

## 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 #2021-13.

☒

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-13.

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, May 4, 2021 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, May 25, 2021 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Eric Fleming  
(please print)

Address:

307 Hawthorn  
Wylie, Tx. 75098

Signature:

Eric Fleming

Date:

4/16/2021

### COMMENTS:

Unless there is a turn lane added and  
improvements made at the intersection where Broken  
meets 78 I will not be in favor to any new  
development.



Jasen Haskins &lt;jasen.haskins@wylietexas.gov&gt;

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**ZONING Case#2021-13.**

1 message

**Jeff Bitner** [REDACTED]

Thu, Apr 29, 2021 at 3:00 PM

To: "jasen.haskins@wylietexas.gov" &lt;jasen.haskins@wylietexas.gov&gt;

Mr. Haskins,

My name is Jeff Bitner and I am writing regarding Zoning case #2021-13. I have attached a powerpoint file that I hope you will review in regard to this proposed change to the property located between SH78 and Oncor Park (on the north, east, and west), and Brown Street on the south. This proposed change, in its current standing, will directly impact my family and property, not to mention several of our neighbors and their families (young children, elderly, etc).

The concerns are many (flooding, traffic, security, sanitation, etc) but the main one I will address with this email is the flooding potential. We live at [209 Gatwick Ct](#) in Wylie which has the high potential to be very negatively impacted (i.e. flooded) by an increase in gray stormwaters that would come from the proposed zoning change and subsequent construction.

I look forward to your review and feedback on this matter, and if you have any questions or concerns about my material I would appreciate the opportunity to address them.

Regards,  
Jeff and Cheryl Bitner  
[209 Gatwick Ct.](#)  
[Wylie, TX](#)  
[75098](#)

**ZONING Case#2021-13 Bitner.pptx**  
1427K





Mary Bradley &lt;mary.bradley@wylietexas.gov&gt;

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## Meeting Tonight

1 message

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**'Hillary Mueller' via Planning** <planning@wylietexas.gov>

Tue, May 4, 2021 at 4:01 PM

Reply-To: Hillary Mueller [REDACTED]

To: planning@wylietexas.gov

> Dear Members,

> I am writing regarding the proposed rental homes at Brown and 78. Please vote NO on this agenda item. The traffic at this and the nearby intersection of W.A. Allen and Brown are both already too congested. Adding this many additional people will further increase the issue. It is already dangerous to cross W.A. Allen to walk in the neighborhood because of the through traffic in this residential area. Additionally, the light at 78 and Brown backs up and the wait time becomes very long. The area is unable to accommodate this many new dwellings.

>

> Thank you for your attention to this matter.

>

> Hillary Mueller

> Resident of East Side of Wylie

>

# Homeowner(s) and Resident(s) of Wylie, Texas

## Submit This Objection to City of Wylie's

### Approval of Zoning Case #2021-13

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Provident Realty Advisors have submitted documents asking the City of Wylie to approve the development of a townhome rental community near our homes. The City of Wylie has published their NOTICE OF PUBLIC HEARING on Zoning Case #2021-13, scheduled for May 4, 2021, before the City of Wylie Planning & Zoning Commission, which results in the Commission's recommendation to the City of Wylie City Council meeting scheduled for May 25, 2021.

We, the undersigned homeowners and residents of Kreymer Estates and Kreymer East, **STRONGLY OBJECT** to the proposed townhome development. While the developer states the proposed project *"will provide an estimated \$800,000 per year in property tax revenue"* there are **other facts and issues that are of importance that need to be considered.**

Kreymer Estates and Kreymer East were given the zoning classification of Planned Development(s) and ordained by the City of Wylie, Texas, by the City Council. City ordinances #2012-04, #2015-23 and multiple amended restated declarations of covenants, conditions, and restrictions for Kreymer Estates and Kreymer East are a matter of public record and available for review. While being considered, the developer provided estimated per-year property tax revenue estimates. Presently, there are 392 single-family homes in our combined development.

For purpose of discussion, let's assume that the average home has an appraised value of \$363,760. Based on our 2021 Notice of Appraised Value, an owner would pay \$2,212.97 to the Wylie Taxing Unit and \$4,918.03 to the Wylie ISD Taxing Unit in 2021. When we total the two amounts paid to Taxing Units benefitting Wylie alone, each owner pays \$7,131 per year. Using this estimated total times the 392 units; Wylie Taxing Units receive a minimum of \$2,795,352 in property tax revenue from our development.

In addition, prior to the zoning change requested by the developer, and in lieu of required development fees, the developer advised the City of Wylie Parks Board, that developer would agree to dedicate as parkland a number of heavily-wooded acres located within the planned development. The developer further agreed to build an eight-foot walking trail, to add park benches, picnic tables, trash receptacles, pet stations, a pavilion, bike racks and landscaping, all dedicated to the City of Wylie with public access, but maintained by the homeowners association forever. The developer also agreed to provide a low-water crossing on the north side of the trail to cross the existing creek that flows through the FEMA designated floodway that exists on the land donated by the developer to the Wylie City. In hindsight, perhaps the Wylie City Parks and Recreation Board should have given more attention to the Subdivision Ordinance that states, in part, "flood areas shall not be dedicated for parks and recreation purposes[.]"

