

NOTICE OF PUBLIC HEARING  
PLANNING AND ZONING COMMISSION  
AND CITY COUNCIL  
PROPOSED ZONING CHANGE

Zoning case number : 2021-14

Applicant : Tim Bennett

Location : 601 & 595 Parker Road

Property Description : Being part of Abstract A0696 W D Penney Survey, containing 4.6 acres.

Present Zoning : Agricultural District

Proposed Zoning : Planned Development – Single Family Detached

Applicant is proposing to develop a Single Family Detached Development on 4.6 acres.

Hello,

My name is Doug Hunt. My wife, Jacque Hunt, and I live at 703 Valley Mills Drive and have resided here for the last 18 years. In that time, we have seen our city grow and prosper, yet it still retains the small town appeal we experienced when we moved here from Plano.

Recently, the residents living on Valley Mills Drive received a letter and a map stating that the field located West and directly behind ten existing homes is being proposed for a zoning change.

I have spoken with many of the other residents of Valley Mills Drive as well as posted in our Harvest Bend Facebook page letting the know what is being proposed and how it would directly affect our neighborhoods, as well as other residents of Wylie and St. Paul.

I also cut and pasted the same post on two other Wylie Community/City Facebook pages as well, in order to let folks know what could be happening.

I can definitely say, there were ABSOLUTELY NO POSITIVE COMMENTS MADE BY ANYONE!

Most of the comments made mirrored each other in relation to concerns such as traffic, privacy, drainage, safety and destruction of one of the last few natural environments and ecosystems on the North side of the city. Below, I will list the concerns from myself and my wife, as well as neighbors.

Not interested in the noise and dust. The property in question is 4ft higher in elevation which means that when they grade the property to drain off, it will end up in our backyards and homes. Loss of the ecosystem and wildlife , loss of privacy, increase in traffic will also be a concern. Parker road is already a mess, we have two entrances/exits and sometimes we can wait for several minutes just to get out on Parker Road. Then at Brown & Ballard it is bottlenecked due to traffic and trains. Completely against this development as this is no doing anything for Wylie residents past, present, or future.

We also do not wish to have any two story homes behind us that can overlook directly into our yards. We voiced our concerns on the widening of Parker road and how it will affect us, but it was approved anyway. The way it is proposed in the entrance/exit to Harvest Bend #1 will only allow the right turn onto Parker Road which means all traffic wishing to turn left will have to use the north exit on Valley Mills Drive. It is already difficult to turn left as it is. With increased traffic flow and restricted entrance/exits, it will not get any better. We have had several wrecks at Paul Wilson Road and Parker Road due to excessive speed. A better way would be to install traffic lights down the length of Parker Road to regulate the flow. The plan is to make it

a six lane road which makes no sense because it funnels to a railroad track and downtown Wylie where it cannot be widened due to the placements of Historic Buildings.

Forcing all traffic through Harvest Bend #2 will cause more traffic noise, and we have a very active neighborhood full of children that play, ride bikes, skateboard, etcetera. That would increase the chance of injury to children. Wylie is starting to lose the small town feel that drew us due to all these homebuilders constantly constructing, soon we will just be an extension of Plano. The new houses built in Wylie are all higher priced and keep driving up the property tax of existing homes. You are quickly pricing us out of town. We have lost several neighbors due to the high property tax in Collin County.

Thank you for your time and consideration in this matter-

Sincerely,

Doug and Jacque Hunt

Name (printed)	Address (printed)	Signature
Kelley Walker	318 Orchard Trail	K. Walker
Jacque Hunt	703 Valley Mills Drive	Jacque Hunt
DOUG Hunt	703 VALLEY MILLS DR.	Doug Hunt
Ellen Freeman	316 Orchard Trail	Ellen Freeman
Regina Ward	701 Valley Mills Dr	Regina Ward
Clay Ward	701 Valley Mills Dr.	Clay Ward
Thomas Kunkin	700 Valley Mills Dr	Thomas Kunkin
Ellen Freeman	316 Orchard Trail	Ellen Freeman
Linda Wallace	713 Valley Mills	Linda Wallace
JEFF Lawson	705 Valley Mills Dr	Jeff Lawson
Rebecca Layton	711 Valley Mills Dr.	Rebecca Layton
John Gray		John Gray
GLORIA SUAREZ	715 Valley Mills Dr	Gloria Suarez
Denise Wallingford	706 Valley Mills Dr.	Denise Wallingford
Robin Law	706 Valley Mills Dr.	Robin Law
Bruce Bauman	707 Valley Mills Dr	Bruce Bauman
Carisa Boser	702 Valley Mills Dr	Carisa Boser
Patricia Bauman	707 Valley Mills Dr.	Patricia Bauman
Wilson Nease	709 Valley Mills Dr.	Wilson Nease

