

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

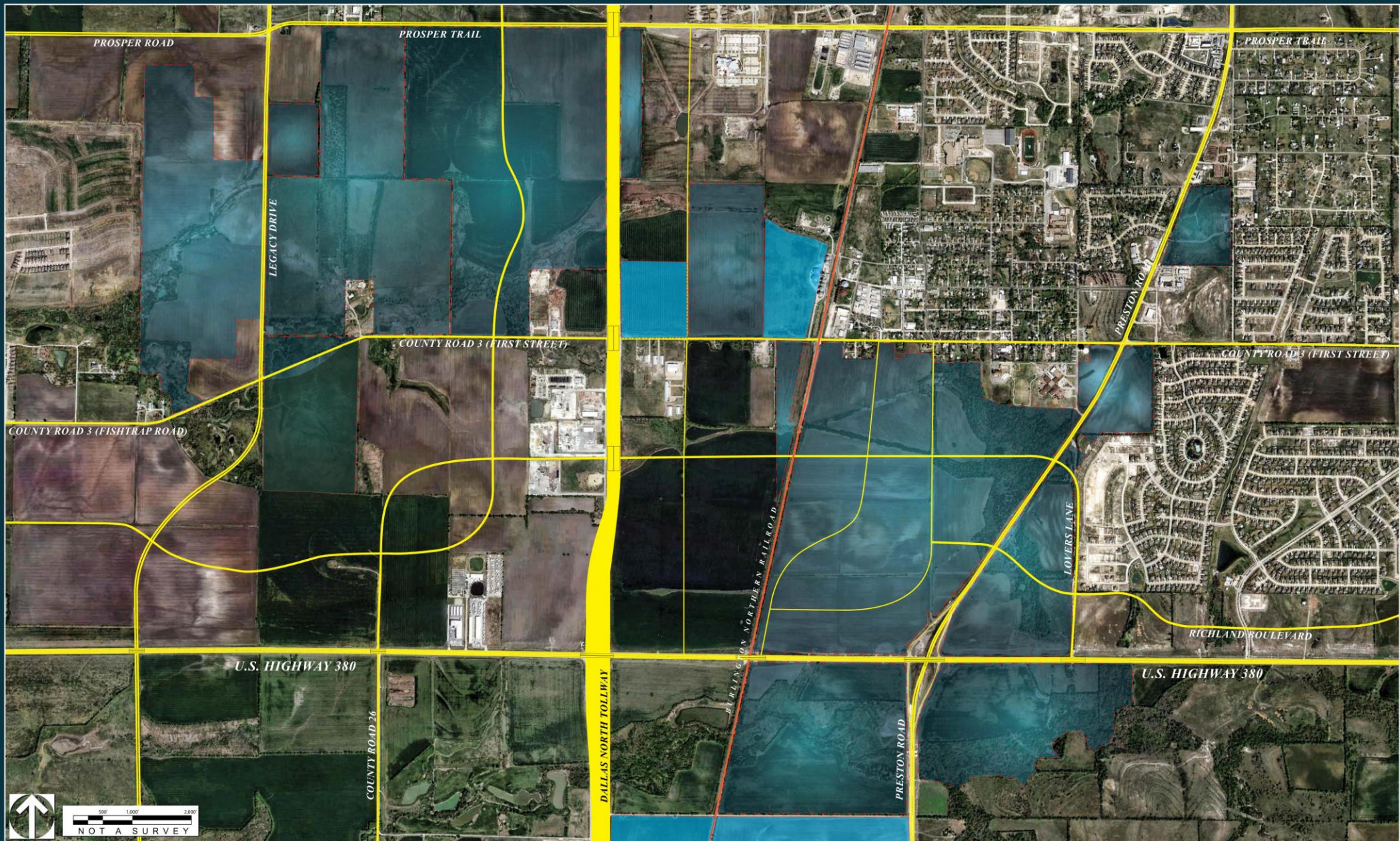


# BLUE STAR HISTORY WITH THE TOWN OF PROSPER

- 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







100' 1,000' 2,000'  
NOT A SURVEY

JANUARY 2012



PROSPER, TEXAS

**Kimley-Horn and Associates, Inc.**  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928  
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



