

# Prosper Flex Park (ZONE-25-0012)

## Agenda Item

Conduct a Public Hearing and consider and act upon a request to amend the development standards, uses and conceptual layout of Planned Development-52, consisting of 10.8± acres on the south side of Prosper Trail and 815± feet east of Mike Howard Lane. (ZONE-25-0012)

# Proposal

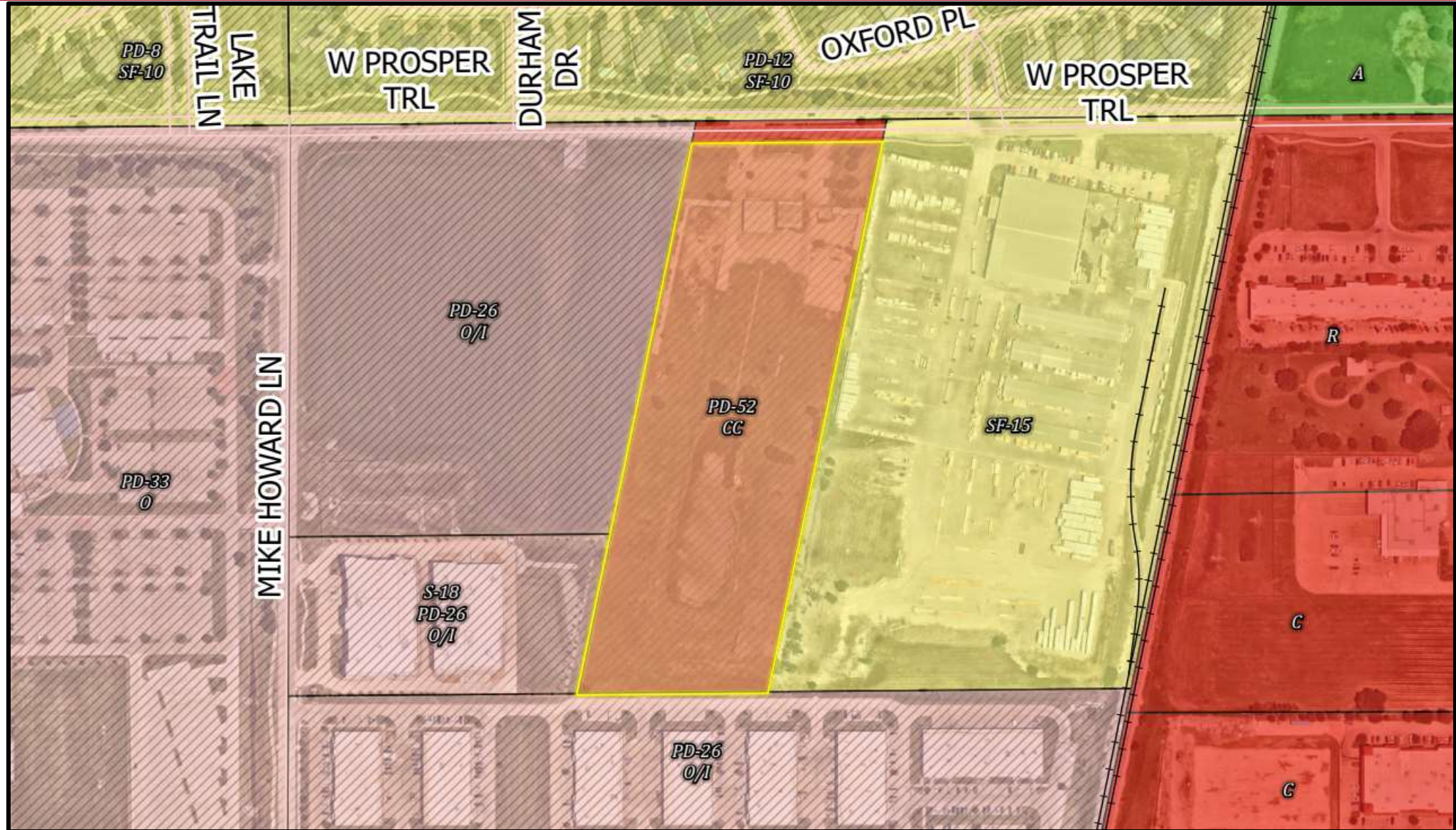
- Amend the development standards, uses and conceptual layout of Planned Development-52.
- Proposal to construct four buildings for primarily office/warehouse uses.
- Eliminate open storage and intense industrial uses that are in the current PD.
- Planned Development addresses standards such as uses, landscaping, open space, and architectural standards.

# History

- The Planned Development was approved in 2011 with the primary purpose of being a landscaping business.
- The current buildings were to be refinished and allow for open storage.





