



July 7, 2026

David Hoover, AICP
Director of Development Services
Town of Prosper
250 W First Street
Prosper, TX 75078

Re: Comprehensive Plan Amendment Application

David,

Please find our enclosed application for a Comprehensive Plan Amendment [Future Land Use Plan Amendment], in association with our Planned Development (PD) Application. As discussed during our Pre-Application Meeting with you and your team on February 26, 2026, the subject property is located along the east side of FM 1385 and to the south of Parvin Road, consisting of approximately 37.27 acres of land. It is part of Lot 2, Block A of the Parvin 1385 Addition Conveyance Plat [Document No. 2025-228 of the Plat Records of Denton County, Texas], further shown in our enclosed Survey (Exhibit A-2) and Conceptual Plan (Exhibit D). The Property is currently zoned Agricultural (A) District and the Future Land Use Designation is “Retail & Neighborhood Services” and “High Density Residential.”

The proposed use for the approximately 37.27 acres is a Data Center and associated utilities. A definition of Data Center is included with our PD Application submittal, as the Town’s Zoning Ordinance does not currently include one. We believe the closest fitting designation to this proposed use is “Business Park.” It should be noted that there is an existing adjacent Business Park designation to the south and southwest of our Property. We therefore request a Future Land Use Plan designation change for the subject property to “Business Park.”

Below we have provided the required responses to the questions listed on the Town website regarding Comprehensive Plan Amendment applications.

- “Will the proposed change enhance the site and the surrounding area?”

Applicant Response: Yes. The proposal will include an aesthetically well-designed building, significant tree plantings and landscaping, a 10’ hike and bike trail through the Property which will be available for public enjoyment, and proper screening and setbacks.

- “Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?”

Applicant Response: We believe retail and “high-density” residential uses should be strategically located. There is already proposed retail and commercial uses immediately to the north of this proposal. The proposed Data Center will be significantly set back from FM 1385, with future retail and commercial development being proposed along the roadway frontage. Additionally, the proposed Data Center will bring property tax revenue to the community and high paying jobs, with minimal impact on resources and services (e.g., parks, roads, schools, libraries, etc.) due to the nature of data center operations, which generate very limited traffic and minimal increases in population as a result of operation.

- “Will the proposed use impact adjacent residential areas in a negative manner?”

Applicant Response: There are currently no immediately adjacent residential homes abutting this Property. However, the proposed use will not negatively impact existing or future nearby residential homes. We have included additional enhanced standards to address any potential impacts on the future adjacent and/or nearby residential uses. The data center will generate a relatively low amount of traffic as the facility does not require a large number of personnel on site nor will it generate frequent vehicular visits. Robust landscaping and screening will be provided, especially along the eastern portion of the property, which includes a large setback between the building and eastern property line which will, in turn, also mitigate sound and visibility to adjacent properties. More specifically, a continuous row of canopy trees and a continuous row of evergreen shrubs will be provided. Existing trees and vegetation along the eastern and southern property lines will be preserved to the extent possible, and where there is no existing vegetation along the eastern boundary of the Property, a second continuous row of canopy trees will be provided for additional buffering. In this same area of the Property, an extension of the City’s hike and bike trail will be provided that will accommodate access and pedestrian mobility for the community. In addition, the building will be designed in an aesthetically attractive manner with “four-sided” design.

- “Will the proposed use be compatible with and/or enhance adjacent residential uses?”

Applicant Response: The Data Center is anticipated to generate minimal traffic while sound will be mitigated through site design. In addition, an aesthetically attractive building design will be provided, and with setbacks, landscaping, and screening, will be mostly visually obscured from nearby properties and roads. Therefore, the proposed use will be compatible with nearby residential uses.

- “Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?”

Applicant Response: There is an adjacent electrical substation, which is one of the land uses proposed in the associated PD Application. Other existing nearby land uses, which are across FM 1385 (outside the Town Limits of Prosper) and Parvin Road, include single-family residential and retail/commercial uses. The proposed use will have minimal

impact on these uses. It should be noted that immediately to the south/southwest of our Property, there is an existing Business Park designation on the Future Land Use Plan.

- “Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?”

Applicant Response: The proposed use will bring significant revenue for the Town which may go towards public services. In addition, a 10’ hike and bike trail will be provided for the public along with significant tree plantings and landscaping, contributing to the health, safety, welfare and social well-being of the community.

- “Would it contribute to the Town’s long-term economic stability?”

Applicant Response: Yes. The proposed Data Centers will bring significant tax revenue to The Town, contributing to Prosper’s long-term economic stability while diversifying its industry base of businesses. It is anticipated that upon completion of the Project, the total capital invested will be several hundred millions of dollars, including the building, equipment, and all infrastructure upgrades, including power and fiber optic cable. This direct capital investment is projected to generate substantial additional economic activity and the surrounding region during the construction period and over the long-term operating life of the facility. The power and fiber optic infrastructure installed in connection with the proposed use will create durable public benefits beyond the project itself, including expanded electrical capacity, improved grid resilience for the surrounding service territory, and enhanced high-capacity fiber availability that can support future commercial, industrial, institutional, and residential users.

My contact information is provided below. Please let me know if you have any questions or need additional information. We look forward to working with you and your team.

Sincerely,

William S. Dahlstrom

William S. Dahlstrom, FAICP, JD