



Public Comment Form

First Name *

Rhonda

Middle Name

Last Name *

Joynt

Address *

Street Address

1703 Boxwood Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I have lived in the adjacent neighborhood (Country Ridge Estates) for 21 years and I believe the farm property owners have every right to sell their land. I'm in favor of zoning for single-family homes (opposed to apartments or mobile homes). Our neighborhood was once farmland too and I'm sure the Farm didn't love our neighborhood being built so close to them. The neighbors I know who are protesting have no good reasons except they don't want their "view" compromised

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/23/2025



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 #2024-14.
- I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-14.

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, February 04, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 24, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: CATHERINE BUTSCHER
(please print)

Address: 1755 FM 1378
Wylie TX 75098

Signature: Catherine Butscher

Date: 1-29-25

COMMENTS:

Part of This Property belongs to me. I am in
Favor of the Re Zoning for SF Homes.

I may not be able to attend the meeting
due to a family member under Hospice
given a few weeks to Live.



Public Comment Form

First Name *

Kristi

Middle Name

Last Name *

Thronburg

Address *

Street Address

1423 Bear Paw Lane

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

We are adjacent to the property in question and did NOT receive the formal notice of the proposition. We should have been notified by the city and not educated by social media. One our major concerns is the traffic issues of this development because we are living in the disaster of the s-curve project. Residents need more information and transparency from the city.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/20/2025



Public Comment Form

First Name *

Pamela

Middle Name

Prince

Last Name *

Thronburg

Address *

Street Address

1433 Bear Paw Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

This will negatively impact our cattle ranch. We already have flooding caused by development on both sides, including creek which formed from drainage from Country Ridge.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/31/2025



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 #2024-14.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-14.

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, February 04, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 24, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Peter Russell
(please print)

Address: 1600 Sweet Gum Dr,
Wylie TX 75085

Signature: *Peter Russell*

Date: 1/23/25

COMMENTS:



Public Comment Form

First Name *

Anthony

Middle Name

Last Name *

Calime Jr

Address *

Street Address

1602 Ridgecove Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-12 2310 & 2320 W FM544

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

The City of Wylie has not adequately addressed the flooding issues in the Country Ridge community. The development of a new neighborhood will exacerbate the existing water pathway problems. Water rapidly floods the alleyway, traveling from west to east. Additionally, the stream along the boundary between Country Ridge and the proposed property overflows, flooding the alleyway. Furthermore, privacy is a significant concern; a barrier of at least 8-10 feet in height is necessary to separate the neighborhoods. McMillan isn't finished, and in less than three years, you want to have new homes, adding more traffic to Country Club and McMillian.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

2/4/2025



Public Comment Form

First Name *

Joshua

Middle Name

Last Name *

Hardy

Address *

Street Address

1602 Sweetgum Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

We are very concerned of the impact this will have on the quiet and small town feel we moved to Wylie for. We are also concerned on what this will do to our pre-HS schools. We are already at capacity at Smith and Dodd

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

1/19/2025



Public Comment Form

First Name *

Dinesh

Middle Name

Last Name *

Majumder

Address *

Street Address

1603 sweetgum dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

We don't want any construction vehicles on our sweetgum Drive road. We don't want our sweetgum dr road to be connected to the future neighborhood so no road should be made to connect them. We want our privacy and we want a concert wall or proper partition to be built to detach the whole community from us. We are living here because we love the farm and nature and country side feeling so we don't want to disturb this concept and whatever decisions are made should be considered based on the opinion of the owners of the sweetgum dr property

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/19/2025



Public Comment Form

First Name *

Kathryn

Middle Name

Last Name *

Griffith

Address *

Street Address

1604 Ridgecove Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

We have concerns about (1) drainage and flooding issues, (2) number, quality and pricing of new homes compared to our neighborhood, (3) increased traffic flow with one entrance/exit from this neighborhood at an already busy intersection, and (4) impact on WISD numbers. Our top issue is plans for drainage. We live near the front of this property. It floods easily and already drains into our alley. This past week there showed just how determinantal this would be if this build is approved. We have pictures as proof. They will have to fill the pond area and reroute that water which most likely comes our way. We want to know exactly how they will mitigate this increased runoff to avoid flooding our neighborhood.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

