



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: Development Agreement for Wandering Creek

Town Council Meeting – April 16, 2024

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon authorizing the Town Manager to execute a Development Agreement between Hunt Wandering Creek Land, LLC, and the Town of Prosper relative to Wandering Creek.

Description of Agenda Item:

Town Council approved Planned Development-90 (Brookhollow North) on July 10, 2018. The original ordinance was approved prior to the passing of the state law that prohibits municipalities from regulating building materials; therefore, no development agreement was necessary at the time. Recently, the developer of Wandering Creek, a subdivision within Brookhollow North, expressed a desire to alter the roofing requirements and clarify some regulations listed in the Planned Development.

A development agreement has been prepared accordingly to reiterate required building materials, alter the roofing requirements, and provide interpretations of some regulations within the Planned Development. One hundred percent (100%) masonry will be required on street-facing elevations and eighty percent (80%) masonry will be required on remaining elevations. Per the agreement, masonry is defined as brick, cast stone, cementitious siding, stone, and stucco. These are the same material standards contained in "Exhibit F" and "Exhibit G" of the Planned Development. The minimum slope for main residential buildings will be changed from 12:12 (street-facing) and 8:12 (non-street-facing) to 6:12 for all roof lines. Additionally, accessory structures will have a minimum slope of 1.5:12. Lastly, the interpretations of a uniform mailbox style, appropriate fencing material for residential streets versus collector streets, screening material consistent with residence material, and appropriate building materials for driveways are clarified by the agreement.

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. Development Agreement
2. Planned Development-90 Architectural Standards

Town Staff Recommendation:

Town Staff recommends that the Town Council authorize the Town Manager to execute a Development Agreement between Hunt Wandering Creek Land, LLC, and the Town of Prosper relative to Wandering Creek.

Proposed Motion:

I move to authorize/not authorize the Town Manager to execute a Development Agreement between Hunt Wandering Creek Land, LLC, and the Town of Prosper relative to Wandering Creek.