

# Welcome to the October 14, 2025, Prosper Town Council Work Session

# Call to Order/Roll Call

## Agenda Item 1.

Discussion regarding the Unified Development Code (UDC). (DH)

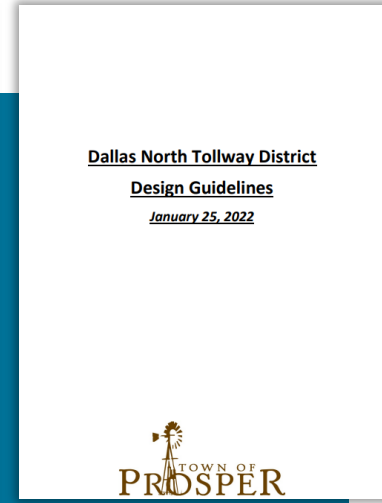
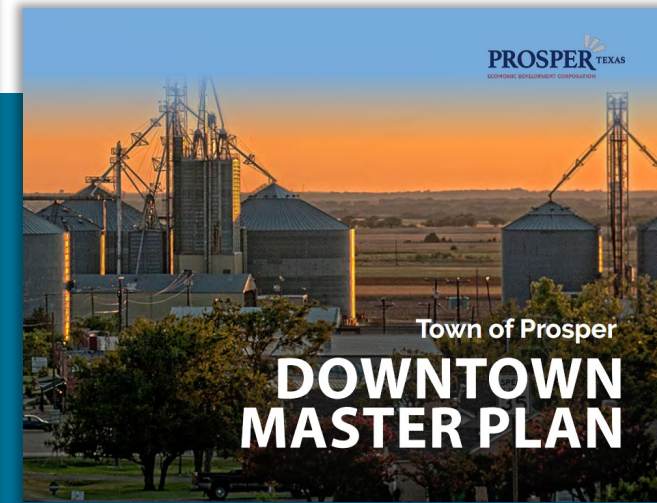
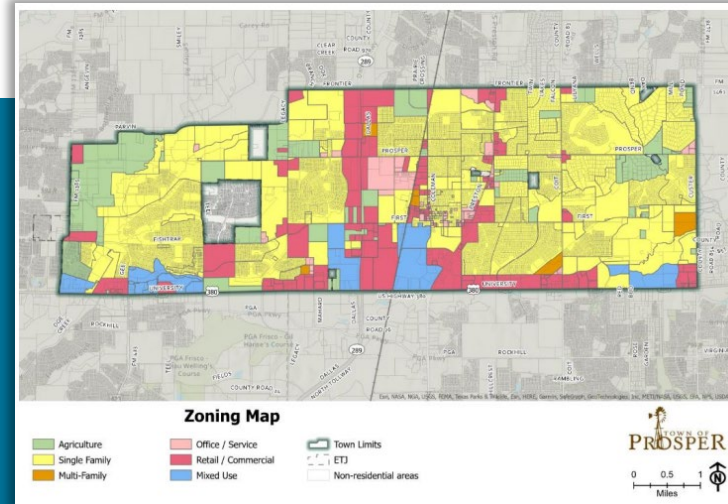


# **PROSPER Unified Development Code Update**

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TOWN COUNCIL WORKSHOP  
OCTOBER 14, 2025

# THE Best Practice



Unified  
Development  
Code





# Development Codes 101

# Legislative Authority

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In Texas, the **Texas Local Government Code (TLGC)** provides cities with the authority to manage land development.

