall decrease in land value for neighboring houses would effect the people already on the street, and would set the precedent of Wylie removing a community in order for a "business" to receive lost income as a bad investment.

Tax Account
PUBLIC COMMENT FORM
(Please type or use black ink)

R 117300202 RB1

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Updated
Form

Name:

CHRISTINE WALK

(please print)

Address:

408A N. JACKSON AVE.

WYLYE, TX 75098

Signature:

Christine Walk

Date:

1-1-2021

COMMENTS:

I am a twelve year resident of N. Jackson Ave in Wylie. As a home owner my property & street are very important to me & my family. (Which our street is like a large family.) Being such a small street we are already bursting at the seams unable to support the vehicles & traffic for the current residence, there is no way to allow hundreds more vehicles. We are also not interested in our property values to decrease, noise, crime, or traffic to increase. We are a small neighborhood not a throughway. Our street is perfect the way it is, finally getting rid of the junkies, drug dealers, trailer trash, rude mostly unwanted people, now being a close community. We are not interested in massive amounts of people or traffic ruining our neighborhood. We are & will always be against anything like this. We are a small residential/historic neighborhood & want to keep it that way. We moved here because it is quiet & want to keep it that way. Residential = NO Apartments !!! Leave our street alone!
CWALK

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Mark Isom
(please print)

Address: 409 N Ballard Ave
Wylie, TX 75098

Signature: Mark Isom

Date: 1/5/21

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

☒

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: DONALD W. CULP
(please print)

Address: 409 N. JACKSON (UNITS A+B)
WYLIE, TX 75098

TAX ID'S

R-5125-000-0030-1

R-5125-000-0040-1

Signature: Donald W. Culp

Date: 4 JANUARY 2021

COMMENTS:

I OWN THIS PROPERTY AS A RENTAL AND AM CONCERNED ABOUT THE INCREASE IN TRAFFIC ON JACKSON. THERE ARE A LOT OF CHILDREN ON THIS STREET AND MAKING IT A THROUGH STREET WILL NO DOUBT INCREASE TRAFFIC AS THIS WOULD BE A FASTER ROUTE TO BROWN. PARKING IS ALSO TIGHT ON JACKSON AND CONCERNED ABOUT APARTMENT RESIDENT USING THE STREET FOR OVERFLOW. ALL OF THIS IS LIKELY TO MAKE MY RENTAL PROPERTY LESS ATTRACTIVE AND REDUCE PROPERTY VALUE. PEOPLE ARE LEAVING ON JACKSON, IN PART, BECAUSE IT IS NOT A THROUGH STREET

ALSO CONCERNED ABOUT LONG TERM UP-KEEP OF THE APARTMENTS AND RISK OF TURNING INTO LOWER RENT UNITS, WHICH TENDS

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Charles morten

(please print)

Address:

410 Carver Dr.

Wylie Tx 75098

Signature:



Date:

1/31/20

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Susan Morton

(please print)

Address:

410 Carver Dr.

Wylie Tx 75098

Signature:

Smorton

Date:

1/31/20

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Chris Allen + Tracy Allen
(please print)

Address: 410 N Jackson Ave.
Wylie Tx 75098

Signature: _____

Date: 12/18/20

COMMENTS:

We are against this for several reasons. We bought on Jackson Ave because it is a dead end street. We know who comes and goes and the neighbors watch out for each other. Connecting our street to the apartment complex will increase traffic, noise and possibly crime. I can just imagine people not wanting to stop at the red light on Brown and cut through the apartment complex to avoid the traffic light.

If Jackson Ave were to stay a dead end street, then I would be more inclined to approve.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Name: Ronnye Dunn
(please print)

Address: 410 W. OAK ST
Wylie TX 75098

Signature: Ronnye Dunn

Date: 12/28/2020

COMMENTS:

WE DO NOT NEED MORE TRAFFIC ZOOMING
DOWN BROWN - WEST OAK ETC.

