

**DEVELOPMENT SERVICES****DEPARTMENT**

250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM**SUBJECT:**

A request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres. (ZONE-25-0003)

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Preston Road, 225± feet north of Prosper Trail.

- ☒ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Not enough information provided.

Justin & Melissa McAdams

Name (please print)

SM

Signature

1250 Crips-tan Drive

Address

7/15/26

Date

Prosper TX

City, State, and Zip Code

E-mail Address

Phone Number

JUL 15 REC'D



**DEVELOPMENT SERVICES
DEPARTMENT**
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REPLY FORM

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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

We oppose - when we purchased our property we were promised this area would be used for medical/office buildings which would operate between 8-6pm. We oppose retail & restaurant space.

Adams Revocable Trust
Name (please print)

Naomi R. Adams
Signature

1311 Backsaddle Trail
Address

7/13/2020
Date

Prosper, TX 75078
City, State, and Zip Code

E-mail Address

Phone Number

JUL 14 REC'D



A Place Where Everyone Matters

DEVELOPMENT SERVICES

DEPARTMENT

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- ☒ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Restaurant Waste odor, increased rodents. Commercial Food deliveries. Late night noise and traffic, Loitering, Lights, Crime. This change harms adjacent residential quality of life, safety, and Property values. Please deny the rezoning!

Brandon Kessler

Name (please print)

[Signature]

Signature

1310 Packsaddle TRL

Address

7.13.2026

Date

Prosper, TX, 75078

City, State, and Zip Code

E-mail Address

Phone Number

JUL 14 REC'D



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☐ I DO NOT OPPOSE the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Would bring lower property values, additional noise & pollution. If a restaurant is put in, could add to safety concerns with traffic. Possible rodent infestation. The light pollution will come into our house.

Brandon Watson

Name (please print)


Signature

1260 Clifton Dr.

Address

7/13/2020
Date

Prosper, TX 75078

City, State, and Zip Code


E-mail Address


Phone Number



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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Restaurant use would draw traffic to the
Area and excessive noise. Either or both
would cause a devaluation of our property and
our neighbors property.

Chris Dellinger
Name (please print)

Chris Dellinger
Signature

1230 Clipston Dr
Address

07/13/2026
Date

Prosper TX 75078
City, State, and Zip Code

[REDACTED]
E-mail Address

[REDACTED]
Phone Number

JUL 13 REC'D

From: [Courtney Mackedanz](#)
To: [Suzanne Porter](#)
Subject: [*EXTERNAL*] - Saddle Creek Zoning Change Petition
Date: Tuesday, July 14, 2026 4:17:05 PM

***** | ATTENTION, PLEASE VERIFY THIS EMAIL OR CALENDAR INVITE | This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Dear Suzanne,

I am writing to express my adamant opposition and to protest any proposed zoning changes that would negatively impact residential property values and quality of life in and around the Saddle Creek subdivision.

Our neighborhoods depend on stable, thoughtful land-use policies that protect the character of residential areas and preserve long-term home values. Changes that introduce incompatible uses, increase congestion, add noise, or otherwise diminish the quality of life for nearby residents risk causing immediate and lasting harm to the people who have invested their life savings and trust in this community. Any zoning changes that would allow for fast food, gas stations, or any businesses that operate outside the normal business hours of 8-6, Monday through Friday increase risk of noise and crime.

Residential property values are not abstract numbers—they represent the financial security of families, retirees, and working residents. Once diminished, these values are difficult to restore. For that reason, zoning decisions should prioritize compatibility, neighborhood preservation, and responsible growth that does not impose undue burdens on existing homeowners.

I respectfully urge the Commission to reject any zoning proposal that would lower residential property values or undermine the stability of established neighborhoods. Please uphold land-use standards that protect residents, support orderly development, and maintain the long-term health of our city.

I would ask that the Planning & Zoning Commission members look at this from your own personal prospective and ask yourself one simple question: If I owned a home immediately adjacent to this property, would I want these types of businesses in my back yard? If you answer this question honestly, you and I both know that answer is NO!

DO NOT allow the wants of a single property developer to destroy what is arguably the most prestigious housing sub-division in Prosper.

Thank you for your time and consideration.

