



## PLANNING

**To:** Planning & Zoning Commission

**From:** Dakari Hill, Senior Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Planned Development for Prosper Oaks

**Meeting:** August 5, 2025

**Item No. 4**

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### **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 June 17, 2025, the Planning & Zoning Commission held a Public Hearing on this item. The Public Hearing was closed, and the item was tabled to the next Planning & Zoning Commission meeting on July 15, 2025. On July 15, 2025, the Planning & Zoning Commission held a Public Hearing on this item. The Public Hearing was closed, and the item was tabled to the next Planning & Zoning Commission meeting on August 5, 2025.

The applicant has made the following modifications to the Planned Development standards based on recommendations from the Planning & Zoning Commission.

- **Recommendation 1: Reduce the number of permitted uses in both tracts.**
  - Applicant removed “Golf Course and/or Country Club” and “House of Worship” as permitted uses in the single-family residential section (eastern tract).
  - Applicant removed “Golf Course and/or Country Club”, “House of Worship”, and “School, Public” as permitted uses in the age-restricted single-family residential section (western tract).
- **Recommendation 2: Increase the amount of non-cementitious fiber board (masonry) on both the Craftsman and Modern Farmhouse style homes.**

- Applicant updated Exhibit F to show a masonry ledge on the bottom of the front façade for both the Craftsman and Modern Farmhouse style homes.
- **Recommendation 3: Increase minimum lot area in the single-family residential section (eastern tract) so the lots fall within the specified range for Medium Density Residential (12,500 SF – 20,000 SF).**
  - Applicant added a requirement for a minimum of ten percent of all lots in the single-family residential section (eastern tract) to be a minimum of 20,000 square feet, with the largest being in excess of 29,000 square feet. The development standards still permit Type B Lots (10,000 SF) in the single-family residential section (eastern tract).
- **Recommendation 4: Increase minimum enclosed parking (garage) area size in the single-family residential section (eastern tract).**
  - Applicant increased the minimum enclosed parking (garage) area size in the single-family residential section (eastern tract) from 400 square feet to 600 square feet.
- **Recommendation 5: Include amenity area/pocket park on the single-family residential section (eastern tract) that is north of future Frontier Parkway/Parvin Road.**
  - Applicant has discussed different options for amenities on this portion of the single-family residential section (eastern tract) with Town Staff but have not finalized what the proposal will be for this area. The amenity area will be centrally located.
- **Recommendation 6: Remove lots that are 55 feet in width in the age-restricted single-family residential section (western tract).**
  - Applicant reduced the maximum number of Type E Lots (7,500 SF and 55' Width) in the age-restricted single-family residential section (western tract) from 225 to 200.
- **Recommendation 7: Include additional amenity area in age-restricted single-family residential section (western tract) in walking distance of homes on the southern side of the development.**
  - Applicant added an "Exhibit H" to further illustrate the amenity areas and trail features provided in the proposed development. The conceptual plan still only shows one amenity area in the age-restricted single-family residential section (western tract).

The applicant has also made the following modifications to the Planned Development standards.

- Added language regarding the inclusion of trail enhancements to the entrance of proposed private trails (butterfly gardens, overlooks, trail heads, trail way stations, etc.)
- Added "Frisbee or Disc Golf Course" as a permitted incidental use in the single-family residential section (eastern tract).
- Added "Frisbee or Disc Golf Course" and "Food Trucks" as permitted incidental uses in the age-restricted single-family residential section (western tract).

### **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). The single-family portion of this development has lot sizes ranging from 10,000 square feet to 12,500 square feet with an overall density of 2.1 units per acre.

The proposed zoning case requires an amendment to the Future Land Use Plan from Medium Density Residential to High Density Residential.

- High Density Residential recommends single-family detached dwelling units on lots that are smaller than 10,000 square feet. High Density Residential neighborhoods have a density of greater than 2.5 dwelling units per acre. The age-restricted single-family portion of this development has lot sizes ranging from 7,500 square feet to 10,000 square feet with an overall density of 3.0 units per acre. This requires the Future Land Use Plan for this portion of the development to be amended from Medium Density Residential to High Density Residential.



### **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.

**Legal Obligations and Review:**

Notification was provided as required by the Zoning Ordinance and state law. Staff has received two 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.

