



## PLANNING

**To:** Mayor and Town Council

**From:** David Soto, Planning Manager

**Through:** Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager  
David Hoover, Director of Development Services

**Re:** New Planned Development - Prosper Hills

Town Council Meeting – July 25, 2023

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**Agenda Item:**

Conduct a public hearing and consider and act upon a request to rezone 73.4± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential development, located on the southeast corner of Prosper Trail and Teel Parkway. (Z21-0010)

**History:**

The item was tabled at its June 27, 2023, Town Council meeting. Since then, the applicant has made the following changes:

- An open space area for family-oriented activities shall be provided within the southern portion of the community as shown on the Concept Plan. The program for the area shall contain a minimum of three elements from the following:
  - Tennis court
  - Pickleball court
  - Basketball court
  - Children's playground facility
  - Shade structure with seating
  - Dog park
  - Bocce ball court
  - Landscape gathering area
  - Grill & picnic area
  - Convenience parking
- An oversized, 6' minimum width, meandering trail shall be constructed along the southern portion of the community from Teel Parkway to the open space area.
- Language regarding the HOA and both communities (Park Place and Prosper Hills)

- Language regarding that the amenity center within the Park Place community shall be completed prior to issuance of certificate of occupancy of greater than 50% of the homes within this community.
- Revised the rear yard setback from 20' to 25'
- Revised the lot depth from 100' to 120' with the ability to go of 20% of the lots to have the minimum 115'

**Description of Agenda Item:**

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

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5)	Single Family Residential (Windsong Ranch, Phase 6A)	Medium Density Residential
<b>North</b>	Planned Development-40 (PD-40)	Single Family Residential (Windsong Ranch, Phase 8, 9, and 10)	Medium Density Residential
<b>East</b>	Single Family-12.5 (SF-12.5)	Single Family Residential (Park Place)	Medium Density Residential
<b>South</b>	Artesia	Artesia	High Density Residential
<b>West</b>	Planned Development-40 (PD-40)	Single Family Residential (Legacy Garden)	Medium Density Residential

**Requested Zoning**

The purpose of this request is to rezone Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a private residential development. The applicant is proposing 170 single family detached lots, the maximum number of lots with a density of 2.32 lots per acre.



Below is a comparison table outlining the proposed development standards that deviate from the minimum standard per the zoning ordinance. These do not include all the deviations. Based on the information below there is very little deviation from our SF-10 Zoning District to the proposed development standards. The applicant will enter into a development agreement for building materials. The applicant will follow the Town of Prosper exterior construction of residential buildings Section 9.8.

Comparison Table Tract 1		
	Town of Prosper SF-10	New Planned Development
Minimum Lot Area	10,000sqft	10,000sqft
Minimum Lot Width	80'	80'
Minimum Lot Depth	125'	125' feet, except that up to 20% of the lots may have a minimum depth of 115' feet.
Size of Yards	Front Yard 25' Side Yard 8' Interior, 15' Corner Rear Yard 25'	Front Yard 25' Side Yard 8' Interior, 15' Corner Rear Yard 25'
Minimum Dwelling area	1,800 Square Feet	2,400 Square Feet
Maximum Lot Coverage	45%	50%
Maximum Height	Two and a half stories, no greater than 40'.	Two and a half stories, no greater than 40'.

Garages	All homes shall have a minimum enclosed parking area (garage) of 400 square feet	All homes shall have a minimum enclosed parking area (garage) of 400 square feet
Exterior Materials	<p>1.The exterior facades shall be constructed of 100 percent masonry, unless otherwise specified in this ordinance.</p> <p>2.Cementitious fiber board is considered masonry but may only constitute 50 percent of stories other than the first story.</p> <p>3. Cementitious fiber board may be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers, columns, or other architectural features approved by the Building Official.</p> <p>* Masonry Construction constitutes clay fired brick, natural and manufactured stone, granite, marble, and stucco as exterior construction materials for all structures</p>	Follows Town of Prosper Requirements

Future Land Use Plan – The Future Land Use Plan recommends Residential Medium Density. Residential Medium Density includes lot sizes that range between 12,500sqft and 20,000sqft in size. The density ranges between 1.6 dwelling units and 2.5 dwelling units. Although the lot sizes vary as mentioned in the Comprehensive Plan, the applicant is proposing a 2.32 density in dwelling units. Therefore, the proposed zoning request does conform to the Comprehensive Plan.

### **Residential Medium Density**

Medium density residential is also representative of single family detached dwelling units. Lot sizes in medium density residential neighborhoods could range between 12,500 and 20,000 square feet in size. A variation in lot sizes may be permitted to achieve a goal range in density. While a variety of lot sizes may be used within medium density residential neighborhoods, the gross density of such developments will typically not be less than 1.6 dwelling units per acre or greater than 2.5 dwelling units per acre.



Thoroughfare Plan – The property is bounded to the west by Teel Parkway and north by Prosper Trail.

Parks Master Plan – Currently, the Parks Master Plan does not identify a park on the subject property. A 10' trail will be provided along Teel Parkway and Prosper Trail.

### **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 has received 4 responses to the proposed zoning request.

### **Attached Documents:**

1. Aerial and Zoning Maps
2. Proposed Exhibits
3. Reply Forms

### **Planning & Zoning Recommendation:**

At their June 06, 2023, meeting, the Planning & Zoning Commission recommended the Town Council deny the request, with a vote 3-2. Please see some of the concerns below:

Commissioners question regarding Medium Density in terms of differences between the lot size and density. Commissioners also question the density criteria and have concerns regarding the rationale between the previous subdivisions lot size average.

Commissioners question regarding the provided amenities in the plan as well as gated and private aspects of the streets and homes. Commissioners question floodplain included in density and have concerns regarding street access points.

General concerns regarding lot size, Comprehensive Plan language, floodplains, gated community and the contribution to surrounding communities by commissioners.

**Town Staff Recommendation:**

Town Staff originally recommended denial due to some of the concerns raised by Planning and Zoning Commissioners. However, with the applicant addressing some of those concerns, Town staff recommends approval of the zoning request.

**Proposed Motion:**

I move to approve/deny a request to rezone 73.4± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential development, located on the southeast corner of Prosper Trail and Teel Parkway. (Z21-0010).