Saddle Creek Resident

Sent from my iPhone



JUL 14 REC'D

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Brandon Watson

Name (please print)


Signature

1260 Clifton Dr.

Address

7/13/2020
Date

Prosper, TX 75078

City, State, and Zip Code


E-mail Address


Phone Number



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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

See Attached 2 Page Statement

Dale A Jelinek

Name (please print)

Signature

Dale A. Jelinek

1251 Parksaddle Trail

Address

7-13-2026

Date

Prosper, TX 75078

City, State, and Zip Code

E-mail Address

Phone Number

JUL 14 REC'D

Opposition to the Proposed Planned Development On Saddle Creek Commercial, Block A

By Dale A. Jelinek and Bonnie S. Jelinek, living at 1251 Packsaddle Trail, Prosper, TX

The proposed changes represent the imposition of a Nuisance that will interfere with neighboring property owners' enjoyment and use of their property.

We oppose for the following reasons:

1. If **restaurants** are approved our neighborhood will be subjected to quality of life degradation due to:

- **Odors** emitted from cooking of food that will be pushed by prevailing winds into our yard.
 - The smell of deep frying food and certain ethnic foods are nauseating and will permeate the air in our yard and be sucked into our home by our air conditioning system.
 - Food waste in outdoor dumpsters will reek of rotting foods and attract flies and other insects.
 - This will significantly damage our enjoyment of our home and neighborhood.
- Food preparation results in organic (food) waste that is a primary attraction for **rodents**.
 - A rat's home range — the area it regularly uses for feeding, shelter, and nesting — is about 100–300 feet from its nest. This puts our home directly within that range and will subject us to physical damage to our home and yards. **We will be forced to incur a costly on-going rodent mitigation service** to capture and remove rats from our property and home.
 - Food-based aromas, such as sugary scents, peanut butter, or greasy odors, can lure rats in from considerable distances. Even strong-smelling foods that humans may not find appetizing, like spoiled items, can act as attractants for rats.
 - The presence of other pests can attract rats. If a building has a **roach or ant infestation**, it's likely that rats will be attracted to the area as they seek an easy food source. The presence of these smaller pests signals a readily available meal for rats, enabling them to thrive in environments where other pest populations are abundant.
 - Rats need a steady source of water for a colony to survive. Such water is readily available directly adjacent to the subject Lot from the Saddle Creek development runoff ponds. This will lead to rats investigating the surrounding properties and neighborhoods.
 - Food packaging for takeaway meals inevitably will become litter along with uneaten food in adjacent parking areas and sidewalks which will draw the attention of rats.
 - A few rats can multiply into hundreds within a few months – rate of growth is exponential. A small colony can double in size every 3–4 weeks. **A single fertile female rat can produce 4–7 litters per year, each with each litter containing 6–12 pups yielding 24–84 new rats annually!**
 - A crowded colony will result in dispersal of some rats to form new colonies near-by. **The restaurant will be the source of new colonies invading our neighborhood forever.**
- **Noise** from customer vehicle and pedestrian traffic will detrimentally alter the sound environment of our neighborhood from morning to night.
 - A **drive through window** will produce highly disturbing amplified noise that will damage our enjoyment of our yard and the value of our home.
 - **Customer behavior** such as door slamming, horn honking, yelling, etc. regularly accompany the presence of a restaurant.
 - **Sanitation services** will deploy trucks with loud beepers to the area to haul away waste.
- **Traffic** which is already very heavy at that intersection will be increased along with its attendant noise levels. It is already difficult to exit from our neighborhood onto Preston Road and the additional traffic due to a restaurant will exacerbate an already unsatisfactory traffic situation.

2. If **retail or office buildings** are proposed, then our concerns are similar with respect to noise and traffic. If the retail includes a store that sells organic matter such as a nursery, then the concerns about rodents are identical to the concerns mentioned above.

Opposition to the Proposed Planned Development On Saddle Creek Commercial, Block A

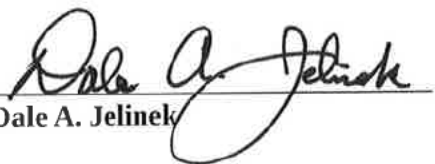
By Dale A. Jelinek and Bonnie S. Jelinek, living at 1251 Packsaddle Trail, Prosper, TX