APTS WILL DESTROY DOWNTOWN WYLIE. THERE
IS NO PARKING NOW AND TRYING TO GET DOWN
DALLAS IS BAD ENOUGH. PLEASE APTS
SHOULD BE PLACED AWAY FROM DOWNTOWN



Mary Bradley <mary.bradley@wylietexas.gov>

North Ballard Station Apartments

1 message

Brenda Goode [REDACTED]

Mon, Jan 4, 2021 at 1:58 PM

To: planning@wylietexas.gov

Cc: [REDACTED]

To put in plainly, no just no

I could list the obvious problems traffic is already at Ballard and Brown, you will be making anyway out of my neighborhood going west infinitely more problematic, the lowering of property values for close neighborhoods, etc. This type of structures should be kept to major thoroughfares such as 78, 544, Country Club.

What I can't imagine is why you want to so thoroughly blight the quaintness of that area of Wylie. We have so little to begin with. Why not lift it up and maintain it? You ought to be ashamed to think this is a good idea.

"Pave paradise and put up a parking lot."

Sincerely,

Brenda Goode - 26 year resident

[411 Kamber Ln, Wylie, TX 75098](#)

214 478-8582

[REDACTED]

At present I will not be at the meeting Tues. for obvious pandemic reasons. I am sure this timing helps your possible passage of this proposal.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

W. G. Vick
(please print)

Address:

431 CARVER DR

WYLIE, TX 75098

Signature:

W. G. Vick

Date:

12-21-2020

COMMENTS:

APARTMENT COMPLEXES INCREASE
CRIME AND LOWER NEAR-BY PROPERTY VALUES.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

X I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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Date, Location & Time of

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Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

ANNA VICK
(please print)

Address:

431 CARVER DR

WYLIE, TX 75098

Signature

Anna L. Vick

Date:

12-21-2020

COMMENTS:

CRIME AND PROPERTY VALUE ARE
THE CONCERNS.

KEEP APT COMPLEXES OUT OF
RESIDENTIAL NEIGHBORHOODS.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Name:

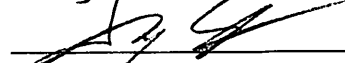
Jay + Ashley Starks
(please print)

Address:

414 Carver Dr

Wylie TX 75098

Signature:



Date:

12-16-2020

COMMENTS:

Traffic on Ballard is already atrocious. Construction traffic will make downtown Wylie inaccessible. You will also effectively shut down one entrance to Meadowview Estates.

This will ruin the work businesses have put into making downtown a more attractive place. The one elementary school is already at capacity and this will do nothing but strain resources.

Homeowners on the greenbelt feel betrayed by this. We will be there on the 5th 16th.

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Ralph Rozier III
(please print)

Address:

1040 Cove View Lane
St. Paul, Tx 75098

Signature:

Ralph Rozier

Date:

12-22-2020

COMMENTS:

I own property at 417 N. Jackson St.
and do not want apartments.

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☐ I am FOR the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

☒ I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Bernadette Rozier
(please print)

Address:

1040 Cove View Lane
St Paul, Tx

Signature:

Bernadette Rozier

Date:

12-22-2020

COMMENTS:

I own property at 417 N. Jackson St.
and do not want apartments. Apartments
lower our property value.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.
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Date, Location & Time of
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Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Jason C. Smith
(please print)

Address:

432 Carver Dr.
Wylie, TX 75098

Signature:

Jason C. Smith

Date:

12/23/2020

COMMENTS:

Obstructed view & lack of privacy.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

☒

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

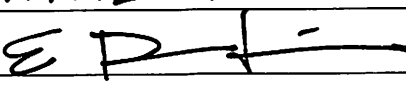
Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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Date, Location & Time of
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Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: ELIAS RODRÍGUEZ
(please print)
Address: 418 CARVER DRIVE
WYLIE TX 75098
Signature: 
Date: 01/04/21

COMMENTS:

No. I see increased traffic in our subdivision
and don't like the thought of construction in
and around an already congested area -

No. No. No. No.