Homeowners have presented video and photo evidence to the Parks and Recreation Board, and to the City Council that clearly shows the on-going damage to the Parkland and its amenities due to storm waters and waste water drainage that flow into the Kreymer Estates Park. We respectfully ask that each of you review the evidence previously submitted prior to casting your vote on Zoning Case #2021-13.

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Consider this fact. The City of Wylie Parks and Recreation Board mandated that all efforts be taken to preserve the area's natural habitat and that minimal or no tree clearing allow the removal of any large, quality trees. Further demanding that all benches, trash receptacles, and amenities be labeled with the City logo and be modeled after the ones the City is currently using in order to keep within the City's standardized theme. It further dictated that floodway management areas designated to the City shall be left in a natural state. A vote was taken on July 13, 2015 and passed 7-0.

To date, the improvements and amenities that now exist in the City Park, aka Kreymer Park, have an estimated value of over \$1,200,000. All of which by Ordinance must be maintained by the HOA and replacement or removal must be coordinated with the City Park Department prior to replacement or removal of any improvement in order to ensure consistency with City Park standards. (Source City of Wylie Parks and Recreation Board documents, attachments and Ordinance.)

It is important to note that the amended declaration of covenants, conditions, and restrictions for Kreymer Estates, dated November 20, 2016, offers clarification of the Homeowner's and the HOA's responsibilities regarding the maintenance of Drainage Easements within the development and dedicated parkland. Said clarification states that, "The HOA is responsible for ensuring that all Drainage Easements specially outlined on the attached exhibits are appropriately maintained by the owners to allow for free flow of surface waters throughout the property."

Certain Exhibits and Charts are included in and attached to PD Ordinance #2012-04 and PD Ordinance #2015-23. These Exhibits and Charts set forth special conditions and requirements for homeowners as well as the HOA. When the agreement(s) and addendums were signed, many without notice to all homeowners as required by law, homeowners were obligated to maintain over \$1,200,000 of City of Wylie Park Improvements and mandated to provide the services (i.e. lawn care, tree care, watering, waste removal, and liability) for the Park which lies in a floodway and which includes multiple drainage easements. As storm waters run into the Parkland via 16 large openings on East Brown Street, they flow downstream and back-up behind 6 smaller outlets which allow for slower water flow under W.A. Allen Blvd. Consequently, the Parkland is inundated with waters and waterboarding of the Parkland is occurs. This is evidenced by erosion throughout the Park; uprooted trees...including large mature trees...in the Rush Creek bed; undermining of the concrete walking trail; and, damage to the installed amenities (i.e. benches, trash receptacles, exercise equipment, and Park signage). The financial resources required to repair damage comes from the HOA. This begs two questions:

- a. How can homeowners and the HOA protect their investments and mitigate on-going maintenance costs and expenses when the root of the problem is poor design and inadequate planning for storm waters?
- b. With knowledge of the planned project represented in Zoning Case#2021-13; will increased storm water flow from upstream be reduced and controlled so that additional damage and financial need is not realized?

# Homeowner(s) and Resident(s) of Wylie, Texas

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As mandated by Wylie City Ordinance, we owners have an obligation to mitigate damages to the Parkland, its improvements, and amenities. This fact, along with several other issues with the proposed development, needs to be considered. Here are a few others to consider:

1. There are no other large scale (if any) townhome developments around our and adjoining neighborhoods. This is proposed to be a large complex. Our neighborhood, and those adjoining ours, are characterized by residential homes, all freestanding, 2 cemeteries, several houses of worship, and a few small businesses on neighboring streets. The proposed project takes away from our identity as a community of single-family freestanding homes with an appraised value of at least \$363,760 each.
2. Based on our 2021 Notice of Appraised Value(s), the average owner pays Taxing Units benefitting Wylie alone \$7,131 per year. This total does not include the payments due to the Taxing Units of Collin County and Collin College, which average \$739 per year.
3. Our development presently represents 392 single-family homes contributing a minimum of \$2,795,353 per year to Wylie Taxing Units. Our development is growing and additional property tax revenues will be received from our development.
4. Single blocks in our development are large enough to place one freestanding home on them when done right. No one is allowed, by City Ordinance, to build a duplex, multi-family home, operate a VRBO or the like. This proposal for 194 one- and two-story detached townhomes seeks to change this. What efforts are being taken to ensure this new community is harmonious with the Wylie way of life?
5. What Wylie Ordinance(s) will apply to this proposed project and who will enforce compliance? Will there be Community covenants, restrictions, and rules to help keep the neighborhood looking neat and tidy, discourage neighbors from behaving badly, and foster some sense of community?
6. Will this proposed project assume some responsibility for the existing Parkland and share in the expenses required to maintain the Park in accordance with City of Wylie Parks and Recreation guidelines?
7. The proposal states the townhomes will be "professionally managed and maintained" but fails to mention a system to deal with external complaints. Will there be on-site 24-hour management and security to enforce restrictions and violations should they occur?
8. Reviewing the plans submitted with the application, there are several concerns such as insufficient privacy screening for neighboring homeowners and residents. The plans appear to place a restraining wall on the Rush Creek boundary area which would result in forcing more storm water to flow into the Kreymer Park. The Park already is water boarded by storm waters.