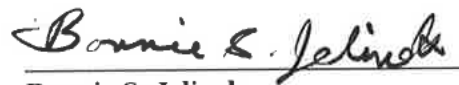
3. The way this proposed change has been communicated to the neighborhood has been atrocious. We received the notice about the proposal by mail only today with a reply required not later than 4pm on Wednesday – 2 days from now. It is impossible to expect that a mailed reply would be delivered in time to meet the deadline. The Town of Prosper certainly has known about this requested change for weeks if not months, yet has decided to forestall seeking the input of the neighboring property owners until the very last moment possible. Even more egregious is the lack of the detail of the proposed changes provided to the neighbors. **WE HAVE RECEIVED NO INFORMATION ABOUT THE SPECIFICS OF THIS PROPOSAL BEFORE THE REPLY IS DUE!**

This violates the spirit if not the letter of the law regarding transparency and prior notification of such changes. It seems like the Town Council should address this concern through passing a binding rule that notifications must be sent not less than 2 weeks before any deadline for replies to be received by the Town. Also, any proposal requiring neighboring property owner input must send the details of the proposal to those homeowners not less than 2 weeks before any deadline for replies.

We citizens have invested substantial amounts of money into our homes and properties which are adjacent to the Lot in question. The possible changes can result in substantial financial loss due to lowered valuation of our properties due to the potential public nuisances. **We should be treated as valuable members of this community, not as mere nuisances to be ignored through this process.**

July 13, 2026


Dale A. Jelinek


Bonnie S. Jelinek



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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Being a homeowner along the subject property, we oppose the rezoning for a restaurant or fast food establishment. We will have the smell of rotting food, rats and garbage trucks in the early morning hours. When we bought our home in 2012, we were assured it would be offices, medical building etc. We hope it will continue to be that way. Rezoning for a Sprouts Grocery was proposed a few years ago. Thankfully you listened to the homeowners and it did not happen, please listen to us again, please ask yourselves if you would like a restaurant in your back yard.

George S. Manning & Judith A. Manning
Name (please print)

Signature

Judith A. Manning

1300 Clipston DR
Address

July 17, 2026
Date

Prosper, Tx 75078
City, State, and Zip Code

Phone Number

JUL 17 REC'D



A Place Where Everyone Matters

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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Haley Tennison

Name (please print)

H. Tennison

Signature

1311 Clupston Drive

Address

7-13-26

Date

Prosper, TX 75078

City, State, and Zip Code

E-mail Address

Phone Number

JUL 14 REC'D



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I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.



I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Heather Ford

Name (please print)

Signature

1221 Packsaddle Trl

Address

July 13, 2026

Date

Prosper, TX 75078

City, State, and Zip Code

E-mail Address

Phone Number

JUL 14 REC'D



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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

smells, rodents, noise, Light pollution, trash

Idowu Akinjide
Name (please print)

[Signature]
Signature

1250 packsaddle trl
Address

7/13/2026
Date

Prosper, TX 75078
City, State, and Zip Code

[Redacted]
E-mail Address

[Redacted]
Phone Number

'JUL 14 REC'D'

From: [Morrison, James E.](#)
To: [Planning](#)
Cc: [Alison Morrison](#) ([REDACTED])
Subject: [*EXTERNAL*] - Re: Zoning Change-25-00003
Date: Wednesday, July 15, 2026 2:09:46 PM

***** | ATTENTION, PLEASE VERIFY THIS EMAIL OR CALENDAR INVITE | This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Dear Sir or Madam,

My wife Alison spoke with Michelle from the Development Service Department of the City of Prosper today at 1:30pm today regarding the proposed zoning change at the corner of Preston and Preston Trail. We own 1241 Clipston Drive, Prosper, TX 75078. We were not notified of the proposed change in zoning from medical buildings to retail, restaurant, and/or fast food. Michelle confirmed that our address was not included on the City of Prosper GIS distribution list and that we are within the zone of properties that should be notified of the proposed change.

We strongly oppose any change from medical zoning, especially for fast food which will diminish our property values and interfere with the enjoyment and use of our property. Please include us in this matter going forward. Our HOA is on copy.

Thank you,

James E. Morrison

Attorney at Law

Clark Hill

+1 202.572.8670 (office) | [REDACTED] +1 202.772.0921 (fax)

jmorrison@clarkhill.com | www.clarkhill.com



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250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

I OPPOSE ANYTHING TO DO WITH A RESTAURANT, FAST
FOOD LOCATION, GROCERY STORE, ETC. FOOD PLACES
CAUSE GARBAGE WHICH SMELLS AND BRING RODENTS.
100% AGAINST THIS AND IT WILL EFFECT PROPERTY VALUES!

