



Welcome to the September 17, 2024,  
Prosper Town Council and  
Planning and Zoning Commission  
Joint Work Session



# Town Council Call to Order/Roll Call



# Planning and Zoning Commission Call to Order/Roll Call

## Agenda Item 1.

Discussion of a proposal to modify the Gates of Prosper Planned Development (PD-67), located west of Preston Road between US 380 (University Drive) and First Street. (DH)

# PD 67 – PROPOSED AMENDMENT

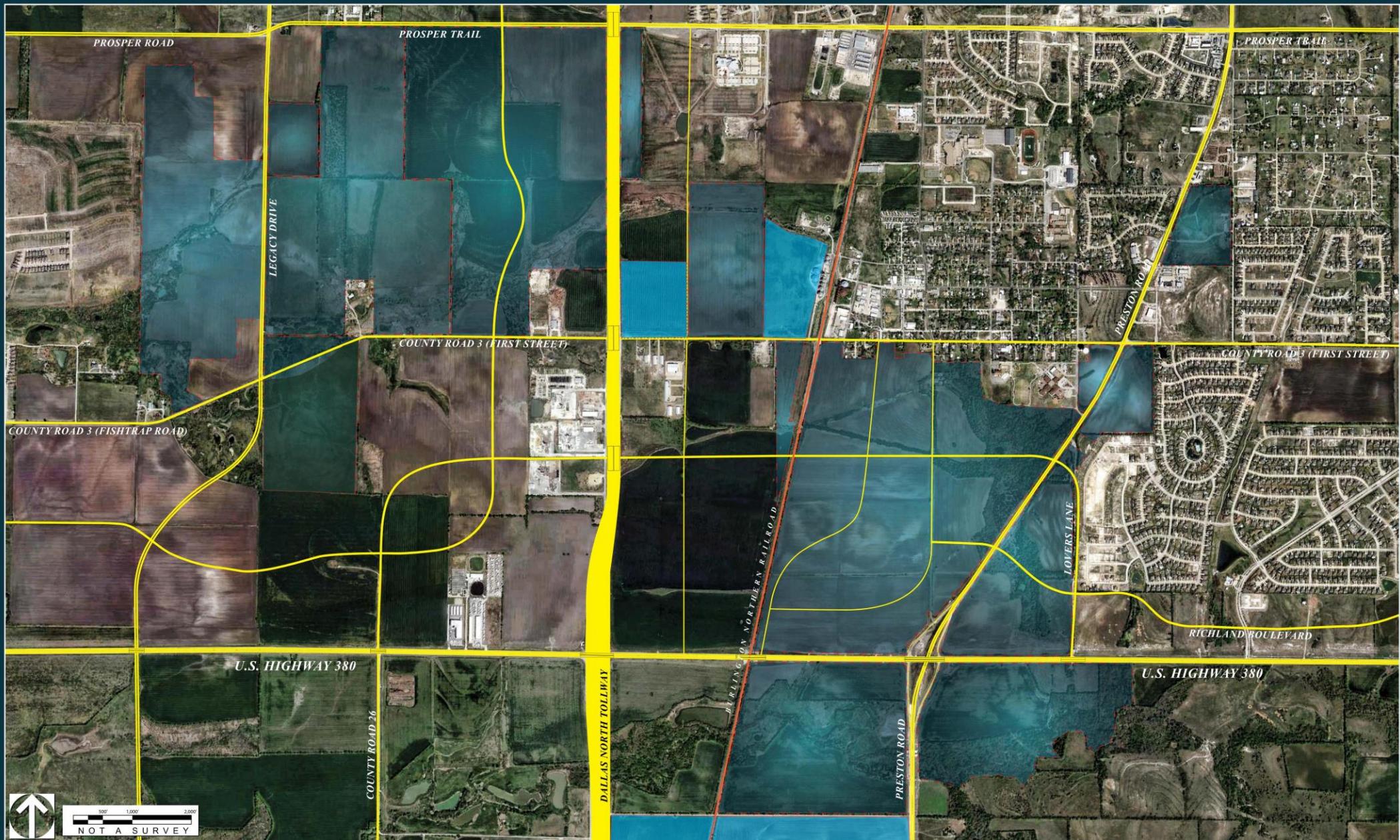


— THE GATES OF —  
**PROSPER**

# BLUE STAR HISTORY WITH THE TOWN OF PROSPER

- Blue Star Land has extensive investment in the Town of Prosper since 1996 (Over 2000 Acres)
- Star Trail >\$1 B taxable property
- Gates of Prosper >250 MM taxable property
- BSL wants to see Prosper continue to Prosper





