



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 McCasland Tract

Town Council Meeting – February 10, 2026

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 J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive. (ZONE-25-0006)

Background

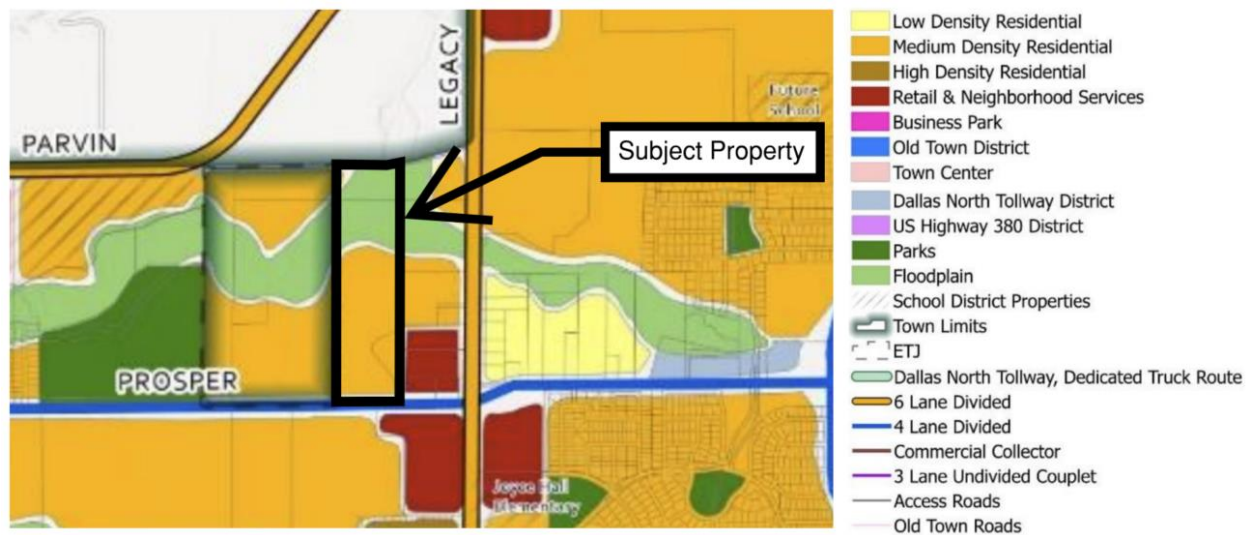
The applicant's initial plan proposed lots less than 12,500 square feet, which would have required a modification to the Future Land Use Plan designation of Medium Density Residential. Staff's recommendation for the project was for denial. However, after posting the meeting packet, the applicant revised the plan and standards to comply with a minimum 12,500 square foot lot area. The Conceptual Plan has been updated to include the area of each lot.

With this modification, Staff was in support of the Planned Development. At their meeting on January 20, 2026, the Planning and Zoning Commission recommended approval of this item by a vote of 6-0.

Future Land Use Plan:

The Future Land Use Plan recommends Medium Density Residential.

- **Lot Size:** Medium Density Residential recommends single-family detached dwelling units on lots that range from 12,500 square feet to 20,000 square feet. The lot sizes in this development are a minimum 12,500 square feet.
- **Dwelling Units per Acre:** Medium Density Residential neighborhoods may have a variation of lot sizes provided that the density is within a specific range of 1.6 to 2.5 dwelling units per acre. This development has a density of 2.49 units per acre.



Zoning:

The property is zoned Agriculture.

Thoroughfare Plan:

This property has direct access to Prosper Trail and Parvin Road.

Parks Master Plan:

The Parks Master Plan does not indicate a Town park on this property.

Hike & Bike Trail:

The Hike & Bike Trail Master Plan requires 10' Hike & Bike Trails on both Prosper Trail and Parvin/Frontier, a 12' Hike & Bike Trail going through the flood plain from east to west, and an 8' connecting trail that goes from the 12' trail in the open space/flood plain, up to the north amenities area, and then up to connect to the 10' trail on Parvin/Frontier.

The landscape plan shows the 10' trail on the southern border of the development along Prosper Trail and along the northern border on Parvin Road, a 12' trail on the southern portion of the flood plain going from east to west, and an 8' trail going through the flood plain connecting the northern and southern portions of the development.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has received one response in favor of the request (see attachment).

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 G – Landscape Plan

11. Draft Development Agreement
12. Public Comment Form

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. The intent of the request is to construct a maximum of 96 single-family homes on 49.98 acres, with approximately 2.49 units per acre based on the net acreage.

Compatibility:

The proposed development is compatible with the surrounding properties. The property to the immediate north is in Celina and is vacant. The majority of the property to the east is zoned Agricultural and consists of Medium Density Residential and Floodplain. The property to the south is zoned Planned Development-66 (Star Trail) and Planned Development-14 (Retail). The vacant property to the west is in the Extraterritorial Jurisdiction.

