



## PLANNING

**To:** Planning & Zoning Commission

**Item No.**

**From:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – April 18, 2023

---

**Agenda Item:**

Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Residential Low Density to Residential High Density, generally located on the east side of FM-1385, north of US-380. This is a companion case to Z22-0011. (CA22-0001).

**Description of Agenda Item:**

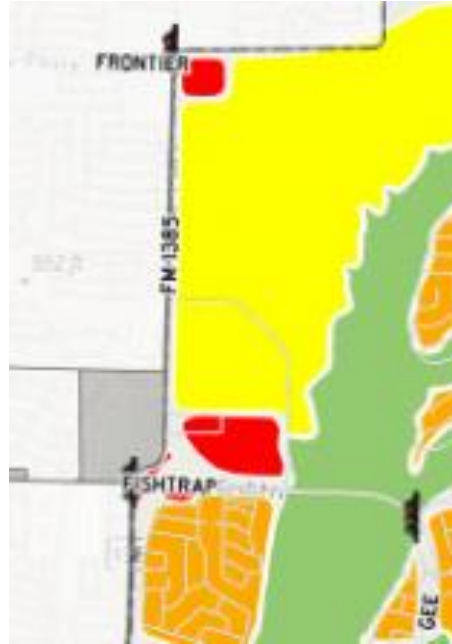
Town staff has received a request to rezone 66.7± acres from Agriculture (A) to Planned Development-Single Family (PD-SF), generally to allow for a residential development, is located on the east side of FM-1385, north of US-380. (Z22-0011)

Rezoning requests, which do not conform to the Future Land Use Plan shall be accompanied by a request to amend the Future Land Use Plan. The Comprehensive Plan document anticipates the Town will encounter “development proposals that do not directly reflect the purpose and intent of the land use pattern as shown on the Future Land Use Plan map.”

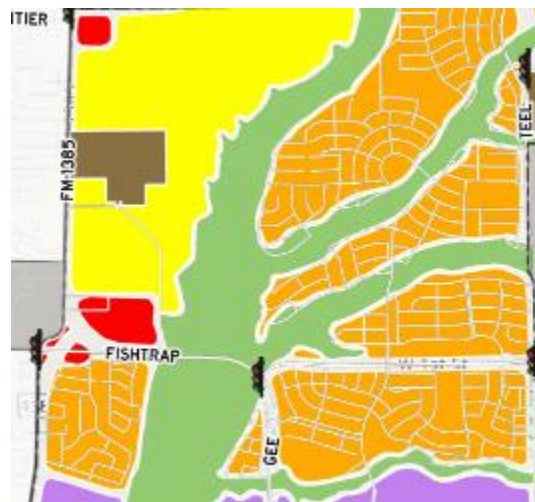
Land use districts designated on the Future Land Use Plan are intended to depict general areas where land uses are considered appropriate for an area, and such districts are not intended to be parcel specific. If the Planning & Zoning Commission and Town Council believe the property located on the east side of FM-1385, north of US-380 Parkway is more appropriately classified as High Density Residential on the Future Land Use Plan, then it would be appropriate to reclassify the property.

See below for proposed plan amendment. Images of the existing and proposed amendment are shown below.

***Existing***



*Proposed*



## Legend

 Low Density Residential	 Old Town District	 Major Gateway
 Medium Density Residential	 Town Center	 Minor Gateway
 High Density Residential	 Tollway District	 Town of Prosper
 Retail & Neighborhood Services	 US 380 District	 ETJ
 Business Park	 100 Year Floodplain	

## Comprehensive Factors

Changes in overall development patterns that deviate from the Plan's recommendations could impact the ultimate capacity of the community.

The Plan states, "it should be incumbent upon the applicant making such a proposal to provide evidence that the proposal meets the aforementioned considerations, supports community goals and objectives as set forth within this Plan, and represents long term economic and/or social benefits for the community as a whole, not just a short-term financial gain for whoever is developing the project."

The applicant provided the attached letter (attachment 3), in response.

The document recommends that "development proposals that are inconsistent with the Future Land Use Plan map (or that do not meet its general intent)" should be reviewed based on the following questions and should be reviewed on their own merit. Please see the response to each criteria listed below.