DWG NAME: P:\\JL\\JL\\Map\\4\\M4\\2011\\Blue Star - Prosper Extract\\2011\\01

JANUARY 2012

# GATES OF PROSPER HISTORY

- Purchased first property in 1996
- Completed initial zoning of PD-3 in 2000 (Population approx. 2000)
- Continued purchasing in the area due to good relationships and belief in the community
- Early concepts for Gates of Prosper in 2004
- Rezoned to include Town Center (Angel Tract) in 2004 as PD-13
- Development plans paused for recession
- Began working with Town on revised plan in 2012 (Population approx. 10,000)
- PD-67 Approved May 2014
- Three prior amendments
- Current Population approx. 40,000
- Annual Sales tax >\$2 MM



# Gates of Prosper

---

## Blue Star Land

## Exhibit D-621.07 Acres

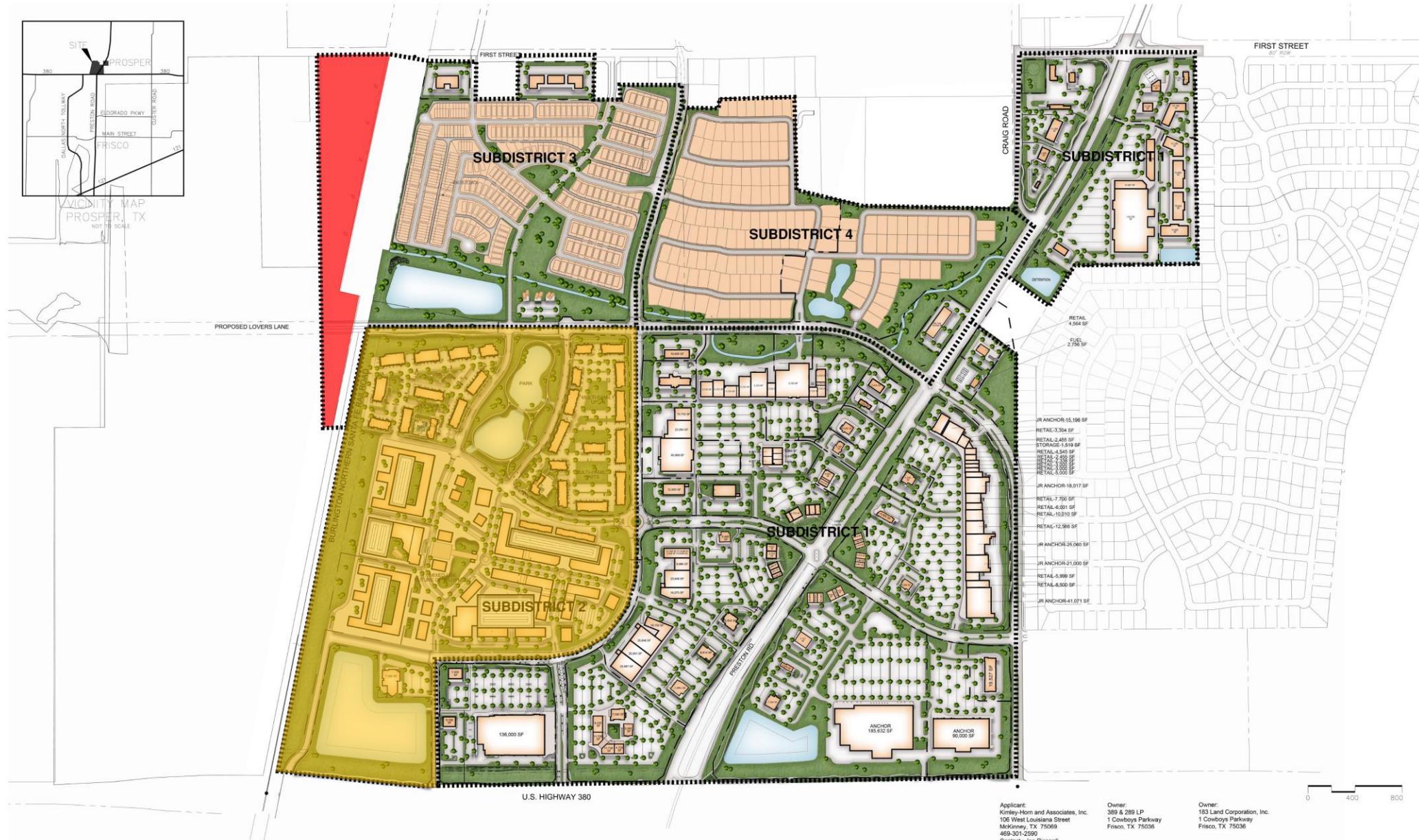
Date: 05.12.14 Scale 1" = 300'



