



PLANNING

To: Mayor and Town Council
From: David Hoover, AICP, Director of Development Services
Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager
Re: Planned Development for Prosper Flex Park

Town Council Meeting – January 13, 2026

Strategic Visioning Priority: 3. Commercial Corridors are ready for Development

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)

Background

On December 16, 2025, the Planning & Zoning Commission recommended approval of this item by a vote of 5-1 subject to the Open Space requirement increasing from 7% to 11.3%. The applicant is agreeable with the increased open space area. Commissioner Furay voted in opposition to the project indicating that he would like to see a minimum square footage requirement for the spaces.

Staff recommends modifying the language regarding the architectural requirements in Exhibit C. The statement “No architectural articulation is required on the “SIDE 2” or “REAR” facades” has been changed to, “The architectural articulation on the “SIDE 2” and “REAR” facades will be similar to what is shown in Exhibit F.” The applicant is in agreement with this modification and Exhibit C has been updated accordingly.

Future Land Use Plan:

The Future Land Use Plan recommends Business Park. The proposed zoning request conforms to the Future Land Use Plan.



Zoning:

The property is zoned Planned Development-52

Thoroughfare Plan:

This property has direct access to Prosper Trail.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff have not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial & Zoning Maps
2. Future Land Use Exhibit
3. Exhibit A-1 – Written Metes and Bounds
4. Exhibit A-2 – Boundary Exhibit
5. Exhibit B – Letter of Intent
6. Exhibit C – Development Standards
7. Exhibit D – Conceptual Plan
8. Exhibit E – Development Schedule
9. Exhibit F – Elevations
10. Exhibit F-1 – Elevation Descriptions
11. Exhibit G – Landscape Plan
12. Exhibit H – Open Space Plan
13. Draft Development Agreement
14. PowerPoint Slides

Description of Agenda Item:

The purpose of this request is to modify the development standards, uses and layout of the current Planned Development-52. Originally, the Planned Development was developed for businesses dealing with residential and commercial landscaping, irrigation installation and maintenance, and

wholesale tree and shrub sales. As of now, the Planned Development allows for open storage and graveled parking with no detailed landscaping.

This amended Planned Development allows for multiple uses and emphasizes being a high-quality flex industrial campus designed to accommodate a diverse mix of light industrial, warehouse, and office users, and goes into intense detail of the proposed landscaping.

Conformance:

The zoning and land use of the surrounding properties are shown below.

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

District Regulations:

The district regulations within the Planned Development compared to the regulations in the previously approved Planned Development (PD-52) are shown below.

	Previous Regulations (Planned Development-52)	Proposed Regulations (Development Standards)
Size of Yards	<p>Front: 30'</p> <p>Side: 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.</p> <p>Rear: 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.</p>	<p>Front: 30'</p> <p>Side: 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.</p> <p>Rear: 25' for buildings. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.</p>

Size of Lots	Minimum Area: 10,000 SF Minimum Lot Width: 100' Minimum Lot Depth: 100'	Minimum Area: 10,000 SF Minimum Lot Width: 100' Minimum Lot Depth: 100'
Maximum Height	Stories: Two Stories or 40'	Stories: Two Stories or 40'
Maximum Lot Coverage	Lot Coverage: 60 Percent	Lot Coverage: 60 Percent
Floor Area Ratio	Maximum: 1:1	Maximum: 1:1

Uses:

The list of permitted uses within this Planned Development is shown below. Uses followed by an **S** are permitted by Specific Use Permit and uses followed by a **C** are permitted subject to conditional development standards.