- **Will the proposed change enhance the site and the surrounding area?**
  - The proposed use will enhance the surrounding area by providing larger than the surrounding 6,000 SF lots by keeping that nature connecton feel to the area. This lot size will be ideal for families looking for an affordable home in a great locaton
- **Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?**
  - The proposed change in use is optmal to te-in the surrounding areas (smaller lots) to the larger residential lots to the North. The proposed subdivision will enhance the value of the surrounding community because of the higher-end homes the development will bring in. The proposal for a Planned Development will utilize existng nature, hike & bike trails, and green spaces to ensure compatability and connectvity with adjacent residential uses. Measures and parameters such as landscaping and bufering will allow a harmonious transiton from 6,000 SF lots to larger residential lots to the North and keeping the nature feel to the surrounding area.
- **Will the proposed use impact adjacent residential areas in a negative manner?**
  - The proposal for a Planned Development will not impact any of the surrounding areas in a negative way. Negative impacts will be avoided by the implementaton of careful site planning, use restrictons, and development parameters. There is a

natural barrier with the existing creek separating this development from the medium density housing to the East.

- **Will the proposed use be compatible with and/or enhance adjacent residential uses?**
  - Adjacent uses are residential and a planned middle school to the South. The proposed Architectural style of homes will blend with the general look of the surrounding areas. These homes will be higher-end homes with premium architectural features and cladding to support the desired look and standard of the Town of Prosper. The playground and pool will have reasonable operating hours to ensure noise nuisance is avoided during the later hours of the day. Since the proposed use will not be drastically different than the surrounding areas, there should not be any concern for disrupting the surrounding residential communities.
- **Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?**
  - Adjacent uses are residential and a planned middle school to the South. The proposed Architectural style of homes will blend with the general look of the surrounding areas. These homes will be higher-end homes with premium architectural features and cladding to support the desired look and standard of the Town of Prosper. The playground and pool will have reasonable operating hours to ensure noise nuisance is avoided during the later hours of the day. Since the proposed use will not be drastically different than the surrounding areas, there should not be any concern for disrupting the surrounding residential communities.
- **Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?**
  - The proposed use presents significant benefit to the public health, safety, welfare and/or social well-being of the community by encouraging more cohesive families to migrate to the area who want their kids to attend schools close to their homes. This will tie the community together and create a family friendly environment, which will keep the higher standard of family living in the Town of Prosper “prospering” for years to come. Higher standards of living with stable families, is the key to long term economic success. This development will only help push the Town of Prosper forward with growing in the most stable ways to ensure positive economic stability and longevity.
- **Would it contribute to the Town’s long-term economic stability?**
  - This will tie the community together and create a family friendly environment, which will keep the higher standard of family living in the Town of Prosper “prospering” for years to come. Higher standards of living with stable families, is the key to long term economic success. This development will only help push the Town of Prosper forward with growing in the most stable ways to ensure positive economic stability and longevity.

The Plan also recommends that “it is important to recognize that proposals not directly consistent with the Plan could reflect higher and better long-term uses than those originally envisioned and shown on the Future Land Use Plan map for a particular area. This may be due to changing markets, demographics and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and especially if there are demonstrated significant social and/or economic benefits to the Town of Prosper, then these proposals should be approved and the Future Land Use Plan map should be amended accordingly.”

**Legal Obligations and Review:**

The Town Council is required to hold a Public Hearing prior to acting on an amendment to the Future Land Use Plan.

**Attachments:**

1. Existing Future Land Use Plan
2. Proposed Future Land Use Plan
3. Request Letter
4. Comprehensive Future Land Use Types

**Staff Recommendation:**

There are two options for a recommendation, subject to the action taken on the companion case for the amendment to the Future Land Use Plan (CA22-0001).

1. If the Town Council recommends approval of the amendment to the Future Land Use Plan, the Commission should recommend approval of the rezoning request.
2. If the Town Council recommends denial of the amendment to the Future Land Use Plan, the Council should recommend denial of the rezoning request.

**Town Council Public Hearing:**

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on May 9, 2023.