# AMENDMENT 4 – SUBDISTRICT 2 CHANGES

- Addition of 600 MF units
- Activate the area to attract more high end restaurant and shopping Tenants
- Necessary to stay competitive with nearby mixed use developments
- Similar changes occurring across country on existing developments





# Gates of Prosper

---

## *Blue Star Land*

## Exhibit D

Date: 08.27.24 Scale 1" = 300'

# AMENDMENT 4 – SUBDISTRICT 3 CHANGES

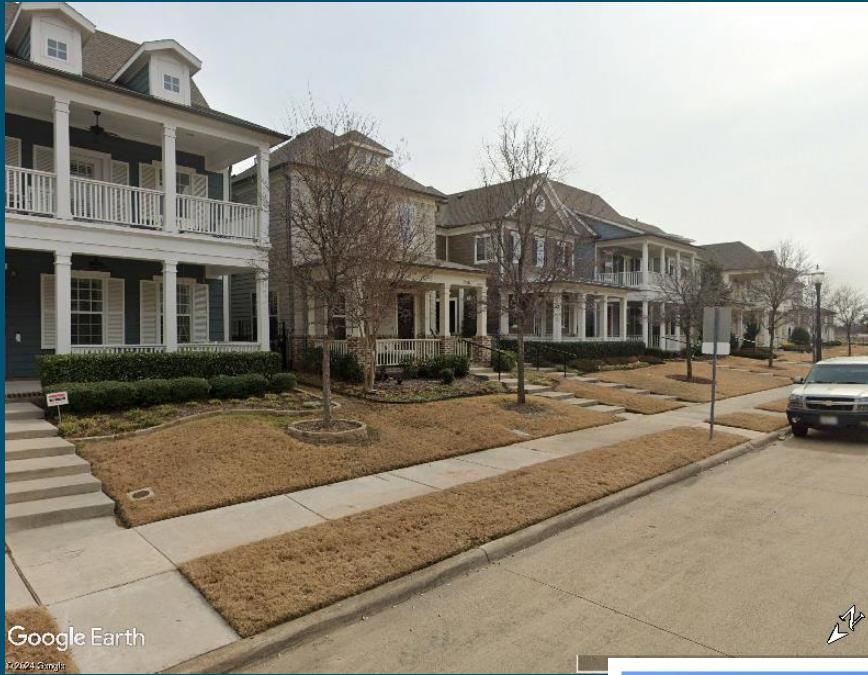
- Originally considered for for MOB
- Additional residential would have a greater benefit on the area
- Addition of 150 SF units
- Provide a buffer between downtown and the more intense retail areas
- Walkable to both the Downtown area as well as Gates retail areas.
- Provide an alternative residential product type