Besides I don't want the view from my patio to be
a 3 story apartment -

TAX ACCOUNT
RB51800401601

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Pamela Jackson
(please print)

Address:

420 Carver Dr.

Signature:

Pamela Jackson

Date:

1/4/21

COMMENTS:

I have lived on Carver Dr. for 6 yrs.
my husband bought this house for many
reasons but for 1 reason was because
we wouldn't ever have neighbors behind us due to train track
we've felt like we had a little bit of country
around us, with the quietness, not a lot of
traffic. No worry about as children play outside
This neighborhood residents care about our
community, we all work hard to keep our
properties looking pleasant - we have no trash
in our yards - but I'm sure that will not
last with the outside traffic cutting thro.
we all love our privacy in our back yards
don't take that away from us. Thanks, Pamela Jackson

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



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I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Date, Location & Time of
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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Pamela Jackson
(please print)

Address:

424 Carver Dr.

Signature:

Pamela Jackson

Date:

1/4/21

COMMENTS:

My husband owns this house at 424 Carver Dr. also which his son and grandson live there. we bought the house for the same reason as we bought 420 Carver Dr.

We do not need the extra congestion traffic on Ballard or Brown. It's a bad idea to leave your house from 3:30 until 7+ because Ballard is already a cut thro. for many many people. Our roads would start needing repairs. done. There's nothing good about this plan it needs not to happen.

Pamela Jackson



Zoning Case #2020-18

1 message

Jim Mortenson

Mon, Dec 28, 2020 at 2:54 PM

I am writing to **oppose** the zoning case #2020-18 to be heard January 5 and 26 2021. I believe the introduction of apartments in that specific location will create a terrible hindrance to traffic on Parker Road/N. Ballard Street.

--

JHM
422 Bell Drive
Wylie TX 75098

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Van T. Du

(please print)

Address:

422 Carver Dr.

Wylie, TX ~~75098~~ 75098

Signature:

Van T. Du

Date:

1/2/2021

COMMENTS:

We don't want any cut-through traffic. There are children that play outside and we want them to be safe

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jeffrey L Hahs, Deborah L Hahs
(please print)

Address: 424 Carver Dr.
Wylie, TX 75098

Signature: Jeffrey L Hahs Deborah L Hahs

Date: 12-28-2020

COMMENTS:

see attached sheet.

Jeffrey L Hahs, Deborah L Hahs

We are **against** the requested zoning for case #2020-18

We moved to Wylie in Dec. 2006. We happened to stumble across the Christmas Parade and fell in love with the area. The next day we walked around the downtown area and admired all the historical buildings and the houses along Ballard St. We purchased our home and moved in later that month.

Our backyard backs up to the railroad tracks, we are on **424 Carver Dr.** and are one of the few that received the notice because we live within 200 ft. of the proposed apartments.

Currently, we can look out the kitchen window and see cars sitting at a standstill on Ballard Street several times per day as they head towards the downtown area. Adding approx. 143+ vehicles from an apartment complex to the already congested area will only add further delays and likely cause more vehicles to use Meadowview Estates as a cut-through and increase the traffic significantly through our neighborhood adding more obstacles for the children in this community as they ride their bikes, skateboard, and play outside. The cars that use our community as a cut-through are usually speeding/following too close putting drivers and children in danger.

This will affect more households than just the ones that are 200 ft from the apartment complex. More than likely, it will increase traffic on Ann Dr., Franklin Ln, Edison Ln, Bell Dr., Binney Ln, Sikorsky Ct., Carver Dr., DaVinci Ln, and Vicki Ln continuing onto Winding Oaks and Brown St. as they exit the subdivision.

We are suggesting the entire subdivision and the households on Vicki Lane also receives this notice, because it does concern them as much as it does us.

The lights from the apartment complex will be shining into the back of the people's houses; a lot of them being bedrooms, including ours.

There will be increased noise level around the area while they do construction and noise from all the added cars, and new residents.

We bought our home in 2006, one of the reasons we purchased where we did was to be close to the historical downtown Wylie and second for our view in our backyard, not to be looking at a 3-story apartment building.