Thursday, April 29, 2021

# Homeowner(s) and Resident(s) of Wylie, Texas

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9. There appears to be no Acoustic Report for the proposed development's construction period. The developer needs to address the noise that will disrupt the neighborhood during the construction period and seek to maximize quality of life and community well-being during the construction period.
10. The aerial drawing and an artist's rendering of the project indicate a two-lane entrance and two-lane exit on East Brown Street. This appears to serve as a main entry/exit for the over 400 parked vehicles mentioned in the plans. This is inconsistent with the streetscape and presents traffic concerns. When will the traffic study be completed and made available for public review?
11. The set speed limit on Brown Street is 30 miles per hour; however, the Wylie Police Department regularly monitors the traffic in this area to ensure compliance with said speed limit. Additional traffic flow will result in additional need for enforcement and, potentially, result in more accidents.
12. The proposed layout indicates an entrance/exit on Brown Street that will restrict sight distance to approaching vehicles and pedestrians on the footpath. This is a major safety concern. Additionally, the crest of the hill on Brown Street already presents a safety concern. Cars exiting driveways from neighboring properties will have lines of sight reduced by the fencing at the development and by the increased vehicle traffic; this creates a real danger to road users.
13. The applicant states in a letter ***"we do not anticipate accepting government Section 8 vouchers or tax credits--in other words, the townhomes will be "market rent" comparable to other rental townhomes in the area."*** If the developer lies about his proposed management plan now, what hope do we have of it ever being followed?
14. The applicants show a level of arrogance in its planning--how can the applicant control what Federal Government Housing Rules and Regulations may state in the future? The assumption of no impact by government Section 8 housing is incorrect, and the assumption that there is a positive social and economic impact on the locality is offensive!

This is the document that is proposed to regulate in detail the daily running of the development, along with the development consent. We consider the following changes as essential as the document is deficient.

- a. The developer must discuss with a committee of Kreymer Estates Homeowners how they intend to protect the assets purchased and maintained by the Kreymer Estates HOA and mitigate damage to said assets from increased flow of storm, waste, drainage, and flood waters.
- b. The developer should have a specified minimum time to be onsite that covers key, sensitive time periods.

Thursday, April 29, 2021

# Homeowner(s) and Resident(s) of Wylie, Texas

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- c. A "serious matter" requiring the 24-hour presence of a "person in charge" who is authorized to receive and act upon complaints from neighboring developments.
- d. Flood, drainage, waste, and continuous flowing water that enter the Kremer Estates Park area pollute the Park. What measures will the developer take to mitigate this situation and, more importantly, agree to clean up should an incident occur?
- e. A current 24-hour manager contact number should be provided and updated as needed on the boundary of the premises for affected neighboring residents.
- f. Traffic concerns on Brown Street need to be addressed to improve vehicular and pedestrian safety, especially since the developer intends to improve and deed public parkland to the City that will connect to the Kreymer Trail System and the Oncor Frisbee Golf Course.
- g. There are other concerns that members of the Kreymer Estates HOA wish to bring forth in a Public Meeting with the City of Wylie's Parks and Recreation Committee, as they have done in the past. This has resulted in improvements and on-going discussions regarding City Ordinances and has addressed our responsibilities and on-going annual expenses for maintenance and upkeep of the City Park.

There are so many community concerns we believe that the proposal must be refused at this time and until said problems and issues are adequately addressed. We ask that The City of Wylie's Planning and Zoning Commission and the City of Wylie's Parks and Recreation Commission present this petition to the City of Wylie Council on our behalf.



**Homeowner(s) and Resident(s) of Wylie Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case#2021-13**

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I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4 / 28	2021
Printed Owner/Resident Name:	KRISTYN BROUWER	
Printed Owner/Resident Address:	303 Larkspur Ln Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Kreymer East Phase I	

Date:	4 / 28	2021
Printed Owner/Resident Name:	STEVE BROUWER	
Printed Owner/Resident Address:	303 LARKSPUR LN Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	[Signature]	

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Date:	4/24/21	2021
Printed Owner/Resident Name:	Crystal Qualls	
Printed Owner/Resident Address:	204 Lyndhurst Dr.	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	C. Qualls	

Kreymer Estates, Block C

Date:	4/24/21	2021
Printed Owner/Resident Name:	Richard Qualls	
Printed Owner/Resident Address:		
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	R Qualls	

**Homeowner(s) and Resident(s) of Wylie Texas  
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Date:	4/28/21	2021
Printed Owner/Resident Name:	Andrea Percy	
Printed Owner/Resident Address:	907 Birchwood Dr.	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:	APercy	


freymier 3

Date:	4/28/21	2021
Printed Owner/Resident Name:	Shane Percy	
Printed Owner/Resident Address:	907 Birchwood Dr.	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:	RSP	

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<b>Date:</b>	4-25-	2021
<b>Print Owner/Resident Name:</b>	Emily Eckert	
<b>Print Owner/Resident Address:</b>	1006 Stanbridge Dr. 75098	
	Wylie, Texas (Add Zip):	
<b>Owner/Resident Signature:</b>		


<b>Date:</b>		2021
<b>Print Owner/Resident Name:</b>		
<b>Print Owner/Resident Address:</b>		
	Wylie, Texas (Add Zip):	
<b>Owner/Resident Signature:</b>		

Tuesday, April 20, 2021


**Homeowner(s) and Resident(s) of Wylie, Texas  
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<b>Date:</b>	April 25	2021
<b>Print Owner/Resident Name:</b>	GREG NOBLE	
<b>Print Owner/Resident Address:</b>	426 Cedar Ridge Dr Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>		


