

## 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 #2022-05.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-05.

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, March 15, 2022 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, April 12, 2022 6:00 pm

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

Name:

Nadim Nimeh  
(please print)

Address:

3450 Shenandoah st  
Dallas, Tx 75205

Signature:

Nadim Nimeh

Date:

2-25-2022

### COMMENTS:

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Tuesday, April 12, 2022 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Shere VanHeuren

(please print)

Address:

2916 Reata Dr.  
Wylie, TX 75098

Signature:

Shere VanHeuren

Date:

3/9/2021

### COMMENTS:

Never! Do NOT  
bring that into our small  
family community. Why not a  
small park for the local residents?  
That would be a lot better use  
of that land.

I will never agree  
to this!  
Shere VanHeuren  
360-320-9622

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

Name:

Robbie Jeffrey

(please print)

Address:

2908 Reata Dr.  
Wylie, Tx 75098

Signature:

Robbie Jeffrey

Date:

3-11-22

### COMMENTS:

We don't need more traffic and congestion. 78 and Wylie East are already problem areas to navigate. Everybody is affected by having kids in school at Wylie East and living off Hwy 78. This is all times of day and at night. We don't need more of any of this Please!

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X

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Tuesday, April 12, 2022 6:00 pm  
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Name:

Vanessa Huben  
(please print)

Address:

2937 Beata Dr.  
Wylie, TX. 75098

Signature:

Vanessa R. Huben

Date:

3/10/2022

### COMMENTS:

No - See attached letter

More parks, trees, nature &  
shopping.

See letter

March 9, 2022

Dear Planning and Zoning Committee,

When I moved to Wylie back in 2004, I was told the land behind my house would remain agriculture. Trees, grass, animals, etc. I believed that, (and loved that). When I came home one day, I discovered all of the trees behind my house, the beautiful piece of land that was peaceful, had been leveled. The tranquility was gone. The only thing visible from my backyard was Hwy 78, (not a pretty site). The days of sitting in my backyard in peace, with nature, were now over.

Now, many years later it appears as though we are just trying to fill that space. Please keep in mind that this will be the first part of Wylie people will see when entering from the north on Hwy 78. I would think that we would want something at this corner to be inviting, something that screams "Welcome to Wylie, (a great place to live, spend and relax)!" Something pretty or fun, something that will entice people to come to our small community.

Of course I would rather have trees and nature, things that are quite honestly disappearing in this town. The land, trees and overall nature were actually what prompted me to move to Wylie, far from the hustle and bustle of Frisco and Plano. If we have to have something on this corner, I would like to see a nice, quaint shopping center with maybe a small park or seating area. We are between both lakes, we should entice people to our town and show them that this is a great place to live.

Hwy 544 seems to be getting all of the business, restaurants, etc. while our side of town has absolutely nothing to offer. Entering this side of Wylie causes people to drive right through without stopping, without spending, without enjoying our small community. Let's use this property to sell ALL OF WYLIE. Again, I would prefer something pretty, prefer nature, but if we must build something, let it draw people to our town and let us as a community benefit from it. Let's have another side of Wylie that is inviting! Do we really want a warehouse to be the first impression of our town when entering our great community from this direction? I would think not.

In short

- 1) First choice, let's have something beautiful, enticing here, (parks, nature area, etc). Keep nature. The hawks, the owls in the remaining trees, coyotes, etc. Keep Wylie beautiful! Would you want a warehouse in your backyard?
- 2) Hwy 78 from Brown to 205, there is a whole lot of nothing – do we want a warehouse to be the first thing people see when entering into our lovely town?
- 3) If we have to build, let's keep spending in Wylie vs. most of us driving to Murphy, Garland, Richardson and Plano and spending our money in those cities. Our town should benefit from spending.

Thank you for your time.

Best regards,

  
Vanessa R. Huben

Resident since 2004

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Tuesday, April 12, 2022 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Mandy Mitchell  
(please print)

Address: 2939 Reata Drive

Wylie, TX 75098

Signature: Mandy Mitchell

Date: 03/10/22

### COMMENTS:

I am firmly against the proposed zoning change for the Lovett Industrial project. I have managed commercial real estate for over 20 years, and I can confidently say this logistics center nestled up to a property line will be a nightmare for the entire neighborhood. We were promised the railyard wouldn't be a noise issue, but the banging is a constant presence at all hours and that's with 2 large fields and a highway as a buffer for our area. A logistics center of this size would be exponentially worse for the surrounding community, and I have low expectations that operating hours would be limited. The proposed landscaping plan shows a row of trees lining the length of Reata Drive but the larger those trees become, the more damage their root systems will have on the retaining wall and the properties along our street. Industrial properties of this nature are typically bought and sold roughly every 2-5 years and each owner spends less and less on property maintenance and security. We do not want 18 wheelers lined up against our backyards. I appreciate the trucking industry for all they do, but the traffic situation in our surrounding area continues to deteriorate with the increase of 18-wheelers from the railyard so this facility would only compound the problem.



