



PUBLIC COMMENT FORM

Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment> or by scanning the QR code in the upper right hand corner. (If completing the form below, 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 #2026-03.
 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2026-03.

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, April 07, 2026 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, April 28, 2026 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Precision m/c manufacturing, Inc.
(please print)
Address: 700 Sanden Blvd.
Wylie, TX 75098
Signature: Kasey Cantman
Date: 3-25-2026

COMMENTS:

We think that Sanden Blvd needs a turn lane or to be expanded before all of this development. The larger development would be on flood land so it would need a bit of work to bring the land up to elevation. It also looks like there would only be one way in/out. With all the construction on that side of Sanden Blvd. & trucks going in & out, what happens to the normal Sanden traffic since it's only a 2 lane road? We see a lot of hold ups as businesses are trying to carry on normal daily activity. A few minutes after 4:30 pm school buses come down Sanden Blvd & each one has to stop at the railroad tracks which causes some delays & that is directly across from this potentially large development.



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Date, Location & Time of
City Council meeting:

Tuesday, April 28, 2026 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: ERIC WILKSTROM, BAYCO PRODUCTS
(please print)

Address: 640 SANDEN BLVD
WYLIE, TX 75098

Signature: [Handwritten Signature]

Date: 3-31-26

COMMENTS:

PLEASE SEE ATTACHED

Re: Zoning Case ZC 2026-03 – Sanden Development (Planned Development – Light Industrial)

**Related Case: ZC 2025-18 (Approved Special Use Permit – Distribution Facility)
City of Wylie Planning & Zoning Commission / City Council**

I am writing to express my **strong opposition** to Zoning Case **ZC 2026-03** as currently proposed.

This request must be evaluated in the context of the **recently approved Zoning Case ZC 2025-18**, which permits a high-intensity distribution facility with **24 dock doors** on Sanden Blvd. During that case, concerns were raised regarding **truck traffic, queueing, and roadway capacity**, particularly given that Sanden Blvd is only **one lane in each direction**. Those concerns remain unresolved, and no corresponding infrastructure improvements have been implemented.

ZC 2026-03 significantly increases the intensity of use by introducing a **multi-building industrial park across approximately 59.7 acres**, along with retail components.

Sanden Blvd is already operating at or near capacity

Based on daily use of this corridor, as well as observable traffic conditions at both ends of Sanden Blvd, it is evident that the roadway is already **operating at or near capacity during peak periods**.

1. Sanden Blvd & FM 544 (westbound access)

- Traffic regularly backs up through the intersection
- It often requires **multiple signal cycles** to proceed
- Vehicles exiting nearby properties, including the **Holiday Inn Express**, frequently have difficulty entering traffic

2. Sanden Blvd & State Highway 78 (northbound access)

- This intersection experiences **daily congestion and queueing**
- Backups frequently extend along Sanden Blvd

These are clear indicators of a roadway operating under **constrained conditions with limited remaining capacity**.

Additional impact from planned retail at Sanden Blvd & FM 544

The proposed development includes **retail uses near the southwest corner of Sanden Blvd and FM 544**, which will further intensify congestion at an already constrained intersection.

Retail uses introduce:

- **High-frequency passenger vehicle trips**
- Frequent **turning movements**, including left turns
- Additional **delivery traffic**

This creates a **mixed traffic environment**, where passenger vehicles and heavy trucks compete for limited roadway capacity, reducing signal efficiency and increasing conflict points.

Combined intensity of development far exceeds corridor capacity

When considering the combined impact of existing conditions, recently approved development, and the current proposal, the scale of traffic demand on Sanden Blvd becomes significant and quantifiable.

- Zoning Case **ZC 2025-18** introduces a high-intensity distribution facility with **24 dock-high loading doors** and **at least approximately 120–140 vehicle parking spaces based on the submitted site plan**, generating both substantial truck traffic and daily passenger vehicle trips
- Zoning Case **ZC 2026-03** introduces **approximately 708 parking spaces** across Site 1 (101 spaces) and Site 2 (607 spaces), representing a substantial volume of daily employee, visitor, and customer traffic
- In addition, Site 2 includes **multiple dock-served buildings with at least 29 visible dock positions**, indicating ongoing truck activity across multiple tenants

Collectively, this represents:

- **At least 53 dock doors/positions (24 + 29 minimum)**
- **At least approximately 828–848 total parking spaces** (including ZC 2025-18 minimum plus ZC 2026-03)

All of this traffic—industrial, employee, and retail—will ultimately rely on **Sanden Blvd**, a one-lane-each-direction roadway that is already constrained.

