



PLANNING

To: Planning and Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planned Development for McCasland Tract

Meeting: January 20, 2026

Item No. 5

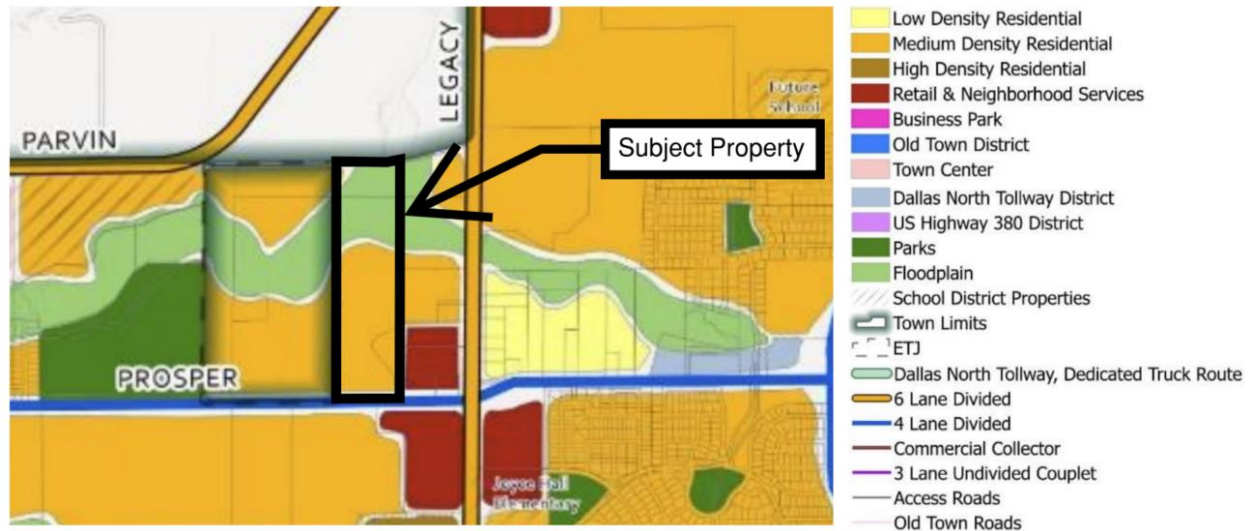
Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive. (ZONE-25-0006)

Future Land Use Plan:

The Future Land Use Plan recommends Medium Density Residential.

- **Lot Size:** Medium Density Residential recommends single-family detached dwelling units on lots that range from 12,500 square feet to 20,000 square feet. The lot sizes in this development range from 11,500 square feet to 12,500 square feet, causing the development to not meet the Town's requirement for Medium Density.
- **Dwelling Units per Acre:** Medium Density Residential neighborhoods may have a variation of lot sizes provided that the density is within a specific range of 1.6 to 2.5 dwelling units per acre. This development would meet that requirement at 2.49 units per acre.



Zoning:

The property is zoned Agriculture.

Thoroughfare Plan:

This property has direct access to Prosper Trail and Parvin Road.

Parks Master Plan:

The Parks Master Plan does not indicate a Town park on this property.

Hike & Bike Trail:

The Hike & Bike Trail Master Plan requires 10' Hike & Bike Trails on both Prosper Trail and Parvin/Frontier, a 12' Hike & Bike Trail going through the flood plain from east to west, and an 8' connecting trail that goes from the 12' trail in the open space/flood plain, up to the north amenities area, and then up to connect to the 10' trail on Parvin/Frontier.

The landscape plan shows the 10' trail on the southern border of the development along Prosper Trail and along the northern border on Parvin Road, a 12' trail on the southern portion of the flood plain going from east to west, and an 8' trail going through the flood plain connecting the northern and southern portions of the development.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial & Zoning Maps
2. Future Land Use Exhibit
3. Exhibit A-1 – Written Metes and Bounds
4. Exhibit A-2 – Boundary Exhibit
5. Exhibit B – Letter of Intent
6. Exhibit C – Development Standards
7. Exhibit D – Conceptual Plan
8. Exhibit E – Development Schedule
9. Exhibit F – Elevations

10. Exhibit G – Landscape Plan
11. Draft Development Agreement

Description of Agenda Item:

The purpose of this request is to rezone the property from Agricultural to a Planned Development with a base zoning of Single Family-10. The intent of the request is to construct a maximum of 96 single-family homes on 49.98 acres, with approximately 2.49 units per acre. This zoning request does not align with the Town of Prosper's Future Land Use Plan.

Compatibility:

This zoning change would be out of character with the existing area due to non-compatibility with the surrounding properties. The property to the immediate north is in Celina and is vacant. The majority of the property to the east is zoned Agricultural and consists of Medium Density Residential and Floodplain. The property to the south is zoned Planned Development-66 (Star Trail) and Planned Development-14 (Retail). The vacant property to the west is in the Extraterritorial Jurisdiction.

