



PLANNING

To: Mayor and Town Council

From: David Hoover, AICP, Director of Development Services

Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager

Re: Planned Development for Prosper Oaks

Town Council Meeting – October 14, 2025

Strategic Visioning Priority: 3. Commercial Corridors are ready for Development

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (ZONE-24-0022)

Background:

On August 26, 2025, the Town Council held a Public Hearing on this item. The Public Hearing was closed, and the item was tabled to the following Town Council meeting on September 16, 2025. On September 16, 2025, the Town Council tabled this item to the Town Council meeting on October 14, 2025.

The applicant has made the following modifications to the proposal:

- Reduction of the maximum number of dwelling units in both tracts from 800 to 775.
- Reduction of the maximum number of dwelling units in the western tract from 525 to 500.
- Reduction of the maximum number of Type E Lots from 200 to 175.
- Increase in the minimum width for Type E Lots from 55 feet to 60 feet.
- Removal of the Craftsman style home from the proposed elevations.

Future Land Use Plan:

The Future Land Use Plan recommends Medium Density Residential.

- Medium Density Residential recommends single-family detached dwelling units on lots that range from 12,500 square feet to 20,000 square feet. Medium Density Residential neighborhoods may have a variation of lot sizes provided that the density is within a specific range (1.6 – 2.5 dwelling units per acre). This development has lot sizes ranging from 7,500 square feet to 20,000 square feet with an overall density of 2.2 units per acre.

The proposed development would allow for a maximum of 775 single-family and age-restricted single-family homes on 373.5± acres (359.2± net acres), putting the density for this development at 2.2 units per acre.

The request for an amendment to the Future Land Use Plan for the western tract was withdrawn as the proposal is now compliant with the designation of Medium Density Residential due to the density calculation being for the entire development instead of for two separate tracts.



Zoning:

The property is zoned Agricultural.

Thoroughfare Plan:

This property has direct access to Parvin Road.

Parks Master Plan:

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

Hike & Bike Trail:

The Hike & Bike Trail Master Plan requires hike and bike trails along Parvin Road, Frontier Parkway, and Doe Branch that connect to the existing hike and bike trails adjacent to Windsong Ranch.

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has received three responses in support of 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 (Clean)
7. Exhibit C – Development Standards (Redlined)
8. Exhibit D – Conceptual Plan

9. Exhibit E – Development Schedule
10. Exhibit F – Elevations
11. Exhibit G – Landscape, Open Space, and Trail Plan
12. Exhibit H – Amenity Renderings
13. Draft Development Agreement
14. Letter of Support – Carey, S.
15. Letter of Support – Carey, M.
16. Letter of Support – Varkey, V.
17. PowerPoint Slides

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-12.5 for the single-family residential section and Single Family-10 for the age-restricted single-family residential section. The intent of the request is to construct a maximum of 775 single-family homes on 373.5± acres. On the eastern tract of the property, 181.8± acres, the intent is to construct a maximum of 275 single-family homes. On the western tract of the property, 191.7± acres, the intent is to construct a maximum of 500 age-restricted single-family homes intended for residents 55 years of age and older.

Compatibility:

This zoning change would not be out of character with the existing area due to compatibility with adjacent properties. The adjacent property to the east is an existing residential neighborhood, Windsong Ranch, with lot sizes ranging from 8,000 square feet to 20,000 square feet. The proposed subdivision will have lot sizes ranging from 7,500 square feet to 20,000 square feet that will keep the Future Land Use Plan for this property as Medium Density Residential.

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
North	City of Celina	Single-Family Residential	N/A
East	Planned Development-40 (Single-Family)	Single-Family Residential (Windsong Ranch)	High Density Residential
South	Planned Development-40 (Single-Family)	Vacant	Parks
West	Agricultural	Vacant	High Density Residential and Retail & Neighborhood Services

SINGLE-FAMILY RESIDENTIAL SECTION (EAST TRACT)

District Regulations:

The eastern section of this property contains two different lot types, Type A and Type B Lots. Type A Lots will have a lot width of 80 feet or greater and will be developed to the standards of the Single Family-12.5 District in the Zoning Ordinance. A minimum of 100 Type A Lots are required

in the east tract. Type B Lots will have lot widths of less than 80 feet but no less than 75 feet. Type B Lots will be developed to the standards of the Single Family-10 District in the Zoning Ordinance. Additionally, a minimum of ten percent of all lots within this tract will be required to be a minimum of 20,000 square feet. The single-family residential district regulations within the Planned Development compared to the regulations in the Single Family-12.5 and Single Family-10 Districts in the Zoning Ordinance are shown below.