JOHN MACCARATO
Name (please print)

John Maccarato
Signature

1240 CLIPSTON DRIVE
Address

7-13-2026
Date

PROSPER, TX 75078
City, State, and Zip Code

[REDACTED]
E-mail Address

[REDACTED]
Phone Number

JUL 14 REC'D



Outlook

[*EXTERNAL*] - Online Form Submittal: Public Comment Request Form

From noreply@civicplus.com <noreply@civicplus.com>**Date** Tue 7/21/2026 4:57 PM**To** TSO Office <townsecretary@prospertx.gov>; Planning <planningdept@prospertx.gov>

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Public Comment Request Form

Public Comment Request Form

Date:	7/21/2026
First Name	John
Last Name	M Perry
Address	1240 Packsaddle Trl
City	Prosper
State	TX
Zip Code	75078
Phone Number	[REDACTED]
Email Address	[REDACTED]
Please select the meeting type:	Planning and Zoning Commission
I am attending:	In person
Purpose	Citizen Comments
Agenda Item Number	Zoning Item 2 (7/21/2026). A request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres

Comments: City provide two days for impacted residents to review for zoning change.

No plans/drawings provided for proposed development.

Please select one: I do not wish to speak

Please select one for this item to be recorded in the meeting minutes. OPPOSITION

Instructions

- **If you are attending in person**, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium and state your name and address for the records.
- **If you are watching online**, please submit this form prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.
- In compliance with the Texas Open Meetings Act, the Town Council/Board/Commission/Committee may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission/Committee, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town staff for further assistance.
- Citizens and other visitors attending Town Council, Board, Commission, or Committee meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Town Council, Board, Commission, or Committee. Any person making personal, impertinent, profane, or slanderous remarks or who becomes boisterous while addressing the Town Council, Board, Commission, or Committee member or while attending the meeting shall be removed from the room if so directed by the Mayor or presiding officer, and the person shall be barred from further audience before the Town Council, Board, Commission, or Committee during that session. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.
- Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

PROPERTY VALUES WILL DECREASE
NOISE POLLUTION
ODOR, TRASH

John Perry
Name (please print)

[Signature]
Signature

1240 PACKSADDLE TR
Address

13 Jul 2026
Date

PROSPER, TX 75078
City, State, and Zip Code

[Redacted]
Email Address

[Redacted]
Phone Number

JUL 14 REC'D



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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

This is not what we bought into when we moved here. We were happy with the existing set up. Don't want restaurants, retail, etc behind us. They already rezoned residential to Fast Food + Grocery on other side of Preston.

Jon Izatt
Name (please print)

[Signature]
Signature

1300 Packsaddle Trail
Address

7/13/26
Date

Prosper, TX, 75078
City, State, and Zip Code

[Redacted]
E-mail Address

[Redacted]
Phone Number

JUL 14 REC'D



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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Ka Glavan
Name (please print)

[Signature]
Signature

1211 Clipston Dr
Address

7/13/2026
Date

Prosper TX 75078
City, State, and Zip Code

[Redacted]
E-mail Address

[Redacted]
Phone Number

JUL 14 REC'D



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DEPARTMENT

250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

A request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres. (ZONE-25-0003)

LOCATION OF SUBJECT PROPERTY:

The property is located on the west side of Preston Road, 225± feet north of Prosper Trail.

- ☒ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Kaya Manning
Name (please print)

Mai
Signature

1300 Clipston Dr
Address

7-13-29
Date

City, State, and Zip Code

E-mail Address

Phone Number

JUL 14 REC'D

From: [Kenny](#)
To: [Suzanne Porter](#)
Subject: [*EXTERNAL*] - Potential rezoning on Preston Road outside Saddle Creek
Date: Monday, July 13, 2026 4:36:19 PM

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Dear Suzanne,

I am writing to express my adamant opposition and to protest any proposed zoning changes that would negatively impact residential property values and quality of life in and around the Saddle Creek subdivision.

Our neighborhoods depend on stable, thoughtful land-use policies that protect the character of residential areas and preserve long-term home values. Changes that introduce incompatible uses, increase congestion, add noise, or otherwise diminish the quality of life for nearby residents risk causing immediate and lasting harm to the people who have invested their life savings and trust in this community. Any zoning changes that would allow for fast food, gas stations, or any businesses that operate outside the normal business hours of 8-6, Monday through Friday increase risk of noise and crime.

