



PLANNING

To: Planning and Zoning Commission **Item No. 5**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planned Development for Volleys Village
Meeting: June 2, 2026

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a rezoning from Agricultural to a Planned Development for Event Center, Hotel, Office, Restaurant, Retail, and Tennis Club uses on Parvin 1385 Addition, Block A, Lot 1, and a portion of Lot 2, on 54.2± acres, located on the south side of Parvin Road and 930± feet east of FM 1385. (ZONE-26-0003)

Description of Agenda Item:

The purpose of this request is to rezone the property from Agricultural to a Planned Development allowing for commercial development. The first phase will be for the tennis facility with the remaining commercial uses following in subsequent phases.

Future Land Use Plan:

The Future Land Use Plan recommends Retail and Neighborhood Services.

Zoning:

The property is zoned Agricultural (A).

Compatibility:

The zoning and land use of the surrounding properties are shown below.

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agricultural	Vacant	Retail and Neighborhood Services
North	N/A (City of Celina)	Residential (Single-Family)	N/A (City of Celina)

East	Planned Development-134 (Single-Family)	Vacant	Medium Density Residential
South	Agricultural	Vacant	Retail and Neighborhood Services
West	Retail	Vacant	Retail and Neighborhood Services

District Regulations:

The district regulations within this Planned Development compared to the regulations in the Commercial District in the Unified Development Code are shown below. The only deviations are a reduced side-yard setback for one-story buildings adjacent to residential, an increase to the maximum height for hotels, and a decrease in the maximum lot coverage.

	Proposed Regulations (Planned Development)	Commercial District (Unified Development Code)
Size of Yards	Front: 30' Side: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 30' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.) Rear: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.)	Front: 30' Side: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 40' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.) Rear: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 40' (1-Story Adj. to Res.) 60' (2-Story Adj. to Res.)
Size of Lots	Area: 10,000 SF Width: 100' Depth: 100'	Area: 10,000 SF Width: 100' Depth: 100'
Maximum Height	Height: 40' (55' for Hotel Only)	Height: 40'
Lot Coverage	Maximum: 40%	Maximum: 50%
Floor Area Ratio	Maximum: 0.5:1	Maximum: 0.5:1

Uses:

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

- By Right:
 - Administrative, Medical, or Professional Office
 - Alcoholic Beverage Sales
 - Artisan's Workshop
 - Bank, Savings and Loan, or Credit Union
 - Beauty Salon/Barber Shop
 - Building Material and Hardware Sales, Minor
 - Business Service
 - Catering
 - College University, Trade, or Private Boarding School
 - Commercial Amusement, Indoor
 - Community Center
 - Convenience Store without Gas Pumps
 - Civic/Convention Center
 - Dry Cleaning, Minor
 - Governmental Office
 - Gymnastics/Dance Studio
 - Health/Fitness Center
 - Hotel, Full Service
 - Massage Therapy, Licensed
 - Meeting/Banquet/Reception Facility
 - Municipal Uses Operated by the Town of Prosper
 - Museum/Art Gallery
 - Print Shop, Minor
 - Private Utility, Other Than Listed
 - Restaurant
 - Restaurant, Drive-In
 - Retail/Service Incidental Use
 - Retail Stores and Shops
 - School, Private or Parochial
 - Stealth Antenna, Commercial
 - Theater, Neighborhood
 - Theater, Regional

- By Specific Use Permit:
 - Child Care Center, Incidental
 - Child Care Center, Licensed
 - Convenience Store with Gas Pumps
 - Mobile Food Vendor
 - Pet Day Care
 - Restaurant, Drive-Through

Building Materials:

The architectural standards within this Planned Development are shown below.

- Building Materials:
 - Masonry Construction (Min. of 80%)
 - Clay Fired Brick
 - Granite
 - Marble
 - Natural and Manufactured Stone
 - Stucco (Three-Step)
 - Non-Masonry Construction (Max. of 20%)
 - Required to start ten feet above the ground level finish floor elevation.

Parking:

The parking standards within this Planned Development allow for shared parking provided that the lots enter into a shared parking agreement, are within 600 feet of one another, and one of the lots has excess spaces in addition to the ones required by its use. Additionally, these standards codify the required parking ratio for sports courts in this development at eight spaces per court as there is no set ratio in the Unified Development Code.

Open Space and Amenities:

A minimum of five percent of open space is required for each commercial lot; however, a minimum of 12 percent of open space is required for the aggregate area of the proposed development. Additionally, amenities from the list below will be provided in these open space areas as shown on Exhibit G.

- Amenities:
 - Art / Sculpture Features
 - Benches and Seating
 - Fitness Equipment, Playground Equipment, and Other Recreational Equipment
 - Game Lawn Areas (Bocce Ball, Cornhole, etc.)
 - Green Space and Open Space
 - Outdoor Event Space / Pavillion
 - Pedestrian-Scale Lighting (Including Festoon Lighting)
 - Performance Venue
 - Shaded Structures
 - Splash Pads
 - Other Amenities as Determined by the Director of Development Services

Screening:

A living screen is proposed in lieu of a masonry screening wall adjacent to the residential subdivision to the east, Prosper Oaks. The homes in Prosper Oaks that back to this property will have board on board wooden fencing. The screen will consist of a continuous row of evergreen shrubs every four feet that are four feet tall at the time of planting and grow to be a minimum of six feet tall at maturity. Town Staff recommend evergreen trees be planted on 30-foot centers to provide a fuller living screen.

Internal Roadway:

Street A, as depicted on the Conceptual Plan, will be constructed through the interior of the development from Parvin Road to FM 1385 to provide access throughout the site and frontage onto a public right-of-way for the interior lots being created.

Thoroughfare Plan:

This property has access to FM 1385 and Parvin Road.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Unified Development Code and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit A-1 – Written Metes and Bounds
5. Exhibit A-2 – Boundary Exhibit
6. Exhibit B – Letter of Intent
7. Exhibit C – Development Standards
8. Exhibit D – Conceptual Plan
9. Exhibit E – Development Schedule
10. Exhibit E-1 – Phasing Plan
11. Exhibit F – Elevations
12. Exhibit G – Open Space Plan
13. Draft Development Agreement

Town Staff Recommendation:

The rezoning request is compliant with the Future Land Use Plan. Additionally, it is compatible with future commercial development that could occur on the adjacent property to the west. Further, the proposed development compliments the future residential development on adjacent property through the provision of commercial services including recreation, restaurants, retail, etc. For these reasons, Town Staff recommend the Planning and Zoning Commission approve the request for a rezoning from Agricultural to a Planned Development for Event Center, Hotel, Office, Restaurant, Retail, and Tennis Club uses on Parvin 1385 Addition, Block A, Lot 1, and a portion of Lot 2, on 54.2± acres, located on the south side of Parvin Road and 930± feet east of FM 1385, subject to the addition of evergreen trees within the living screen along the east boundary.

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 June 23, 2026.