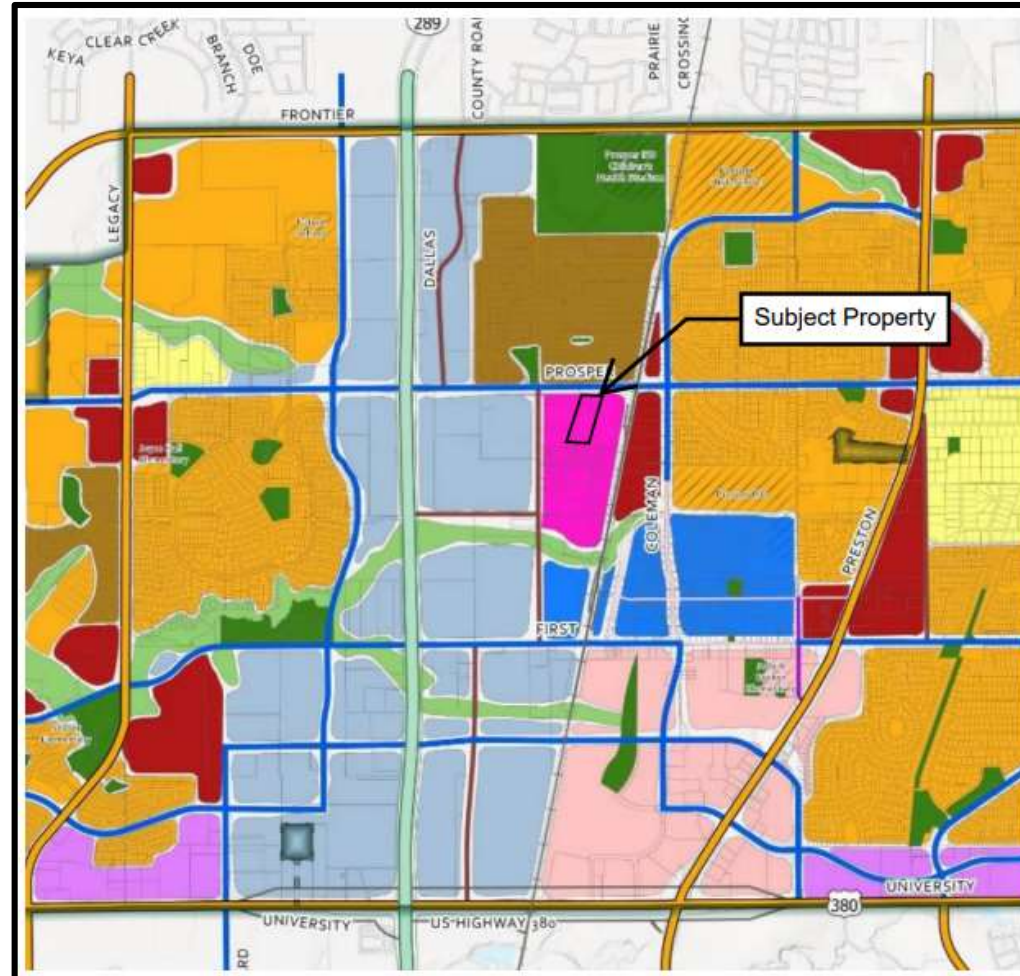




# Future Land Use Plan

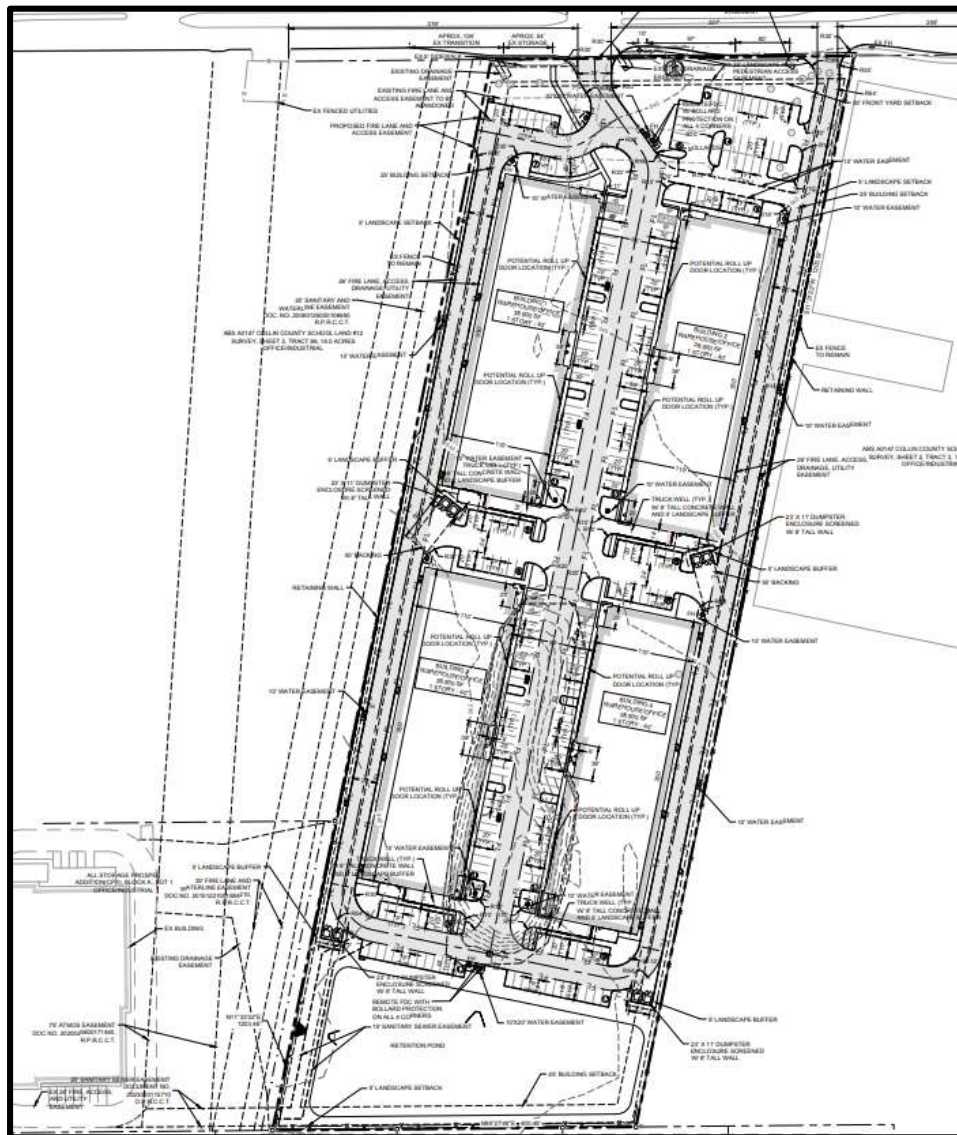
## Business Park:

- “Located to the west of the BNSF Railroad between Prosper Trail and First Street, will include a variety of potential land uses, including light industrial, commercial warehousing, and commercial uses with outside storage. While outside storage will likely occur and be necessary within this District, significant effort should be placed on the visual integrity of the District, particularly when located in higher visibility areas.”
- Open storage is removed from the amended Planned Development.