- Administrative, Medical or Professional Office
- Antique Shop and Used Furniture
- Artisan's Workshop
- Auto Parts Sale, Inside
- Automobile Repair, Minor
- Bank, Savings and Loan, or Credit Union
- Building Material and Hardware Sales, Minor
- Business Service
- Cabinet/Upholstery Shop
- Catering
- Commercial Amusement, Indoor
- Contractor's Shop
- Equipment and Machinery Sales and Rental, Minor
- Furniture, Home Furnishings and Appliance Store
- Furniture Restoration
- Governmental Office
- Gunsmith
- Gymnastics/Dance Studio
- Health/Fitness Center
- Homebuilder Marketing Center
- House of Worship
- Household Appliance Service and Repair
- Indoor Gun Range **S**
- Insurance Office
- Limited Assembly and Manufacturing Use Complying with Performance Standards
- Locksmith/Security System Company
- Museum/Art Gallery
- Office/Showroom
- Office/Warehouse
- Print Shop, Minor
- Private Recreation Center
- Repair Service, Indoor
- Research and Development Center
- Restaurant **C**
- Retail/Service Incidental Use
- Retail Stores and Shops
- Veterinarian Clinic and/or Kennel, Indoor

Uses that would be **eliminated** from what is currently allowed:

- Accessory Buildings
- Antenna and/or Antenna Support Structure, Commercial
- Antenna and/or Antenna Support Structure, Non-Commercial
- Athletic Stadium or Field, Public or Private
- Automobile Parking Lot
- Bottling Works
- Building Material and Hardware Sales, Major
- Bus Terminal
- Car Wash
- Civic/Convention Center
- College, University, Trade, or Private Boarding School
- Community Center
- Convenience Store with Gas Pumps
- Day Care Center
- Fairgrounds/Exhibition Area
- Farm, Ranch, Stable, Garden, or Orchard
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
- Helistop
- Laundromat
- Machine Shop
- Massage Therapy, Licensed
- Mortuary/Funeral Parlor
- Nursery, Major
- Nursery, Minor
- Open Storage
- Park or Playground
- Private Utility
- Recycling Center
- Recycling Collection Point
- Rehabilitation Care Institution
- School District Bus Yard
- School, Private or Parochial
- Small Engine Repair Shop
- Stealth Antenna, Commercial
- Storage or Wholesale Warehouse
- Taxidermist
- Telephone Exchange
- Temporary Building
- Trailer Renter
- Transit Center
- Utility Distribution/Transmission Facility

Landscaping:

The previously approved Planned Development (PD-52) established landscaping regulations to fit the needs of a development with outdoor storage. With the proposed change of uses and site design, a more detailed landscape plan has been submitted for this proposed layout as shown below.

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

Open Space:

The standard requirement for non-residential development is 7% open space. The applicant is providing 11.3% open space with amenities, as shown on the Open Space Plan exhibit. The Planning & Zoning Commission conditioned their approval upon updating the minimum open space requirement to 11.3%. The applicant agreed with this change.

Architectural Standards:

As shown in the attached exhibits (Exhibit F and F-1), the "FRONT A" facades facing Prosper Trail and the "SIDE 1" facades facing the central drive which includes all storefronts shall incorporate a combination of Cultured Natural Shaped Field Stone and concrete tilt wall elements. The canopies on the "FRONT A" and "SIDE 1" façade shall meet the architectural articulations requirements.

Permitted exterior materials for the "SIDE 2" and "REAR" facades include concrete tilt wall or masonry materials as generally shown on the conceptual renderings. The architectural articulation on the "SIDE 2" and "REAR" facades will be similar to what is shown in Exhibit F

Buildings shall comply with the attached conceptual renderings (Exhibit F).

The roof shall be a low-slope roof with white TPO (Thermoplastic Polyolefin) Membranes.

Town Staff Recommendation:

The proposed zoning request is compliant with the Future Land Use Plan designation of this area as Business Park. Additionally, the proposed zoning request eliminates a multitude of undesirable uses from an outdated Planned Development, updates open space and landscape standards, and allows for a development agreement that establishes building material requirements.

For these reasons, Town Staff recommends approval of the 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.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission recommended approval of this item by a vote of 5-1 (Commissioner Furay opposed) subject to the Open Space requirement increasing from 7% to 11.3% at their meeting on December 16, 2025.

Proposed Motion:

I move to approve/deny 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)