

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 #2021-21.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-21.

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

Date, Location & Time of
City Council meeting:

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

Name: Vanessa Huben
(please print)

Address: 2937 REATA Tr.

WYLIE, TX. 75098

Signature: Vanessa B. Huben

Date: 9-16-2021

COMMENTS: Against Zone change

1. Crime comes with Multi-Family Dwellings
2. TAX BURDENS ON MYSELF AND SURROUNDING NEIGHBORS
3. TRAFFIC ON HWY 78 BETWEEN 544 AND HWY 205 CAN BE HORRIFIC
Especially when there are accidents. We have the
intermodal already which causes more traffic.
4. OVERBURDEN AND OVER-POPULATION OF SCHOOLS/TEACHERS;
STUDENT RATIO TOO MUCH.
5. GREEN SPACE - I MOVED HERE BECAUSE OF LAND,
TREES, WILDLIFE. THIS AREA IS BECOMING TOO
OVER-POPULATED AND INDUSTRIAL.
6. STRAIN ON OUR POLICE FORCE, MULTI-FAMILY
Dwellings bring more crime. That is why I
MOVED HERE. NO MULTI-FAMILY DWELLINGS.

September 16, 2021

Dear Wylie Zoning Council,

I am writing to express my strong opposition to Zoning Case # 2021-21, the proposed rezoning at Hwy 78 between Anson Road and Wylie East Road. While the local community may be unable to prevent development, the development itself will be detrimental to the area. Nearly all residents in the Cimarron Estates neighborhood are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams on North Hwy 78 already spans the distance between 544 and Hwy 205, and the stretch of highway is routinely backed up by traffic, (including 18 wheelers), during rush hour. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for Wylie East High School and other schools in the area. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic, with extremely large vehicles, is already common. Schools in the area are already at overcapacity, and the council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail. Multi family developments should be located more within the city limits, conveniently located to shopping, entertainment, and other conveniences, and *not* located in a single home, residential neighborhood.

This area was formerly a greenbelt, wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat. Unfortunately, nature is rapidly becoming a thing of the past here in Wylie, and nature is something many of us moved here for. Fresh air, trees, wildlife and less of the hustle and bustle of the larger cities such as Plano, McKinney, Frisco and Richardson. Many of us left those cities to move here, to Wylie, for a small town feel. We would like to keep that "small town" feel. Let's keep Wylie simple, fresh and clean! The reason we all like it here, the reason we moved here, the reason we stay here.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi-family dwellings are inconsistent with the neighborhoods developed in this area. I was disappointed that only a few notices were mailed. There was no indication of where the notifications were sent, but I suspect very few were delivered into our neighborhood, Cimarron Estates. No matter if the apartments are high-rent or low-income rent, it will destroy our community.

I strongly urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many.

Thank you for your continued service and support of our community.

Best regards,

A handwritten signature in cursive script, appearing to read "Vanessa R. Huben".

Vanessa R. Huben

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R 8/4300 B 00 801

Name:

TIMOTHY & CAROLINA TEAMANN
(please print)

Address:

2930 REATA DR.
WYLIE TX. 75098-7517

Signature:

Timothy M. Teamann, Carolina F. Teamann

Date:

9.16.21

COMMENTS:

- 1) THE CURRENT ZONING OF "COMMERCIAL" IS MORE APPROPRIATE FOR THIS LOCATION
- 2) TRAFFIC/SAFETY CONCERNS - CIMARRON ESTATES PHASE II HAS ONLY ANSON RD. TO ACCESS HIGHWAY 78, THIS TYPE OF DEVELOPMENT WOULD CREATE A NUMBER OF ISSUES
- 3) W.I.S.D. IS NEAR CAPACITY - ADD TAX REVENUE NOT STUDENTS - BEST ZONING DECISIONS RESULT IN BETTER TAX EQUITY FOR WYLIE RESIDENTS

THANKS