



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 Prosper Oaks

Meeting: June 17, 2025

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Medium Density Residential to High Density Residential, on 191.7± acres, located on the south side of Parvin Road and 2,070± feet east of FM 1385. (COMP-24-0002)

Description of Agenda Item:

The purpose of this request is to amend the Future Land Use Plan from Medium Density Residential to High Density Residential to allow for an age-restricted single-family residential development. The development consists of 525 single-family homes on 191.7± acres, bringing the density of the development to 3.0 units per acre. This exceeds the allowed density within Medium Density Residential of 2.5 units per acre, requiring an amendment to High Density Residential.

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 & Zoning Commission and Town Council believe the property is more appropriately classified as High Density Residential 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?

- *"The community sits adjacent to the Doe Branch corridor which provides an abundance of open space not previously accessible to the public. A system of trails and open space enhancements will be elements constructed within the community to connect residents to the Doe Branch ecosystem. The community will be designed in accordance with the zoning and subdivision standards of the Town of Prosper; moreover, the attached Planned Development District will further layout the overall concept for the Prosper Oaks community with its amenities."*

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

- *"The east portion of the tract aligns with the Future Land Use Plan while the west portion of the tract fulfills a need for senior housing in the Town of Prosper. The proposed uses are in separate school districts, but the entire neighborhood will be marketed and branded as one community."*

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

- *Not Answered.*

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

- *"The residential uses do not change. Moreover, it creates two residential markets (i.e. market rate and age-qualified), thus accelerating completion of the trails systems and providing access to the open spaces along Doe Branch."*

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

- *“The community will be branded and operated in the same manner. It is currently surrounded and adjacent to both institutional and single-family residential. The compatibility will be carried through in the zoning documents and by way of developing in accordance with the development standards and regulations of the Town of Prosper.”*

6. Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?

- *“No, the change seeks to add public tax base, while at the same time offering a community that fills needed segment of age-qualified, senior housing, capitalizing on a property that is uniquely split between two school districts (i.e. PISD and DISD).”*

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

- *Not Answered.*

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 & 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. Request Letter
4. Boundary Exhibit

Town Staff Recommendation:

There are two options for a recommendation, subject to the action taken on the companion case (ZONE-24-0022) for the amendment to the Future Land Use Plan:

1. If the Planning & 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 & 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 & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on July 22, 2025.