



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: Amendment of Planned Development-67 (Gates of Prosper) –
Subdistricts 2 and 3

Town Council Meeting – August 26, 2025

Strategic Visioning Priority: 2. Development of Downtown as Destination
3. Commercial Corridors are ready for Development

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west of Preston Road between US 380 (University Drive) and First Street. (ZONE-24-0012)

Background:

On September 17, 2024, the Town Council and Planning & Zoning Commission held a Joint Work Session to discuss the proposed amendment. The applicant, Mr. Shipp, presented plans to amend a portion of the Gates of Prosper. A portion of Subdistrict 2 would be modified to add 600 additional multifamily units that would be completed in two phases. Subdistrict 3 would be modified to add the allowance of 150 alley-served single-family lots, of which a maximum 110 lots would have a 40-foot lot width; the district already includes 150 townhomes.

The Town Council and Commission Members discussed each Subdistrict and the impact the proposed changes may have with the addition of the multi-family units regarding the increased density, the size of the residential lots in Subdistrict 3, and the placement of the townhomes. It was noted that the Town Council and Commission Members are looking at the developing area holistically for future impact and best uses for buildout.

During the past year, the applicant has been working with staff to evaluate and update the proposal. The modifications currently proposed are described within the staff report.

Future Land Use Plan:

The Future Land Use Plan recommends Town Center for the property east of Burlington Railroad. A small portion of the property is west of the railroad and designated Dallas North Tollway District. There are also Park and Floodplain designations within the property.



Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Thoroughfare Plan:

This property has direct access to First Street, Coleman Street, Gates Parkway, and University Drive (US 380).

Parks Master Plan:

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

Hike & Bike Trail:

The Hike & Bike Trail Master Plan requires trails along First Street, Lovers Lane, and the railroad.

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. Exhibits A & A-1 – Boundary and Legal Description
4. Letter of Intent
5. Summary of Proposed Zoning Changes
6. Gates of Prosper Planned Development Ordinance (Clean)*
7. Gates of Prosper Planned Development Ordinance (Redlined)*
8. Exhibit D – Conceptual Plan
9. Previously Approved Conceptual Plan

*The applicant updated these attachments on August 15, 2025, to add a clarification that the private garage standards only apply to the multifamily that is outside of the Lifestyle Center, as discussed at the Planning & Zoning Commission meeting.

Description of Agenda Item:

The purpose of this request is to modify a portion of Subdistrict 2 and Subdistrict 3 of the Gates of Prosper Planned Development (PD) regarding the allocation of residential units.

An additional 600 multifamily units are proposed to be added to the undeveloped portion of Subdistrict 2 for a total of 1,200 multifamily units. There are 344 constructed units in Phase 1 of the apartment development located south of Lovers Lane. Phase 2 consists of 256 units and is under construction. The additional multifamily units will be 4-story and will wrap surface parking so that parking will be screened.

The addition of single-family units is proposed in Subdistrict 3. Vertical mixed-use is removed from this subdistrict, but retail, office, and commercial uses will be maintained along First Street.

Below is an overview of the current criteria and existing conditions of the property compared to the proposed criteria.

Multifamily

Current Criteria for Multifamily:

- Maximum 600 units for all Subdistricts
- Maximum 600 units for Subdistrict 2
- Maximum 300 Multifamily Units for Subdistrict 3

Proposed Criteria for Multifamily:

- Maximum 1,200 units for all Subdistricts
- Existing 600 units in Subdistrict 2
- Additional 600 units allowed in Subdistrict 2
- A clarification was added to the standard that 40 percent of units will have private garages; it only applies to the multifamily that is outside of the Lifestyle Center.

Townhome

Existing Criteria for Townhomes:

- Maximum 150 units for all Subdistricts
- Maximum 150 units in Subdistrict 2
- Maximum 150 units in Subdistrict 3
- Minimum lot area of 2,500 square feet.
 - o The applicant indicated that this minimum area was in error. The lot width minimum is 20 ft and the lot depth minimum is 90 ft, resulting in a lot area of 1,800 sq ft.

Proposed Criteria for Townhomes:

- Townhomes still allowed in each subdistrict; the concept plan shows all 150 units within Subdistrict 3
- Minimum lot area of 1,800 square feet
- Addition that greater articulation will be provided on sides of townhomes adjacent to public streets and open spaces

Single Family

Existing Criteria for Single Family

- Maximum 200 units
- Only permitted within Subdistrict 4
- Two lot types at 8,640 sq ft (64 ft x 125 ft) and 9,990 sq ft (74 ft x 125 ft)

Proposed Criteria for Single Family

- 200 Maximum units in Subdistrict 4 per lot types listed above (no change)
 - o Starview Phases 1 and 2 consist of 173 front-entry lots
- No Maximum of Allowable units in Subdistrict 3
 - o Front-entry lots
 - o Provision added that front yard setbacks will not be staggered
 - o Addition of architectural criteria for single family buildings
 - o Minimum lot width – 55 ft
 - o Minimum lot depth – 100 ft
 - o Minimum lot area – 6,875 sq ft
 - o Minimum dwelling size – 1,800 sq ft
 - o Maximum height – 40 ft / two-stories
 - o Lots may be center loaded or zero lot line patio homes
 - Center Loaded Setbacks: 15' front / 7' side / 20' rear
 - Side Loaded (Patio Home) Setbacks: 15' front / 0' side / 20' rear
 - A 10 ft separation is required between adjacent side loaded units

Compatibility:

This amendment would not be out of character with the purpose of this planned development. The overall 621-acre Gates of Prosper development created subdistricts “designed and planned to create a special community that offers the opportunity to live, work, shop and recreate in an urban environment located in a suburban area.”

In the Joint Work Session, the applicant discussed the need for an additional 600 multifamily units to activate Subdistrict 2 to attract more high-end restaurant and shopping tenants. It was also necessary for the development to stay competitive with nearby mixed-use developments. The additional single-family units in Subdistrict 3 came from a change in the original concept for this area as an office development and was described as a benefit for the area in its location between downtown and more intense retail to the south.

Descriptions of Subdistricts 2 and 3 from the existing PD:

- Subdistrict 2 – Lifestyle Center. Subdistrict 2, as depicted on the Conceptual Development Plan (Exhibit D) shall serve the purpose of providing a compact, neighborhood and pedestrian scale mixture of office, retail, personal service, residential and community activities on a single or contiguous building sites.
- Subdistrict 3 – Downtown Center. Subdistrict 3, as depicted on the Conceptual Development Plan (Exhibit D) shall serve the purpose of providing an active living and working community benefiting from its proximity to the existing Town core and the adjacent Subdistricts.

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property (Subdistricts 2 & 3)	Planned Development-67	Vacant	Town Center
North	Downtown Commercial & Single Family-15	Church, Retail, Vacant	Old Town District
East	Planned Development-67	Single-Family & Retail	Town Center
South	City of Frisco Highway & Industrial	Vacant	City of Frisco
West	Single Family-15 & Planned Development-42	Vacant	Dallas North Tollway District

Town Staff Recommendation:

The proposed zoning request is compliant with the Future Land Use Plan and the intent of this Planned Development. Town Staff recommends approval of the request to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west of Preston Road between US 380 (University Drive) and First Street.

Planning & Zoning Recommendation:

The Planning & Zoning Commission unanimously recommended denial of this item by a vote of 4-0 at their meeting on August 5, 2025. The Commissioners opposed this item due to issues with the density of Subdistrict 3 and the proposed 55-foot-wide lots.

Town Council Public Hearing:

I move to approve/deny the request to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west of Preston Road between US 380 (University Drive) and First Street.