



PLANNING

To: Planning and Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Prosper Flex Park, Block A, Lot 1

Meeting: August 18, 2026

Item No. 3c

Agenda Item:

Consider and act upon a request for a Site Plan for Office/Warehouse Buildings on Prosper Flex Park, Block A, Lot 1, on 10.8± acres, located on the south side of Prosper Trail and 700± feet east of Mike Howard Lane. (DEVAPP-26-0018)

Future Land Use Plan:

The Future Land Use Plan designates this area as Business Park.

Zoning:

The property is zoned Planned Development-52 (Commercial Corridor).

Conformance:

The Site Plan conforms to the development standards of Planned Development-52.

Description of Agenda Item:

The Site Plan consists of four office/warehouse buildings (38,500 square feet each) totaling 154,000 square feet and associated parking.

Access:

Access is provided from Prosper Trail.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

As a companion item, a Replat (DEVAPP-26-0019) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.