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August 1, 2025

David Hoover
Director of Development Services
Town of Prosper
250 W. First St.
Prosper, TX 75078

Re: *Letter of Intent to Amend Zoning for PD 67, Gates of Prosper,
Subdistricts two and three.*

Mr. Hoover:

The Gates of Prosper is an existing master planned development located along either side of Preston Road just north of U.S. Highway 380 comprising approximately 621 acres. The current Planned Development Zoning Ordinance for this property was approved by the Prosper Town Council in April of 2014 and has been amended three times since then. This letter of intent is to amend the zoning for two of the four subdistricts located within this planned development. The purpose of the requested amendments are described below.

Subdistrict Two is characterized as the Lifestyle Center of the development, the purpose of which is to provide a compact, neighborhood and pedestrian-scale mixture of office, retail, personal service, residential and community activities on single or contiguous building sites. A significant amount of retail space has already been developed within this subdistrict and construction is currently under way to provide 600 multi-family residences. The proposed amendment will allow the construction of up to 600 additional multi-family residences within this subdistrict. Doing so will provide the opportunity to further energize the area with a local population which will lend to the success of the retail businesses in the area. The additional multifamily units will be constructed to meet the development standards of the existing planned development.

Subdistrict Three is characterized as the Downtown Center of the development, the purpose of which is to provide an active living and working community benefitting from its proximity to the existing town core and the planned Lifestyle and/or Regional Retail Centers to the south. The original concept for this subdistrict anticipated that this area would consist primarily of commercial office space along with some complimentary residential housing made up of townhome units. With the shifting trends away from the office following the pandemic, we believe that a reduction in office space is justified and that a higher and better use for the property at this time would be additional residential units. The proposed amendment would allow for the addition of detached, single family residences, along with the townhomes that would serve to fill a need for those seeking a high quality residence in the Town of Prosper on a more urban style lot. The additional detached residential units would generally consist of front loaded lots that are typically 55' x 125'.

We believe that the proposed amendments to PD 67 will further enhance the success of the Gates of Prosper and will provide a complimentary transition to the downtown area of Prosper.

Should you have questions or require additional information, please do not hesitate to contact me at (214) 728-9274 or at sshipp@bluestarland.net.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wm. Scott Shipp', written in a cursive style.

Wm. Scott Shipp, P.E.
Director of Engineering