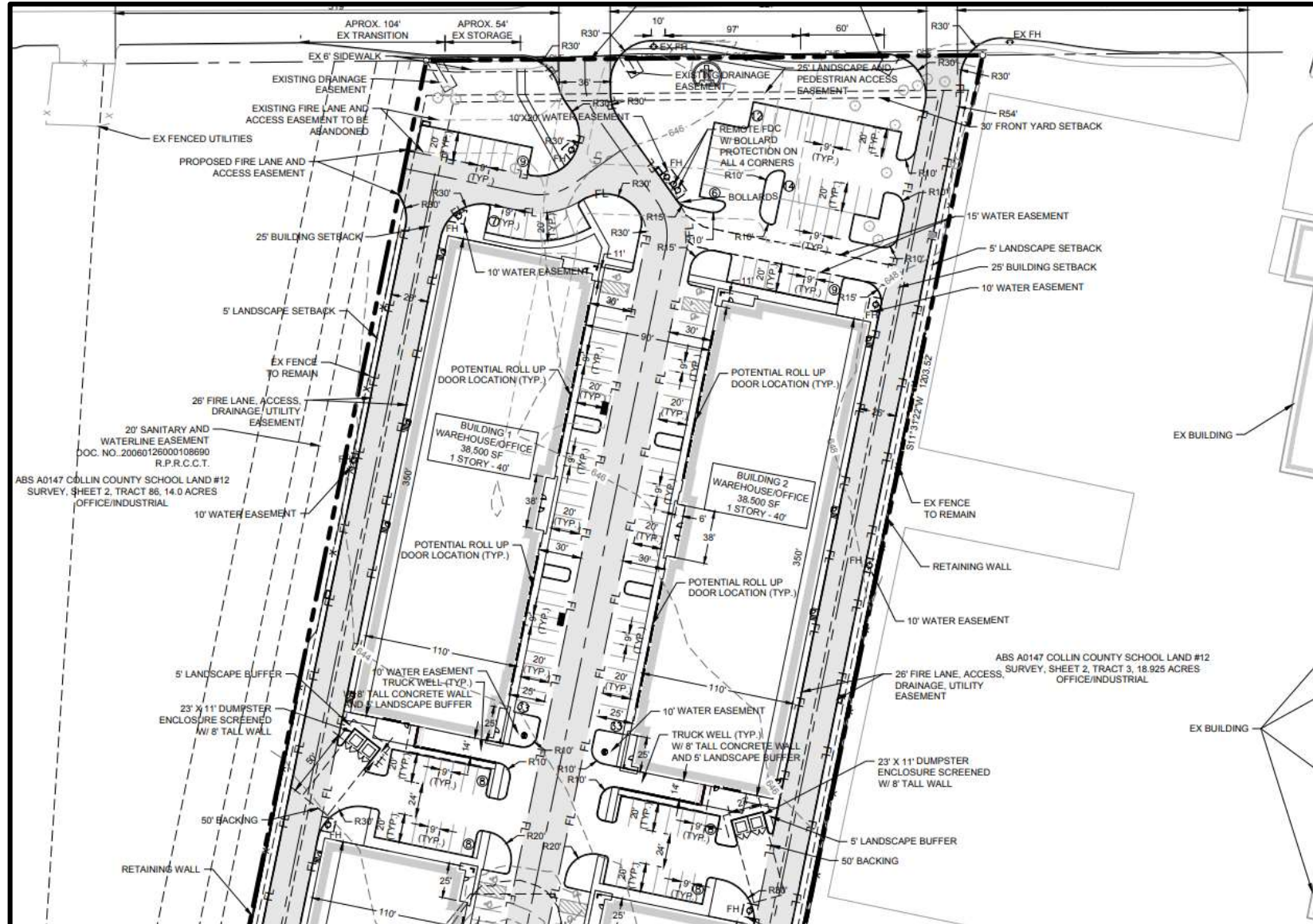


## Zoning of Surrounding Area

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-52 (Commercial Corridor District)	Non-Residential	Business Park
<b>North</b>	Planned Development-12 (Single Family-10)	Single-Family Residential (The Village at Prosper Trail)	High Density Residential (Across Prosper Trail)
<b>East</b>	Single Family-15	Non-Residential	Business Park
<b>South</b>	Planned Development-26 (Office/Industrial)	Non-Residential	Business Park
<b>West</b>	Planned Development-26 (Office/Industrial)	Non-Residential	Business Park