**Chapter 211**  
ZONING

**Chapter 212**  
SUBDIVISIONS

**Chapter 213**  
COMPREHENSIVE  
PLANS



# Substantive Changes



# Chapter 3 – Building Regulation

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## Substantive Changes

- Added two alternate members to the Construction Board of Appeals
- Added rental housing inspections & regulation for individual room rentals
- Updated graphic illustrations for signs

# Chapter 4 – Business Regulations

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## Substantive Changes

- Unlawful solicitation prohibited; permit required from the Town
- Prohibited transient rentals of single-family, townhomes, patio-homes, and condos
- Police Chief approval required for Special Events
- Definitions moved to a consolidated chapter

# Chapter 5 – Fire Prevention and Protection

## Substantive Changes

- Prosper Volunteer Fire Department ➡ Prosper Fire Department
- Town Administrator ➡ Town Manager
- Prosper Fire Department ➡ Prosper Fire Rescue
- Civil Service Commission wording was removed
- Swearing in of Officers Mayor ➡ Fire Chief



# Chapter 6 – Health & Sanitation

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## Substantive Changes

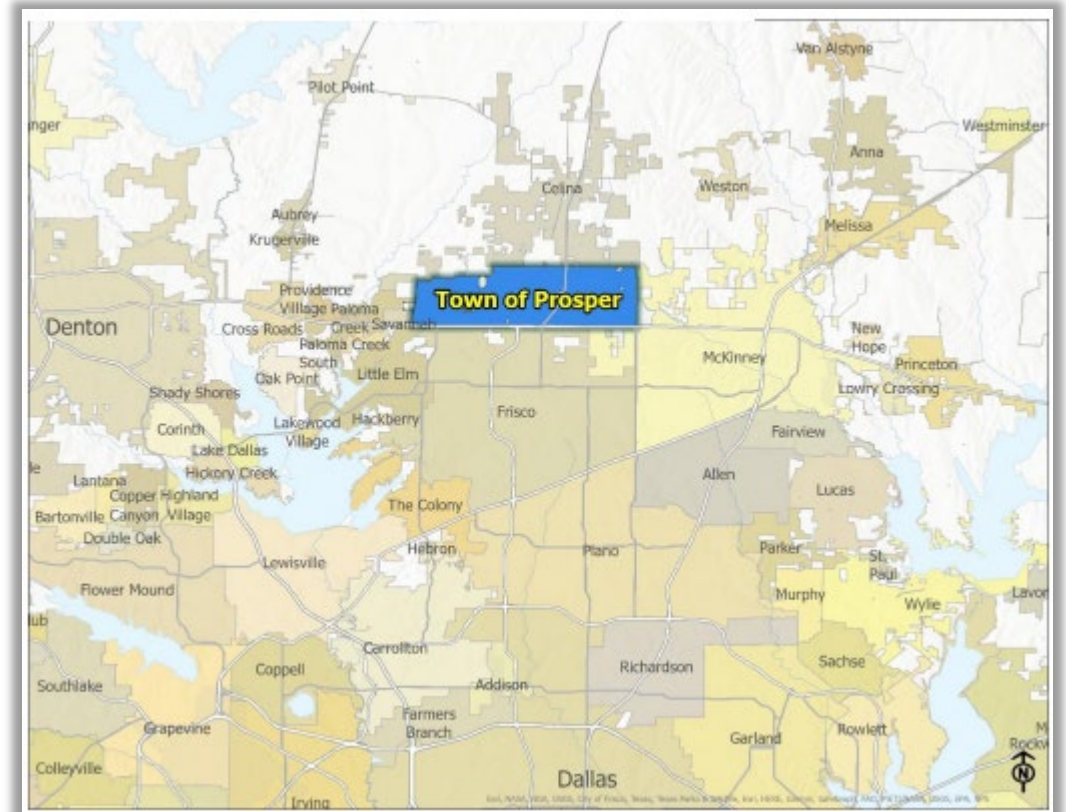
- Definitions and titles have been updated
- E-cigarettes has been defined; allows the possibility of enforcement like other tobacco products
- Swimming pools and Spas have been relocated to the Building Regulations Chapter



# Chapter 10 – Subdivision Regulation

## Substantive Changes

- Final Plat recorded before construction plan approval, must be recorded prior to Site Plan approval
- PZC reviews and makes final decision on plat vacation
- PZC's plat extensions are final, not appealable to Town Council
- Director of Development Services approves: Conveyance Plats, small Replats ( $\leq 4$  lots, no public improvements)