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Name:

TIMOTHY TEAMANN

(please print)

Address:

2930 REATA DR.  
WYLIE TX 75098

Signature:

T M Teamann

Date:

3.4.22

### COMMENTS:

THE ORIGINAL ZONING AS COMMERCIAL CORRIDOR  
WAS INSIGHTFUL AND AT PRESENT MOST FITTING

PLEASE CONSIDER AS A NEIGHBORHOOD THAT  
IS CENTERED BY STUDENTS OF W.E.H.S. A COMMERCIAL  
CORRIDOR. A GATHERING PLACE FOR SENIOR'S LUNCH,  
A JOB OPPORTUNITY FOR STUDENTS. WE DO NOT NEED  
A MANUFACTURING BUILDING ON THE NEIGHBORHOOD SIDE.

March 14, 2022

City of Wylie  
Department of Planning  
300 Country Club Dr  
Wylie, TX 75098

Sondra Ferrigno  
2400 Palestine Ct  
Wylie, TX 75098

**RE: Proposed Zoning Change Case # 2022-05**

To Whom It May Concern:

The purpose of this letter is to state my grievance and opposition towards the approval of this zoning change and proposed structure.

When my family and I began searching for a community to grow roots, buy a home, and raise our kids we were drawn to the small community nature of Wylie. As a member of the Grayhawk Park community on East Wylie Drive we looked forward to being a part of East Wylie's community growth that would one day mimic that of the west side of town.

With this vision in mind, we were sold on, "The Wylie Way" and family friendly community that Wylie projected; not a money hungry town looking for fast and big money without regard for community impact.

Approving this project goes against everything Wylie stands for.

This project not only creates concerns over decreased home values and increased crime in the immediate surrounding areas, but also presents the question of why are the east residents who pay into taxes not being rewarded with the same growth and development as the west side? The residents of East Wylie need retail and residential development just as much as the west side. This structure does not provide anything for our residents who are mostly upper-level executives and business professionals. This project only supports the financing needs of the city which we could get through other commercial and retail business without adversely impacting our community vision and values. By not providing the east side with the same retail opportunities we are forced to go take our business to Rockwall which is closer and more convenient instead of supporting our own town which is what we want to happen.

Approving this structure will only continue the industrial growth of this area and our safe, family-oriented community will be no longer.

Sincerely,

A handwritten signature in black ink that reads "Sondra Ferrigno". The signature is fluid and cursive, with the first name "Sondra" being more prominent than the last name "Ferrigno".

Sondra Ferrigno |



Attention: City of Wylie Department of Planning

Resident: Desiree Steely

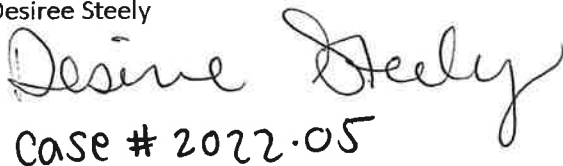
Address: 2403 Tawakoni Drive Wylie, Texas 75098

Dear City of Wylie,

I am a resident in the Grayhawk Park neighborhood. I am against the building of the Lovett industrial complex. There are several reasons why I am opposing this zoning. This will have a negative impact on home resale opportunities and value in the surrounding areas. I understand this will bring more jobs but with this more traffic, trash and crime. How is the city prepared to handle the additional people who move in? Are they prepared to increase police force, additional roads, build more homes and build more schools? How much of this revenue will be reinvested in East Wylie? The focus on funding has been on the west side of the city. The residents on the East side are funding but seeing no return on investment. In addition, construction in this city is very unorganized. After dealing with the construction issue on Stone Road, I see how even city of Wylie is not prepared for that big of a construction. People move to Wylie to still get the "small town" at least on the east side. I would appreciate the consideration in this matter.

Sincerely,

Desiree Steely

  
Case # 2022-05



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## Opposition Letter to Zoning Case 2022-05 for 4/5/2022 Meeting

1 message

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**Savannah Barber** [REDACTED]  
To: [planning@wylietexas.gov](mailto:planning@wylietexas.gov)

Mon, Apr 4, 2022 at 11:41 AM

To whom it may concern,

I, Savannah Barber, am reaching out to you as property owner of 3402 Endicott Ct. which is within the Lewis Ranch Neighborhood adjacent to the proposed industrial site.

I am firmly in opposition of this proposed zoning change. After the previous meeting where this issue was discussed, there were many grievances brought up by Commission members and residents that have not been addressed in the latest drafts attached to the Agenda for the 4/5/2022 meeting. The issues about having 18-wheelers parked along residents back fences, noise and light pollution, and other items have not been remedied. The people of these neighborhoods do not want this. The traffic to get into and out of our neighborhoods is unacceptable as is. If you add these 18-wheelers who pull out and block the street, essentially forcing an opening for themselves, we will have terrible backup and countless accidents.

There are so many other, more useful, things that can be done with that land. I offer the following as alternatives:

- 1) A decent grocery store. Our closest option is Walmart which is constantly running on short supply due to servicing East Wylie, Lavon, etc.
- 2) Restaurants with drive throughs so that our Wylie East students aren't spending their entire lunch break driving to 544 and back.

I urge you to vote no to this proposal, as this is not in the best interest of your Wylie Citizens.

Thank you,

Savannah Barber

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[REDACTED]