## 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 #2021-14.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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, May 18, 2021 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, June 8, 2021 6:00 pm

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

Name: Carisa Boser and Nosakhare Ugare  
(please print)

Address: 702 Valley Mills Dr.  
Wylie, Tx. 75098

Signature:  

Date: 5/10/2021

### COMMENTS:

Our current Infrastructure simply can not take on more traffic or construction. When will our children play? There is no safe access to parks and recreation for the children in our neighborhood. This type of build will significantly increase the traffic through our neighborhood increasing safety hazards and limiting safe play areas for our children. Two story homes will drastically decrease privacy for the residents backed up to this new development. This type of Build only contributes to the loss of our natural open countryside views. These views will be lost forever to the detriment of us and future generations.

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Name:

Wilson Nease

(please print)

Address:

709 Valley Mills Dr.

Wylie, TX 75098

Signature:

Wilson Nease

Date:

May 10, 2021

### COMMENTS:

I am strongly opposed to This proposal. We are very concerned about the already terrible traffic problems. This will only compound the problem! The other concerns are: ✓ Drainage from this property onto our property. ✓ Traffic ✓ The year of construction and property prep. ✓ The obvious loss of privacy with homes overlooking our property.



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Name: Bruce Bauman  
(please print)

Address: 707 Valley Mills Dr

Signature: 

Date: May 10/21

COMMENTS:

traffic is already too heavy on  
Parker Rd. Need widen the road.  
Privacy will be an issue

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Name: LOTHASINH KOUNLAVOUTH  
(please print)

Address: 700 Valley Mills DR.  
Wylie, TX. 75098

Signature: 

Date: 5/5/21

### COMMENTS:

The concern is the traffic along Parker road.  
As of right now one can not turn left  
on Parker Road during rush hours.

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Name:

JEFF LAWSON  
(please print)

Address:

725 VALLEY MILLS DR

Signature:

Jeff Lawson

Date:

5-9-21

COMMENTS:

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Name: Linda Wallace  
(please print)

Address: 713 Valley Mills Dr

Signature: Linda Wallace

Date: 5/9/2021

**COMMENTS:**

I was one of the first persons that built in Harvest Bend. I chose my lot because there was no one directly behind me. I did not want to be next to the power lines OK against Parker Road. If he builds it defeats the entire purpose of my lot purchase. I am against a new community. Thank you.

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Name: GLORIA SUAREZ  
(please print)

Address: 715 Valley Mills Dr  
Wylie, TX 75098

Signature: [Signature]

Date: 05.08.2021

COMMENTS: Property ID: 2506304 RST3600F60201

Please see attached

Zoning Case: 2021-14

From: Gloria Suarez

Address: 715 Valley Mills Dr.

Wylie, TX 75098

Signature: 

Date: May 9, 2021

Property ID: 2506384 R513600F00201

1. Drainage: My concern is increased drainage problems. My property sits between 22 to 26 inches below Location 601/595 Parker Rd. I have a retaining wall the entire width of my backyard. The retaining wall has 14 drain pipes which expel directly into the backyard. Any heavy rain, results in some pooling in the middle of my backyard. Additionally to ease the heavy drainage, I share a French drain with my next door neighbor, which spills onto Valley Mills Dr.
2. Traffic: The 2 lane black top Parker Rd. already is congested, and more so during rush hours. It's difficult and dangerous to make a left hand turn out of the Harvest Bend subdivision onto Parker Rd. A left hand turn, from Parker Rd. into Harvest Bend often backs up traffic, due to the numerous oncoming vehicles. I know there are plans to widen Parker Rd. I don't keep track of the number of wrecks that occur on Parker Rd., which in my opinion are due to speed and the S-curve, but I can see traffic congestion and accidents increasing with the widening of Parker Rd. and the 19 homeowners, who probably will own more than one car.
3. Fence: There will be reduced privacy from homes built behind my property. I have a 6 ft. cedar fence with a catwalk, built in 2016 (less than 1% covered by insurance). The new homes will automatically sit above my property, by approximately 2 ft. What promise do I have that the new fencing will be of comparable quality and structure? 8-10 ft. and stable?