Gates of Prosper  
Blue Star Land

Exhibit D  
Date: 08.27.24 Scale 1" = 300'  
ÓBRIEN



Google Earth  
2022-01-01

- Max. 110 – 40' Lots
- Alley served



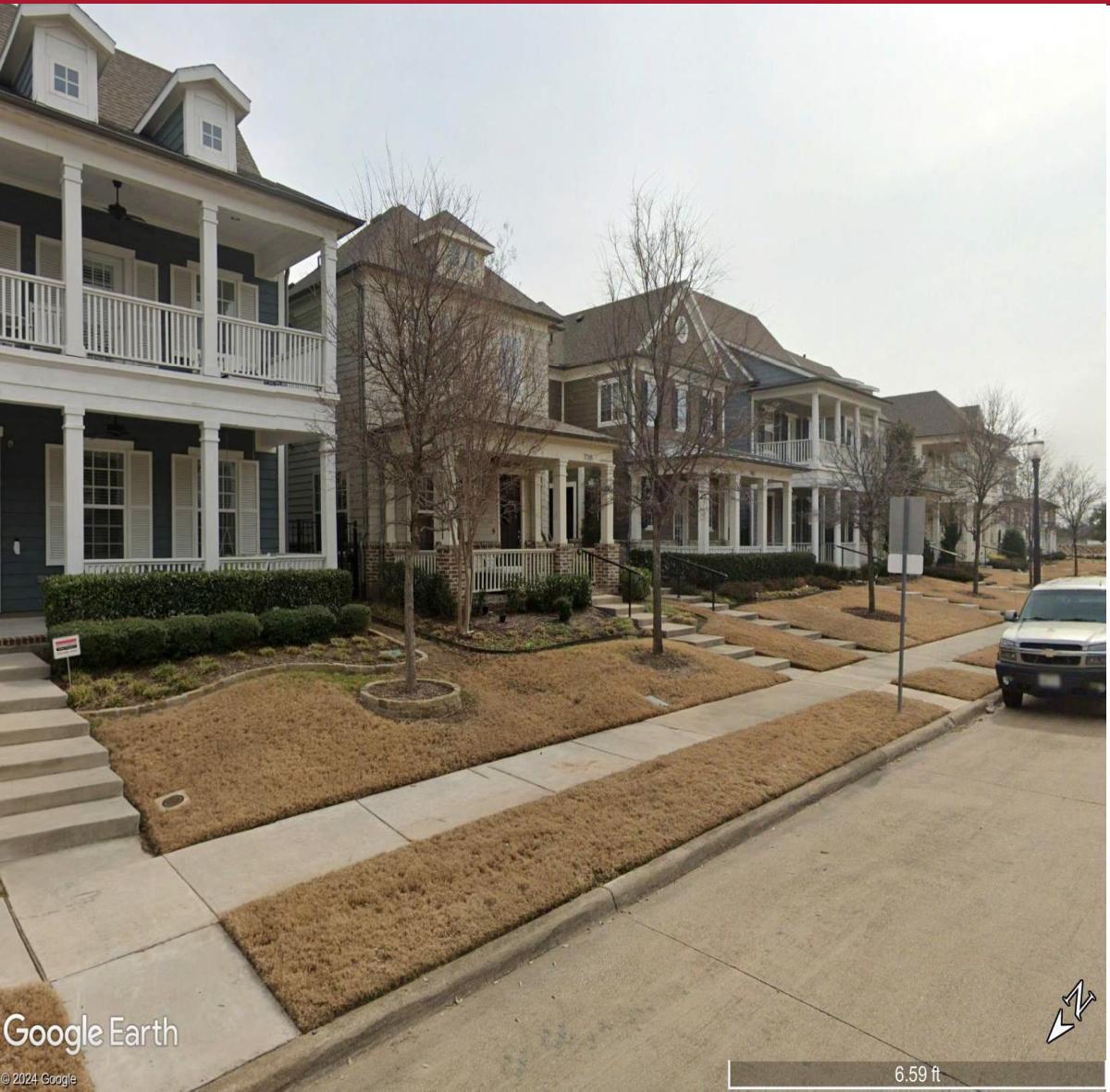
Google Earth  
2022-01-01



Google Earth  
2024-01-01



TOWN OF  
PROSPER



Google Earth

