



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 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)

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agriculture (A)	Undeveloped	Low Density Residential
North	Agriculture (A)	Undeveloped	Low Density Residential
East	Agriculture (A)	Undeveloped	Low Density Residential
South	Agriculture (A)	Undeveloped	Low Density Residential
West	Aubrey	Aubrey	Aubrey

Requested Zoning

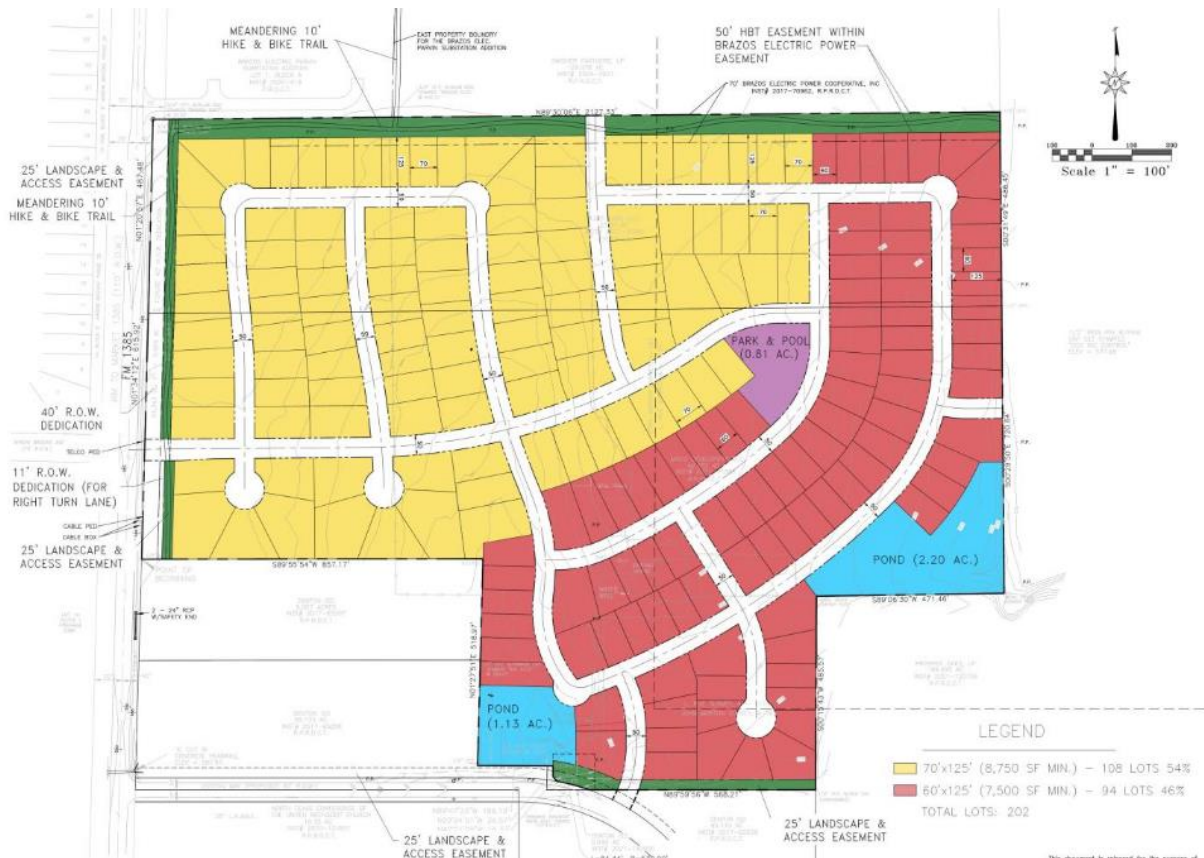
The purpose of this request is to rezone Agriculture (A), to Planned Development-Single Family (PD-SF), generally to allow for a residential development, is located on the east side of FM-1385. The applicant is proposing a maximum number of 202 single family detached units. The Applicant is proposing trails and amenity center. There are two types of lots, Type A (8,750

square feet), and Type B (7,200 Square feet).

1.4 **Lot Types:** The single family detached lots developed within the Property shall be in accordance with the following Lot Types:

1. Type A Lots: Minimum 70' x 125' (8,750 square feet)
2. Type B Lots: Minimum 60' x 120' (7,200 square feet)
3. Minimum of 54% Type A Lots

The applicant has also provided a conceptual development site plan which establishes the most general guidelines for the district by identifying the project boundaries, land use types, approximate thoroughfare locations, approximate roadway locations and right-of-way dedications.



The applicant has provided standards for both types of lots.

2.6 **Minimum Lot Dimensions by Lot Type:** The minimum lot dimensions are provided by lot type as listed in the table below.

	Type A	Type B
Minimum Lot Width ⁽¹⁾	70-feet	60-feet
Minimum Lot Depth ⁽²⁾	125-feet	120-feet
Minimum Lot Area	8,750 sq. ft.	7,200 sq. ft.
Minimum Floor Space	1,800 sq. ft.	1,800 sq. ft.

Staff has concerns with compatibility regarding the lot sizes in comparison to the recommended density as well as noncompliance to the future land use plan per the comprehensive plan.

Future Land Use Plan – The Future Land Use Plan recommends Residential Low Density. Residential Low Density includes lot sizes that range between 15,000sqft and 1+ acre in size. The density range shall not exceed 1.6 dwelling units. The proposed zoning request does not conform to the Comprehensive Plan. The companion item is a Future Land Use Plan Amendment to revise the FLUP to reflect High Density Residential.

Residential Low Density

This land use is indicative of large-lot single-family homes. Typically speaking, lot sizes within any low density development will range between 15,000 square feet and 1+ acre in size. While a variety of lot sizes may be used, the total gross density of low density residential neighborhoods should not exceed 1.6 dwelling units per acre. Large-lot homes will provide a continuation of the rural atmosphere and feel that was intensely expressed by Prosper's residents. Most low density residential areas will be located in Northwest and Northeast Prosper.



Thoroughfare Plan – The property is bounded to the west by FM 1385 and to the south by Noles Road.

Parks Master Plan – Currently, the Parks Master Plan does not identify a park on the subject property. A 10' trail will be provided along FM-1385 and along the northern property boundary.

Legal Obligations and Review:

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by state law. To date, staff have not received any response to the proposed zoning request.

Attached Documents:

1. Aerial and Zoning Maps
2. Proposed Exhibits
3. Comprehensive Plan Future Land Use Types

Town Staff Recommendation:

Town Staff analyze the request and understand that this area will be developed as residential. However, Staff is recommending denial of the zoning request due to the potential impact of increased density on our infrastructure and services, and noncompliance with the Comprehensive Plan.

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.