



## PLANNING

**To: Mayor and Town Council**

**From: David Soto, Planning Manager**

**Through: Mario Canizares, Town Manager**  
**Chuck Ewings, Executive Director of Development and Infrastructure Services**

**Re: Westside Planned Development Ordinance**

**Town Council Meeting – April 11, 2023**

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**Agenda Item:**

Consider and act upon an ordinance amending Planned Development-94 (PD-94), for the Westside Development, on 64.5± acres, northeast corner of US 380 and FM 1385, regarding a big box use and development standards. (Z22-0020).

**Description of Agenda Item:**

On February 28, 2023, the Town Council approved the proposed rezoning request, by a vote of 6-0 subject to:

1. The applicant revises the 8-foot screening wall on the north side of the property line to include a potential pedestrian entryway adjacent to Kent Drive.
  - a. *The applicant has revised the exhibit to include a potential pedestrian entry way.*
2. The applicant submits Property Owner Association (POA) documentation to be approved by the Executive Director of Development Services.
  - a. *The applicant will submit Property Owner Association (POA) documentation to be approved by the Executive Director of Development Services*
3. The applicant increases the landscaping on the east façade of the big box building.
  - a. *The applicant revised the landscape plan to add additional landscaping on the east façade of the big box building.*
4. The applicant revises the west and south elevations of the big box building.
  - a. *The applicant revised the façade plan on the west and south elevation of the big box building.*
5. The applicant revises the screening wall to continue between the residential area and Multifamily use.
  - a. *The applicant extended the screening wall along the residential area and multifamily use to match what was being proposed between the residential area and retail/big box building.*

An ordinance has been prepared accordingly. The Development Agreement between the Town of Prosper and 1385 Prosper LLC, Alphas 3 Prosper RI LLC, SSSS Holdings LLC, and Westside Prosper LLC, is also on the March 28, 2023, Town Council agenda for consideration.

**Legal Obligations and Review:**

Town Attorney, Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard ordinance as to form and legality.

**Attached Documents:**

1. Ordinance
2. Ordinance Exhibits

**Staff Recommendation:**

Staff recommends approval of an ordinance to amend Planned Development-94 (PD-94), for the Westside Development, on 64.5± acres, northeast corner of US 380 and FM 1385, regarding a big box use and development standards subject to following:

1. Town Council approval of the license agreement.

**Proposed Motion:**

I move to approve an ordinance to amend Planned Development-94 (PD-94), for the Westside Development, on 64.5± acres, northeast corner of US 380 and FM 1385, regarding a big box use and development standards subject to the following:

1. Town Council approval of the license agreement.