# Chapter 13 – Utilities

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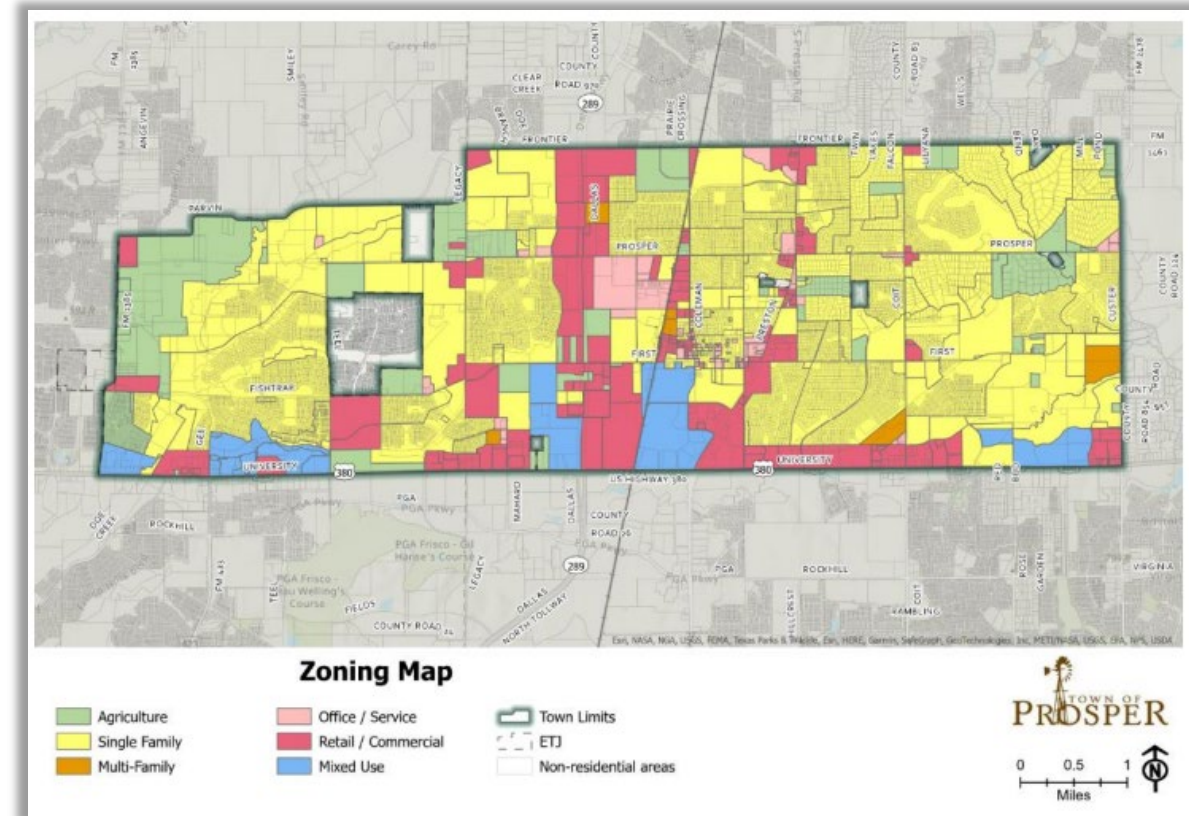
## Substantive Changes

- A new Enforcement and Penalties section added
- Subsections related to the Coronavirus pandemic were removed
- Centralized penalties in one section

# Chapter 14 – Zoning

## Substantive Changes

- Non-owners/occupants must submit a Public Records Request to the Town Secretary to obtain a Certificate of Occupancy record
- All uses now require a building permit, including nonconforming uses
- PZC/Council may table if applicant absent; Council needs supermajority to overrule PZC denial; Council denials default 'with prejudice' (1-yr resubmission ban)