Residential property values are not abstract numbers—they represent the financial security of families, retirees, and working residents. Once diminished, these values are difficult to restore. For that reason, zoning decisions should prioritize compatibility, neighborhood preservation, and responsible growth that does not impose undue burdens on existing homeowners.

I respectfully urge the Commission to reject any zoning proposal that would lower residential property values or undermine the stability of established neighborhoods. Please uphold land-use standards that protect residents, support orderly development, and maintain the long-term health of our city.

I would ask that the Planning & Zoning Commission members look at this from your own personal perspective and ask yourself one simple question: If I owned a home immediately adjacent to this property, would I want these types of businesses in my back yard? If you answer this question honestly, you and I both know that answer is NO!

DO NOT allow the wants of a single property developer to destroy what is arguably the most prestigious housing sub-division in Prosper.

Thank you for your time and consideration.

Sincerely,
Kenny Warren
Resident of Saddle Creek



A Place Where Everyone Matters

DEVELOPMENT SERVICES

DEPARTMENT

250 W. First Street
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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Kristen Sokel
Name (please print)

K.M. Sokel
Signature

1220 Packsaddle trl
Address

7/13/26
Date

Prosper, Tx 75078
City, State, and Zip Code

[REDACTED]
E-mail Address

[REDACTED]
Phone Number

JUL 14 REC'D \



A Place Where Everyone Matters

DEVELOPMENT SERVICES

DEPARTMENT

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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

decrease in
Home value, traffic (unnecessary), rodents/pest, noise concerns,
Would like to keep residential friendly, as there are
neighborhood kids on bikes safety concerns

Purvi Patel

Name (please print)

Signature

1201 Clipston Drive

Address

7/13/26

Date

Prosper, Texas 75078

City, State, and Zip Code

E-mail Address

Phone Number

'JUL 14 REC'D



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Monique Smith
Name (please print)

[Signature]
Signature

1200 Clipston Tr
Address

7.13.26
Date

Prosper TX 75078
City, State, and Zip Code

[Redacted]
E-mail Address

[Redacted]
Phone Number

JUL 14 REC'D

**DEVELOPMENT SERVICES****DEPARTMENT**

250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Object to fast food restaurants and other restaurants as this wasn't plan upon house purchase in 2017. Impact from food services - dumpsters odors, rodents, delivery traffic/noise, and potential safety/health hazards associated w/ said businesses

MICHAEL R VILLALBA
Name (please print)

Michael R Villalba
Signature

1210 PACKSADDLE TRL
Address

July 14, 2026
Date

PROSPER TX 75078
City, State, and Zip Code

[REDACTED]
E-mail Address

[REDACTED]
Phone Number

JUL 14 REC'D •



A Place Where Everyone Matters

**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Rats, ~~gar~~ garbage

Noise pollution

Leitering concerns, lack of privacy

Light pollution, traffic concerns, smells

Nathan Justus

Name (please print)

Signature

1260 Pactsaddle Trail

Address

7/13/2026

Date

Prosper, TX 75078

City, State, and Zip Code

E-mail Address

Phone Number

JUL 14 REC'D



DEVELOPMENT SERVICES

DEPARTMENT

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Prosper, TX 75078
Phone: 972-346-3502

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

PATRICK CLEARY

Name (please print)

Signature

1211 PACKSADDLE TRAIL

Address

7/14/26

Date

PROSPER TX 75078

City, State, and Zip Code

E-mail Address

Phone Number

JUL 15 REC'D

I oppose the rezoning for the following reasons. Please reconsider this.

- **Rezoning would permanently change the character of the neighborhood.** Once commercial zoning is approved, it is difficult to reverse, and it opens the door to further commercial expansion.
- **Increased traffic congestion.** Fast-food restaurants generate high volumes of vehicle traffic throughout the day, especially during breakfast, lunch, and dinner rushes. Drive-thrus create backups that spill onto surrounding roads.
- **Safety concerns.** More traffic increases the risk of vehicle accidents and creates hazards for pedestrians, cyclists, and nearby residents.
- **Noise pollution.** Drive-thru speakers, delivery trucks, increased vehicle activity, and late-night operations negatively impact nearby homes and reduce quality of life.
- **Litter and environmental impacts.** Fast-food businesses often result in increased trash, food packaging, and wildlife attracted to discarded food.
- **Reduced property values.** Commercial developments such as fast-food restaurants can negatively affect nearby residential property values and make the neighborhood less attractive to future homeowners.
- **Light pollution.** Bright signage, parking lot lighting, and extended business hours alter the residential atmosphere and affect nearby homes.
- **Air quality concerns.** More idling vehicles in drive-thru lanes increase emissions and reduce local air quality.
- **Limited long-term economic benefit.** Fast-food restaurants generally create lower-wage jobs and may not provide the same lasting economic value as other types of development that better serve the community.
- **Loss of community identity.** Residents chose this area because of its existing character. Rezoning for additional commercial use undermines the vision that current homeowners invested in.