Kreymer Ph. 4

<b>Date:</b>	April 25	2021
<b>Print Owner/Resident Name:</b>	MARY NOBLE	
<b>Print Owner/Resident Address:</b>	426 Cedar Ridge Dr Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>		

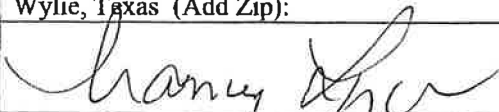
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<b>Date:</b>	April 24,	2021
<b>Print Owner/Resident Name:</b>	Alan W. Shaffer	
<b>Print Owner/Resident Address:</b>	914 Redwood Ct Wylie, Texas (Add Zip):	
<b>Owner/Resident Signature:</b>		

Kreymer Ph. 3


<b>Date:</b>	April 24,	2021
<b>Print Owner/Resident Name:</b>	Nancy Lynch	
<b>Print Owner/Resident Address:</b>	914 Redwood Court Wylie, Texas (Add Zip):	
<b>Owner/Resident Signature:</b>		

Tuesday, April 20, 2021




# **Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13**

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Date:	4/25	2021
Printed Owner/Resident Name:	Alan + Julianne Justiniano	
Printed Owner/Resident Address:	411 CEDAR RIDGE ST.	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		


Kreymer Ph 4

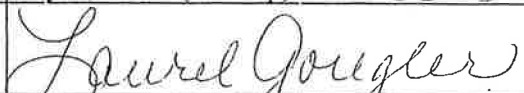
Date:	4/25	2021
Printed Owner/Resident Name:	Patrick + Caroline Tice	
Printed Owner/Resident Address:	411 CEDAR RIDGE ST.	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

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<b>Date:</b>	04-23	2021
<b>Print Owner/Resident Name:</b>	Bobby Gougler	
<b>Print Owner/Resident Address:</b>	910 OAK STREET Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>	 Kreymer Ph. 3	


<b>Date:</b>	04-23	2021
<b>Print Owner/Resident Name:</b>	Laurel Gougler	
<b>Print Owner/Resident Address:</b>	910 E Oak St. Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>		

Tuesday, April 20, 2021


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Date:	4/25/2021	2021
Print Owner/Resident Name:	Tanner Butler	
Print Owner/Resident Address:	901 Redwood Ct	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

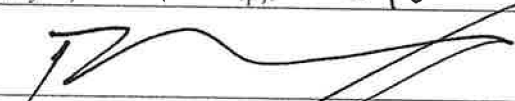
Kreymer Ph 3

Date:	4/25/2021	2021
Print Owner/Resident Name:	Tamara Butler	
Print Owner/Resident Address:		
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		


**Homeowner(s) and Resident(s) of Wylie, Texas  
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Date:	4/26/21	2021
Print Owner/Resident Name:	Bruce A. Moilan, Jr.	
Print Owner/Resident Address:	904 Redwood Ct Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Kreymer Ph 3


Date:	4/26/2021	2021
Print Owner/Resident Name:	Amanda Moilan	
Print Owner/Resident Address:	904 Redwood Ct Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Tuesday, April 20, 2021

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Date:	4/25/2021	2021
Print Owner/Resident Name:	Jay Meyers	
Print Owner/Resident Address:	220 Lyndhurst Dr	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:	 Kreymer Ph I	

Date:	4/25/2021	2021
Print Owner/Resident Name:	Mary Meyers	
Print Owner/Resident Address:	220 Lyndhurst Dr	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:	Mary Meyers	



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Approval of Zoning Case #2021-13**

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I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

<b>Date:</b>	4-25-	2021
<b>Print Owner/Resident Name:</b>	KEVIN ECKERT	
<b>Print Owner/Resident Address:</b>	1006 STANBRIDGE DRIVE Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>	Kevin F Eckert	

Kreymer Ph 2

<b>Date:</b>	4-25-21	2021
<b>Print Owner/Resident Name:</b>	Margaret Eckert	
<b>Print Owner/Resident Address:</b>	1006 Stanbridge Drive Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>	Margaret Eckert	

Tuesday, April 20, 2021



**Homeowner(s) and Resident(s) of Wylie, Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case #2021-13**

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I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.


<b>Date:</b>	4/24/2021	2021
<b>Print Owner/Resident Name:</b>	JOHN C. MILLER	
<b>Print Owner/Resident Address:</b>	1006 STANBRIDGE Dr. Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>	John C. Miller	

<b>Date:</b>	4-24-2021	2021
<b>Print Owner/Resident Name:</b>	Dolores D. Miller	
<b>Print Owner/Resident Address:</b>	1006 Stanbridge Dr. Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>	Dolores D. Miller	

**Homeowner(s) and Resident(s) of Wylie, Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case #2021-13**

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I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

<b>Date:</b>	4/23	2021
<b>Print Owner/Resident Name:</b>	Donald Hunter	
<b>Print Owner/Resident Address:</b>	102 Queensgate Wylie, TX 75098 Wylie, Texas (Add Zip):	
<b>Owner/Resident Signature:</b>		

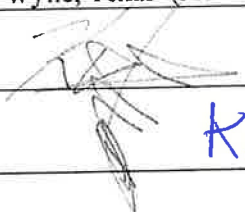
Kreymer Ph 2

<b>Date:</b>		2021
<b>Print Owner/Resident Name:</b>		
<b>Print Owner/Resident Address:</b>		
	Wylie, Texas (Add Zip):	
<b>Owner/Resident Signature:</b>		

Tuesday, April 20, 2021

**Homeowner(s) and Resident(s) of Wylie Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case#2021-13**

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

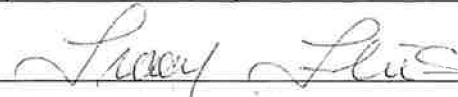
Date:	4/26	2021
Printed Owner/Resident Name:	Kyle Flies	
Printed Owner/Resident Address:	224 Lyndhurst	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		


Kreymer Ph I

Date:		2021
Printed Owner/Resident Name:		
Printed Owner/Resident Address:		
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

# Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.