Privacy concerns. I would rather not go out into my backyard and see someone sitting on their balcony looking directly into my backyard.

I cannot imagine that the City of Wylie or the Wylie Historical Society would want apartment buildings next to the Historical area?

Thank you for listening to our concerns.

Deborah Hahs

Jeff Hahs

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

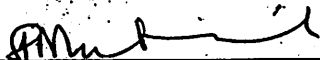
Tuesday, January 5, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: IAN MUTSWIRI
(please print)

Address: 426 CARVER DR, WYLIE, TX
75098

Signature: 

Date: 12/30/20

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

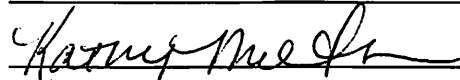
Name: Kathy Milton

(please print)

Address: 428 Da Vinci Ln

Wylie, TX 75098

Signature:



Date: 12/28/2020

COMMENTS:

I am opposed to the zoning change and building of a multi-housing unit. Currently traffic backs up from the light at Ballard and Brown to the north past the railroad tracks. Turning in our out of Meadowview Estates can be dangerous during those times. When there is a train, we see a steady stream of traffic cutting through the neighborhood; ignoring stop signs and speed limits. The additional traffic created from residents, visitors, and employees will only add to the congestion.

As you enter historic downtown Wylie, you are greeted by the historical homes and businesses on Ballard, the addition of this complex would detract from the beauty that is the downtown area of Wylie. Downtown Wylie has a reputation of being beautiful, friendly, and welcoming. I am always amazed at the reach of our tourism across this country.

Wylie is unique in many ways and as the applicant has similar holdings in Plano, if approved I believe we would see the same changes begin to take place in Wylie that have taken place in Downtown Plano surrounding thier buildings.

I urge the committee to deny this request without reservation.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Daniel Ross Grant

(please print)

Address: 431 Da Vinci Lane

Wylie, TX

Signature: _____

Date: December 29, 2020

COMMENTS:

THE construction of this massive complex will redefine the iconic Ballard part of Wylie. I believe that it will have a historically negative impact on this city's identity.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

☒

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2020-18.

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Planning & Zoning

Commission meeting:

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Date, Location & Time of

City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Angela & Greg Pecina
(please print)

Address:

434 Carver Drive

Wylie, TX 75098

Signature:

Angela Pecina

Date:

12/28/2020

COMMENTS:

Our backyard directly backs up to the land. We will lose all privacy in our backyard based on the apartment location. Based on projected parking spaces it will also cause move traffic in our neighborhood and parking on our streets. We bought our house primarily for the location and the cul-de-sac which will have higher traffic now and not safe for our children. Not to mention the increased crime rate that comes with apartment dwellings.

We have a walking trail next to our home which will in turn become the parking lot overflow and walkway.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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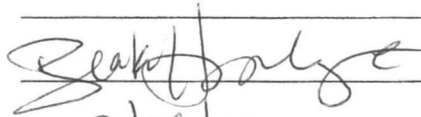
Name:

Blake Herpeche
(please print)

Address:

307 N Jackson Ave

Signature:



Date:

12/29/20

COMMENTS:

I look forward to expressing my reasons against
this proposed zoning change on the P&Z meeting on 1/5.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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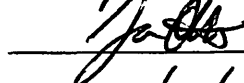
Name:

Jason Otts
(please print)

Address:

507 N Ballard Ave
Wylie, TX 75098

Signature:



Date:

01/04/2021

COMMENTS:

We just purchased this house on 507 N Ballard and were
just made aware that it is proposed to build an apartment
complex within 200 ft of this home. The proposed apartment
would tower over the house and obstruct the view in the backyard.
Please accept this as our formal petition against the requested
zoning.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Date, Location & Time of
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Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: GLENIS DIXON
(please print)

Address: 514 N Ballard
Wylie

Signature: Glenis Dixon

Date: 12/28/2020

COMMENTS:

At this time Ballard has more
traffic than it can handle. I feel
the two entrances/exits would
increase the accidents on Ballard

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Arnold V Herrick

(please print)

Address: 612 Sumter Dr.