2/2/2025



Public Comment Form

First Name *

Tiffany

Middle Name

Last Name *

Murdock

Address *

Street Address

1604 sweetgum dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

Concerned for drainage issues, value of the homes being less than ours, bringing our value down. Traffic congestion getting out on country club is already difficult.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/22/2025



Public Comment Form

First Name *

Dang Trinh

Middle Name

Last Name *

Tran

Address *

Street Address

1605 Sweetgum Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

We don't want our Sweetgum neighborhood to be connected with future neighborhoods. Here is beautiful landscape around our homes. That's the reason why we move here

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

1/24/2025



Public Comment Form

First Name *

Jamie

Middle Name

Last Name *

Dunkle

Address *

Street Address

1606 Ridgecove Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

First, the 10-year plan for Wylie designates this land for a low-density neighborhood (Goal LU1). 181 homes on the land doesn't appear to be low-density. Second, many of our schools are already over-crowded. 181 homes will not lessen the burden on our schools. The printout says "7 HOA lots." Shouldn't it have 181 HOA lots? I'm concerned about the quality of a wall that would be built up against our alley. Another concern is the lack of privacy if two-story homes are built right behind our alley. Who is the proposed builder of these homes?

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/25/2025



Public Comment Form

First Name *

James

Middle Name

Ray

Last Name *

Creed

Address *

Street Address

1613 Ridgecove Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I moved here to be in a city with a small country town feeling, but it is becoming a big city with no small town feelings. Traffic is already bad enough so we do not need to add to it and make it worse. Please try to keep the small country railroad town it was and is.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/18/2025



Public Comment Form

First Name *

Sumbul

Middle Name

Last Name *

Khan

Address *

Street Address

1616 ridgecove drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I am against zoning due to the following reasons

It will become overwhelming overcrowded in that area affecting the desirability and marketability of all the neighboring properties.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/26/2025



Public Comment Form

First Name *

Dacey

Middle Name

Last Name *

Fitzgerald

Address *

Street Address

1618 Ridgecove

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

1/20/2025



Public Comment Form

First Name *

Cynthia

Middle Name

Cooper

Last Name *

Baughman

Address *

Street Address

1716 Teakwood Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

I understand that development has to happen but Wylie struggles to keep up with the infrastructure changes necessary to support the population as it stands. Do we have to add more congestion to the roads here? I have lived directly behind "the horse farm" that the Butschek family owns for over 19 years, back when 1378 was a two laned road. We have bought eggs and honey from them, love seeing the horses in the pasture, watching sunsets over the trees, and at one time their guineas used to visit us. This has always given us the feeling of living in the country and brought that small town feeling that we loved about Wylie when we moved here. Now Wylie is becoming just another crowded suburb and the Planning department wants to add to that.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/27/2025



Public Comment Form

First Name *

Paul

Middle Name

T

Last Name *

Forristal

Address *

Street Address

1718 Teakwood Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

Too much of an increase in congestion of traffic. TOO close to existing neighborhood. No indication of the type of homes other than single family but based on how many are on the proposed plot, the homes are Much smaller which will lower our current property values because they back up right into our backyards and driveways. Too much burden on the current school systems that will service the homes.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/23/2025



Public Comment Form

First Name *

Connie

Middle Name

Last Name *

Bray

Address *

Street Address

1721 Redcedar Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

1/19/2025



Public Comment Form

First Name *

Jill

Middle Name

Last Name *

Case

Address *

Street Address

1722 Teakwood Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

I am opposed to the proposed rezoning to build 181 single-story homes behind my property, which is currently a tranquil farm with horses, trees, and open fields. This area offers a unique, serene environment that blends country living with city convenience—a rare and invaluable feature for our neighborhood. The rezoning would not only destroy this cherished view and atmosphere but also strain our already overburdened infrastructure. Traffic on our road is already extreme, and adding 181 homes will exacerbate congestion, creating safety concerns and reducing the quality of life for existing residents. I urge the city to consider preserving the current land use and explore alternative solutions that prioritize maintaining the character of the neighborhood and addressing infrastructure limitations before permitting any development.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/20/2025