Date:	4/20	2021
Printed Owner/Resident Name:	Tracy Flies	
Printed Owner/Resident Address:	224 Lyndhurst	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Date:	4/20	2021
Printed Owner/Resident Name:	Alan Flies	
Printed Owner/Resident Address:	224 Lyndhurst	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

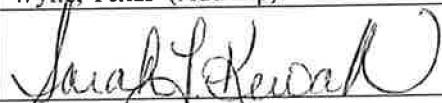
**Homeowner(s) and Resident(s) of Wylie, Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case #2021-13**

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<b>Date:</b>	4/27/21	2021
<b>Print Owner/Resident Name:</b>	Jeff Kewak	
<b>Print Owner/Resident Address:</b>	310 Mattese Cir Wylie, Texas (Add Zip):	
<b>Owner/Resident Signature:</b>		

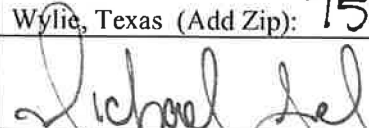
Kreymer Phil

<b>Date:</b>	4/27/21	2021
<b>Print Owner/Resident Name:</b>	Sarah Kewak	
<b>Print Owner/Resident Address:</b>	310 Mattese Cir Wylie, Texas (Add Zip):	
<b>Owner/Resident Signature:</b>		

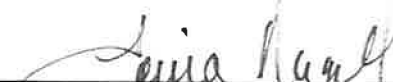
**Homeowner(s) and Resident(s) of Wylie, Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case #2021-13**

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<b>Date:</b>	April 21	2021
<b>Print Owner/Resident Name:</b>	Michael Nagel	
<b>Print Owner/Resident Address:</b>	906 Redwood Ct. Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>		

Kreymer Ph 3

<b>Date:</b>	April 21	2021
<b>Print Owner/Resident Name:</b>	Tonia Nagel	
<b>Print Owner/Resident Address:</b>	906 Redwood Ct. Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>		


Tuesday, April 20, 2021




**Homeowner(s) and Resident(s) of Wylie, Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case #2021-13**

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I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

<b>Date:</b>	4-21	2021
<b>Print Owner/Resident Name:</b>	STEVE LUTTRELL	
<b>Print Owner/Resident Address:</b>	305 LARKSPUR LN. Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>		

Kreymer East Ph 1

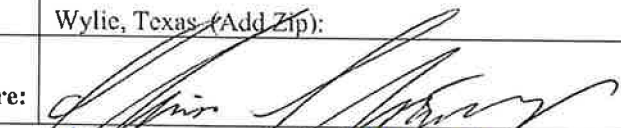
<b>Date:</b>	4.21	2021
<b>Print Owner/Resident Name:</b>	Deborah Luttrell	
<b>Print Owner/Resident Address:</b>	305 Larkspur Ln Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>		

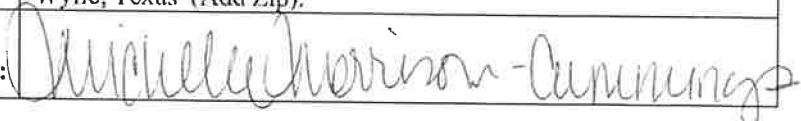
Tuesday, April 20, 2021

**Homeowner(s) and Resident(s) of Wylie, Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case #2021-13**

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Date:	April 22nd	2021
Print Owner/Resident Name:	Christopher Cummings	
Print Owner/Resident Address:	111 Queensgate Dr. Wylie, Texas (Add Zip):	
Owner/Resident Signature:	 Kreymer Ph 2	

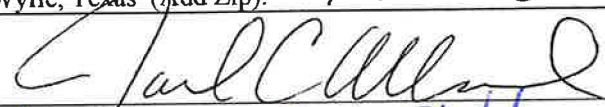
Date:	4/22	2021
Print Owner/Resident Name:	Michelle Morrison-Cummings	
Print Owner/Resident Address:	111 Queensgate Dr. Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Tuesday, April 20, 2021

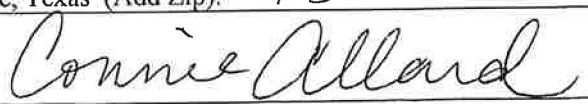
**Homeowner(s) and Resident(s) of Wylie, Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case #2021-13**

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Date:	APRIL 22	2021
Print Owner/Resident Name:	JOEL ALLARD	
Print Owner/Resident Address:	420 RUSH CREEK DR	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Kreymer Est Ph 4


Date:	April 22	2021
Print Owner/Resident Name:	Connie Allard	
Print Owner/Resident Address:	420 Rushcreek Dr	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

# Homeowner(s) and Resident(s) of Wylie Texas


## Submit This Objection to City of Wylie's

### Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.


Date:	APRIL 24	2021
Printed Owner/Resident Name:	NEFF BITNER	
Printed Owner/Resident Address:	209 GATWICK CT	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Kreymer PH 1


Date:	APRIL 24	2021
Printed Owner/Resident Name:	CHERYL BITNER	
Printed Owner/Resident Address:	209 GATWICK CT	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

# **Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13**

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/22	2021
Printed Owner/Resident Name:	Traci Kamper Henry Traci Kamper Henry	
Printed Owner/Resident Address:	101 peachwood dr Wylie, Texas (Add Zip):75098	
Owner/Resident Signature:	 Traci kamper	

*Kreymer Ph 3*

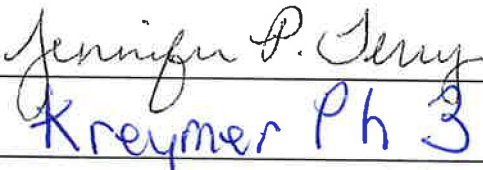
Date:	4/23	2021
Printed Owner/Resident Name:	Wayne kamper	
Printed Owner/Resident Address:	101 Peachwood dr Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	 Wayne kamper	




**Homeowner(s) and Resident(s) of Wylie, Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case #2021-13**

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I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

<b>Date:</b>	April 27, 2021	2021
<b>Print Owner/Resident Name:</b>	Jennifer P. Terry	
<b>Print Owner/Resident Address:</b>	912 Redwood Ct. Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>	 Kreymer Ph 3	

<b>Date:</b>	April 26	2021
<b>Print Owner/Resident Name:</b>	Sascha C. Terry	
<b>Print Owner/Resident Address:</b>	912 Redwood Ct. Wylie, Texas (Add Zip): 75098	
<b>Owner/Resident Signature:</b>		

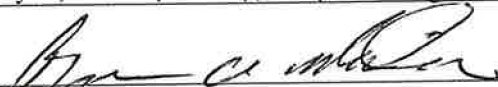
Tuesday, April 20, 2021



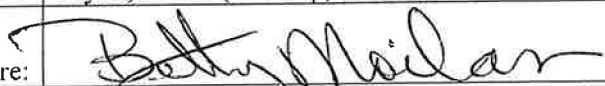
**Homeowner(s) and Resident(s) of Wylie Texas  
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Approval of Zoning Case#2021-13**

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Date:	28 April	2021
Printed Owner/Resident Name:	BRUCE A. MOILAN SR.	
Printed Owner/Resident Address:	210 GATWICK CT	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Kreymer Ph 1


Date:	April 28,	2021
Printed Owner/Resident Name:	Betty Moilan	
Printed Owner/Resident Address:	210 Gatwick Ct	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

**Homeowner(s) and Resident(s) of Wylie Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case#2021-13**

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4/26/21	2021
Printed Owner/Resident Name:	Fernando Martinez	
Printed Owner/Resident Address:	404 Cedar Ridge Dr. Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Kreymer Ph 4


Date:	April 26	2021
Printed Owner/Resident Name:	Brittany Latham	
Printed Owner/Resident Address:	404 Cedar Ridge Dr. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

# Homeowner(s) and Resident(s) of Wylie Texas

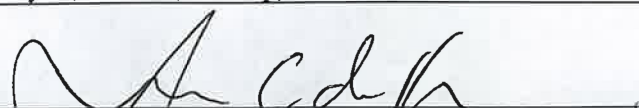
## Submit This Objection to City of Wylie's

### Approval of Zoning Case#2021-13

I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	4-27	2021
Printed Owner/Resident Name:	Rebecca de Kehoe	
Printed Owner/Resident Address:	407 Tanglewood dr Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Kreymer Estates Ph 4

Date:	4-27-21	2021
Printed Owner/Resident Name:	Jason de Kehoe	
Printed Owner/Resident Address:	407 Tanglewood Dr Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		


# Homeowner(s) and Resident(s) of Wylie Texas

## Submit This Objection to City of Wylie's

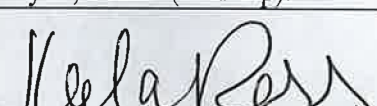
### Approval of Zoning Case#2021-13

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Date:	04/20	2021
Printed Owner/Resident Name:	Kevin Ross	
Printed Owner/Resident Address:	921 Redwood Ct	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Kreymer Estates Ph 3

Date:	04/20	2021
Printed Owner/Resident Name:	Keela Ross	
Printed Owner/Resident Address:	921 Redwood Ct	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

# Homeowner(s) and Resident(s) of Wylie Texas

## Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

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Date:	4-30-	2021
Printed Owner/Resident Name:	SANDRA Lewis	
Printed Owner/Resident Address:	919 Redwood Ct.	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:	Sandra	

Kreymer Estates Phase 3


Date:		2021
Printed Owner/Resident Name:		
Printed Owner/Resident Address:		
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		




**Homeowner(s) and Resident(s) of Wylie Texas  
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Date:	4-26-21	2021
Printed Owner/Resident Name:	Melissa Harbison	
Printed Owner/Resident Address:	917 Redwood CT	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

Kreymer Estates 3

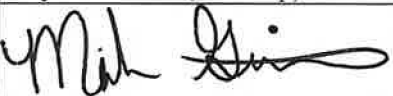
Date:	4-26-21	2021
Printed Owner/Resident Name:	JOSHUA HARBISON	
Printed Owner/Resident Address:	917 Redwood CT	
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		




