



PLANNING

To: Planning and Zoning Commission **Item No. 4**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planned Development for Project Tomahawk

Meeting: September 1, 2026

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a rezoning from Agricultural to a Planned Development for a Data Center on a portion of Parvin 1385 Addition, Block A, Lot 2, on 37.3± acres, located 1,590± feet south of Parvin Road and 855± feet east of FM 1385. (ZONE-26-0007)

Description of Agenda Item:

The proposed development is a data center. The facility will cover 20 percent of the lot and is located behind both the retail portion of the proposed commercial development to the north (Planned Development-139) and the Brazos substation that fronts FM 1385.

Future Land Use Plan:

The Future Land Use Plan recommends Business Park, High Density Residential, and Retail and Neighborhood Services. A request to modify the Future Land Use Plan has been submitted as a companion case to this item.

Zoning:

The property is zoned Agricultural.

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	High Density Residential and Retail and Neighborhood Services
North	Planned Development-139 (Commercial)	Vacant	Retail and Neighborhood Services
East	Planned Development-134 (Single Family-10 and Single Family-12.5)	Vacant	Medium Density Residential
South	Agricultural	Vacant	Business Park and High Density Residential
West	Agricultural and Specific Use Permit-23	Utility (Brazos Substation)	Retail and Neighborhood Services

District Regulations:

The district regulations within each tract of this Planned Development compared to the regulations in the Commercial District in the Unified Development Code are shown below.

The only deviations are an increased front, side, and rear yard setback.

	Proposed Regulations (Development Standards)	Commercial District (Unified Development Code)
Size of Yards	Front: 60' Side: 60' Rear: 60'	Front: 30' Side: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential) Rear: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential)
Size of Lots	Area: 10,000 SF Width: 100' Depth: 100'	Area: 10,000 SF Width: 100' Depth: 100'
Maximum Height	Height: 40' (Additional 20' for Rooftop Equipment)	Height: 40'
Lot Coverage	Maximum: 50%	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:
 - Data Center

Building Materials:

The architectural standards within this Planned Development are shown below.

- Building Materials:
 - Primary Materials (Min. of 80%)
 - Architectural Concrete
 - Brick
 - Concrete Panels (Pre-Cast and Tilt-Up)
 - Masonry
 - Split Faced Concrete Block (Painted and Sealed)
 - Stone
 - Secondary Materials (Max. of 20%)
 - Finished Metal Panels
 - Primary Building Materials
 - Similar Materials (Approved by Director of Development Services)

Landscaping:

The landscaping regulations within this Planned Development compared to the regulations in the Unified Development Code are shown below.

The only deviations are increased landscape buffers adjacent to commercial zoning, trees planted at a lower frequency with shrubs being planted at a higher frequency adjacent to commercial zoning, and the addition of shrubs within the living screen adjacent to residential zoning.

	Proposed Regulations (Development Standards)	Town Regulations (Unified Development Code)
North (Adj. to Commercial)	Width: 15' Trees: One 3" Caliper every 30 Feet Shrubs: One 5-Gallon every 4 Feet	Width: 5' Trees: One Small Tree every 15 Feet Shrubs: One 5-Gallon every 15 Feet
East (Adj. to Residential)	Width: 15' Trees: One 3" Caliper every 30 Feet (Double Row – Living Screen) Shrubs: One 5-Gallon every 4 Feet	Width: 15' Trees: One 3" Caliper every 30 Feet (Double Row – Living Screen)

South (Adj. to Residential)	Width: 15' Trees: One 3" Caliper every 30 Feet (Double Row – Living Screen) Shrubs: One 5-Gallon every 4 Feet	Width: 15' Trees: One 3" Caliper every 30 Feet (Double Row – Living Screen)
West (Adj. to Commercial)	Width: 15' Trees: One 3" Caliper every 30 Feet Shrubs: One 5-Gallon every 4 Feet	Width: 5' Trees: One Small Tree every 15 Feet Shrubs: One 5-Gallon every 15 Feet

Open Space and Amenities:

A minimum of 12 percent of open space is required for the proposed development. Additionally, a minimum of three amenities from the list below will be provided in these open space areas.

- Amenities:
 - Art/Sculpture
 - Enhanced Walking Trail
 - Gazebo or Pergola Area
 - Hydration Station
 - Landscape Areas
 - Pedestrian-Scaled Lighting
 - Picnic Table
 - Planters with One Ornamental Tree per Planter
 - Shaded Seating Area

Screening:

A living screen is proposed adjacent to the residential zoning, the future Prosper Oaks development, to the east. There is an existing tree line on the site that is adjacent to Prosper Oaks. The screen will consist of this existing tree line in addition to a double row of plantings, both canopy trees and evergreen shrubs, that will fill in its gaps as shown on Exhibit G. Additionally, an eight-foot masonry wall will be installed at the rear of the building to both screen and provide a sound-dampening mechanism for the generators.

Resource Consumption:

The resource consumption of the proposed development is shown below.

Electricity

The proposed development will be responsible for all upgrades needed for power consumption.

Water

The proposed development will consume less than half of the water used in a single-family home.

Sound:

The decibel level of the proposed development compared to the decibel level of the vacant site is shown below.

	Proposed Use (Data Center)	Current Use (Vacant)
Decibel Level	Range: 41.7 – 55 dB(A)	Range: 59.7 – 70.8 dB(A)

Traffic:

The trip generation of the proposed development compared to the trip generation of potential development based on the Future Land Use Plan is significantly lower.

Lot Frontage:

The commercial development to the north is constructing a 65-foot right-of-way section that will connect from Parvin Road to FM 1385. This right-of-way section will provide frontage for lots within its boundary and the lot for the proposed data center.

Thoroughfare Plan:

This property will have access to public right-of-way that is being constructed as part of the commercial development to the north and will connect to FM 1385.

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. Town Staff has received 34 letters of opposition, 11 from Prosper residents, and one letter of support 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 F-1 – Conceptual Elevations
11. Exhibit F-2 – Conceptual Renderings
12. Exhibit G – Landscape and Open Space Plan
13. Draft Development Agreement
14. Project Information from Applicant

Town Staff Recommendation:

Town Staff recommends the Planning and Zoning Commission approve the request for a rezoning from Agricultural to a Planned Development for a Data Center on a portion of Parvin 1385 Addition, Block A, Lot 2, on 37.3± acres, located 1,590± feet south of Parvin Road and 855± feet east of FM 1385.

Town Council Public Hearing:

A Public Hearing for this item is scheduled for the Town Council at their regular meeting on September 8, 2026.