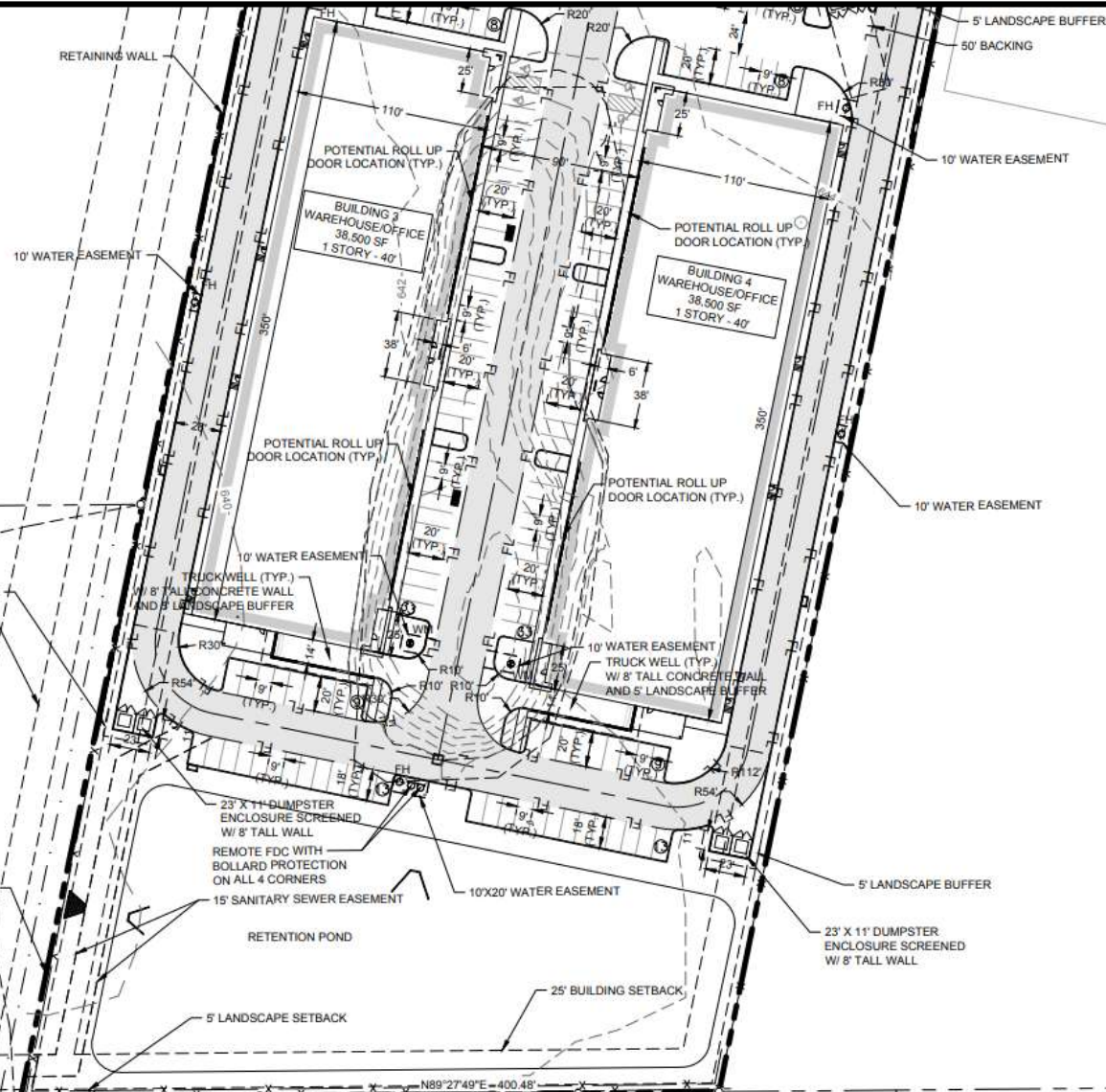


## SITE DATA SUMMARY TABLE

ZONING	PD-52/CC
PROPOSED USE	OFFICE/WAREHOUSE/
LOT AREA/ SQ. FT. AND AC	470,844 SF; 10.817 AC
BUILDING AREA (gross square footage)	117,000 GSF (WAREHOUSE) 37,000 GSF (OFFICE)
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	40' (1 STORY)
LOT COVERAGE	32.7%
FLOOR AREA RATIO (for non-residential zoning)	.33:1
TOTAL PARKING REQUIRED (1:250 FOR OFFICE = 37,000 SF: 148) (1:1000 FOR WAREHOUSE = 117,000 SF: 117)	265 SPACES
TOTAL PARKING PROVIDED	265 SURFACE SPACES
TOTAL HANDICAP REQUIRED	7 SPACES
TOTAL HANDICAP PROVIDED	8 SPACES
INTERIOR LANDSCAPING REQUIRED	3,975 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	8,454 SQ. FT.
IMPERVIOUS SURFACE	178,470 SQ. FT.
USABLE OPEN SPACE REQUIRED	32,959 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	53,441 SQ. FT. (11%)

\*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS





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# District Regulations – Commercial Corridor

Setbacks for open storage have been eliminated.

