



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 #2025-18.

I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2025-18.

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, December 16, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 13, 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: Kathy Gantman

Date: 12/15/2025

COMMENTS:

Our main concern is we do not know what businesses will end up in these warehouses. Putting several businesses there will increase traffic which is already a problem.
We would like to see businesses with similar business hours.
Nothing opened late as we have already experienced people trespassing on our property several times after business hours.
Run off and drainage is also a concern as the creek fills up quickly.

December 15, 2025

Re: Zoning Case Number: 2025-18

Precision M/C Manufacturing, Inc. is AGAINST the requested zoning change as presently proposed.

The concerns brought forward by Bayco Products, Inc. are also our concerns.

The information from the developer does make it seem like this will be a bigger operation than expressed. The current traffic and road conditions on Sanden are already concerning.

The water runoff and drainage are also concerns. When a good amount of rain is received, the creek now comes all the way up to our parking lot. This issue has increased over the years.

We would like to know who will be occupying the space/spaces. We would like to see similar business hours to our industrial area.

Thank you,



Kasey Gartman

Precision M/C Manufacturing, Inc.

700 Sanden Blvd., Wylie, TX 75098

(972)429-6200



dba
NIGHTSTICK

800-233-2155 • 469-326-9400 • 640 S. Sanden Blvd., Wylie, TX 75098

www.nightstick.com

December 10, 2025

Re: Zoning Case #2025-18 – Request for Light Industrial Special Use Permit (603

Sanden Blvd)

City of Wylie Planning & Zoning Commission / City Council

I am **AGAINST** the requested zoning change *as presently proposed*.

After reviewing the applicant's submitted plans, I have significant concerns about the traffic and safety impacts created by the proposed use. The plans include a **62,908 sq ft building**, yet the **elevation drawings on Page 4** of the submission clearly show **24 dock-high loading doors** spanning the long sides of the building. Likewise, the **site plan on Page 3** shows full-length truck courts and circulation areas designed to accommodate continuous tractor-trailer movements.

For a building of this size, a typical Light Industrial warehouse would normally include **5 to 8 dock doors**. The industry standard ratio for a building this size is approximately **1 dock door per 8,000–12,000 sq ft**. The applicant is proposing **1 door per 2,621 sq ft**, which is **three to four times higher** than normal.

This dock density is consistent with **high-throughput distribution, cross-dock operations, or LTL freight terminals**, not with the low- to moderate-impact uses anticipated under standard Light Industrial zoning.

The intensity of truck activity implied by the plan is incompatible with the surrounding infrastructure. **Sanden Blvd is only one lane in each direction**, and the roadway does not provide shoulders, turn lanes, or staging space for heavy truck traffic. With 24 dock doors, trucks are likely to arrive in clusters throughout the day. If the internal truck courts become full or if carriers arrive early, trucks may be forced to **queue or idle on Sanden Blvd**, blocking traffic in both directions and creating a risk to employees and visitors entering nearby businesses, including Bayco Products at 640 Sanden Blvd.

My concerns based on the submitted plans include:

- The **24 dock doors shown on Page 4** indicate a truck-intensive operation far beyond standard Light Industrial use.
- The **truck courts shown on Page 3** are oriented for continuous tractor-trailer flow, which increases traffic volume and turning movements.
- **Sanden Blvd's one-lane-each-way configuration** cannot safely support the anticipated volume of heavy trucks.

- **Truck queueing or staging** on Sanden Blvd is a foreseeable and significant safety hazard.
- The use, as designed, is effectively a **distribution terminal**, not a traditional Light Industrial warehouse.

I am not opposed to development, but any approval of a high-intensity distribution use on this roadway must include protections for traffic safety and surrounding businesses.

Accordingly, I respectfully request that the City require the following conditions before approving the SUP:

1. A full **Traffic Impact Analysis (TIA)** that specifically accounts for the 24 dock doors shown in the plans.
2. Demonstrated **on-site truck queueing capacity** sufficient to prevent any staging on Sanden Blvd.
3. A condition prohibiting **truck staging or idling on Sanden Blvd**, enforceable by the City.
4. Evaluation of whether **roadway or turn-lane improvements** are necessary to mitigate truck impacts.

Without these safeguards, the proposed Special Use Permit poses unacceptable traffic, operational, and safety impacts to neighboring properties.

Respectfully submitted,



Eric Wickstrom, Vice President
Neighboring Property Representative
640 Sanden Blvd, Wylie, TX 75098 (Bayco Products)

469-326-9420