Wylie, Texas 75098

Signature: 

Date: Jan 4th 2021

COMMENTS:

This location is not a feasible one for a such a development. The current road infrastructure cannot handle the current vehicular load. Rush hour traffic on Ballard is usually backed up as far as north as the Masonic Lodge and quite often beyond that. East and West bound traffic on Brown is also affected (where Brown meets Ballard) during these times as well. Addition of a large, multifamily apartment Development will place an even greater strain on already crowded roads and intersections.

Any planned enhancements to road in that area will do little to nothing in alleviating this issue as any expansion will only help the current traffic issues and not the new issues that will be created by this development. I highly urge the council to vote against zoning change for this case and against any plans to place an apartment development in this location.

Thank You for Your Time & Consideration.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jal Dennis

(please print)

Address: 811 Crestview Lane

Wylie TX 75098

Signature: _____

Date: 12/30/2020

COMMENTS:

Please do not allow more apartments to be built on our historic drive, North Ballard Avenue. The traffic conditions in Wylie are horrible as you enter downtown from the north and to bring large multi-family housing to that area without a pre-installed traffic solution simply adds fuel to the fire. The businesses on Ballard Street for the most part will not stay open in the evenings to serve this population so it's not a benefit to the majority of that business community.

Thank you for allowing me to make this comment.

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Gonzalo Figueroa IV

(please print)

Address: 2010 Trinity Lane Wylie, TX 75098

Signature: _____

Date: 12/30/20

COMMENTS:



Mary Bradley <mary.bradley@wylietexas.gov>

Fwd: Proposed Apartment complex at Ballard

1 message

Jasen Haskins <jasen.haskins@wylietexas.gov>
To: Mary Bradley <mary.bradley@wylietexas.gov>

Tue, Jan 5, 2021 at 8:27 AM

**Jasen Haskins, AICP**

Planning Manager

City of Wylie

300 Country Club Rd.

Wylie, TX 75098

972-516-6324

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----- Forwarded message -----

From: **Chris Holsted** <chris.holsted@wylietexas.gov>
Date: Tue, Jan 5, 2021 at 8:04 AM
Subject: Fwd: Proposed Apartment complex at Ballard
To: Jasen Haskins <jasen.haskins@wylietexas.gov>

----- Forwarded message -----

From: **Aleksandra Rolfson** [REDACTED]
Date: Mon, Jan 4, 2021 at 10:50 PM
Subject: Proposed Apartment complex at Ballard

[REDACTED]

All,

I can not attend the January 5th meeting about this proposal, but I want to state that I am against this zoning change and building apartments.

I do have few questions about an LLC that's promoting this deal, as well as any other LLC registered in City of Wylie.

1. Is it common for an LLC's NOT to pay City of Wylie taxes on some of the properties that they own, such as Pilikia 'Aina LLC address [2220 Sachse Rd](#), as well as [2250 Sachse Rd](#)?
2. Is it common for LLC's NOT to have an Agg exemption filed with Collin CAD on the property, but get Agg loss on the market value of the property?

I am aware that Pilikia 'Aina LLC is well known within City's personnel as well as that Mr. Choya Tapp (President and Director of Pilikia 'Aina LLC) has deep roots in City of Wylie and has invested in downtown Wylie.

Thank you and have a great day,

Aleksandra Rolfson

Aleksandra Rolfson

Aleksandra Rolfson

--

[REDACTED]

[REDACTED]

[REDACTED]

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

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Date, Location & Time of
City Council meeting:

Tuesday, January 26, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MICHAEL K. PATTON
(please print)

Address: 3604 OLIVIA DR.
WYLIE, TX 75098

Signature: Michael K. Patton

Date: 01/04/2021

COMMENTS:

