

April 12, 2023

Dear David Bristol and Town of Prosper Councilmembers,

My name is Brady Cox and I live at 1570 N. Preston Road. This letter pertains to re-zoning request ZC 21-003 made by Don Silverman of MQ Development Company on the land located immediately west of my property. Initially I was opposed to the proposed Planned Development District for neighborhood commercial businesses when the request went before the Prosper Planning and Zoning Commission in 2022.

Since that time, Mr. Silverman and his agents have worked with me and my neighbors to address concerns and make concessions that have resulted in a "win-win" solution. The latest proposal is much improved and acceptable to me and my family. Mr. Silverman has demonstrated a commitment to provide a compatible development that respects residential adjacency, while seeking to expand the excellent array of restaurant and services for the Prosper community.

I urge the Council to approve this request.

Sincerely,



Brady K. Cox
1570 N. Preston Road.
Prosper, TX 75078

David Soto

From: Ala Al-khouri
Sent: Friday, September 16, 2022 6:00 PM
To: David Soto
Subject: [*EXTERNAL*] - Re: Z21-0003 MQ/Prosper North

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Re: File Z 21-0003 MQ Development – MQ Prosper North

Dear Town Officials – I was originally opposed to MQ Development’s commercial proposal planned at the northeast corner of Preston Road and Saint Peter Lane. Since the original proposal, the developer has met and spoken with me several times on a few of my concerns. The developer has made changes to the plan that include addressing the following items: 1) re-located parking spaces and dumpsters, 2) added robust planting of trees and shrubs between our properties, 3) re-located the planned trail farther west away from my property; and 4) ensured the preservation of trees on planned Lot 8.

The developer has appeased my concerns and I am in full support of the proposal

Thanks
Ala Alkhouri

Douglas Braches

From: Colleen Berlinger ·
Sent: Wednesday, September 14, 2022 9:43 PM
To: Brandon Daniel; Sarah Peterson; Damon Jackson; sekou_harris@prospertx.gov; Michael Pettis; Doug Charles; Tommy Van Wolfe; David Soto; Paul Rodriguez; Pamela Clark; Douglas Braches
Subject: [*EXTERNAL*] - Don Silverman-MQ Development/Re-Zoning Preston Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

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Good Morning,

I wanted to share my opposition and concern about the proposed rezoning of the land north of the Prosper Kroger on Preston Rd, which is set to be discussed at the September 10, 2022 meeting. Unfortunately I am unable to attend in person.

This property is adjacent to a street in our neighborhood, where homeowners spent significant sums of money for their 'premium lots' due to the location, privacy and the greenspace area behind them. They are now facing having their home values plummet by having a commercial complex built behind their homes. This is completely unacceptable and in my opinion would be irresponsible for the town to approve. What is next, The Montclair, the old Deion Sanders property? You should not be approving communities and then changing the aesthetic of them once something else comes along.

I am also concerned about what effects the building and regrading are going to have on the area where the current retention pond in Prosper Lake on Preston overflows to. If the area is disturbed and not handled appropriately it could very well cause the retention pond to overflow and flood homes in the adjacent area.

Our home is at the opposite end of the overflow/outlet but this is a very real concern for us. Previously we lived in a home that flooded for a similar issue. Our former town redirected water into a retention pond next to our home, we had a heavy rain and our entire neighborhood flooded causing massive damage, service interruptions, and health issues. I do not want to experience that again.

Finally, all I can ask is that each of you come walk the area and think about what your reaction would be to the proposed changes if you owned a home on Dublin Ridge or any property in Prosper Lake on Preston?

Thank you for your thoughtful consideration.

Respectfully,
Colleen Berlinger
1711 Lakefront Dr.

Pamela Clark

From: David Soto
Sent: Friday, September 16, 2022 4:09 PM
To: Douglas Braches
Subject: FW: [*EXTERNAL*] - Objection to Zoning change

David I. Soto
Planning Manager
972.569.1095
250 W. First Street
Town of Prosper
www.prospertx.gov

-----Original Message-----

From: Don Larrenaga
Sent: Friday, September 16, 2022 4:04 PM
To: David Soto <dsoto@prospertx.gov>
Subject: [*EXTERNAL*] - Objection to Zoning change

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Dear Mr Soto,

I live at 1521 Saint Peter Ln, Prosper, Tx.

I want to formally object to a zoning change to the property directly behind my house. I bought my home know the property behind my house was not zoned commercial. A zoning change will drastically reduce the value of my property as well as my neighbors. I am out of town for business until 9-26-22. I will file a file a written objection to any zoning changes upon my return. Once again I want to express my adamant objections to any zoning changes to the property behind my home.