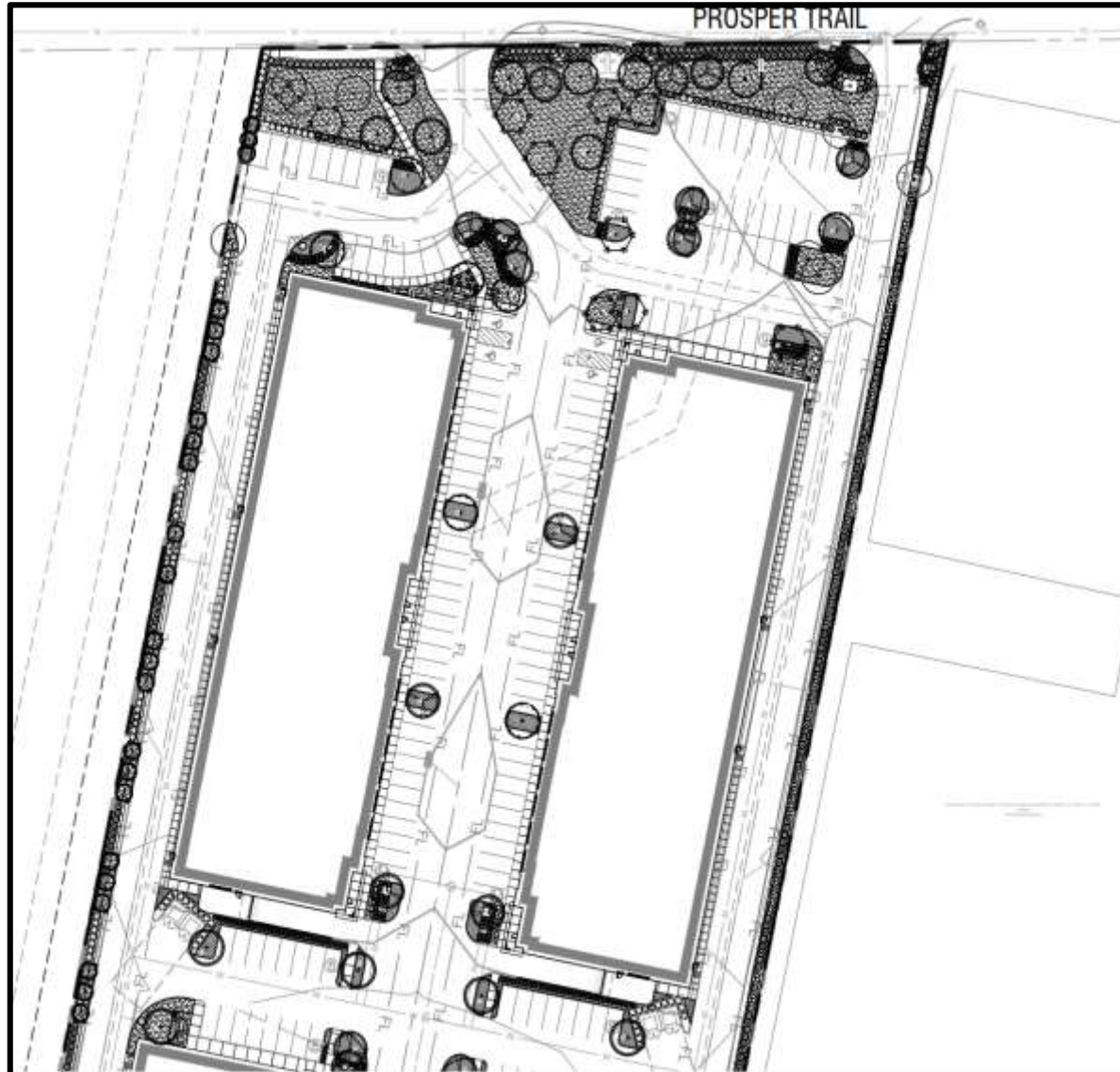
	Previous Regulations (Planned Development-52)	Proposed Regulations (Development Standards)
<b>Size of Yards</b>	<b>Front:</b> 30' <b>Side:</b> 5' for open storage/covered storage areas. 25' for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan. <b>Rear:</b> 5' for open storage/covered storage areas. 25' for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.	<b>Front:</b> 30' <b>Side:</b> 25' feet for buildings. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.  <b>Rear:</b> 25' for buildings. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
<b>Size of Lots</b>	<b>Minimum Area:</b> 10,000 SF <b>Minimum Lot Width:</b> 100' <b>Minimum Lot Depth:</b> 100'	<b>Minimum Area:</b> 10,000 SF <b>Minimum Lot Width:</b> 100' <b>Minimum Lot Depth:</b> 100'
<b>Maximum Height</b>	<b>Stories:</b> Two Stories or 40'	<b>Stories:</b> Two Stories or 40'
<b>Maximum Lot Coverage</b>	<b>Lot Coverage:</b> 60 Percent	<b>Lot Coverage:</b> 60 Percent
<b>Floor Area Ratio</b>	<b>Maximum:</b> 1:1	<b>Maximum:</b> 1:1





















# Landscaping

Northern Boundary (Prosper Trail)			Eastern Boundary		
Zoning Ordinance Requirement	Current PD-52 Requirement	Proposed Landscaping	Zoning Ordinance Requirement	Current PD-52 Requirement	Proposed Landscaping
<b>Trees:</b> One large tree every 30 linear feet of frontage  <b>Shrubs:</b> 15 shrubs per 30 linear feet of frontage at 5 gal. minimum	<b>Trees:</b> Six Crepe Myrtles along Prosper Trail, three on the western frontage and three on the eastern frontage.  <b>Shrubs:</b> 44 Knockout Roses, 22 along the western frontage and 22 along the eastern frontage.	<b>Trees:</b> One large tree per 30 LF of frontage  <b>Shrubs:</b> 15 shrubs per 30 LF of frontage	<b>Trees:</b> One small tree planted every 15 linear feet. The trees may be clustered.  <b>Shrubs:</b> One five-gallon shrub planted every 15 linear feet. Shrubs may be clustered.	