



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 Ordinance for Planned Development-67 (Gates of Prosper) – Amending a portion of Subdistricts 2 and Subdistrict 3

Town Council Meeting – October 14, 2025

**Strategic Visioning Priority: 2. Development of Downtown as Destination
3. Commercial Corridors are ready for Development**

Agenda Item:

Consider and act upon an ordinance to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west side of Preston Road between US 380 (University Drive) and First Street. (ZONE-24-0012)

Description of Agenda Item:

On August 26, 2025, the Town Council approved the proposed amendment to Planned Development-67, the Gates of Prosper, by a vote of 5-2 with Councilmember Ray and Deputy Mayor Pro-Term Kern voting in opposition.

The motion included several modifications and additions to the standards. Attached is a redlined version of the development standards showing all modifications to the current ordinance, including those required in the motion of approval.

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:

1. Redlined Ordinance Exhibits
2. Ordinance
3. Ordinance Exhibits

Town Staff Recommendation:

Town Staff recommends approval of an ordinance to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west side of Preston Road between US 380 (University Drive) and First Street.

Proposed Motion:

I move to approve/deny an ordinance to amend the uses and conceptual layout of a portion of Subdistrict 2 and Subdistrict 3 of Planned Development-67, consisting of 258.3± acres on the west side of Preston Road between US 380 (University Drive) and First Street.