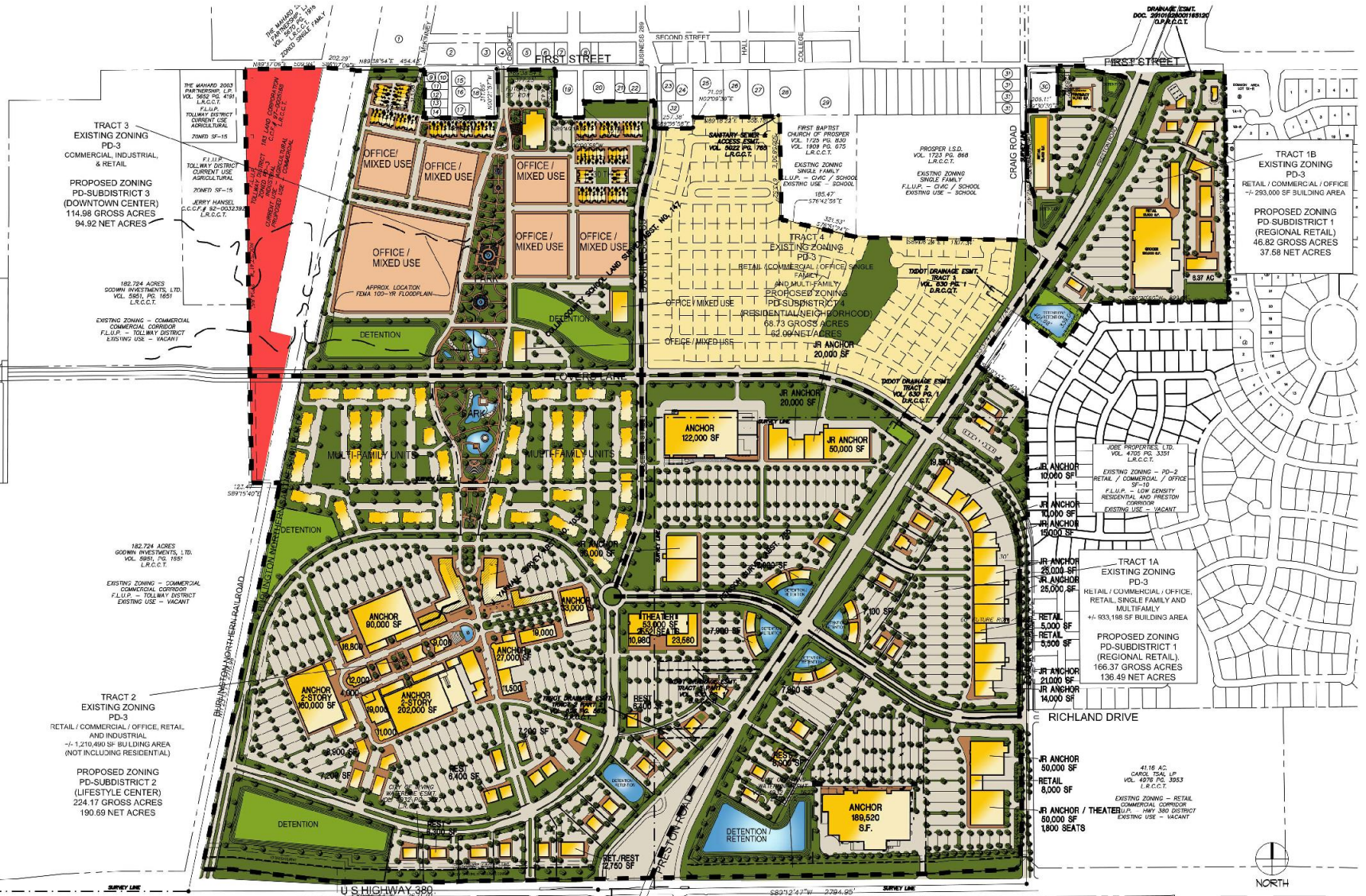
# GATES OF PROSPER HISTORY

- 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



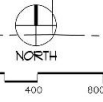


VICINITY MAP  
PROSPER, TX  
NOT TO SCALE



TRACT 2  
EXISTING ZONING  
PD-3  
RETAIL / COMMERCIAL / OFFICE, RETAIL  
AND INDUSTRIAL  
~1,210,490 SF BUILDING AREA  
(NOT INCLUDING RESIDENTIAL)  
  