<b>Trees:</b> None due to overhead powerlines that run along the adjoining owner's chain-link fence.  <b>Shrubs:</b> Three different types of shrubs with two sections, one north of the building front and one south of the building front. <ul style="list-style-type: none"> <li>- North: 3-5 gal. Knockout Roses, minimum three feet high after 2 growing seasons, planted at a minimum of six linear feet on center.</li> <li>- South: a mix of 3-5 gal. Abelia Grandiflora and Ilex Burford shrubs, three feet high at time of planting at four feet on center, the latter two being of the tall variety, reaching six feet high within two growing seasons.</li> </ul>	<b>Trees:</b> None due to overhead powerlines that run along the adjoining owner's chain-link fence.  <b>Shrubs:</b> Landscaping will consist of a mix of 5 gal. Glossy Abelia and Burford Holly shrubs, three feet high at time of planting at four feet on center, the latter two being of the tall variety, reaching six feet high within two growing seasons. Shrubs shall be placed in a continuous row that runs the entire length of the East line perimeter to offset the lack of perimeter trees. The existing adjoiner owned chain-link fencing would remain as it exists on the east line.
West and South					
Zoning Ordinance Requirement	Current PD-52 Requirement	Proposed Landscaping			
<b>Trees:</b> One small tree planted every 15 linear feet. The trees may be clustered.  <b>Shrubs:</b> One five-gallon shrub planted every 15 linear feet. Shrubs may be clustered.	<b>Plantings:</b> One small tree (30 gal. min; 6-8 ft tall) per every 25 linear feet  One shrub (3-5 gal min.; reaching 6 ft in two growing seasons) per every 10 linear feet	<b>Plantings:</b> One small tree (30 gal. min; 8 ft tall) for every 25 linear feet of the perimeter.  1 shrub (5-gal min.; 3 ft tall) per 10 linear feet of the perimeter.			