417 / 425 N. Ballard Ave. Wylie, TX - Zoning Change Letter of Support

The undersigned downtown business owners wish to state our unified support for approval of a **zoning change** requested by Colton Tapp (North Ballard Station, LLC) regarding two parcels: 417 N. Ballard & 425 North Ballard, Wylie TX 75098, collectively a total of 4.1 acres. A portion of these parcels are currently zoned DTH (Downtown Historic District) & another portion, AG (Agricultural District). *We ask that the Wylie Planning & Zoning Commission approve a Zoning Change Request to convert both parcels to PD (Planned Development, with Underlying zoning of MF-Multifamily District), to allow for the construction of a 94-unit apartment complex.*

We believe that this development, situated within walking & biking distance of retail shops & restaurants, will bring substantial business to the downtown area. With the new Collin College campus open & continued commercialization of the areas surrounding downtown, this area is long overdue for new housing. We would like to see new residents live closer to the downtown strip; the proposed apartment complex would sit in the heart of a commercial, urban area, adjacent to a currently-zoned townhome district, storage facility & railroad and is certain to have a positive impact on local commerce & meet the demand for new housing for students, singles & small families.

As individuals & business owners, we strongly encourage the Commission to approve this request.

Respectfully submitted,

Merchant

Bold BBQ Pit
Sun Lounge Tanning
Trenz n Traditions
Ballard Street Cafe
Cyst Moes

DMG CREAMERY

ALL THE RAVE
NUTRITION

Anytime Fitness

EMC 2 TRAVEL

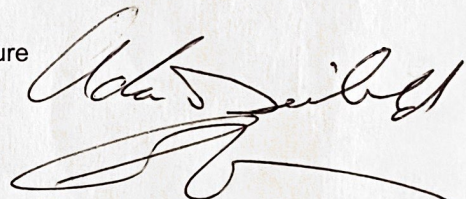
The Bridal Shoppe

The Borough Farmers Market

H&H Property Management

Chester's House

Signature

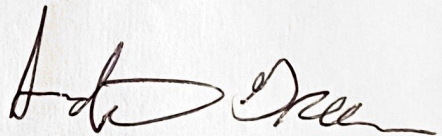


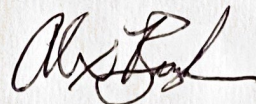
Donna Wesson

La Joya

George Benitez

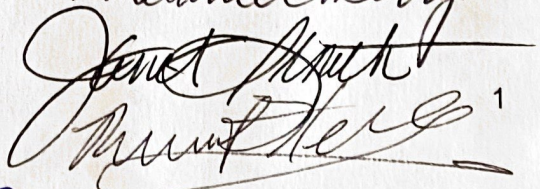
Ken Swartz

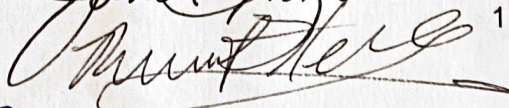




Alice Stewart

Melanie C. Berry





North Ballard Station | Merchants For Zoning Case No. 2020-18

Bold BBQ Pit | 114 N Ballard Ave, Wylie, TX 75098

Sun Lounge Tanning | 120 N Ballard Ave, Wylie, TX 75098

Trendz 'n Traditions | 122 N Ballard Ave, Wylie, TX 75098

Ballard Street Café | 112 N Ballard Ave, Wylie, TX 75098

La Joya | 211 N Ballard Ave, Wylie, TX 75098

OMG Creamery | 100 N Ballard Ave, Wylie, TX 75098

All the Rave Nutrition | 104 S Ballard Ave, Wylie, TX 75098

Anytime Fitness | 101 S Ballard Ave, Wylie, TX 75098

EMC 2 Travel | 201 N Ballard Ave #101, Wylie, TX 75098

The Bridal Shoppe | 201 N Ballard Ave Suite 100, Wylie, TX 75098

The Borough Farmers Market | 201 N Ballard Ave Suite 100, Wylie, TX 75098

H&H Property Management | 201 N Ballard Ave, Wylie, TX 75098

Cheesesteak House | 207 N Ballard Ave, Wylie, TX 75098