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

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☐ **DO NOT OPPOSE** the request as described in the notice.

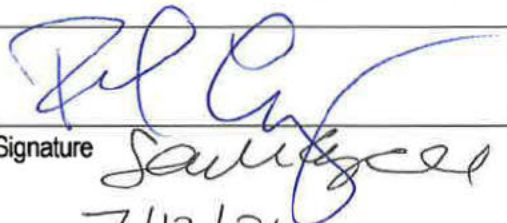
COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

(see attached letter)

Rob and Sarah Corart
Name (please print)

1310 Clipston Dr.
Address

Prosper, TX 75078
City, State, and Zip Code


Signature and
7/13/20
Date

JUL 13 REC'D .

We built our home with the understanding and guarantee by the owner that the property directly behind us would be developed for medical and office use only. Allowing the proposed zone change of restaurant and retail would cause the following:

- increase in noise
- odors
- rotting food / increased trash
- rodents and other animals
- increased traffic with extended operating hours

This would dramatically decrease our property value and the desirability of our neighborhood.

We respectfully request that the Town of Prosper maintain a development that is consistent with what was originally planned and promised to our neighborhood.

<1310 Clipston Dr. Prosper 75078>

Rob & Sarah Graft

Sarah Graft

Rob Graft

JUL 13 REC'D



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
Prosper, TX 75078
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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Ryan Karonka
Name (please print)

[Signature]
Signature

1231 Packsaddle Trl
Address

7/13/24
Date

Prosper, TX 75078
City, State, and Zip Code

[Redacted]
E-mail Address

[Redacted]
Phone Number

JUL 14 REC'D

From: [Sarah Cozart](#)
To: [Suzanne Porter](#); [Rob Cozart](#); [Dakari Hill](#)
Subject: [*EXTERNAL*] - Zone change
Date: Monday, July 13, 2026 5:03:25 PM

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Ms. Porter,

We are writing to you to express our concerns to the zone change request sent to us today in the mail for the property directly behind our house. (**zone 25-0003 for Saddle creek commercial**). As you are aware, this is not the first time this has occurred. We are again opposing the change and I would like to explain a little more to you.

When we decided to build and start a life in Prosper, we agreed to purchase this lot that backs up to the property only because **Brad** (who also developed our neighborhood) **directly promised** us that it would be developed for **medical**.

The requested change of it becoming restaurant zoned is unacceptable. That would bring many concerns to our family, which would include:

-increased **noise**

-**odors**

-rotting **food**/increased **trash**

-**rodents** and other **animals**

-increased **traffic** with **extended** late **hours**

-**This would also dramatically decrease our property value and the desirability of our neighborhood costing my family it's investment value of our property.**

He has now tried to change the zoning **multiple** times since we have lived here these last **nine** years. Each time he has tried, it has caused **stress** to our family and always has been a last-minute rush. Having two working parents with two kids, it makes it very difficult to drop everything and fight this every few years.

I work for Prosper ISD, my children attend Prosper ISD schools, and we have great pride in our city. I have put in many hours of service for our city and I know that you do as well. I hope that you would hear a fellow city service member's concerns. **This directly affects my family.** We ask that you understand from our perspective what we were

promised and the stress that this adds to our household and why we oppose this change.

We have dropped off our formal reply to your office today and are also emailing to formally state that we oppose this change. We want it recorded as one of the required 20% voices that count against this change.

Rob and Sarah Cozart
1310 Clipston Dr.
Prosper 75078



From: [LISA BOWKER](#)
To: [Planning](#)
Cc: [Scott Bowker](#); [customercare](#) [REDACTED]
Subject: [*EXTERNAL*] - Zoning Change-25-00003
Date: Wednesday, July 15, 2026 2:28:53 PM

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To Whom it May Concern,

My husband and I own property on 1231 Clipston Drive, Prosper, TX. We were not notified of the proposed rezoning (Case # 25-0003) from medical to retail/restaurant/fast food uses. In prior instances, the city provided notice, however, we did not receive the legally required communication for this matter.

