

Comments from DNT Property Owners

From: Vijay Bora, General Manager, Legacy and First, L.P.

Date: 11/12/21

I am the Manager of the 78.483-acre tract of land located at the southeast corner of Legacy Road and Fish Trap Road, Collin CAD ID 2817182. It is 4,000 feet west of the Tollway and 2,500 feet north of U.S. Highway 380 and has been included in the proposed guidelines. The impetus for these guidelines was to create a commercial/office environment along the tollway and 380. We are FAR from the tollway and 380. We purchased the land with Commercial zoning in place and the and the proposed restriction of uses that are being proposed for our property are so limiting that development may not be viable. We have single-family uses between our property and 380. There is single-family zoning between our property and the tollway. It is not reasonable to leapfrog this single-family area to create a tollway atmosphere.

The intent of the guidelines is to create a corridor of uses along the tollway and 380. Please limit it to the corridor and not extend it unnecessarily and remove our property from the guidelines.

Comment addressed in proposed amendment 1

From: Matt Moore, PE, Claymoore Engineering Representing Standridge

Date: October 26, 2021

In further review of the Tollway Design Guideline document and further discussion with our team, we would like to request that the boundary of this "overlay" be amended to remove what I'm going to call the bell at the southern end of the boundary along US 380. Our properties are a significant distance from the Tollway and will be insulated by the large properties that have immediate frontage to the Tollway. From our perspective of the architectural, site, and landscape type improvements that are being requested in the design guidelines, the properties owned by Standridge Companies will not be visible from the Tollway thus we do not see the benefit of including the areas within this overlay boundary.

Comment addressed in proposed amendment 1

From: Donald Godwin

Date: October 17, 2021

Rebecca- thank you for the update and assuring me that the proposed Guidelines will not effect my approximately 270 acres at the NE corner of US 380 and the DNT. Candidly, I think the Town will have a lot of pushback if it decides to move forward with the Guidelines. While I am very supportive of the Town in most ways, I will respectfully oppose the Guidelines as they are in my opinion overreaching, unreasonable, unnecessary and contrary to Prosper's stated position of wanting to work in a cooperative manner with all property owners, and especially those who will be directly impacted by the proposed Guidelines.

From: Scott Shipp, representing Blue Star, owner of PD 66

Date: 11/30/21

Scott Shipp submitted various comments on the document. Comments have been addressed in proposed amendments 1, 4, 5, 6, 7, 8. In addition to these amendments, the following comments were also included.

Why not show grocery stores with gas pumps allowed with an SUP?

Is the Town planning to partner with the developer to help with the cost of Gateway monuments and public arts projects?