



DEVELOPMENT SERVICES

DEPARTMENT

250 W. First Street

Prosper, TX 75078

Phone: 972-346-3502

REPLY FORM

SUBJECT:

Zoning Case Z22-0017: The Town of Prosper has received for a Planned Development amendment for a Mixed-Use Development, on 9 Lots, on 63.7± acres.

LOCATION OF SUBJECT PROPERTY:

The property is located northside of University Drive and east of FM 1385.

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

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

I oppose because of the roads that exist in the area. The traffic is terrible. The roads should be redesigned to accept the increase in traffic before any new construction!

Roger Bowen of Bowen
Name (please print) *Family Trust*

R.A. Bowen
Signature

1201 Oakbrook Street
Address

01-15-2023
Date

Prosper, TX 75078
City, State, and Zip Code

bodaddy4@gmail
E-mail Address

858 774-4594
Phone Number



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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Letter included.

Joseph Brown
Name (please print)

5511 Crestwood Dr
Address

Prosper, TX
City, State, and Zip Code

214-310-9836
Phone Number

[Signature]
Signature

[Date]
Date

Joe.Brown@NextTierDFS.com
E-mail Address

Joe Brown
5511 Crestwood Dr.
Prosper, TX

Subject: Zoning Case Z22-0017

January 13, 2023

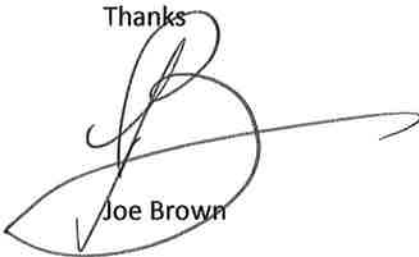
To Whom it May Concern:

I recently received the new zoning proposal and I wanted to bring up a few concerns that I know myself and the rest of the neighborhood have (these are all concerns when it was originally going to be developed by Fannin).

1. With commercial development and high-density housing being built close to our houses, we would like to see a brick wall installed along the northern property border to buffer any traffic, business, or construction noise. I also believe this would deter any crime/theft to nearby residents.
 - a. This was originally agreed upon and part of the design phase under the previous owner of the property/development.
2. Between Lot 1R and Lot 17, the trail is set to connect to the neighborhood. The original plan was to have gated access so that the general public did not have access to the neighborhood (crime concerns).
 - a. Also, regarding the connecting trail, the original developer tore out the section of roadway that was to connect the neighborhood and it has yet to be fixed. We have now stared at a dirt/gravel pathway for nearly two years.
3. Is there any way possible to move Lot 1R to Lot 2R? This would help with reducing the amount of traffic the neighborhood experiences driving around Costco. We all know how busy Costco's are and any chance we have to move that further from the neighborhood, the better.

In the end, I do not oppose construction but we do hope that the developer will take our neighborhood into consideration as it will have a tremendous impact on what is to be our backyard.

Thanks



Joe Brown