We formally and strongly object to any change from the original medical zoning to restaurant/fast food development which we believe would reduce our property values.

Please ensure that we are included in all future communications regarding this case.

Sincerely,

Scott & Lisa Bowker



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
Prosper, TX 75078
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- ☒ **I OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ **I DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Scott Bowker
Name (please print)

[Signature]
Signature

1231 Clipston
Address

7-13-26
Date

Prosper, TX 75078
City, State, and Zip Code

[Redacted]
E-mail Address

[Redacted]
Phone Number

'JUL 14 REC'D



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
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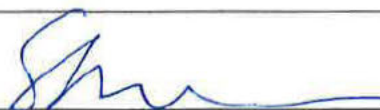
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☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

SHAMIALA MASOOD
Name (please print)


Signature

1261 PACKSADDLE TRAIL
Address

07/13/2026
Date

Prosper, TX 75078
City, State, and Zip Code


Phone Number

JUL 14 REC'D



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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

SUSAN TREPKE
Name (please print)

Susan Trepkus
Signature

1241 PACE SADDLE TRAIL
Address

7-13-26
Date

PROSPER TX 75078
City, State, and Zip Code

[REDACTED]
E-mail Address

[REDACTED]
Phone Number

JUL 14 REC'D

From: [Andrew Coonradt](#)
To: [Planning](#)
Cc: [Kaitlyn Coonradt](#); [REDACTED]
Subject: [*EXTERNAL*] - Case ZONE-25-0003 — Saddle Creek Commercial, NW corner Preston Rd / SH 289 & E. Prosper Trail
Date: Tuesday, August 4, 2026 11:11:00 AM

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To the Planning Department,

I am a resident and property owner in the Saddle Creek neighborhood adjacent to the above rezoning case. I am writing to request records and to ask that the following questions be answered on the record before the Planning & Zoning Commission and Town Council act on this application.

Records requested (Texas Public Information Act)

- The complete zoning application and all exhibits for ZONE-25-0003, including the Exhibit D concept plan and proposed PD development standards.
- The staff report(s) and staff analysis prepared for both the P&Z Commission and Town Council hearings.
- Any Traffic Impact Analysis (TIA) submitted for this case — or, if none was required, the written determination waiving it and the basis for that waiver.
- The drainage / detention study and any downstream-capacity or impervious-cover analysis.
- Any water and sanitary sewer capacity analysis for the proposed restaurant/commercial use.
- Any correspondence regarding gas-utility capacity for this site.
- The list and map of property owners mailed notice within 200 feet of the site.
- The scheduled P&Z and Town Council public-hearing dates and the deadline to file a written protest for the Council hearing.

Questions for the record

1. **Future Land Use:** What does the adopted Comprehensive Plan / Future Land Use Plan designate for this parcel, and does staff consider the proposed PD — including its intensity, height, and restaurant concentration — to conform? On what specific basis?
2. **Traffic study:** Was a TIA required for approximately 33,500 SF of restaurant use plus retail and office? If not, why not? If yes, what peak-hour and evening trip volumes were projected, and onto which roadways?
3. **Intersection capacity:** The concept plan routes all access to Preston Road (two driveways) and E. Prosper Trail (one driveway), with no connection to the residential streets. What level of service, queue lengths, and turn-lane needs result at the Preston Road / Prosper Trail intersection and at each driveway under the added restaurant volumes?
4. **State-highway driveways:** Have TxDOT driveway and median-opening permits on Preston Road (SH 289) been reviewed, and which turn movements (left in / left out) are permitted at the two east driveways?

5. **Compatibility with homes:** What compatibility standards apply to two-story buildings up to 45 feet tall set behind only a 15-foot landscape buffer from single-family lots? What screening, lighting cut-off, loading-dock, dumpster, and hours-of-operation restrictions are proposed for the residential edge?
6. **Outdoor patios:** What noise standards apply to the large outdoor patios adjacent to the homes, and how will amplified sound and late-hour operation be limited?
7. **Drainage:** Has downstream stormwater capacity and the added impervious cover been analyzed, and are the on-site detention ponds sized for the full build-out?
8. **Utilities:** Have water, sanitary sewer, and gas providers confirmed adequate capacity for restaurant-level demand at this location, and who bears the cost of any required upsizing?

Please confirm receipt and the date by which these records will be available. Thank you.

Respectfully,

Andrew Coonradt