PROPOSED ZONING  
PD-SUBDISTRICT 2  
(LIFESTYLE CENTER)  
224.17 GROSS ACRES  
190.65 NET ACRES

TRACT 3  
EXISTING ZONING  
PD-3  
COMMERCIAL, INDUSTRIAL,  
& RETAIL  
  
PROPOSED ZONING  
PD-SUBDISTRICT 3  
(DOWNTOWN CENTER)  
114.98 GROSS ACRES  
94.92 NET ACRES



NOTE:  
THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR  
ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE  
ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.  
OVERALL BUILDING, PARKING AND LOT LAYOUTS SHOWN ON THIS EXHIBIT ARE  
FOR ILLUSTRATION PURPOSES AND DO NOT REPRESENT THE FINAL LAYOUT.

Applicant:  
Kinley-Horn and Associates, Inc.  
5750 Genesee Court Suite 200  
Frisco, TX 75034  
972-335-3586  
Fax 972-335-3779  
Contact: Frank Abbott

Owner:  
Blue Star Allen Land, L.P.  
8000 Warren Parkway  
Bldg. 1, Suite 100  
Frisco, TX 75034

Owner:  
183 Land Corporation, Inc.  
8000 Warren Parkway  
Bldg. 1, Suite 100  
Frisco, TX 75034

# 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







# 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

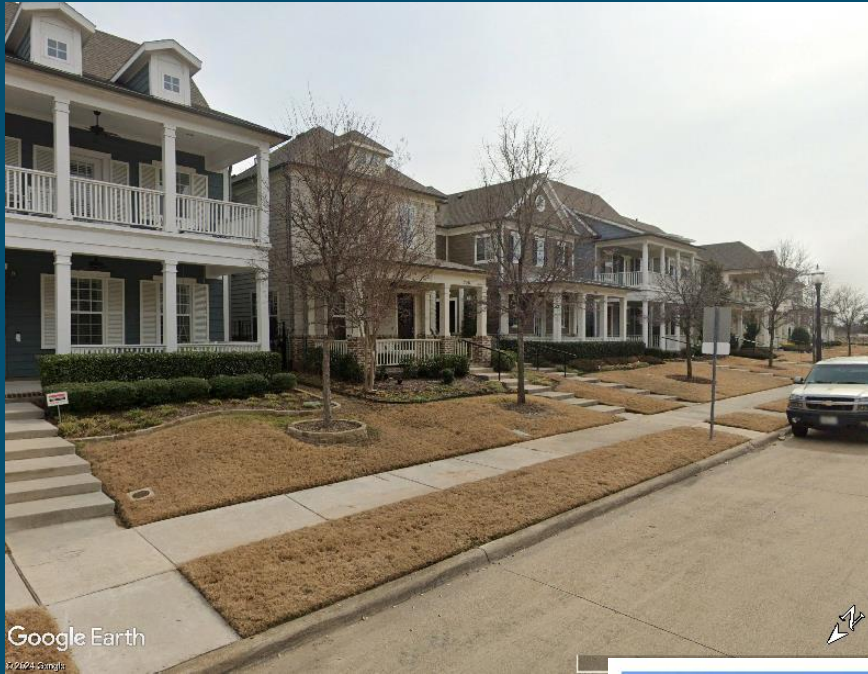
## *Blue Star Land*

Exhibit D

Date: 08.27.24 Scale 1" = 300'