# Chapter 14 – Zoning Continued

## Substantive Changes

- Established one-year expiration provision for incomplete applications
- Eliminated the SF-22, SF-17.5, SF-12.5, DTSF, 2F, MH, DTO, NS, DTR, R, and CC districts
- Proposed districts: A, SF-E, SF-15, SF-10, TH, MF, O, C, I, PD, SUP

Previously Abbreviated Zoning District	New Abbreviated Zoning District	Zoning District Name
A	A	Agricultural
SF-E	SF-E	Single Family-Estate
SF-22, SF-17.5, SF-15	SF-15	Single Family-15
SF-10, DTSF	SF-10	Single Family-10
TH	TH	Townhome
MH, MF	MF	Multifamily
DTO, O, NS	O	Office
CC, C, R, DTR, DTC	C	Commercial
I	I	Industrial
PD	PD	Planned Development
SUP	SUP	Specific Use Permit



# Chapter 14 – Zoning Continued

## Substantive Changes

- Replaced old land use matrix with a master table that includes parking & conditional use standards
- Added a 9-month expiration provision for Site Plans
- Added requirements for conceptual façade, open space, tree survey at the Site Plan stage
- Supermajority vote required at Council to overrule a PZC decision on a Site Plan

Key     • = Allowed   S = Specific Use Permit	Base Zoning Districts ↓							Conditional Development Standards Sec. 3.01. D	Required Parking Min.   Max.
Land Use ↓	A	SF	TH	MF	O	C	I		
Residential Uses									
Manufactured Home	•								
Model Home		•	•						
Multifamily Dwelling				•					
Private Street Development		35	35					35	
Retirement Housing				S					
Single Family Dwelling, Attached (Townhome)			•						
Single Family Dwelling, Detached	•	•	42	42				42	
Two Family Dwelling (Duplex)									
Accessory and Incidental Uses									
Accessory Building	•	•	•	•					N/A (refer to primary use)
Caretaker's/Guard's Residence					•	•	•		1   1 + 1/guestroom

# Chapter 14 – Zoning Continued

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## Substantive Changes

- Stronger planting & tree standards
- Prohibited “jellyfish” style outdoor lighting
- Accessory buildings exclude short-term rentals and commercial uses
- Accessory buildings and carports must be similar in appearance and character to the primary building
- Point-based design standards

Large Trees (Shade)	Small Trees (Ornamental)	Shrubs
Afghan Pine (Evergreen)	Birds of Paradise	American Beautyberry
American Elm	Buckeye, Mexican	Agarita
Arizona Cypress (Evergreen)	Buckeye, Red	Aromatic Sumac
Bald Cypress	Buckeye, Texas	Bridal Wreath Spirea
Bigelow Oak	Carolina Buckthorn	Burford Holly
Bur Oak	Crepe Myrtle (tree form)	Chinese Photinia
Caddo Maple	Desert Willow	Cleyera
Cedar Elm	Eastern Red Cedar	Compact Nandina
Chinquapin Oak	Eve's Necklace	Coral Berry
Durand Oak	Hawthorne	Crimson Pygmy Barberry

# Next Steps

- Combining all the Chapters into a Unified Development Code (UDC)
- Adoption of the UDC



# Questions

Any Questions?





Thank you!



## Executive Session

- Section 551.087 – To discuss and consider economic development incentives and all matters incident and related thereto.
- Section 551.072 – To discuss and consider the purchase, exchange, lease, or value of real property for municipal purposes and all matters incident and related thereto.
- Section 551.074 – To discuss and consider personnel matters and all matters incident and related thereto.
- Section 551.074 - To discuss appointments to the Board of Adjustment/Construction Board of Appeals, Parks & Recreation Board, Library Board, Prosper Economic Development Corporation Board, Planning & Zoning Commission, Community Engagement Committee, and the Downtown Advisory Committee, and all matters incident and related thereto.
- Section 551.071 – Consultation with the Town Attorney to discuss legal issues associated with any agenda item.

The Town Council will reconvene after Executive Session.

# Reconvene into Work Session



# Adjourn