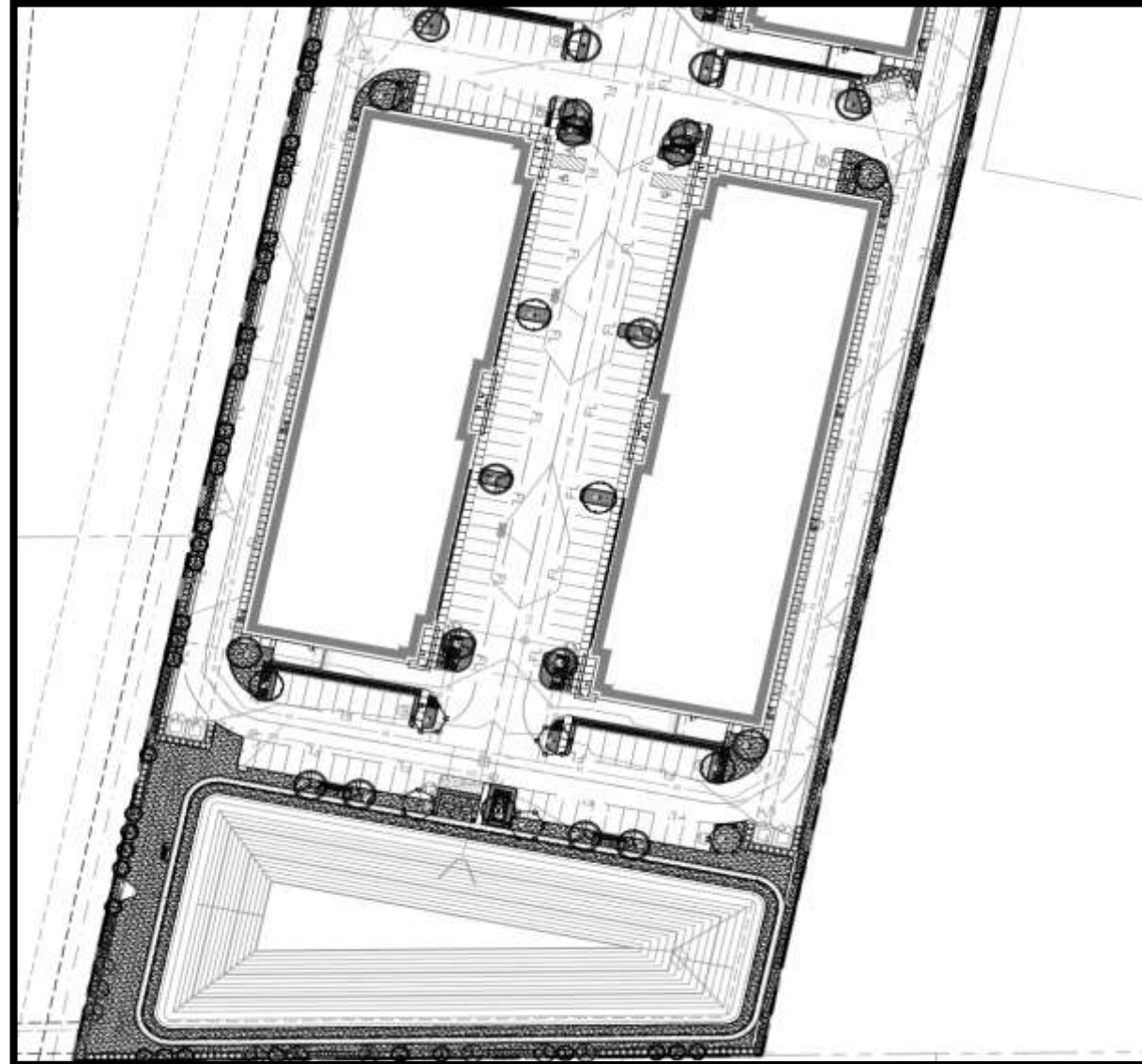
# Landscape Plan



## PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
<b>TREES</b>	
	Bald Cypress / <i>Taxodium distichum</i>
	Chinkapin Oak / <i>Quercus muhlenbergii</i>
	Lacey Oak / <i>Quercus laceyi</i>
	Texas Red Oak / <i>Quercus texana</i>
<b>ORNAMENTAL TREE</b>	
	Mexican Plum / <i>Prunus mexicana</i>
	Redbud / <i>Cercis canadensis</i> 'Forest Pansy'
<b>SHRUBS</b>	
	Burford Holly / <i>Ilex cornuta</i> 'Burfordi'
	Glossy Abelia / <i>Abelia x grandiflora</i>
	Japanese Barberry / <i>Berberis thunbergii</i>
	Morning Light Maiden Grass / <i>Miscanthus sinensis</i> 'Morning Light'
	Red Yucca / <i>Hesperaloe parviflora</i>
	Texas Sage / <i>Leucophyllum frutescens</i>
<b>GRASSES</b>	
	Autumn Blush Muhly / <i>Muhlenbergia lindheimeri</i> 'Autumn Glow'
SYMBOL	COMMON / BOTANICAL NAME
<b>GROUND COVERS</b>	
	Asiatic Jasmine / <i>Trachelospermum asiaticum</i>
	Bermuda Grass / <i>Cynodon dactylon</i>
	Variegated Lily Turf / <i>Liriope muscari</i> 'Variegata'
<b>MISC.</b>	
	Shredded Hardwood Mulch
	Steel Edging





# Landscape Plan



## PLANT SCHEDULE

SYMBOL COMMON / BOTANICAL NAME

### TREES

-  Bald Cypress / *Taxodium distichum*
-  Chinquapin Oak / *Quercus muehlenbergii*
-  Lacey Oak / *Quercus laceyi*
-  Texas Red Oak / *Quercus texana*

### ORNAMENTAL TREE

-  Mexican Plum / *Prunus mexicana*
-  Redbud / *Cercis canadensis* 'Forest Pansy'

### SHRUBS

-  Burford Holly / *Ilex cornuta* 'Burfordi'
-  Glossy Abelia / *Abelia x grandiflora*
-  Japanese Barberry / *Berberis thunbergii*
-  Morning Light Maiden Grass / *Miscanthus sinensis* 'Morning Light'
-  Red Yucca / *Hesperaloe parviflora*
-  Texas Sage / *Leucophyllum frutescens*

### GRASSES

-  Autumn Bush Muhly / *Muhlenbergia lindheimeri* 'Autumn Glow'

SYMBOL COMMON / BOTANICAL NAME

### GROUND COVERS

-  Asiatic Jasmine / *Trachelospermum asiaticum*
-  Bermuda Grass / *Cynodon dactylon*
-  Variegated Lily Turf / *Liriope muscari* 'Variegata'

### MISC.

-  Shredded Hardwood Mulch
-  Steel Edging



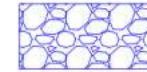