Public Comment Form

First Name *

Mark

Middle Name

Last Name *

Bray

Address *

Street Address

1727 Boxwood Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/19/2025



Public Comment Form

First Name *

Clinton

Middle Name

Last Name *

Baker

Address *

Street Address

1728 Teakwood Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I am against this for many reasons. This will obstruct the view and country like feel from my home, as well as cause traffic and noise congestion with construction, etc. This may also effect my property values and the values of other homes effect while also not lowering my taxes.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/20/2025



Public Comment Form

First Name *

Michelle

Middle Name

Last Name *

Morgan

Address *

Street Address

1729 Pinewood Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

NO!

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/20/2025



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 #2024-14.
 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-14.

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, February 04, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, February 24, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jeffrey D. Foote
(please print)
Address: 1732 Teakwood Drive
Wylie, TX 75098
Signature:
Date: 1-18-25

COMMENTS:

Represents an unwelcomed change to the land surrounding our home,
guarantees increased congestion on Country Club Rd., and threatens a
negative impact to home values.



Public Comment Form

First Name *

Charles

Middle Name

Dwayne

Last Name *

Rigsby

Address *

Street Address

1738 Teakwood Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

Streets too narrow. Traffic too much for safety on Country Club. Will over-run the sewer system. Possibly would approve "estate" lots of one acre or more.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

2/3/2025



Public Comment Form

First Name *

Andrew

Middle Name

Last Name *

Fujarski

Address *

Street Address

1740 Teakwood Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/20/2025



Public Comment Form

First Name *

Glen

Middle Name

Last Name *

Chancellor

Address *

Street Address

1750 McMillen Road

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *



Date of Signature

2/3/2025



Public Comment Form

First Name *

Judy

Middle Name

Last Name *

Reeves

Address *

Street Address

1760 McMillen Road

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

In contrast to the previous proposal of an over 50 neighborhood, this new proposal will bring a lot more traffic and congestion to what once was a beautiful country road. The road construction that has already started and been abandoned on McMillen and has been very disruptive to the residents and business on this road. The yard within the easement in front of our houses has been full of construction debris and not maintained. Not to mention the disruption of bulk trash pickup and the inconvenience of the driving through a construction zone daily. The construction of the new proposal will prolong the construction in our front yards. Wylie is losing it's "small town charm" that it once had.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/19/2025



Public Comment Form

First Name *

Misty

Middle Name

Lea

Last Name *

Lewis

Address *

Street Address

1780 McMillen Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/19/2025



Public Comment Form

First Name *

Amanda

Middle Name

Last Name *

Murphy

Address *

Street Address

1790 MCMILLEN RD

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2024-14 1755 FM 1378

Response *

- I am FOR the requested zoning as explained on the public notice
 I am AGAINST the requested zoning as explained on the public

Comments

Reasons we are against: First of all, this road cannot handle any more traffic than is already on it, under the circumstances. Once the road is completed, this many homes will add too much traffic for McMillen Rd and Country Club. Traffic is already a beast on Country Club during rush hour. Also, there is a concern for the natural flow of the springs/creeks and runoff. From the plans provided, there is no water shed shown to account for the loss of natural soil to absorb rain. There is also a concern for the impact on the wild animals that live in the pasture and woods. The influx of families will bring too many kids to Smith and Dodd, and overcrowding will then be an issue. Our wish is that this area remain as close to natural as possible. That's been the draw of all who live in this area, including neighborhood residents across the pasture whose homes back up to it, as well as those who drove down this road each day, enjoying the trees and country-feel that is being destroyed.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

1/25/2025