



DEVELOPMENT SERVICES

DEPARTMENT

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

REPLY FORM

SUBJECT:

A request to rezone Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Ed Bradley Survey, Abstract 86, Tract 5, on 39.2± acres. (ZONE-26-0006)

LOCATION OF SUBJECT PROPERTY:

The property is located on the northeast corner of Lovers Lane and University Drive.

- ☒ 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):

See Attached

Liliana Raney
Name (please print)

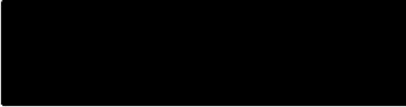
Alana
Signature

1140 Mystic Way
Address

July 21, 2026
Date

Prosper TX 75078
City, State, and Zip Code

Liliana & Tim Raney
1140 Mystic Way
Prosper Texas 75078



We strongly object to the proposed development at 27 Prosper due to the negative impact to the surrounding residential neighborhood, particularly with respect to increased noise, traffic, and air quality.

The proposed development includes the loading and unloading of 18-wheel tractor-trailers within approximately 500 feet of existing residential homes. These operations WILL generate significant noise from truck engines, backup alarms, trailers, loading activities, and other associated equipment. The Town's noise regulations recognize that loading and unloading operations may create a noise disturbance and prohibit the operation of power equipment in or near residential areas in a manner that causes a noise disturbance. These standards reflect the Town's commitment to protecting nearby residents from excessive operational noise.

<https://ecode360.com/44915495>



- (3) Vehicular sound amplification systems. Operating or controlling a motor vehicle in either a public or private place within the town and operating any sound device which is part of, or connected to, any radio, stereo receiver, compact disc player, cassette tape player, or other similar device in the motor vehicle, in such a manner that, when operated, it is audible at a distance of 30 feet, or when operated, causes a person to be aware of the vibration accompanying the sound at a distance of 30 feet from the source when such operation is done in a manner which causes a noise disturbance.
- (4) Yelling, shouting, etc. The yelling, shouting, crying, hooting, whistling or singing of peddlers, hawkers or any other person within the town in such a manner as to cause a noise disturbance.
- (5) Loading operations. The loading or unloading of any vehicle within the town in such a manner as to cause a noise disturbance.
- (6) Construction/maintenance work.
 - (A) Operating or permitting to be operated any equipment used in construction, maintenance, repair, alteration or demolition work on buildings, structures, streets, alleys, lawns, golf courses or appurtenances thereto and/or the erection, including excavation, demolition, alteration or repair of any building within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. A noise disturbance is not created by residential lawn maintenance or in the event emergency repairs are required on personal property.
 - (B) Operating or permitting to be operated any equipment used in construction, maintenance, repair, alteration or demolition work on buildings, structures, streets, alleys, lawns, golf courses or appurtenances thereto within a non-residential district in such a manner as to cause a noise disturbance.

The development is also expected to increase heavy truck traffic on local roads, creating additional congestion, safety concerns, and conflicts with residential uses. Frequent truck movements, deliveries, and staging are not compatible with the quiet character of the surrounding neighborhood.

Air quality impacts safety concerns. The loading and unloading of diesel-powered 18-wheelers within 500 feet of homes will increase diesel exhaust, particulate matter, and other vehicle emissions, particularly from trucks that are idling, maneuvering, backing into loading docks, or waiting to depart. These emissions have the potential to negatively affect the air quality experienced by nearby residents and diminish the health, comfort, and enjoyment of their properties.