



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: Ordinance for Amendments to the Unified Development Code

Town Council Meeting – August 25, 2026

Strategic Visioning Priority: Provide Excellent Municipal Services
Ensure the Town's Commercial Corridors are Ready for Development

Agenda Item:

Consider and act upon an ordinance to amend the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District setback regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments. (ZONE-26-0010)

Description of Agenda Item:

On July 28, 2026, the Town Council unanimously approved the proposed rezoning request by a vote of 6-0 (Councilmember Charles absent), subject to requiring a Specific Use Permit for a dual brand hotel and stipulating that jellyfish lighting cannot be used between 12 pm and 6 am. An ordinance has been prepared accordingly.

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. Ordinance

Town Staff Recommendation:

Town Staff recommend the Town Council approve the ordinance to amend the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District setback regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments.

Proposed Motion:

I move to approve/deny the ordinance to amend the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District setback regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments.