

## 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 #2022-12.  
☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-12.

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, June 07, 2022 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, June 28, 2022 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Karol Kreymer  
(please print)

Address: 10 South Briar Hollow Ln. No. 68  
Houston, TX 77027

Signature: Karol Kreymer

Date: 16 May 2022

COMMENTS:

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Name: WARREN R. STREET JR  
(please print)

Address: 1634 KINGSPOINT DR  
CARROLLTON TX 75007

Signature: Warren Street Jr

Date: 5/18/2022

### COMMENTS:

PROPERTY OWNED: 117 WINDSOR DR  
WYLIE TX 75098

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Name: Jessica Smith  
(please print)  
Address: 104 Fairmount Drive  
Wylie, 75098  
Signature: [Signature]  
Date: 5-27-22

### COMMENTS:

I would be encouraged to see Wylie make decisions in city planning that increase the value in the city rather than decrease it. I hope the city planning will reconsider allowing "the Villas" to be put up near my neighborhood. A park with many trees would be nice. Thank you for the opportunity to express my opinion. And thank you for serving Wylie!

- Jessica S.

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Name: Lorena Ramirez  
(please print)

Address: 125 Windsor Drive

Wylie TX 75098

Signature: Lorena Ramirez

Date: 06-17-2022

**COMMENTS:**

Before <sup>considering</sup> any other construction near area, please  
first improve traffic flow. Ballard-Parker needs  
to be improved (Widen/traffic lights, etc).

Frequent car accidents Ballard-Parker

7am-9am Morning traffic / Afternoon traffic 4pm-6:30pm

Area does not need more cars on this road.—  
under current conditions. Thank you.

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Name: JERYL Smith  
(please print)

Address: 110 WINDSOR DR.

Signature: Jeryl Smith

Date: 5-20-2022

### COMMENTS:

Proposed  
Concerns about alley closure  
increased traffic, entering and  
exiting on to Ballard from townhouses

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*More Opportunities*  
Name: E Kent E Marinell Dowden  
(please print)  
Address: 6979 Freda Ln.  
Wylie, Tx 75098  
Signature: Marinell Dowden  
Date: 5-17-22

**COMMENTS:**

~~Our prop~~ We would not be able to access our house  
with the alley closed

address of property  
126 Windsor Dr.  
Wylie, Tx 75098

tax #  
fein-27-2614730

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Name:

Zachary & Sarah Willis  
(please print)

Address:

121 Windsor Dr.

Wylie, TX 75098

Signature:

[Signature] & Sarah Willis

Date:

5.17.22

### COMMENTS:

Ballard's Street already sustains an unreasonable  
amount of traffic during normal commuting hours (6 AM  
to 9 AM and 4 PM to 6 PM) and would not benefit to  
have more residential communities built in this area.

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Name: RICK WADE  
(please print)  
Address: 112 WINDSOR DR.  
Wylie, Tx. 75098  
Signature: *Rick Wade*  
Date: 5-19-22

**COMMENTS:**

Strongly against any development that  
would include Town Homes, Condo's or  
apartments. Ballard traffic is already  
over loaded and this proposal would add to  
traffic as well as lower the value of Homes  
on this block.



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Name: Eric Leite  
(please print)

Address: 439 Carver Dr  
Wylie, TX 75098

Signature: [Signature]

Date: 6/18/22

### COMMENTS:

This region is at capacity. Ballard Avenue needs to first be widened before more housing should be considered. ~~This~~ This build will exacerbate an already highly burdened traffic zone. It will increase noise pollution, and expose more people to train vibrations / noise. The proposed area should not be re-zoned or amended.

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Name: ANTHONY PETTOFREZZO AND WIFE  
(please print)

Address: 108 HARVEST BEND DR.  
WYLIE, TX. 75098

Signature: Anthony Pettofrezza

Date: June 3, 2022

### COMMENTS:

MORE TRAFFIC CONGESTION  
POSSIBLE DECREASE IN PROPERTY VALUES  
MORE NOISE  
KEEP ZONED FOR FAMILY HOUSING (1 or 2 story houses)  
WYLIE POPULATION GROWING TOO FAST - ENJOYED MOVING  
HERE WHEN WE FELT LIKE SMALL, CLOSE-KNIT FAMILIES.

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Name:

(please print)

Dustin Norris

Address:

309 Harvest Bend Dr.

Wylie, TX 75098

Signature:



Date:

6-6-2022

**COMMENTS:**

That 5 acres is too small to put 43 townhomes along with the issues Parker road already has. Putting them directly across from Harvest Bend Dr will make getting out of the neighborhood more difficult than it already is. Assuming a couple moves into each townhome that's 86 people or 86 MORE vehicles trying to turn onto Parker and for them they would have to cross 2 lanes of traffic to go to downtown Wylie.

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Name:

RACHEL A. DELEON  
(please print)

Address:

200 HARVEST BEND  
WYLIE TX 75098

Signature:

Rdeleon

Date:

6/6/22

**COMMENTS:**

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Name: Ray & Melissa Hulse  
(please print)

Address: 304 Harvest Bend Dr  
Wylie TX 75098

Signature: Ray & Melissa Hulse

Date: 6/6/2022

**COMMENTS:**

- If approved there will be 8 intersections within 450' of each other
- \* Only 1 way in and out at new townhomes - will cause emergency issues
- more traffic cutting through Harvest Bend neighborhood when there is a wreck or train
- Lots of wrecks already happen at Harvest Bend & Ballard - will be more due to people avoiding traffic coming in & out of neighborhoods
- closure of existing alley exit off Ballard - could cause more wrecks

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Name: Matthew Dement  
(please print)

Address: 102 Fairmount Dr.

Wylie Tx 75098

Signature: 

Date: 6-4-2022

**COMMENTS:**

The traffic situation in this area needs to be  
addressed before adding more housing.

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Name:

(please print)

Address:

Signature:

Date:

Christopher Ratan  
304 Terrace DR  
WY 75098 TX 75098  
[Signature]  
6/7/2022

**COMMENTS:**

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Name:

Jeff & Sandra Mingis

(please print)

Address:

100 Harvest Bend Drive

Signature:

Jeff Mingis

Date:

6/6/22

**COMMENTS:**

- Major Intersection Traffic Concern. Harvest Bend residents have trouble already. Don't add 43 more places in one small area.
- Keep Wylie up scale - Build Quality homes, not rent dwellings.
- Please don't get greedy for revenue by using apartments.
- Tx Dot ruined peaceful Wylie with a cut thru with the widening of Ballard, please don't start lining rent homes along this new corridor about to happen.
- Protect our home values in the future. 3 nice subdivisions are right here.
- Do a better job informing residents - 200 feet is not fair to home owners.
- Do a bigger sign announcing this in the field next time please



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Name:

Rachel and Josh Seumalo  
*(please print)*

Address:

303 Terrace drive  
Wylie, Tx 75098

Signature:

Rachel Seumalo Josh Seumalo

Date:

6-7-22

**COMMENTS:**

The traffic is already an issue to get in and  
out of our neighborhood. Even with the road  
expansion, we would have to then deal with  
the new traffic from all of the residents from  
the new townhomes directly across from our  
entrance/exit. It doesn't just cause an issue for the  
first couple of houses, but our entire neighborhood and  
anyone who uses Parker Rd/N. Ballard Ave to commute.



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

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**Zoning Case #2022-12 North Ballard**

1 message

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**'Donald and Belinda Dennis' via Planning** <planning@wylietexas.gov>

Thu, Jun 9, 2022 at 9:30 AM

Reply-To: Donald and Belinda Dennis [REDACTED]

To: "planning@wylietexas.gov" &lt;planning@wylietexas.gov&gt;

RE: Request to change zoning from AG/30 to PD-TH to allow for a townhome development. Property located north of and adjacent to 522 N Ballard

Good Morning,

My name is Don Dennis, and I live at [306 Autumn Breeze Drive, Wylie TX](#). Our neighborhood is just across Ballard from the proposed townhome development.

I am really concerned about adding a townhome development in this area for the following reasons:

1. Traffic in this area is very congested as it is, especially during rush hours. Often it is almost impossible to get out of our neighborhood onto Ballard, and it is especially dangerous if you want to head north on Ballard. I feel there should be a through traffic study and resolution before a multifamily development is allowed.
2. I have concerns about a townhome development and it's effects on property values and crime in our neighborhood. The track record of similar developments is often not very appealing in the long run.
3. I believe there is another multi family development in process just south of this location on Ballard, just south of the railroad tracks.

I am a long time resident of Wylie, I own my home and plan to be here a while. I would like to see more consideration for development near our neighborhood.

Sincerely,

Don Dennis  
[306 Autumn Breeze Drive](#)  
[Wylie TX 75098](#)

972-567-4788