



PLANNING

To: Planning & Zoning Commission **Item No. 5**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Comprehensive Plan Amendment for Project Tomahawk

Meeting: September 1, 2026

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential and Retail and Neighborhood Services to Business Park, on 37.3± acres, located 1,590± feet south of Parvin Road and 855± feet east of FM 1385. (COMP-26-0001)

Description of Agenda Item:

The purpose of this request is to amend the Future Land Use Plan from High Density Residential and Retail and Neighborhood Services to Business Park to allow for a data center. The development is a commercial use that is incompatible with a residential Future Land Use designation and incompatible with the typical uses anticipated for areas designated as Retail and Neighborhood Services.

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 and Zoning Commission and Town Council believe the property is more appropriately classified as Business Park on the Future Land Use Plan, then it would be appropriate to reclassify the property.

Comprehensive Factors:

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

The Future Land Use 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 Future Land Use Plan 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. The responses from the applicant to each criterion are listed below:

1. Will the proposed change enhance the site and the surrounding area?

- *"Yes. The proposal will include an aesthetically well-designed building, significant tree plantings and landscaping, a ten-foot hike and bike trail through the property which will be available for public enjoyment, and proper screening and setbacks."*

2. Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?

- *"We believe retail and 'high density' residential uses should be strategically located. There is already proposed retail and commercial uses immediately to the north of this proposal. The proposed data center will be significantly set back from FM 1385 with future retail and commercial development being proposed along the roadway frontage. Additionally, the proposed data center will bring property tax revenue to the community and high paying jobs with minimal impact on resources and services (e.g., parks, roads, schools, libraries, etc.) due to the nature of data center operations which generate very limited traffic and minimal increases in population as a result of operation."*

3. Will the proposed use impact adjacent residential areas in a negative manner?

- *"There are currently no immediately adjacent residential homes abutting this property. However, the proposed use will not negatively impact existing or future nearby residential homes. We have included additional enhanced standards to address any potential impacts on the future adjacent and/or nearby residential uses. The data center will generate a relatively low amount of traffic as the facility does not require a large number of personnel on site nor will it generate frequent vehicular visits. Robust landscaping and screening will be provided, especially along the eastern portion of the property which includes a large setback between the building and eastern property line which will, in turn, also mitigate sound and visibility to adjacent properties. More specifically, a continuous row of canopy trees and continuous row of evergreen shrubs will be provided. Existing trees and vegetation along the eastern and southern property lines will be preserved to the extent possible and where there is no existing vegetation along the eastern boundary of the property, a second continuous row of canopy trees will be provided for additional buffering. In the same area of the property, an extension of the Town's hike and bike trail will be provided*

that will accommodate access and pedestrian mobility for the community. In addition, the building will be designed in an aesthetically attractive manner with 'four-sided' design."

4. Will the proposed use be compatible with and/or enhance adjacent residential uses?

- *"The data center is anticipated to generate minimal traffic while sound will be mitigated through site design. In addition, an aesthetically attractive building design will be provided, and with setbacks, landscaping, and screening, will be mostly visually obscured from nearby properties and roads. Therefore, the proposed use will be compatible with nearby residential uses."*

5. Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?

- *"There is an adjacent electrical substation which is one of the land uses proposed in the associated Planned Development application. Other existing nearby land uses, which are across FM 1385 (outside the Town Limits of Prosper) and Parvin Road, include single-family residential and retail/commercial uses. The proposed use will have minimal impact on these uses. It should be noted that immediately to the south/southwest of our property there is an existing Business Park designation on the Future Land Use Plan."*

6. 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 will bring significantly revenue for the Town which may go towards public services. In addition, a ten-foot hike and bike trail will be provided for the public along with significant tree plantings and landscaping contributing to the health, safety, welfare and social well-being of the community."*

7. Would it contribute to the Town's long-term economic stability?

- *"Yes. The proposed data centers will bring significant tax revenue to the Town contributing to Prosper's long-term economic stability while diversifying its industry base of businesses. It is anticipated that upon completion of the project, the total capital invested will be several hundred million dollars including the building, equipment, and all infrastructure upgrades including power and fiber optic cable. This direct capital investment is projected to generate substantial additional economic activity and the surrounding region during the construction period and over the long-term operating life of the facility. The power and fiber optic infrastructure installed in connection with the proposed use will create durable public benefits beyond the project itself including expanded electrical capacity, improved grid resilience for the surrounding service territory, and enhanced high-capacity fiber availability that can support future commercial, industrial, institutional, and residential users."*

The Future Land Use 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 Planning and Zoning Commission is required to hold a Public Hearing prior to acting on an amendment to the Future Land Use Plan.

Attached Documents:

1. Aerial Map
2. Future Land Use Exhibit
3. Written Metes and Bounds
4. Boundary Exhibit
5. Letter of Intent

Town Staff Recommendation:

There are two options for a recommendation, subject to the action taken on the companion case (ZONE-26-0007) for the amendment to the Future Land Use Plan:

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

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on September 22, 2026.