**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 800 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 525 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 the surrounding properties. The surrounding 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 eastern portion of the proposed subdivision that will be adjacent to Windsong Ranch has lot sizes ranging from 10,000 square feet to 20,000 square feet that will keep the Future Land Use Plan for this section of the property as Medium Density Residential. The surrounding property to the south is vacant, owned by the Town, and will become a Town Park in the future. The surrounding property to the west is vacant with Future Land Use distinctions of High Density Residential and Retail & Neighborhood Services. The proposed change in the Future Land Use Plan to High Density Residential on the western portion of the property aligns with the Future Land Use distinction on the adjacent, vacant property to the west.

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

#### **SINGLE-FAMILY RESIDENTIAL SECTION (EAST TRACT)**

##### **Density:**

Per the Town's Future Land Use Plan, the gross density of Medium Density Residential developments will not be less than 1.6 dwelling units per acre or greater than 2.5 dwelling units per acre. The proposed development would allow for a maximum of 275 single-family homes on 181.8± acres, putting the density for this development at 2.1 units per acre.

##### **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.

	<b>Single Family-12.5 District Regulations (Zoning Ordinance)</b>	<b>Proposed District Regulations (Type A Lots)</b>	<b>Single Family-10 District Regulations (Zoning Ordinance)</b>	<b>Proposed District Regulations (Type B Lots)</b>
<b>Size of Yards</b>	<b>Front:</b> 30'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 30'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'
<b>Size of Lots</b>	<b>Minimum Lot Area:</b> 12,500 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 135'	<b>Minimum Lot Area:</b> 12,500 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 135'	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 75'  <b>Minimum Lot Depth:</b> 125'
<b>Minimum Dwelling Area</b>	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,800 SF
<b>Minimum Enclosed Parking (Garage) Area</b>	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 600 SF	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 600 SF
<b>Maximum Height</b>	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'
<b>Maximum Lot Coverage</b>	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 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:
  - Child Care Center, Licensed
  - 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 138<sup>th</sup> 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)**

**Density:**

Per the Town's Future Land Use Plan, the gross density of High Density Residential developments will be greater than 2.5 dwelling units per acre. The proposed development would allow for a maximum of 525 single-family homes on 191.7± acres, putting the density for this development at 3.0 units per acre.

**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 55 feet. Type E Lots will be developed to the standards of the Single Family-10 District in the Zoning

Ordinance. A maximum of 200 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.

	<b>Single Family-10 District Regulations (Zoning Ordinance)</b>	<b>Proposed District Regulations (Type C Lots)</b>	<b>Proposed District Regulations (Type D Lots)</b>	<b>Proposed District Regulations (Type E Lots)</b>
<b>Size of Yards</b>	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'	<b>Front:</b> 25'  <b>Side:</b> 8' 15' (Adj. to Side Street)  <b>Rear:</b> 25'
<b>Size of Lots</b>	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 80'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 10,000 SF  <b>Minimum Lot Width:</b> 75'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 8,800 SF  <b>Minimum Lot Width:</b> 65'  <b>Minimum Lot Depth:</b> 125'	<b>Minimum Lot Area:</b> 7,500 SF  <b>Minimum Lot Width:</b> 55'  <b>Minimum Lot Depth:</b> 125'
<b>Minimum Dwelling Area</b>	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 2,000 SF	<b>Dwelling Area:</b> 1,800 SF	<b>Dwelling Area:</b> 1,550 SF
<b>Minimum Enclosed Parking (Garage) Area</b>	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 400 SF	<b>Garage Area:</b> 400 SF
<b>Maximum Height</b>	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'	<b>Stories:</b> 2.5 Stories or 40'
<b>Maximum Lot Coverage</b>	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 45%	<b>Lot Coverage:</b> 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 263<sup>rd</sup> 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 Craftsman and 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 six-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 not compliant with the Future Land Use Plan; however, the western tract of this property is adjacent to vacant land that is designated as High Density Residential and Retail & Neighborhood Services. The western tract of this property, containing the age-restricted single-family section, would be compatible with future residential development to the west due to a similar Future Land Use designation and would provide a transition between any future commercial development and larger single-family homes that have a designation of Medium Density Residential. The eastern tract of this property, containing the single-family residential section, is compatible with the existing residential development to the east, Windsong Ranch, as they would have similar lot types and provide a transition between the age-restricted single-family residential and Windsong Ranch. 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.

**Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on August 26, 2025.