



**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 with comments.

David + Linda St. Romain
Name (please print)

David St. Romain
Signature

700 Dentwood Trail
Address

7-14-26
Date

Prosper, Tx 75078
City, State, and Zip Code

[REDACTED]
E-mail Address

[REDACTED]
Phone Number

RE: Town of Prosper, Texas, Notice of Public Hearing, July 21, 2026

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. The property is located on the northeast corner of Lovers Lane and University Drive. (ZONE-26-0006).

To Whom It May Concern:

We are not representing a position of "oppose, or not oppose". We do not have information that would support either of these positions. However we do have concerns that all parties should be aware of, and hopefully take into consideration when developing the above mentioned property.

1. **Drainage Easement** leaving the Willow Ridge neighborhood onto the Cottage Logistics property. Rain runoff from the majority of Willow Ridge exits through existing drainage in Willow Ridge to Pond 3 and onto Cottage Logistics property then towards Hwy. 380. There have been rain events that have generated a tremendous amount of water!
2. **Green Space** area just north of Cottage Logistics Property and bordered by Drexel/Stratford/Hawthorne/Dentwood Trail in Willow Ridge. The existing fence separating Willow Ridge from Cottage Logistics is barbed wire and in disrepair. The proximity of Richland Rd to this neighborhood presents a real concern regarding potential crime in Willow Ridge. A permanent barrier fence tall enough to prevent ingress/egress between the two properties would need to be installed.
3. **Lighting** on Cottage Logistics property. We hope that consideration will be given to how lighting will affect residents that live on the border between the two properties.

The below may be of no consequence to council members and the Town of Prosper, however these do have meaning to area residents.

4. **Property Value** of residents living in Willow Ridge. There is no way to quantify how property values will be affected, but do believe area residents would be concerned about their property value going down.
5. **Wildlife** that depends on the natural springs in Willow Ridge. There are geese, ducks, herons, hawks, woodpeckers and even river otters that migrate through or make their permanent home around the ponds adjacent to and/on the Cottage Logistics property.