**Homeowner(s) and Resident(s) of Wylie Texas  
Submit This Objection to City of Wylie's  
Approval of Zoning Case#2021-13**

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Date:	4-30-2021	2021
Printed Owner/Resident Name:	Mariah Guilmette	
Printed Owner/Resident Address:	907 Redwood Ct.  Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

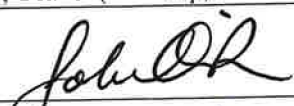
*Kreymer Estates Ph 3*

Date:	4-30-2021	2021
Printed Owner/Resident Name:	Joshua Guilmette	
Printed Owner/Resident Address:	907 Redwood Ct.  Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

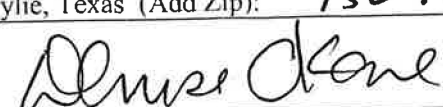
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Approval of Zoning Case #2021-13**

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I/we, the undersigned, residing in Wylie, Texas, hereby **STRONGLY OBJECT** to the approval of Wylie City Zoning Case #2021-13. There are community concerns I/we believe must be addressed and submit that Wylie City Zoning Case #2021-13 must be refused at this time. I/we ask The City of Wylie's Planning and Zoning Commission and Wylie's Parks and Recreation Commission present this my/our objection to the Wylie City Council on my/our behalf.

Date:	28 April	2021
Print Owner/Resident Name:	JOHN O'KANE	
Print Owner/Resident Address:	1003 SHELDON DR Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Kreymer Phase I

Date:	28 APRIL	2021
Print Owner/Resident Name:	DENISE O'KANE	
Print Owner/Resident Address:	1003 Sheldon Dr Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		


Tuesday, April 20, 2021

# Homeowner(s) and Resident(s) of Wylie Texas


## Submit This Objection to City of Wylie's

### Approval of Zoning Case#2021-13

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Date:	5/1/21	2021
Printed Owner/Resident Name:	Jason Freeman	
Printed Owner/Resident Address:	905 Oak Street	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

Kreymer Phase 3

Date:	5/1/21	2021
Printed Owner/Resident Name:	Misti Freeman	
Printed Owner/Resident Address:	905 Oak Street	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		

# Homeowner(s) and Resident(s) of Wylie Texas Submit This Objection to City of Wylie's Approval of Zoning Case#2021-13

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Date:	APRIL 26,	2021
Printed Owner/Resident Name:	LYNN SANDERS	
Printed Owner/Resident Address:	1007 CAMBRIDGE CT	
	Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:		


Kreymer Estates 2

Date:		2021
Printed Owner/Resident Name:		
Printed Owner/Resident Address:		
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		


**Homeowner(s) and Resident(s) of Wylie Texas**  
**Submit This Objection to City of Wylie's**  
**Approval of Zoning Case#2021-13**

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5/2/21	Date:	2021
Bettina Wilkerson	Printed Owner/Resident Name:	Bettina Wilkerson
Printed Owner/Resident Address:		
403 Rushcreek Dr	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		


Kreymer Estates Ph 4

5/2/21	Date:	2021
Kelly Wilkerson	Printed Owner/Resident Name:	Kelly Wilkerson
Printed Owner/Resident Address:		
403 Rushcreek Dr.	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		

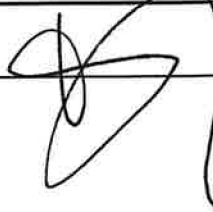
**Homeowner(s) and Resident(s) of Wylie Texas**  
**Submit This Objection to City of Wylie's**  
**Approval of Zoning Case#2021-13**

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Date:	5/3/2021
Printed Owner/Resident Name:	SHERRI CIERICO
Printed Owner/Resident Address:	404 Rushcreek Dr
	Wylie, Texas (Add Zip):
Owner/Resident Signature:	

Kreymer Estates Ph 4

Date:	5/3/2021
Printed Owner/Resident Name:	Nicole Cierico
Printed Owner/Resident Address:	404 Rushcreek Dr
	Wylie, Texas (Add Zip): 75098
Owner/Resident Signature:	



# Homeowner(s) and Resident(s) of Wylie Texas

## Submit This Objection to City of Wylie's

### Approval of Zoning Case#2021-13

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Date:	5 May, 1	2021
Printed Owner/Resident Name:	Julia M. Winchester	
Printed Owner/Resident Address:	201 Gatwick Ct. Wylie, Texas (Add Zip): 75098	
Owner/Resident Signature:	Julia M. Winchester Kreymer Estates Ph 2	

Date:		2021
Printed Owner/Resident Name:		
Printed Owner/Resident Address:		
	Wylie, Texas (Add Zip):	
Owner/Resident Signature:		



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## Support for ParcHAUS Wylie Zoning Case #2021-13

1 message

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Hello,  
I am a resident in the city of Wylie and I support ParcHAUS project to present it.  
Thank you

Blessings,  
Austin Bailey



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## Support for ParcHAUS Wylie Zoning Case #2021-13

1 message

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To Whom it May Concern,

I would like to give my support for Glenn Lanier, and the project he is proposing off of Brown Street in Wylie. I've known Glenn for many years, and know him to be a good and honest person. I believe the suggestions he is making for the development of the ParcHAUS Wylie Homes will be in the best interest of our City and specifically for the surrounding homes and businesses.

I also happen to know a resident who lives across the street from the proposed development, and have spoken to her directly about this issue. She agrees with my assessment, and has no objections to the property being built.