**O'BRIEN**

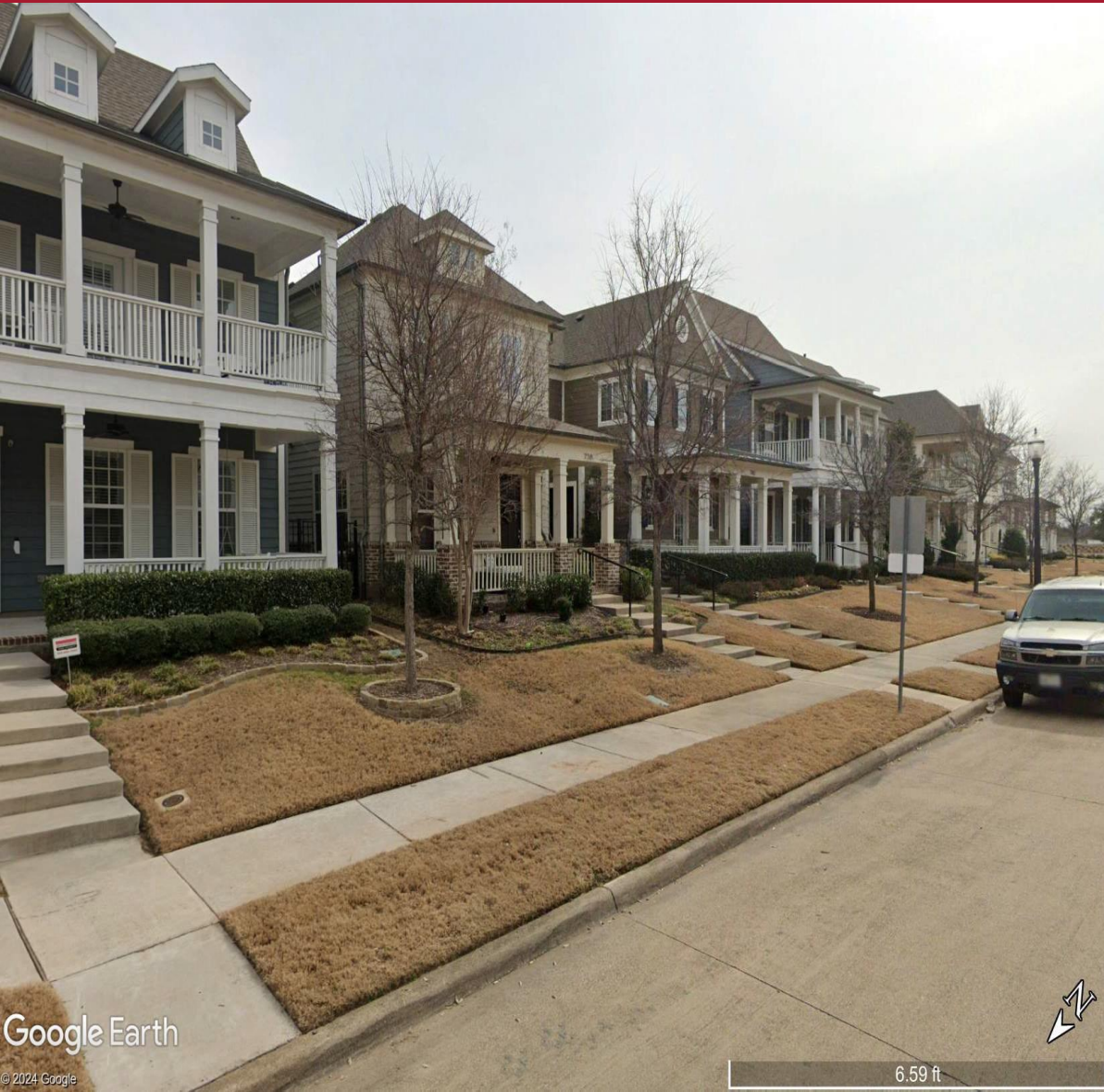




- Max. 110 – 40' Lots
- Alley served











## Agenda Item 2.

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

# Adjourn