	Single Family-12.5 District Regulations (Zoning Ordinance)	Proposed District Regulations (Type A Lots)	Single Family-10 District Regulations (Zoning Ordinance)	Proposed District Regulations (Type B Lots)
Size of Yards	Front: 30' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 30' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25'
Size of Lots	Minimum Lot Area: 12,500 SF Minimum Lot Width: 80' Minimum Lot Depth: 135'	Minimum Lot Area: 12,500 SF Minimum Lot Width: 80' Minimum Lot Depth: 135'	Minimum Lot Area: 10,000 SF Minimum Lot Width: 80' Minimum Lot Depth: 125'	Minimum Lot Area: 10,000 SF Minimum Lot Width: 75' Minimum Lot Depth: 125'
Minimum Dwelling Area	Dwelling Area: 1,800 SF	Dwelling Area: 1,800 SF	Dwelling Area: 1,800 SF	Dwelling Area: 1,800 SF
Minimum Enclosed Parking (Garage) Area	Garage Area: 400 SF	Garage Area: 600 SF	Garage Area: 400 SF	Garage Area: 600 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 the single-family residential section of this Planned Development is shown below.

- By Right:
 - Accessory Building
 - Antenna and/or Antenna Support Structure, Non-Commercial
 - Child Care Center, Home
 - Home Occupation

- Homebuilder Marketing Center
 - Household Care Facility
 - Model Home
 - Municipal Uses Operated by the Town of Prosper
 - Park or Playground
 - Private Recreation Center
 - Private Street Development
 - Private Utility, Other Than Listed
 - School, Public
 - Single-Family Dwelling, Detached
 - Wireless Communications and Support Structures less than 15 Feet in Height
 - Incidental Uses (Amenity Centers, Community Pools, Sports Courts, etc.)
- By Specific Use Permit:
 - Utility Distribution Facility
 - Wireless Communications and Support Structures greater than 15 Feet in Height

Open Space and Amenities:

The open space standards within the single-family residential section of this Planned Development require a minimum of 30 acres of open space that is non-contiguous provided that each open space area be a minimum of 10,000 square feet and a minimum of 40 feet in width. The amenity standards within the single-family residential section of this Planned Development require a resident amenity area, pocket park with a playground, and at least three amenities from the list below. The amenity area must be completed prior to issuance of a Certificate of Occupancy for the 138th home (out of 275), or halfway through the development of this tract.

- Potential Amenities (Minimum of 3):
 - Event Lawn
 - Fire Pit
 - Fishing Pier
 - Game Lawn
 - Outdoor Grilling Station
 - Pavillion
 - Putting Green
 - Sports Court

AGE-RESTRICTED SINGLE-FAMILY RESIDENTIAL SECTION (WEST TRACT)

District Regulations:

The western section of this property contains three different lot types, Type C, Type D, and Type E Lots. Type C Lots will have a lot width of 75 feet or greater and will be developed to the standards of the Single Family-10 District in the Zoning Ordinance. A minimum of 100 Type C Lots are required within the west tract. Type D Lots will have lot widths of less than 75 feet but no less than 65 feet. Type D Lots will be developed to the standards of the Single Family-10 District in the Zoning Ordinance. Type E Lots will have lot widths of less than 65 feet but no less than 60 feet. Type E Lots will be developed to the standards of the Single Family-10 District in the Zoning Ordinance. A maximum of 175 Type E Lots are permitted in the west tract. These lot types will be inter-mixed within the west tract so that each block will have a different variation of the lot types. The age-restricted single-family residential district regulations within the Planned Development compared to the regulations in the Single Family-10 District in the Zoning Ordinance are shown below.

	Single Family- 10 District Regulations (Zoning Ordinance)	Proposed District Regulations (Type C Lots)	Proposed District Regulations (Type D Lots)	Proposed District Regulations (Type E Lots)
Size of Yards	Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 25' Side: 8' 15' (Adj. to Side Street) Rear: 25'	Front: 25' 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: 10,000 SF Minimum Lot Width: 75' Minimum Lot Depth: 125'	Minimum Lot Area: 8,800 SF Minimum Lot Width: 65' Minimum Lot Depth: 125'	Minimum Lot Area: 7,500 SF Minimum Lot Width: 60' Minimum Lot Depth: 125'
Minimum Dwelling Area	Dwelling Area: 1,800 SF	Dwelling Area: 2,000 SF	Dwelling Area: 1,800 SF	Dwelling Area: 1,550 SF
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 the age-restricted single-family residential section of this Planned Development is shown below.