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Name:

DOUG & JACQUE HUNT  
(please print)

Address:

703 VALLEY MILLS DRIVE

Signature:

Doug Hunt Jacquie Hunt

Date:

5-4-21 5-4-21

### COMMENTS:

The property in question is on a 4 ft higher elevation than the existing neighborhood in Harvest Bend. Builders grade each property for run off. We don't need anymore coming our way. This would destroy one of the last habitats for the world in the area. A new neighborhood would expose our loss of privacy since they are 4 ft taller & will likely have 2 stories on some. But Parker Road is already difficult to access from our neighborhood at many times of the day. Wylie decided to widen Parker road which will increase traffic & cause more bottlenecks because of RR tracks & ends in 2 lanes at Blomington. It will also close off entrance in Harvest Bend 1 causing traffic to enter/exit from Harvest Bend 2. Would have been better to add lights to regulate traffic, maybe prevent some wrecks at Paul Wilson Road. You're taking away the reason we moved here to begin with.

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Name:

Keeley Walker

(please print)

Address:

318 Orchard Trail

Wylie, Texas 75098

Signature:

K Walker

Date:

May 4, 2021

### COMMENTS:

Not interested in noise, dust, the property is 4ft higher which means they grade the property to drain off and it will end up in our backyards/homes. Loss of ecosystem and wildlife, loss of privacy, increase in vehicles, Parker road is already a mess, we have two entrances/exits and sometimes we can wait several min just to get out on Parker road. Then at Brown & Ballard it's so bottlenecked due to traffic. Completely against this development as this is not doing anything for Wylie's redneck past, present, or future.

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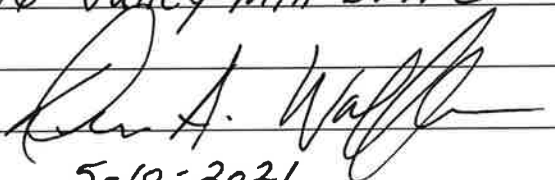
Denise Wallingford

(please print)

Address:

706 Valley Mill Drive

Signature:



Date:

5-10-2021

### COMMENTS:

Leading to more traffic - I moved to this area of Wylie  
to get away from over crowded neighborhoods. - Beautiful open area



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**X**

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Name:

Clay Ward  
(please print)

Address:

701 Valley Mills DR  
Wylie TX 75098

Signature:



Date:

5/20/21

### COMMENTS:

I am against the zone change due to the elevation difference between properties. Any new development in this area would be over 3 ft higher than ours. This would remove the privacy that we have enjoyed 14 years. This would also dramatically increase the activity, traffic and population in this area. ~~and~~ The back of our house faces west and is currently protected by a row of oak trees from the evening sun. The removal of these trees would directly impact the enjoyment of our backyard in the hotter months as well as my utility bills. I do not feel that this land in question should be allowed to be developed.

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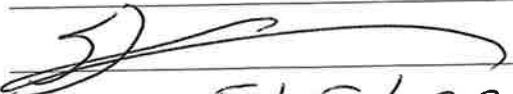
STEPHEN FARTHING

(please print)

Address:

400 E. GASTON DR.

Signature:



Date:

5/5/2021

### COMMENTS:

I HAVE LIVED HERE FOR 21 YRS AND I  
WOULD LIKE TO KEEP MY REAR ACCESS  
PRIVACY AND MY LITTLE PIECE OF COUNTRY  
IN THIS EVER GROWING CITY. I MOVED  
HERE TO A SMALL TOWN & NOW IT IS A BIG  
CITY AND I AM RETIRED AND NOT WANTING  
TO MOVE, PLEASE LET ME KEEP MY LITTLE  
BIT OF COUNTRY IN THIS GROWING CITY

THANK YOU