Even before accounting for these developments, Sanden Blvd is already **operating at or near capacity**. The addition of these traffic generators will place demand on the corridor that is **well beyond its functional capacity**, resulting in increased congestion, queue spillback, degraded Level of Service (LOS), and reduced reliability.

ZC 2026-03 creates a compounding and unsustainable condition

ZC 2026-03 introduces a large-scale, multi-building industrial development that will:

- Add continuous truck traffic from multiple tenants
- Increase peak-hour vehicle demand
- Introduce additional turning movements and access points

However, the site appears to rely on **limited access points to Sanden Blvd**, meaning all traffic is funneled into a constrained corridor.

When combined with the impacts of **ZC 2025-18 and retail development**, this creates a compounding effect likely to result in:

- **Queue spillback along Sanden Blvd**
 - **Intersection failure conditions during peak periods**
 - **Significant degradation of Level of Service (LOS)**
-

Queueing, spillback, and corridor failure risk

Sanden Blvd is a **two-lane undivided roadway** with:

- No turn lanes
- No dedicated queueing capacity
- No shoulders for overflow

Under these conditions, increased traffic will result in:

- **Queue spillback from both FM 544 and SH 78 intersections**
 - Vehicles blocking through lanes
 - Reduced effective roadway capacity
-

Public safety and emergency access concerns

If Sanden Blvd becomes obstructed due to queuing or turning movements, **emergency response access may be delayed**, including:

- Ambulances responding to medical emergencies
- Fire and police vehicles requiring reliable access

Emergency response depends on **predictable and unobstructed roadway conditions**, which may not be achievable under the proposed cumulative traffic demand.

! **Critical gap: prior approval without traffic analysis**

Zoning Case **ZC 2025-18** was approved without a comprehensive **Traffic Impact Analysis (TIA)** evaluating its effect on Sanden Blvd and adjacent intersections.

As a result, the City does not currently have a quantified understanding of:

- The traffic impacts of the approved distribution facility
- How that traffic will interact with existing congestion
- Whether the roadway network can safely accommodate the additional demand

At the same time, observed conditions already demonstrate that Sanden Blvd is operating **at or near capacity**.

! **It is not appropriate to proceed without first resolving existing impacts**

Before considering additional development under ZC 2026-03, it is essential that the City first:

Fully evaluate the combined impact of existing conditions, ZC 2025-18, and planned retail development through a comprehensive Traffic Impact Analysis.

Proceeding without this analysis would result in additional land use approvals **without a clear understanding of system capacity or safety implications.**

Likely need for roadway capacity improvements

Based on:

- Existing congestion conditions
- The scale of approved and proposed development
- The limitations of a one-lane-each-direction roadway

It is highly likely that **significant roadway capacity improvements will be required**, potentially including:

- Additional through lanes
- Dedicated turn lanes
- Intersection capacity enhancements
- Access management controls

Such improvements should be **identified through a Traffic Impact Analysis and implemented prior to further development approvals**, not after.

Requested Action

I respectfully request that the City:

Deny Zoning Case ZC 2026-03 as currently proposed

—or at minimum—

Require the following prior to any approval:

1. A comprehensive **Traffic Impact Analysis (TIA)** that:
 - Evaluates **combined impacts of ZC 2025-18 and ZC 2026-03**

- Includes detailed analysis of **Sanden Blvd at FM 544 and SH 78**
 - Assesses **Level of Service (LOS), queue lengths, and peak-hour operations**
2. Demonstrated **on-site queueing and stacking capacity** to prevent spillback onto Sanden Blvd
 3. Implementation of **roadway improvements prior to development**
 4. A condition prohibiting **truck staging or queueing on Sanden Blvd**
-

! Conclusion

Sanden Blvd is already operating at or near capacity under current conditions.

The combined impact of:

- Existing traffic
- ZC 2025-18
- Planned retail development
- And the proposed ZC 2026-03

...will result in **significant degradation of roadway performance** and create a **foreseeable and preventable traffic failure** along this corridor if not addressed in advance.

Respectfully submitted,



Eric Wickstrom, VP & CFO
Bayco Products
640 Sanden Blvd
Wylie, TX 75098