- By Right:
 - Accessory Building
 - Antenna and/or Antenna Support Structure, Non-Commercial
 - Home Occupation
 - Homebuilder Marketing Center
 - Household Care Facility
 - Model Home
 - Municipal Uses Operated by the Town of Prosper
 - Park or Playground
 - Private Recreation Center
 - Private Street Development
 - Private Utility, Other Than Listed

- Single-Family Dwelling, Detached (Active Adult Community)
- Wireless Communications and Support Structures less than 15 Feet in Height
- Incidental Uses (Amenity Centers, Community Pools, Food Trucks, etc.)
- By Specific Use Permit:
 - Utility Distribution Facility
 - Wireless Communications and Support Structures greater than 15 Feet in Height

Open Space and Amenities:

The open space standards within the age-restricted single-family residential section of this Planned Development require a minimum of 20 acres of open space that is non-contiguous provided that each open space area be a minimum of 10,000 square feet and a minimum of 40 feet in width. The amenity standards within the single-family residential section of this Planned Development require an amenity center or clubhouse, swimming pool with shade structure(s), and at least three amenities from the list below. The amenity area must be completed prior to issuance of a Certificate of Occupancy for the 263rd home (out of 525), or halfway through the development of this tract.

- Potential Amenities (Minimum of 3):
 - Bocce Ball Court
 - Event Lawn
 - Fire Pit
 - Game Lawn
 - Outdoor Spa
 - Pavillion with Outdoor Grilling Station
 - Putting Green
 - Shuffleboard Court or Table
 - Sports Court

GENERAL REGULATIONS (BOTH TRACTS)

Architectural Standards:

The architectural standards within this Planned Development are shown below.

- Building Materials:
 - Permitted Materials
 - Cementitious Fiber Board
 - Clay Fired Brick
 - Granite
 - Marble
 - Stone (Natural or Manufactured)
 - Stucco (Three-Coat)
 - Design
 - The exterior façade of a main building or structure, excluding glass windows and doors, shall be constructed of one hundred percent (100%) masonry.
 - On front façades, cementitious fiber board may constitute up to fifty percent (50%) of the area for stories other than the first story. Additionally, cementitious fiber board may be used as a façade cladding material for portions of upper stories that are in the same vertical plane as the first story.

- On side and rear façades, cementitious fiber board may constitute up to twenty percent (20%) of all stories.
 - Any portion of an upper story, excluding windows, that faces public or private open space, public or private parks, or hike and bike trails, shall be one hundred percent (100%) masonry and may be comprised of cementitious fiber board.
 - The exterior cladding of chimneys shall be brick, natural, or manufactured stone, or stucco.
 - On Modern Farmhouse style homes (see Exhibit F), cementitious fiber board may constitute up to eighty percent (80%) of the area for stories other than the first story.
 - Cementitious fiber board may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, exposed sidewalls/gable ends above lower roofs, exposed rafter tails, or other architectural features as approved by the Director of Development Services.
- Roofing:
 - Materials
 - Roof material shall consist of standing seam copper, standing seam metal, natural slate shingles, imitation slate shingles, cementitious tile, or composition 30-year laminated shingles, or other materials as approved by the Director of Development Services.
 - Pitch
 - Main residential structures shall have a minimum slope of six by twelve (6:12).
 - Accessory structures shall have a minimum slope of 1.25:12.
- Entries and Driveways
 - Entries
 - All homes shall have a covered porch, stoop, or portico at the main front entry.
 - Driveways
 - All driveways shall be broomed finished concrete, salt finished concrete, stained patterned concrete, or brick/stone pavers.

Screening and Fencing:

The screening and fencing standards within this Planned Development require all fencing along Parvin Road and Frontier Parkway to be constructed with a minimum of fifty percent (50%) ornamental metal to provide openness along adjacent thoroughfares.

Pedestrian Connectivity:

The pedestrian connectivity standards within this Planned Development reference compliance with Exhibit G, or the Landscape Plan, which indicates ten-foot hike and bike trails along Parvin Road, Frontier Parkway, and Doe Branch that connect to the existing hike and bike trails adjacent to the neighboring community to the east, Windsong Ranch. Additionally, trail enhancements such as butterfly gardens, overlooks, trail heads, trail way stations, etc. will be provided at the entrances of private community trails.

Town Staff Recommendation:

The proposed zoning request is compliant with the Future Land Use Plan. The proposed subdivision is compatible with the existing residential development to the east, Windsong Ranch, as they would have a similar array of lot types. Additionally, the age-restricted single-family section (western tract) provides a transition between the single-family residential (eastern tract) and the adjacent property to the west with a Future Land Use designation of High Density Residential and Retail & Neighborhood Services. For these reasons, Town Staff recommends approval of the request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385.

Planning & Zoning Recommendation:

The Planning & Zoning Commission unanimously recommended denial of this item by a vote of 4-0 at their meeting on August 5, 2025. The Commissioners opposed this item due to issues with the age-restricted single-family residential section (western tract), specifically the density being too high, the width of the Type E Lots (55') being too small, and the lack of connectivity from the southern lots to the amenity center.

Proposed Motion:

I move to approve/deny the request to rezone 373.5± acres from Agricultural to a Planned Development allowing for both Single-Family and Age-Restricted Single-Family Residences, located on the south side of Parvin Road and 2,070± feet east of FM 1385.