

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 #2021-15.
☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-15.

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, July 06, 2021 6:00 pm

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

Date, Location & Time of
City Council meeting:

Tuesday, July 27, 2021 6:00 pm

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

Name:

Clint and Kelly Hankey
(please print)

Address:

6946 Dove Creek Drive

Wylie, TX 75098

Signature:

Clint Hankey Kelly Hankey

Date:

June 29, 2021

COMMENTS:

Please see attached comments.

Comments of Clint and Kelly Hankey for Case Number 2021-15

We are the homeowners of 6946 Dove Creek Drive, which directly abuts the land that is the subject of the proposed zoning change requested by case number 2021-15 regarding 2301 Country Club in Wylie, Texas. We vehemently oppose the proposed zoning change for several reasons, many of which are provided below.

1. Wylie City Counsel strongly rejected a similar rezoning proposal for multiple reasons last year (case 2020-05). This proposal should fail for many of the same reasons.

When the City Council took up the applicant's proposed zoning change from agriculture to a mixed-use development in Case 2020-05, it strongly voted against approving the rezoning for many reasons, including but not limited to the traffic concerns, density concerns, overcrowding at neighboring Rita Smith Elementary, and frustration that much of the proposed open space was within in a floodplain. For example, one city council member stressed that the applicant neglected to seek approval of the proposed rezoning from Wylie ISD since surely the administration would have an opinion on the zoning change. Does the applicant now have approval from WISD? If so, he should share that input in writing with the Commissioners, City Council, and the public. If not, the failure to obtain that consent speaks volumes to the opposition that the applicant faces with this proposed zoning change and even more so, his disregard for the impact that it will have on this community.

2. The proposed location is not suitable for multifamily development.

Section 3.3(B) of the 2021 City of Wylie Zoning Ordinance ("City Ordinance") states the following as the purpose of the Multifamily District: "Purpose: The MF district allows for high density residential development immediately adjacent to shopping and activity centers." The property at issue is not, and nowhere near, "shopping and activity centers." On the contrary, the area is primarily single-family properties. In fact, many of those properties are situated on at least one acre, and those homeowners, like us, bought their properties specifically because of the country-type feel that they provide but within access to a great school district like WISD. The construction of a multifamily space in the location as proposed is not consistent with the surrounding area, and further, is contrary to the intended purpose of such a district as describe by the City Ordinance.

3. The proposed development will result in Rita Smith Elementary exceeding its capacity.

We have two children. One will start fourth grade at Rita Smith Elementary this August, and the other will start kindergarten. The proposed zoning change will harm the City's current residents with children who attend Rita Smith Elementary by overcrowding the school. Rita Smith Elementary is already at or over its existing capacity and simply cannot accommodate the many school-aged children who would occupy the proposed multifamily and single-family properties.¹

¹ See Wylie ISD, Bond 2019, Frequently Asked Questions, available at <https://www.wylieisd.net/Page/14115> (last accessed June 28, 2021) (stating, in part, "Nearly every campus is approaching or is at capacity.").

While the City requested and obtained its voters' approval for \$193.7 million dollars to fund school improvements in a May 2019 bond package, not one dollar of those funds was contemplated for use at Rita Smith Elementary.² Further, in its Frequently Asked Questions regarding that bond package, in response to the question "Is Wylie Really Growing that Much?" the City provided, in part, the following:

Fortunately, we are able to predict growth a little more accurately than in years past. We utilize two demographers who study available land and housing trends to help us determine where the growth will occur. *The challenge is when a development like Inspiration decides to reduce lot sizes to build more homes or when additional property is sold to developers which was previously unavailable.*³

As the City itself noted as justification for the 2019 bond package, undeveloped land that is later developed, as the applicant also intends to do here, puts an enormous burden on the City's existing campuses to accommodate more students. If the Planning and Zoning Commission and City Council approves the proposed zoning change, it will overcrowd classrooms at Rita Smith Elementary, which would then require the City to come up with money to expand the school. This cost should not be passed to the City's taxpayers. Rather, if the Commissioners and Council members are inclined to approve the proposed zoning change, the Applicant should be required to pay construction costs to expand Rita Smith Elementary to accommodate the students that will flow into it following this development.

4. Applicant seeks to confirm to multifamily district regulations when the exhibit shows many of the structures to be townhomes.