© 2024 Google



Google Earth

© 2024 Google

5.24 ft

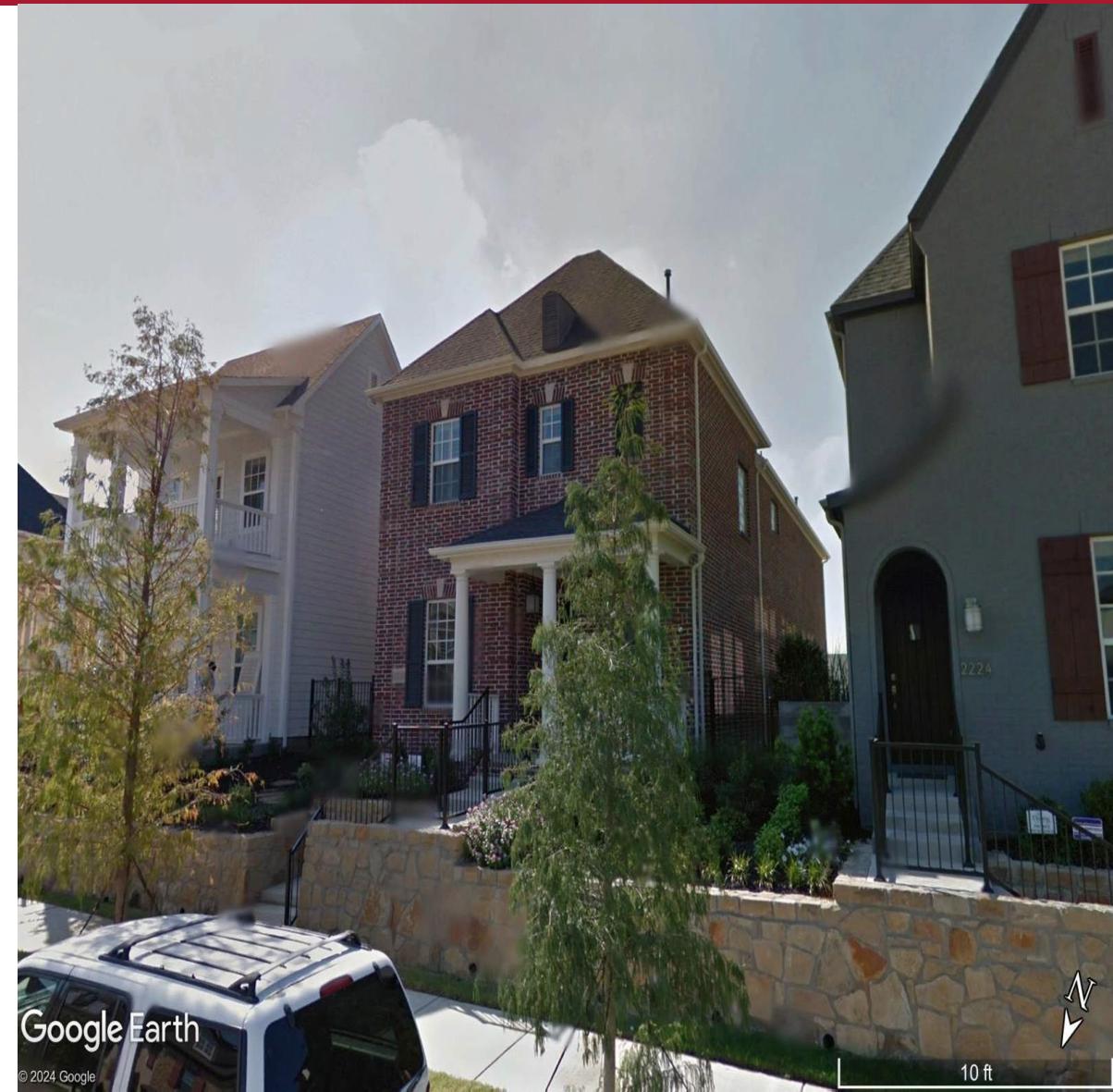


TOWN OF  
PROSPER



Google Earth

© 2024 Google



Google Earth

© 2024 Google

10 ft

## Agenda Item 2.

Discussion regarding mixed-use developments within the Town of Prosper. (DH)



# Adjourn