Thank you,
Don Larrenaga

Sent from my iPhone



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

REPLY FORM

SUBJECT:

Zoning Case Z21-0003: The Town of Prosper has received a request to rezone 13.3± acres from Single Family-15 (SF-15) to Planned Development-Retail (PD-R), generally to allow for an office/retail development.

LOCATION OF SUBJECT PROPERTY:

The property is located on the east side of Preston Road, north of St. Peter Lane.

- ☒ 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):

Noise and lighting

Scott Havlovic
Name (please print)

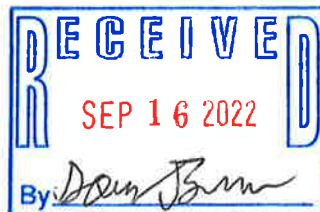
Wichita Dr
1540 ~~Wichita Dr~~
Address

Prosper TX 75078
City, State, and Zip Code

Scott Havlovic
Signature

9-16-22
Date

skh3328@gmail.com
E-mail Address



Pamela Clark

From: Jayson Maslowski
Sent: Tuesday, September 13, 2022 4:03 PM
To: Douglas Braches
Subject: [*EXTERNAL*] - RE: Public Hearing Notice Z21-0003 MQ Prosper North

***** 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. *****

Doug,

Thank for sending the forms over. For the record, my wife and I strongly oppose zoning case: Z21-0003. We oppose to the residential property because it is too close to our walking path, it would cause the destruction of mature trees, we oppose the extension of the walking path that would look into our backyard, retail spaces too close to our property and would have a view into our back yard and finally we don't want to hear the additional traffic that this would generate.

Please save our response in the case file.

I will be sending in my written response and plan on attending the formal meeting.

Thank you,

Jayson Maslowski
1601 Dublin Ridge Dr
Prosper TX 75078

Ph: 603-501-9158

----- Original message -----

From: Douglas Braches <DBraches@prospertx.gov>
Date: 9/13/22 3:50 PM (GMT-06:00)
To:
Subject: Public Hearing Notice Z21-0003 MQ Prosper North

Hello,

See attached for the public hearing notice for zoning case Z21-0003.

Feel free to email me back any comments or reply that you have and I will save it to our case file.

Thank you and if you have any questions please let me know,

Doug Braches

Planning Technician

Town of Prosper

250 W. First Street

Prosper, TX 75078

972-569-1097

DBraches@prospertx.gov

www.prospertx.gov

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- ☐ I **DO NOT OPPOSE** the request as described in the notice of Public Hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

I bought the lot at a premium because of the "green belt" and privacy that it offered. Building a commercial complex with a trail running through it negates that. While I don't mind progress, I strongly oppose spoiling nature.

HARI MADHUNAPANTULA

Name (please print)

Venkatesh M

Signature

1530 WICHITA DR, PROSPER, TX - 75078

Address

09/14/22

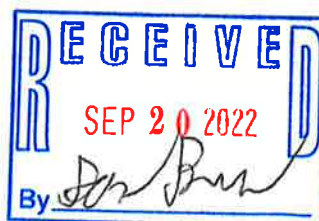
Date

PROSPER, TX - 75078

City, State, and Zip Code

MHARIVEN@YAHOO.COM

E-mail Address





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- ☐ I **DO NOT OPPOSE** the request as described in the notice of Public Hearing.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Residential property is too close to walking path. Parking in the parking lot, people would look into our back yard (Red iron fence). Mature trees would be removed to complete the walking path. Noise generated is not welcome to our peaceful community.

JAYSON MASLOWSKI
Name (please print)

[Signature]
Signature

1601 Dublin Ridge Dr
Address

Sept 13 2022
Date

Prosper TX 75078
City, State, and Zip Code

JAYSON.MASLOWSKI@GMAIL.COM
E-mail Address

PH: (603) 501-9150



**DEVELOPMENT SERVICES****DEPARTMENT**

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Prosper, TX 75078

Phone: 972-346-3502

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COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Norman Payson

I recently purchased a lot at 1541 St. Peter Ln Prosper in the Montclair community Prosper, and I'm building a home that will cost me \$1,250,000. I'm opposed to this as it will destroy my view from my back yard which I was told this was a gated community & it was a zoned single family. Please Do Not let this happen. Norman & Fawn Payson

NORMAN PAYSON
Name (please print)

Norman Payson
Signature

1541 ST. PETER LANE
Address

SEPT 16, 2022
Date

PROSPER TX 75078
City, State, and Zip Code

NORMAN@AGHEALTH123.COM
E-mail Address