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/Floodplain
North	City of Celina	Vacant	Non-Applicable
East	Agricultural	Self-Storage & Residential	Medium Density Residential, Floodplain, & Retail and Neighborhood Services
South	Planned Development-66 (Single-Family) and Planned Development-14 (Non-Residential)	Single-Family Residential & Non-residential	Medium Density Residential and Retail and Neighborhood Services
West	Extraterritorial Jurisdiction	Vacant	Medium Density Residential & Floodplain

District Regulations:

The property contains a maximum 96 residential lots with district regulations comparable to the Single Family-12.5 (SF-12.5) District, as shown below. The lot width of the proposed lots is 76 feet rather than 80 feet; however, the minimum lot depth is 25 feet greater than the SF-12.5 District.

	SF-12.5 District Regulations	PD Regulations
Size of Yards	Front: 30 ft Side: 8 ft & 15 ft (Adj. to Side Street) Rear: 25 ft	Front: 30 ft Side: 8 ft & 15 ft (Adj. to Side Street) Rear: 25 ft
Size of Lots	Minimum Lot Area: 12,500 sq ft Minimum Lot Width: 80 ft Minimum Lot Depth: 125 ft	Minimum Lot Area: 12,500 sq ft Minimum Lot Width: 76 ft Minimum Lot Depth: 150 ft
Minimum Garage Area	Garage Area: 400 sq ft	Garage Area: 400 sq ft
Maximum Height	Stories: 2.5 Stories or 40 ft	Stories: 2.5 Stories or 40 ft
Maximum Lot Coverage	Lot Coverage: 45%	Lot Coverage: 45%

Uses:

The list of permitted uses within this Planned Development is shown below.

- By Right:
 - Accessory Building
 - Model Home
 - Park or Playground
 - Private Utility, Other Than Listed
 - Private Recreation Center
 - Single Family Dwelling, Detached

Open Space and Amenities:

The open space standards for this Planned Development would require a minimum of 10% usable open space. There is a floodplain that separates a small portion of the development from north to south. The proposed development has been configured in such a way that the residences on the north and south of the floodplain will have visibility of the open space on either side. Both the northern and southern residences of the development will have access to an 8-foot trail going from north to south, as well as a 12-foot trail going from east to west. To further enhance the accessibility and visibility of the open space, the streets on both sides of the floodplain have been left undeveloped for more connectivity to the open space.

The proposal for the amenity area shall contain a minimum of three (3) elements from the following list and must contain at least one (1) element from numbers 1–4 as approved by the Director of Development Services:

1. Fitness station
2. Pickleball court
3. Fishing pier
4. Children's playground facility
5. Shade structure with seating
6. Dog park
7. Bike pump/repair station with shade structure
8. Landscape gathering area
9. Grill & picnic area

Architectural Standards:

The architectural standards within this Planned Development can be referenced in Exhibits C and F. Furthermore, a development agreement has been drafted regarding the architectural standards.

The architectural standards pertaining to exterior materials within this Planned Development are shown below.

Exterior Surfaces:

- a. Masonry is defined as clay fired brick, natural and manufactured stone, granite, marble, 3 step stucco, and cementitious material (20% maximum).
- b. The exterior facade of a main building or structure, excluding glass windows and doors, shall comply with the following standards:
 1. The exterior facades shall be constructed of 100 percent (100%) masonry, unless otherwise specified herein.
 2. Cementitious materials may constitute up to fifty percent (50%) of the area for stories other than the first story provided it does not exceed 20% for the entire home.
 3. Any portion of an upper story, excluding windows, that faces a street, public or

private open space, public or private parks, or hike and bike trails, shall be a minimum of eighty percent (80%) masonry and cementitious material may be used for up to twenty percent (20%) provided it does not exceed 20% for the entire home.

4. The exterior cladding of chimneys shall be brick, natural or manufactured stone, or 3 step stucco.
5. Cementitious materials may be used for architectural features, including window box outs, bay windows, roof dormers, garage door headers, columns, chimneys not part of an exterior wall, or other architectural features approved by the Director of Development Services.

Roofing:

- a. Structures shall have a composition, slate, clay tile, standing seam metal, or cement/concrete tile roof. Wood shingles are prohibited. All roofs shall be guttered.
- b. Metal roofs shall be non-reflective colors.

Street Network Design:

The streets in the development have incorporated curvilinear alignments, and, by doing so, the lots are not required to stagger front building setbacks. Block lengths exceeding 1,000 feet shall be permitted as shown on Exhibit D due to constraints created by the floodplain, required open-space corridors, and connectivity needs.

Town Staff Recommendation:

The proposed zoning request is compliant with the Future Land Use Plan, provides open space and amenities for the development, and includes architectural standards. Town Staff recommends approval of the request to rezone 49.9± acres from Agricultural to a Planned Development allowing for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission recommended approval of this item by a vote of 6-0 at their meeting on January 20, 2026.

Proposed Motion:

I move to approve/deny a request to rezone 49.9± acres from Agricultural to a Planned Development allowing for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive.