

# *Toll Brothers*<sup>®</sup> LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

February 13, 2025

Suzanne Porter, AICP  
Planning Manager  
Town of Prosper  
250 W. First Street  
Prosper, TX 75078

**RE: Prosper Oaks FLUP  
Prosper, Texas**

Dear Ms. Porter,

Toll Brothers is pleased to submit this Letter of Intent with our Future Land Use Plan Amendment for Prosper Oaks which is generally located east of FM 1385, west of Windsong Ranch, north of Noles Road, and South of Parvin Road / Frontier Parkway.

Prosper Oaks will consist of approximately ±800 age-qualified and market rate residential lots situated on approximately 373.0 acres. The east portion of the community will consist of traditional detached single family residential homes with community trails, a central pond feature and amenity center as part of the amenity package. The Future Land Use Plan (FLUP) of the Town of Prosper currently allows the density required for this proposed section as the FLUP depicts this area as medium density residential. We are proposing SF-12.5 and SF-10 on this portion of the tract. However, the west portion is currently designed as a gated, age-qualified, detached single family home community for adults aged 55 and over. It will include an amenity center with a design that will focus on seniors, including, but not limited to, indoor meeting spaces, sports courts and medical office uses. The project will include active and passive amenities for the use of the Prosper Oaks and Prosper residents. The inclusion of the senior housing is not compatible with the current "Low Density" allowed by the current Future Land Use Plan designation is no longer appropriate.

While the land is in the Town of Prosper, this portion of the property is not in Prosper ISD, rather it is in the Denton ISD. To avoid a situation where the community is split between districts, we have elected to brand the community as one community. Moreover, we plan to introduce the senior housing on the Denton ISD side.

With this submittal, included below are response to following questions:

- Will the proposed change enhance the site and the surrounding area?

Response: The community sits adjacent to the Doe Branch corridor which provides an abundance of open space not previously accessible to the public. A system of trails and open space enhancements will be elements constructed within the community to connect residents to the Doe Branch ecosystem. The community will be designed in accordance with the zoning and subdivision standards of the Town of Prosper; moreover, the attached Planned Development District will further layout the overall concept for the Prosper Oaks community with its amenities.

- Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?

Response: The east portion of the tract aligns with the FLUP while the west portion of the tract fulfills a need for senior housing in the Town of Prosper. The proposed uses are in separate school districts, but the entire neighborhood will be marketed and branded as one community.

- Will the proposed use be compatible with and/or enhance adjacent residential uses?

Response: The residential uses do not change. Moreover, it creates two residential markets (i.e. market rate and age-qualified), thus accelerating completion of the trails systems and providing access to the open spaces along Doe Branch.

- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?

Response: The community will be branded and operated in the same manner. It is currently surrounded and adjacent to both institutional and single-family residential. The compatibility will be carried through in the zoning documents and by way of developing in accordance with the development standards and regulations of the Town of Prosper.

- Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?

Response: No. The change seeks to add public tax base, while at the same time offering a community that fills a needed segment of age-qualified, senior housing, capitalizing on a property that is uniquely split between two school districts, i.e. PISD and DISD.

Please contact me at 817-329-7973 should you have any questions regarding our request.

Thank you,



Mike Boswell, VP of Land Development  
Dallas/Austin Land Development