



PLANNING

To: Planning and Zoning Commission **Item No. 4**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planned Development for Prosper Flex Park
Meeting: December 16, 2025

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend the development standards, uses and conceptual layout of Planned Development-52, consisting of $10.8\pm$ acres on the south side of Prosper Trail and 815± feet east of Mike Howard Lane. (ZONE-25-0012)

Future Land Use Plan:

The Future Land Use Plan recommends Business Park.

- The Business Park District, located to the west of the BNSF Railroad between Prosper Trail and First Street, will include a variety of potential land uses, including light industrial, commercial warehousing, and commercial uses with outside storage. Retail & Neighborhood Services District recommends retail establishments that provide merchandise for retail sales, banks, neighborhood offices, and small medical offices.



Zoning:

The property is zoned Planned Development-52.

Thoroughfare Plan:

This property has direct access to Prosper Trail.

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 does not indicate that a hike and bike trail is needed.

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 F-1 – Elevation Descriptions
11. Exhibit G – Landscape Plan
12. Exhibit H – Open Space Plan
13. Draft Development Agreement

Description of Agenda Item:

The purpose of this request is to modify the development standards, uses and layout of the current Planned Development-52. Originally, the Planned Development was developed for businesses dealing with residential and commercial landscaping, irrigation installation and maintenance, and wholesale tree and shrub sales. As of now, the Planned Development allows for open storage and graveled parking with no detailed landscaping.

This amended Planned Development allows for multiple uses and emphasizes being a high-quality flex industrial campus designed to accommodate a diverse mix of light industrial, warehouse, and office users, and goes into intense detail of the proposed landscaping.

COMPATIBILITY:

This amendment would not be out of character with the purpose of this Planned Development and the Future Land Use Plan. Importantly, the campus is not intended to serve heavy truck traffic or large-scale distribution operations. Instead, the design emphasizes accessibility for smaller-scale users, creating an environment that supports the needs of local businesses and entrepreneurs. This approach allows for the growth of companies that contribute directly to the Town of Prosper's economic vitality while minimizing potential impacts on infrastructure, traffic, and adjacent neighborhoods.

Conformance:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-52 (Commercial Corridor District)	Non-Residential	Business Park
North	Planned Development-12 (Single Family-10)	Single-Family Residential (The Village at Prosper Trail)	High Density Residential (Across Prosper Trail)
East	Single Family-15	Non-Residential	Business Park
South	Planned Development-26 (Office/Industrial)	Non-Residential	Business Park
West	Planned Development-26 (Office/Industrial)	Non-Residential	Business Park

District Regulations:

The district regulations within the Planned Development compared to the regulations in the previously approved Planned Development (PD-52) are shown below.

	Previous Regulations (Planned Development-52)	Proposed Regulations (Development Standards)
Size of Yards	Front: 30' Side: 5' for open storage/covered storage areas. 25' for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan. Rear: 5' for open storage/covered storage areas. 25' for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.	Front: 30' Side: 25' feet for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan. Rear: 25' for buildings. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
Size of Lots	Minimum Area: 10,000 SF Minimum Lot Width: 100' Minimum Lot Depth: 100'	Minimum Area: 10,000 SF Minimum Lot Width: 100' Minimum Lot Depth: 100'
Maximum Height	Stories: Two Stories or 40'	Stories: Two Stories or 40'
Maximum Lot Coverage	Lot Coverage: 60 Percent	Lot Coverage: 60 Percent
Floor Area Ratio	Maximum: 1:1	Maximum: 1:1

Uses:

The list of permitted uses within this Planned Development is shown below. Uses followed by an **S** are permitted by Specific Use Permit and uses followed by a **C** are permitted subject to conditional development standards.

- Administrative, Medical or Professional Office
- Antique Shop and Used Furniture
- Artisan's Workshop
- Auto Parts Sale, Inside
- Automobile Repair, Minor
- Bank, Savings and Loan, or Credit Union
- Building Material and Hardware Sales Minor
- Business Service
- Cabinet/Upholstery Shop
- Catering
- Commercial Amusement, Indoor
- Contractor's Shop
- Equipment and Machinery Sales and Rental, Minor
- Furniture, Home Furnishings and Appliance Store
- Furniture Restoration
- Governmental Office
- Gunsmith
- Gymnastics/Dance Studio
- Health/Fitness Center
- Homebuilder Marketing Center
- House of Worship
- Household Appliance Service and Repair
- Indoor Gun Range **S**
- Insurance Office
- Limited Assembly and Manufacturing Use Complying with Performance Standards
- Locksmith/Security System Company
- Museum/Art Gallery
- Office>Showroom
- Office/Warehouse
- Print Shop, Minor
- Private Recreation Center
- Repair Service, Indoor
- Research and Development Center
- Restaurant **C**
- Retail/Service Incidental Use
- Retail Stores and Shops
- Veterinarian Clinic and/or Kennel, Indoor

Uses that would be **eliminated** from what is currently allowed:

