



Re: [*EXTERNAL*] - Planed Development for Prosper LGE - Lovers Business Park - Item No. 6 of July 21 2026 P&Z Commission Meeting)

From Chuck Hendrickson [REDACTED]
Date Tue 7/21/2026 4:16 PM
To Dakari Hill <DHill@prospertx.gov>

1 attachment (3 MB)

Hendrickson - Prosper P&Z Zoning Objections - Lovers Business Park.pdf;

Hello Mr. Hill,

As discussed, I will be conditionally opposing the re-zoning of the property proposed as Lovers Business Park pending amicable resolution of the noted items below.

Traffic, noise, and air quality concerns

- Current focus on ingress/egress for light industrial warehousing/logistics facilities via Richland Road will generate excessive start-stop heavy truck traffic immediately behind homes of Willow Ridge. Being a logistics facility, long-haul/short-haul trucks will operate at all hours.
- Accounting for the planned expansion of US380 into a 6 lane highway with service roads, this will put excessive stress on uncontrolled intersection of Richland and LaCima road crossing as well as (future) uncontrolled intersection of Lovers Lane and the Westbound service road of US-380. This will have additional impacts on traffic exiting or entering US380 to and from TX-289/Preston Road which is a major thoroughfare for Prosper, Celina, and North Frisco.

Landscaping

- Many of the existing trees along the North property line are a farmer's windbreak / barbwire fence. Roots are damaged / cut on north side as a result of the retaining wall built on Willow Ridge properties and largely made up of undesirable species which frequently die/uproot and fall due to winds during spring storms. The retention of the existing trees will not be a viable option in the landscaping plan
- Maintaining the security/separation of Willow Ridge community park from commercial/industrial area raises need for re-evaluation of how the properties will be separated.

Efforts should be made to re-evaluate the traffic flows for the site and evaluate better options for ingress and egress to the facilities without heavy use of Richland Blvd. This will likely allay pollution concerns while keeping the streets safe.

With regards to the landscaping, I am aware that this point of objection will likely remain regardless of the future zoning or developer and will rely heavily on the Council's support in the planning phases.

I have attached a brief presentation that outlines my concerns in more detail with accompanying graphics. I will print these out for the P&Z Commissioners meeting tonight in case there is no way to have this projected. Of course, I am happy for the file to be included in the Town Council meeting if and when this issue comes before them.

Thanks and Regards,
Chuck Hendrickson

From: Dakari Hill <Dhill@prospertx.gov>

Sent: Monday, July 20, 2026 9:16 AM

To: Chuck Hendrickson [REDACTED]

Subject: Re: [*EXTERNAL*] - Planed Development for Prosper LGE - Lovers Business Park - Item No. 6 of July 21 2026 P&Z Commission Meeting)

Hello Chuck,

Thank you for reaching out. First, I want to clarify that there was only a deadline in terms of responses being included in our agenda packet that goes out to the Commission. You and other members of your neighborhood can still submit emails, letters, reply forms, etc. all the way up to the meeting. Should the case be heard at Town Council next month, responses can be sent in until the day of that meeting as well. We accept citizen response until the item has been officially ruled on by Town Council or withdrawn. Second, I appreciate your feedback on the proposal and the concerns you have articulated. I will be available this afternoon at 1PM to discuss these items with you as well as Town Staff's position and the process going forward. Please let me know if you have any additional questions prior to then; otherwise, I look forward to talking with you later today.

Best,



Dakari Hill

Senior Planner

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From: Chuck Hendrickson [REDACTED]

Sent: Monday, July 20, 2026 2:03 AM

To: Dakari Hill <Dhill@prospertx.gov>

Subject: [*EXTERNAL*] - Planed Development for Prosper LGE - Lovers Business Park - Item No. 6 of July 21 2026 P&Z Commission Meeting)

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Hello Dakari,

I am the homeowner of record, Charles E. Hendrickson Jr., of the residence on 920 Stratford Drive in the Willow Ridge development , a property adjacent to the northern edge of the proposed Lovers Business Park. I have lived at this residence for 15 years since completion of construction in February of 2011.

On Friday July 17, I received a letter from Prosper Development Services notifying me of the upcoming meeting of the Planning and Zoning Committee regarding the planned re-zoning of the property at the North East corner of US-380 and Lovers Lane in Prosper. This is particularly concerning as I can see the letters were mailed/postmarked on the 11th of July, apparently the US Postal Service can no longer be trusted with timely delivery as I, and more than one of my neighbors, only received the notification after the cut-off date for submitting comments or objections for the upcoming meeting. Regardless, I still intend to attend the council meeting on Tuesday evening and have my concerns and position on the zoning added to the record.

Suffice to say I have an immense amount of interest in the future use of the commercial property behind my home. I have done a non-trivial amount of research this weekend looking at the proposal, the facilities proposed in each of the three tracts in question, and naturally have a number of questions and concerns. I honestly do not have any objections to the proposed use cases for Tract 1 and Tract 3, however, the impact of the 300,000 square foot of cumulative warehouse space with over 90 docking bays proposed in Tract 2 gives me a great deal of concern.

At a high level, my concerns focus on the volume of large truck traffic and the corresponding pollution (noise and chemical) that will enter my home as a result of this development as proposed. Of greater importance to the broader population of Prosper, I have significant concerns with the traffic flow, ingress and egress to the property, and how the transformation of US-380 to a 6-lane highway will re-shape traffic patterns in that area.

I will also strongly suggest re-evaluating the plan for the landscaping along the northern edge of the property, but that may or may not be a discussion for zoning, rather fall into the actual planning/platting phase of approvals. Regardless of the future developer, the existing tree-line that is little more than an antiquated windbreak left over from a farmer's field full of undesirable trees, poison ivy varieties, and a barbwire fence and certainly would not be permitted as a border to any other city street.

While I am still assembling my thoughts into a presentable format, I am curious if you would have time to discuss the town's stance on the proposal, review my concerns, and help me understand how this process will move forward. I am available any time Monday and Tuesday from 8 AM to 6 PM if you wish to suggest a time, otherwise I will give you a ring on Monday afternoon at around 1:00 PM.

Thanks and Regards,

Chuck Hendrickson

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