



## PLANNING

**To:** Mayor and Town Council

**From:** Alex Glushko, AICP, Planning Manager

**Through:** Harlan Jefferson, Town Manager  
Rebecca Zook, P.E., Executive Director of Development & Infrastructure Services  
Khara Dodds, AICP, Director of Development Services

**Re:** Town Council Meeting – September 14, 2021

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**Agenda Item:**

Conduct a Public Hearing, and consider and act upon an ordinance for a Specific Use Permit (SUP) for a Commercial Stable (Whispering Farms Equestrian Center), on 26.5± acres, located on the south side of Prosper Trail, east of Coit Road. (S21-0002).

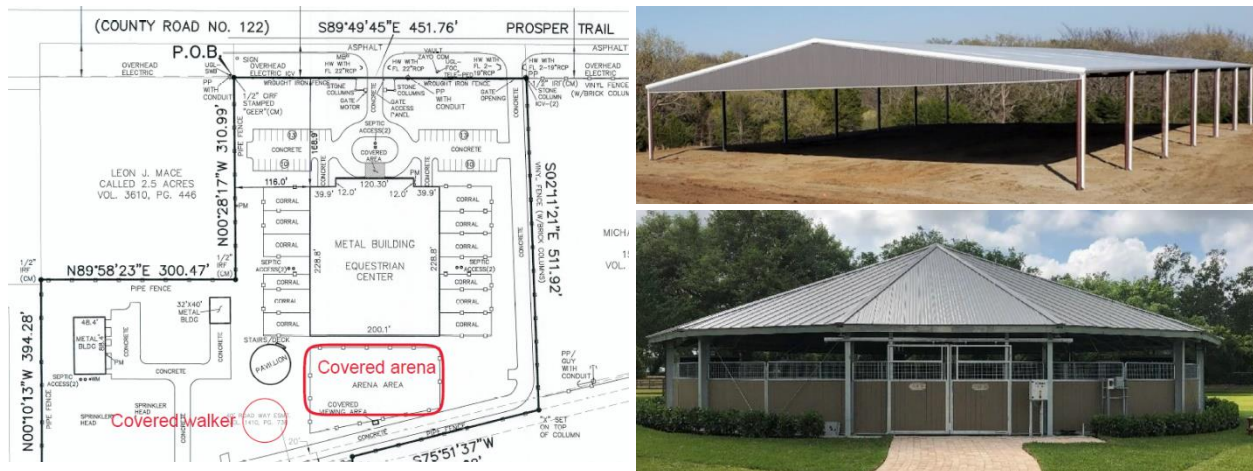
**Description of Agenda Item:**

The zoning and land use of the surrounding properties are as follows:

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
Subject Property	Agriculture	Whispering Farms Equestrian Center	Low Density Residential
North	Planned Development-1	Gentle Creek Golf Club	Low Density Residential
East	Agriculture	Single Family Residence	Low Density Residential
South	Planned Development-90 & Agriculture	Undeveloped	Low Density Residential
West	Planned Development-5	Whispering Farms Subdivision	Low Density Residential

**Requested Zoning** – The purpose of this Specific Use Permit (SUP) request is to allow for the construction of additional improvements at the existing Whispering Farms Equestrian Center. The existing equestrian center development currently includes structures totaling approximately 46,000 square-feet, with 53 horse stables. The facility was originally constructed in 2005 while in the County, prior to annexation by the Town. (The northern portion of the property was annexed in 2009, while the southern portion annexed in 2014.) The zoning ordinance requires an SUP for

a Commercial Stable; however, an SUP has never been granted for the property. The applicant is proposing to construct an arena cover and a covered automatic horse walker, as shown below.



To permit the improvements, approval of a SUP is required. The Zoning Ordinance contains four criteria to be considered in determining the validity of a SUP request, as follows:

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
2. *Are the activities requested by the applicant normally associated with the requested use?*
3. *Is the nature of the use reasonable?*
4. *Has any impact on the surrounding area been mitigated?*

Staff believes the applicant has satisfied the noted criteria and recommends approval of the request.

**Future Land Use Plan** – The Future Land Use Plan recommends Low Density Residential.

**Thoroughfare Plan** – The property has direct access to Prosper Trail, an ultimate 90-foot, 4-lane undivided minor thoroughfare. This request conforms to the Thoroughfare Plan.

**Parks Master Plan** – The Parks Master Plan does not indicate a park is needed on the subject property.

### **Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

### **Attached Documents:**

1. Location and Zoning Maps
2. Ordinance
3. Exhibits A and B
4. Arena Cover and Horse Walker Exhibits *(for informational purposes only)*

### **Planning & Zoning Commission Recommendation:**

At their August 17, 2021, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 6-0.

**Staff Recommendation:**

Staff recommends approval of the request for a Specific Use Permit (SUP) for a Commercial Stable (Whispering Farms Equestrian Center), on 26.5± acres, located on the south side of Prosper Trail, east of Coit Road. (S21-0002).

**Proposed Motion:**

I move to approve the request and an ordinance for a Specific Use Permit (SUP) for a Commercial Stable (Whispering Farms Equestrian Center), on 26.5± acres, located on the south side of Prosper Trail, east of Coit Road. (S21-0002).