- Accessory Buildings
- Antenna and/or Antenna Support Structure
- Athletic Stadium or Field, Public or Private
- Automobile Parking Lot
- Bottling Works
- Bus Terminal
- Car Wash
- Civic/Convention Center
- College, University, Trade, or Private Boarding School
- Community Center
- Convenience Store with Gas Pumps
- Day Care Center
- Fairgrounds/Exhibition Area
- Farm, Ranch, Stable, Garden, or Orchard
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
- Helistop
- Laundromat
- Massage Therapy, Licensed
- Mortuary/Funeral Parlor
- Nursery
- Open Storage
- Park or Playground
- Private Utility
- Recycling Center/Collection Point
- Rehabilitation Care Institution
- School District Bus Yard
- School, Private or Parochial
- Small Engine Repair Shop
- Stealth Antenna
- Storage or Wholesale Warehouse
- Taxidermist
- Telephone Exchange
- Temporary Building
- Trailer Renter
- Transit Center
- Utility Distribution/Transmission Facility

Landscaping:

The previously approved Planned Development (PD-52) established landscaping regulations to fit the needs of a development with outdoor storage. With the proposed change of uses and site design, a more detailed landscape plan has been submitted for this proposed layout that exceeds the Town of Prosper's Landscape Code requirements as seen below.

Town of Prosper Landscape Code Requirements Chart		
Item	Required	Proposed
Interior Parking Requirements		
15 sqft of Landscaping for each parking space to be provided within the paved boundaries of the parking lot area (277 spaces X 15 sqft)	4,155 SQ FT	24,360 SQ FT
1 Large tree per 10 parking spaces (277 spaces / 10)	28 TREES	39 PROPOSED TREES
Every landscape island shall have 1 large tree	39 ISLANDS	39 PROPOSED TREES
1 Large tree within 150 feet of every parking space	YES	YES
Perimeter Landscaping Requirements		
Prosper Trail (North Perimeter Line)		
***1 Large tree per 30 LF of frontage (400 LF / 30 LF)	13 TREES	13 TREES
15 shrubs per 30 LF of frontage (400 LF / 30 LF) X 15 (5 gal min.)	200 SHRUBS	206 SHRUBS
Parking lot screening shrubs (5 gal min.)	YES	YES
**East Perimeter Line		
Shrubs alternating species along the perimeter (5 gal min.)	YES	YES
South Perimeter Line		
1 Small tree per 25 LF (400 LF / 25 LF)	16 TREES	16 PROPOSED TREES
1 Shrub per 10 LF along fence (400 LF / 10 LF) (5 gal min.)	40 SHRUBS	40 SHRUBS
8' ht. Architectural Metal Fence along property line	YES	YES
West Perimeter Line		
1 Small tree per 25 LF (1203 LF / 25 LF)	48 TREES	48 PROPOSED TREES
1 Shrub per 10 LF along fence (1203 LF / 10 LF) (5 gal min.)	120 SHRUBS	120 SHRUBS
8' ht. Architectural Metal Fence along property line	YES	YES
Foundation Planting Requirements		
1 Large Tree (3" cal.) for every 10,000 sq ft of gross building area to be placed within 30' of building face. (154,000 SF / 10,000 SF)	16 TREES	16 TREES
Open Space Requirements		
7% of the Lot Area shall be open space (470,844 x .07 = 32,959)	32,959 SF	53,441 SF
<i>*Perimeter Landscape Requirements are to comply with PD-52 PLM Addition (Ordinance 11-007)</i>		
<i>**Note: No trees are required or are to be planted along the Eastern Property Line due to existing powerlines (per PD-52).</i>		
<i>***Note: 4 ornamental trees are proposed as part of the 13 required Prosper Trail perimeter trees due to existing trees and overhead utilities along the frontage.</i>		
<i>*Note: Trees labeled "F" on plans are required foundation planting trees.</i>		
<i>*Note: Trees labeled "P" on plans are required parking area trees.</i>		

Architectural Standards:

As shown in the attached exhibits (Exhibit F and F-1), the “FRONT A” facades facing Prosper Trail and the “SIDE 1” facades facing the central drive which includes all storefronts shall incorporate a combination of Cultured Natural Shaped Field Stone and concrete tilt wall elements. The canopies on the “FRONT A” and “SIDE 1” façade shall meet the architectural articulations requirements.

Permitted exterior materials for the “SIDE 2” and “REAR” facades include concrete tilt wall or masonry materials as generally shown on the conceptual renderings. No architectural articulation is required on the “SIDE 2” or “REAR” facades.

Buildings shall comply with the attached conceptual renderings (Exhibit F).

The roof shall be a low-slope roof with white TPO (Thermoplastic Polyolefin) Membranes.

Screening and Fencing:

There is no screening.

Town Staff Recommendation:

The proposed zoning request is compliant with the Future Land Use Plan designation of this area as Business Park. Additionally, the proposed zoning request eliminates a multitude of undesirable uses from an outdated Planned Development and allows for a development agreement that establishes building material requirements and other standard stipulations related to landscaping maintenance and uses.

For these reasons, Town Staff recommends approval of the request to amend the development standards, uses and conceptual layout of Planned Development-52, consisting of $10.8\pm$ acres on the south side of Prosper Trail and $815\pm$ feet east of Mike Howard Lane.

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 January 13, 2026.