The applicant calls for the 187 units described his development conditions exhibit (Exhibit B) to conform to the Multifamily District standards at Section 3.3(B) of the City Ordinance. However, the applicant's zoning map refers to these 187 structures as "Townhomes," which is controlled by City Ordinance Section 3.3(A). It is therefore not possible to determine if the proposed townhomes conform to the standards in Section 3.3(A). Moreover, the applicant contemplates 61 "single home units" in the zoning map but fails to show that these structures conform to the single-family requirements in Section 3.1(B) of the City Ordinance. It appears that the applicant is identifying that the structures will be developed pursuant to Multifamily standards when they need to comply with the Townhome standards or Single-Family standards.

² See Wylie ISD, Bond 2019, Bond Proposal, available at <https://www.wylieisd.net/Page/14121> (last accessed June 28, 2021).

³ See Wylie ISD, Bond 2019, Frequently Asked Questions, available at <https://www.wylieisd.net/Page/14115> (last accessed June 28, 2021) (emphasis added).

5. The proposed zoning change would create a traffic nightmare.

The development map appears to suggest that the road leading to Rita Smith Elementary will be used by the new development. This road cannot accommodate any more traffic. Moreover, anyone who travels in the area around school start and dismissal times knows that adding at least 638 vehicles⁴ in and out of that area daily is untenable.

6. Applicant misstates permitted uses for the community retail district.

Applicant's Exhibit B states that the proposed zoning change for Subdistrict 1 to a Community Retail District permits many uses that "do not require additional requirements or a Special Use Permit," including a Financial Institution (without drive-thru), a Car Wash, and a Dry Cleaning or Laundry, Drop-off or Self Service. The Use Chart at Section 5.1 of the City Ordinance states the opposite, that a Special Use Permit is required for these uses.

7. Applicant's land design requirements, street and sidewalk requirements, and architectural requirements are not consistent with the City Ordinance.

The Applicant's proposed zoning conditions also are not consistent with the City Ordinance regarding the land design, street and sidewalk requirements, and architectural requirements. Among other things, the City Ordinance specifies that all Multifamily districts have a minimum number of "Desirables" selected by the developer. For example, Figure 3-9 of the City Ordinance shows Land Design requirements, where all developments must meet at least 3 of 6 "Desirables" from the list. The Land Design Requirements in applicant's Exhibit B at page 3 comes nowhere near that, boarding on zero or perhaps 0.5 depending on how you classify partial compliance with one. Similarly, the applicant includes only 1 of 4 of the Desirables in the Street and Sidewalk Requirement, short of the minimum of 2. These are only a few ways that the applicant's proposal fails to comport with the City Ordinance.

In sum, we urge the Commissioners and City Council to deny the applicant's proposed rezoning in Case 2021-15 for many reasons, such of which are set forth above.

⁴ The zoning exhibit shows 109 spaces for Subdistrict 1 and 529 parking spaces for Subdistrict 2.

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Date, Location & Time of
City Council meeting:

Tuesday, July 27, 2021 6:00 pm

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

Name:

Christine Monroe

(please print)

Address:

6954 Dove Creek

Wylie

Signature:

Christine Monroe

Date:

June 29, 2021

COMMENTS:

We are against the zoning change for the land
our property borders for many reasons. We are
strongly opposed to any multifamily structures
and retail structures. We are also opposed to any
park amenity or walking trail behind our property
for several reasons.

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Date, Location & Time of
City Council meeting:

Tuesday, July 27, 2021 6:00 pm

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

Name:

Susan Alipour & Bobby Alipour
(please print)

Address:

3700 Jeffrey Dr.
Parker TX 75002

Signature:

Susan Alipour / Bobby Alipour

Date:

6-17-2021

COMMENTS:

We are against development due to the multi-family
units increasing traffic and noise. This is a
high density development that should not be
allowed. Area should be kept as a park for
the surrounding ~~area~~ neighborhoods and school
to enjoy.

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

Name:

JOHN POTOTSCHNIK

(please print)

Address:

6944 TAYLOR LN

Signature:

John Pototschnik

Date:

18 JUN 21

COMMENTS:

THE PLANNED DEVELOPMENT LAYOUT SENT SERVED
NO PURPOSE IN HELPING ONE ANALYZE OR AID IN
MAKING/FORMING ANY OPINION CONCERNING THE
PROPOSED DEVELOPMENT. RESIDENTS WOULD BE MUCH
BETTER SERVED IF WE WERE ACTUALLY PRESENTED
WITH SOMETHING WE COULD READ.



