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**November 4, 2024**

**To,**

Zoning Commission

Town of Prosper, Planning Department, Collin County

250 W. First Street, Prosper, Texas 75078

**Subject:** Letter of Intent for Zoning Request to Change from SF-15 to SF-12.5 for Property Parcel IDs 976509 and 976545.

Dear Zoning Commission Members,

I am writing to formally request a zoning change for the properties identified by Parcel ID 976509 (Geo ID: R-0972-014-0002-1) and Parcel ID 976545 (Geo ID: R-0972-014-011A-1), situated in Town of Prosper, Collin County, Texas, from Single Family 15 (SF-15) to Single Family 12.5 (SF-12.5). The subject property, as detailed in Exhibit A, encompasses a 90' x 140' tract of land, totaling approximately 0.29 acres.

**Acreage and Location**

The subject property is described as follows:

- A 30' x 140' strip of the east half of the formerly platted Hall Street.
- A 50' x 140' strip being Lot 12, Block 14, Bryant's Addition.
- A 10' x 140' strip being the west 10 feet of Lot 11, Block 14, Bryant's Addition.

**Justification for Zoning Change**

The proposed rezoning from SF-15 to SF-12.5 is intended to better align the property with the surrounding neighborhood's character and to maximize the efficient use of the land. The reduction in lot size requirements will provide the following benefits:

1. **Enhanced Land Utilization:** The rezoning will allow for a more practical and efficient use of the land, facilitating the construction of residential structures that are consistent with the surrounding homes.
2. **Community Consistency:** The neighborhood primarily consists of properties with similar or smaller lot sizes. Rezoning to SF-12.5 will ensure architectural and community harmony.
3. **Economic Benefits:** The zoning change will contribute positively to the local economy by increasing property values and enabling more residential development opportunities.

4. **Meeting Housing Demand:** The area has a growing demand for housing, and the rezoning will enable the development of homes that are more accessible to a broader range of potential residents.

#### **Special Considerations**

The proposed rezoning of the subject property from Single Family-15 (SF-15) to Single Family-12.5 (SF-12.5) aligns with the Town of Prosper's broader vision for revitalizing Old Town by encouraging more efficient land use and enhancing residential development. As Prosper continues to focus on transforming Old Town into a vibrant, mixed-use community, the requested zoning change will facilitate the construction of homes that are more consistent with the evolving character of the area. This change will not only support the town's goals for increased housing options but also contribute to the overall economic vitality and community engagement in this historic district. By allowing slightly smaller lot sizes, the rezoning will help meet the growing demand for residential properties while preserving the unique charm of Old Town Prosper.

The subject property has unique characteristics, including its composition of three distinct land strips. The rezoning will facilitate the efficient and cohesive development of this plot of land, which is currently underutilized. Additionally, the proximity to local amenities, schools, and public transportation enhances the suitability of this property for more intensive residential use.

Thank you for your time and consideration of this zoning change request. I am confident that this rezoning will be beneficial to the community and align with the long-term planning goals of the city.

Sincerely,

Jabeen Shazia & Aqeel Ahmed