

Tyra Bremer
900 Whistler Lane
Prosper TX 75078

July 20, 2026

Subject: Comments Regarding Proposed Rezoning Request (ZONE-26-0006)

To the Planning & Zoning Commission and City Council:

I am writing as a Willow Ridge resident to respectfully express my concerns regarding the proposed rezoning of Planned Development-27 for Cottage Logistics, Office/Warehouse, and Retail uses at the northeast corner of Lovers Lane and University Drive.

Like many residents, I understand that Prosper will continue to grow, and I support thoughtful development that strengthens our community. However, I do not believe the current proposal strikes the right balance between economic development and the protection of the neighborhoods that already call this area home.

My greatest concern is the inclusion of logistics and warehouse uses that would permit heavy commercial truck traffic adjacent to a residential neighborhood. Continuous activity from semi-trucks, delivery vehicles, loading docks, and backup alarms is simply not compatible with homes located just a short distance away. The resulting noise, traffic, and disruption would significantly impact the peaceful environment that Willow Ridge families invested in when choosing this community. If these uses are approved, truck traffic should, at a minimum, be restricted to reasonable daytime operating hours.

I am also concerned about the proposed 50-foot building height within the light industrial portion of the development. Structures of this size are not consistent with the scale of the surrounding residential community. Taller buildings also require more extensive exterior lighting, increasing the likelihood of light pollution spilling into nearby homes and outdoor living spaces. Reducing the allowable building height would create a more appropriate transition between industrial uses and residential neighborhoods.

Another area that deserves careful consideration is the neighborhood park that borders the proposed development. This park is an important gathering place for Willow Ridge families and children. I believe a stronger physical buffer should be required between the development and the park, including an 8-foot masonry wall and substantial landscaping.

These improvements would provide greater privacy, enhance safety, and create a more appropriate separation between commercial activity and public recreation.

I also respectfully request that the City carefully evaluate the long-term drainage impacts of this development. Existing residents should have confidence that additional impervious surfaces will not increase runoff or create flooding concerns for the neighborhood pond or surrounding properties.

Beyond these individual concerns, I encourage the Commission to consider whether this proposal is truly compatible with the City's vision for this corridor. Existing homeowners purchased their properties with the expectation that adjacent development would complement—not diminish—the residential character of the area. Development decisions made today will shape Prosper for decades, and I believe it is important to ensure that new commercial growth is thoughtfully designed to protect the quality of life, safety, and property values of existing neighborhoods.

I appreciate the time and effort the Planning & Zoning Commission and City Council invest in evaluating these important decisions. I respectfully ask that you carefully consider modifications to this proposal that better protect neighboring residents while still allowing for responsible development.

Thank you for your time and consideration.

Sincerely,

Tyra Bremer

Willow Ridge Resident