Mary Bradley <mary.bradley@wylietexas.gov>

Monroe Lake Project

1 message

Sarabeth Graham [REDACTED]
To: mary.bradley@wylietexas.gov

Tue, Jul 6, 2021 at 3:15 PM

To whom it may concern:

I would like to voice my strong opposition to the Monroe Lake project. This plan would negatively affect myself and my neighbors. I have small children that attend Smith Elementary. If the proposed plan is put into place, the safety of our children getting to and from school would be called into question. The drop off process is currently chaotic and having that area much busier would be truly unwise. Additionally, Smith Elementary would not be suited to accommodate the influx of children associated with this plan. Yet another reason i cannot endorse this zoning change is because multi family homes are not a part of the current area makeup. We purchased our home on several acres so that we could be around other properties that were spread out and agriculture in nature. A proposal of multi family homes crammed right in the middle doesn't fit with the existing properties. I urge you to consider the safety of the children at the school and vote against rezoning for this mixed use space. Thank you for your consideration.

Dr. Sarabeth Graham

Sent from my iPhone



Jasen Haskins <jasen.haskins@wylietexas.gov>

Planning and Zoning

2 messages

Sat, Jul 3, 2021 at 6:38 PM

[REDACTED]
To: "jasen.haskins@wylietexas.gov" <jasen.haskins@wylietexas.gov>

I am unable to attend the meetings and hope I have the right spot.

I DO NOT want to see any homes, apartments, etc., built on the Monroe Lake area (FM 1378). If this is built, those of us living on FM 1378 farther up will have to wait for ever to pull out, driving will be more congested and a real mess. So, please pass on to the Board Members—some of us in Wylie don't want this addition done.

Laurie Sargent

Wylie, TX

Jasen Haskins <jasen.haskins@wylietexas.gov>

Tue, Jul 6, 2021 at 7:23 AM

To: Newbie 01 [REDACTED]

Ms. Sargent,

Thank you for your comments. I will forward your comments to the P&Z Commissioners and City Council.

Regards,



Jasen Haskins, AICP

Planning Manager

City of Wylie

300 Country Club Rd.

Wylie, TX 75098

972-516-6324

WARNING: Computer viruses can be transmitted via email. The recipient should check this email and any attachments for viruses. The City is not liable for damages caused by the transmission of a virus attached to this email or any errors or omissions caused by the transmission of this email when such errors or omissions are outside of the control of the sender.

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Mary Bradley <mary.bradley@wylietexas.gov>

Zoning change comments

1 message

Valerie Struthers [REDACTED]

Tue, Jul 6, 2021 at 5:52 PM

To: "mary.bradley@wylietexas.gov" <mary.bradley@wylietexas.gov>

Mary,

Regarding the proposed zoning change of the 47 acres located at [2301 FM 1378](#) I would like to express my negative feelings on this. I live on Lakeway Drive which is directly across 1378 from this property. I already have lots of drivers that cut through my street and speed. This would no doubt increase the number of drivers on my street. I have 2 young children that play with a lot of the other young children in our neighborhood and am worried for their safety.

Please do not change the zoning. We do not want any apartments or new business traffic so close to us.

Valerie Struthers
Office admin
Crest Exteriors



Mary Bradley <mary.bradley@wylietexas.gov>

Opposed to Monroe Lake zoning change

1 message

Lisa Tovar [REDACTED]
To: mary.bradley@wylietexas.gov

Tue, Jul 6, 2021 at 4:29 PM

**Lisa Tovar** [REDACTED]
to mary.bradley

4:19 PM (9 minutes ago)

I am OPPOSED to the zoning being changed at **2301 FM 1378!** I moved here to get some green space and want it to stay as is. We do NOT need more shopping in this area as we have a huge selection of places to choose from just minutes from here off of FM 544 in Wylie and Murphy. There are already Apartments off Country Club that are not at capacity and that have a high turnover rate. Also it's not a good idea to have Apartments that close to an Elementary School! Plus the current roadways can't handle any additional traffic.

Thank you,

Lisa Tovar
LT Dallas Design

[REDACTED]