## Open Space Amenities

- The area north of Building 1 will feature two tables, two benches, two bike racks, and a trash receptacle. Buildings 2, 3 and 4 will each have adjacent open spaces equipped with a table, a bench, a bike rack, and a trash receptacle.
- Additionally, the landscaped area surrounding the pond – maintained at a normal pool level – will include two tables and three benches positioned along a walking trail that encircles the pond, offering a scenic and functional outdoor experience.
- 11.3% of the property will be allocated to open space.

# Open Space Plan



## LEGEND



DECOMPOSED GRANITE  
PATH



PICNIC TABLE



LITTER RECEPTACLE



BIKE RACK



BENCH



OPEN SPACE AREA

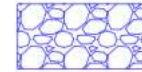


LANDSCAPE AREA

# Open Space Plan



## LEGEND



DECOMPOSED GRANITE  
PATH



PICNIC TABLE



LITTER RECEPTACLE



BIKE RACK



BENCH



OPEN SPACE AREA



LANDSCAPE AREA



# Elevations

- Buildings shall comply with the conceptual renderings.
- The front façade facing Prosper Trail and the sides facing the central interior drive shall incorporate a combination of Cultured Natural Shaped Field Stone and concrete tilt wall elements.
- The side and rear elevations shall include concrete tilt wall or masonry materials.
- Canopies have been provided to meet the architectural articulation requirements.
- Architectural articulation of the side and rear facades shall match what is reflected on the renderings.
- The roof shall be a low-slope roof with white TPO Membrane.

# Existing Building



# Proposed Buildings















# Conclusion

## Notices:

- December 5, 2025 - Mail outs for Planning & Zoning Commission Public Hearing
- December 26, 2025 – Newspaper notice for Town Council Public Hearing

## Citizen Response:

- None

## Recommendation:

- Staff Recommends Approval
- Planning & Zoning Commission Recommends Approval (5-1) with a requirement of 11.3% of open space. Commissioner Furay voted in opposition indicating he would like to see a minimum square footage requirement for tenant spaces.