I've lived in Wylie for over 16 years now, and believe that Glenn's project would help our wonderful community continue to grow. I am in favor of Wylie Zoning Case #2021-13 being passed.

Sincerely,

John Von Runnen

To: Kreymer Estates Home Owners/Residents

04/23/2021

RE: Kreymer Estates Homeowner's Objection Letter

We, the Developer, would like to clarify some misunderstandings in response to the letter received detailing the homeowner's objections to the proposed ParchHAUS home community. Below is our summary interpretation of the concerns outlined in the document and our subsequent response.

1. Interpretation of Kreymer Estate Resident's concerns: Kreymer Estates home values will decrease as a result of the ParchHAUS community, and consequently so will Kreymer Estate's tax benefit to the city.

- a. Developer's Response: The value and tax contribution per acre of the ParchHAUS community exceed that of Kreymer Estates. As a result we firmly believe that the premium value of the ParchHAUS community will not deteriorate home values in and around the Kreymer Estates homes.

	Kreymer Estat	ParcHAUS
Estimated Acres	98	21
Home Count	392	194
Est. Value per Home	\$363,760	\$180,305
Value Per Acre	\$1,455,040	\$1,665,679
Tax Per Acre	\$35,594	\$40,746

- b. ParchHAUS is expected to contribute an estimated \$770,000 per year in taxes. Wylie taxing jurisdictions are expected to receive \$690,000.

2. The ParchHAUS home agreement with the city as it pertains to Park Dedication will burden the Kreymer Estates HOA with additional maintenance costs.

- a. There has been no formal agreement with the Wylie Parks Department. Preliminary discussions have been held with the Director of Parks to determine what improvements would be desirable, acceptable, and any requests the Parks Department would have of the Developer. The Developer is presenting a formal proposal to the Parks Board simultaneously at the May 4<sup>th</sup> Planning and Zoning hearing. The Developer's proposal will require that the Developer and any future owner retains maintenance responsibilities and costs of the parkland, not the HOA.

3. The ParchHAUS homes are in conflict with City Ordinances that prohibit VRBO/Air BnB type rental concepts.

- a. The Director of Planning for the City of Wylie has confirmed that no Ordinance exists to his knowledge. The Planned Development's base zoning of Multifamily permits rentals.

4. The residents are concerned with on-going maintenance and the tenant make-up of the ParchHAUS homes and would like assurance that on-call personnel are available for complaints of city violations, both during construction and when it's complete and operating.

- a. The gated and well-lit home community will contract professional weekly lawn and pool cleaning services, employ 4 full-time on site professionals to resolve any issues, should they arise, during business hours and 24-hour on-call management for after hours. During construction, the on-site superintendent's information is posted at the construction entrance of the community for any residents that have complaints. The Developer will abide by all city regulations as it relates to noise outlined in City Ordinance Ch. 24 article 2, sec 42.22.
- b. The homes will be rented for an average of \$1,640 per month. To qualify, applicants must make a minimum of \$65,000 per year. Background and credit history checks are performed on all applicants

and each year as leases renew. Applicants with a history of misdemeanors in the previous 7 years, or any felonies are not qualified. The quality of the tenants will be similar to someone living in a home – we’ve observed that most are renters by-choice retired “Snow-birds” looking for a lock-and-leave lifestyle, or aging millennial families with a dog and young child, some are relocating as their homes are being constructed nearby and prefer a home atmosphere as opposed to an apartment.

5. The ParCHAUS homes will exacerbate the flooding issues experienced in the Kreymer Estates.
  - a. The unimproved conditions of the site could be contributing to the issues currently experienced by residents downstream. In many cases, the improvements made to the area have resolved issues downstream. The ParCHAUS community will be providing multiple detention ponds for stormwater runoff. No retaining walls are being proposed for either floodways bordering the property. The site has been planned by professional engineers in coordination with City of Wylie engineers, in accordance to local, state, and federal regulations to reduce risk of any downstream affect. Professional flood studies and simulations will be performed to understand which engineering solutions would most improve the downstream impact that is currently being experienced by Kreymer Estates.
6. Site visibility and congestion on East Brown is a concern.
  - a. The traffic study performed by Lee Engineering in coordination with the City of Wylie is complete and available for review by request from the Wylie Engineering Department. In summary, the city is planning for improvements to East Brown prior to the delivery of the proposed ParCHAUS community (2024). When simulations were run by the traffic engineer, daily traffic at the intersection increased only 3% as a result of the ParCHAUS community which equated to only an average 3 second delay to existing conditions. When simulations were run to assume a Shopping Center were developed instead, which the site is zoned to allow currently, daily traffic increased more than 30% at the intersection, a 30 second delay to current traffic conditions.
  - b. Per traffic guidelines, the required line-of-sight visibility for the proposed crossing on East Brown was established to be 345ft. The traffic study concluded that the line-of-site at the intersection was currently over 1,000ft.

If my response is not satisfactory or incomplete, I would encourage you to email me a time that you and others would be available for a virtual meeting to discuss any other questions or concerns you have in advance of the Planning and Zoning meeting. We want to work together with home owners and the City of Wylie to provide harmonious rental homes that are congruent with the Wylie way of life and that each of us can be proud of.

Glenn Lanier

Director of Development – Provident Realty Advisors

Glanier@ProvidentRealty.net