



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 Rock Creek Church

Town Council Meeting – January 23, 2024

Strategic Visioning Priority: 3. Commercial Corridors are ready for Development

Agenda Item:

Consider and act upon authorizing the Town Manager to execute a Development Agreement between James Riley and the Town of Prosper relative to Rock Creek Church.

Description of Agenda Item:

On January 9, 2024, the Town Council approved the proposed rezoning request by a vote of 7-0.

A Development Agreement has been prepared accordingly. The Ordinance Adoption for this rezoning request is also on the January 23, 2024, Town Council agenda for consideration. Below are the percentages of the exterior materials agreed to as part of development agreement:

| South Elevation | North Elevation | West Elevation | East Elevation | All Elevations |
|------------------------------------|-----------------------------------|------------------------------------|------------------------------------|--------------------------------------|
| Stucco: 65 SF (1%) | Stucco: 640 SF (7%) | Stucco: 0 SF (0 %) | Stucco: 1,253 SF (31%) | Stucco: 1,958 SF (7%) |
| Stone: 2,050 SF (28%) | Stone: 3,462 SF (37%) | Stone: 1,440 SF (25%) | Stone: 390 SF (9%) | Stone: 7,342 SF (28%) |
| Brick: 4,616 SF (63%) | Brick: 5,085 SF (55%) | Brick: 3,997 SF (69%) | Brick: 2,230 SF (57%) | Brick: 15,928 SF (61%) |
| Metal Panel: 571 SF (8%) | Metal Panel: 55 SF (1%) | Metal Panel: 350 SF (6%) | Metal Panel: 140 SF (3%) | Metal Panel: 1,116 SF (4%) |
| Total: 7,302 SF | Total: 9,242 SF | Total: 5,787 SF | Total: 4,013 SF | Total: 26,344 SF |

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

Town Staff Recommendation:

Town Staff recommends that the Town Council authorize the Town Manager to execute a Development Agreement between James Riley and the Town of Prosper relative to Rock Creek Church.

Proposed Motion:

I move to authorize/not authorize the Town Manager to execute a Development Agreement between James Riley and the Town of Prosper relative to Rock Creek Church.