



PLANNING

To: Mayor and Town Council

From: David Soto, Planning Manager

Through: Ron K. Patterson, Interim Town Manager
Hulon T. Webb, Jr., Interim Executive Director of Development and Infrastructure Services

Re: Zoning Premium Garages

Town Council Meeting – September 13, 2022

Agenda Item:

Conduct a public hearing and consider and act upon a request to rezone 11.3+- acres of Commercial (C) to Planned Development-Commercial (PD-C) to allow uses such as luxury office/warehouse, automobile storage, and recreational vehicle parking, located on the west side of Coleman Street, south of Prosper Trail. (Z22-0008).

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	Commercial	Undeveloped	Retail & Neighborhood Services District
North	Commercial	Eagles Crossing	Retail & Neighborhood Services District
East	Single Family-15	Prosper ISD	Medium Density Residential
South	Commercial & Single Family-15	Undeveloped & Dairy Manufacturers Inc	Retail & Neighborhood Services
West	Planned Development-26	Undeveloped	Business Park

Requested Zoning – The purpose of this request is to rezone 11.3+- acres of Commercial (C) to Planned Development-Commercial (PD-C) to allow uses such as luxury office/warehouse, automobile storage, and recreational vehicle parking. The applicant is proposing updates to the uses, design standards, and architectural standards as mentioned below.

a. Uses: Uses Permitted by Right

- Automobile Storage
- Recreational Vehicle / Truck Parking Lot or Garage (RV Parking)
- Luxury Office / Warehouse

It is important to note that all uses shall be enclosed within a building. No open storage will be permitted.

As shown on Exhibit D, the site provides adequate parking and stacking. Exhibit F shows a conceptual rendering of the architectural look and style of the building. The applicant is proposing the office/warehouse to be primarily made of brick as shown below. All other buildings not shown on Exhibit F will be metal buildings with masonry veneer.

The applicant has agreed to enter a development agreement regarding the building materials.



Exhibit G is a conceptual landscape plan, which depicts the location of required landscaping. The landscaping meets the minimum standards of the Town's Zoning Ordinance.

Future Land Use Plan – The Future Land Use Plan recommends Retail & Neighborhood Services District for the subject property. The proposed zoning request conforms to the Future Land Use Plan.

Retail and Neighborhood Services

Neighborhood services typically include retail establishments that provide merchandise for retail sale, banks, neighborhood office and small medical offices. Retail uses are particularly important because they contribute to Prosper's tax base through both property and sales taxes, making their inclusion attractive and often times competitive. Within Prosper, neighborhood service uses will likely occur at major intersections along the Dallas North Tollway, Highway 380 and Preston Road corridors. Neighborhood service uses should also be strategically placed along the Town's perimeter in order to attract patrons from neighboring communities, enhancing sales tax revenue opportunities. The majority of neighborhood service activity within Prosper will likely be included within the Dallas North Tollway, Highway 380, Town Center and Old Town districts.



Thoroughfare Plan – The property has direct access to Coleman Road. This request conforms to the Thoroughfare Plan.

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 to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

Attachments:

1. Aerial and Zoning Maps
2. Proposed Exhibits

Planning & Zoning Recommendation:

At their August 16, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 4-0.

Town Staff Recommendation:

Town staff recommends that the Town Council approve the request to rezone 11.3+- acres of Commercial (C) to Planned Development-Commercial (PD-C) to allow uses such as luxury office/warehouse, automobile storage, and recreational vehicle parking, located on the west side of Coleman Street, south of Prosper Trail.

Proposed Motion:

I move to approve a request to rezone 11.3+- acres of Commercial (C) to Planned Development-Commercial (PD-C) to allow uses such as luxury office/warehouse, automobile storage, and recreational vehicle parking, located on the west side of Coleman Street, south of Prosper Trail.