Conformance:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Vacant	Medium Density Residential/Floodplain
North	City of Celina	Vacant	Non-Applicable
East	Agricultural	Self-Storage & Residential	Medium Density Residential, Floodplain, & Retail and Neighborhood Services
South	Planned Development-66 (Single-Family) and Planned Development-14 (Non-Residential)	Single-Family Residential & Non-residential	Medium Density Residential and Retail and Neighborhood Services
West	Extraterritorial Jurisdiction	Vacant	Medium Density Residential & Floodplain

District Regulations:

The property contains a maximum 96 residential lots with three different lot types:

- Maximum 10 Type A lots (11,500 sqft)
- Approximately 26 Type B (12,000 sqft)
- Minimum 60 Type C Lots (12,500 sqft)

Staff recommends compliance with the Single Family-12.5 zoning district standards to comply with the Future Land Use Plan. The applicant is proposing single-family residential district regulations within the Planned Development comparable to the regulations in the Single Family-10 District in the Zoning Ordinance as shown below. The lot width is proposed to be 76 feet in width rather than the required 80 feet for Medium Density Single Family 12.5.

	Single Family-10 District Regulations	Type A Lots	Type B Lots	Type C Lots
Size of Yards	Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 30' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 30' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 30' Side: 8' 15' (Adj. to Side Street) Rear: 25'
Size of Lots	Minimum Lot Area: 10,000 SF Minimum Lot Width: 80' Minimum Lot Depth: 125'	Minimum Lot Area: 11,500 SF Minimum Lot Width: 76' Minimum Lot Depth: 150'	Minimum Lot Area: 12,000 SF Minimum Lot Width: 76' Minimum Lot Depth: 150'	Minimum Lot Area: 12,500 SF Minimum Lot Width: 76' Minimum Lot Depth: 150'
Minimum Enclosed Parking (Garage) Area	Garage Area: 400 SF	Garage Area: 400 SF	Garage Area: 400 SF	Garage Area: 400 SF
Maximum Height	Stories: 2.5 Stories or 40'	Stories: 2.5 Stories or 40'	Stories: 2.5 Stories or 40'	Stories: 2.5 Stories or 40'
Maximum Lot Coverage	Lot Coverage: 45%	Lot Coverage: 45%	Lot Coverage: 45%	Lot Coverage: 45%

Uses:

The list of permitted uses within this Planned Development is shown below.

- By Right:
 - Accessory Building
 - Model Home
 - Park or Playground
 - Private Utility, Other Than Listed
 - Private Recreation Center
 - Single Family Dwelling, Detached

Open Space and Amenities:

The open space standards for this Planned Development would require a minimum of 10% usable open space. There is a floodplain that separates a small portion of the development from north to south. The proposed development has been configured in such a way that the residences on the north and south of the floodplain will have visibility of the open space on either side. Both the northern and southern residences of the development will have access to an 8-

foot trail going from north to south, as well as a 12-foot trail going from east to west. To further enhance the accessibility and visibility of the open space, the streets on both sides of the floodplain have been left undeveloped for more connectivity to the open space.

The proposal for the amenity area shall contain a minimum of three (3) elements from the following list and must contain at least one (1) element from numbers 1–4 as approved by the Director of Development Services:

1. Fitness station
2. Pickleball court
3. Fishing pier
4. Children's playground facility
5. Shade structure with seating
6. Dog park
7. Bike pump/repair station with shade structure
8. Landscape gathering area
9. Grill & picnic area

Architectural Standards:

The architectural standards within this Planned Development can be referenced in Exhibits C and F. Furthermore, a development agreement has been drafted regarding the architectural standards.

The architectural standards pertaining to exterior materials within this Planned Development are shown below.

Exterior Surfaces:

- a. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, 3 step stucco, and cementitious material (20% maximum).
- b. The exterior facade of a main building or structure, excluding glass windows and doors, shall comply with the following standards:
 1. The exterior facades shall be constructed of 100 percent (100%) masonry, unless otherwise specified herein.
 2. Cementitious materials may constitute up to fifty percent (50%) of the area for stories other than the first story provided it does not exceed 20% for the entire home.
 3. Any portion of an upper story, excluding windows, that faces a street, public or private open space, public or private parks, or hike and bike trails, shall be a minimum of eighty percent (80%) masonry and cementitious material may be used for up to twenty percent (20%) provided it does not exceed 20% for the entire home.
 4. The exterior cladding of chimneys shall be brick, natural or manufactured stone, or 3 step stucco.
 5. Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director of Development Services.

Roofing:

- a. Structures shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof. Wood shingles are prohibited. All roofs shall be guttered.
- b. Metal roofs shall be non-reflective colors.

Street Network Design:

The streets in the development have incorporated curvilinear alignments, which dismisses the standard stagger requirements. Block lengths exceeding 1,000 feet shall be permitted as shown on Exhibit D due to constraints created by the floodplain, required open-space corridors, and connectivity needs.

Town Staff Recommendation:

The proposed zoning request is not compliant with the Future Land Use Plan. The lot sizes in medium density residential neighborhoods range between 12,500 and 20,000 square feet in size, and this proposal does not conform.

An approval of this request would require an amendment to the Future Land Use Plan, which staff would not support. Town Staff recommends denial of the request to rezone 49.9± acres from Agricultural to a Planned Development allowing for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive.

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on February 10, 2026.