



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
David Hoover, Director of Development Services

Re: Planned Development Ordinance MQ Prosper North

Town Council Meeting – May 23, 2023

Agenda Item:

Consider and act upon an ordinance to rezone 13.3± acres from Single Family-15 (SF-15) to Planned Development-Retail (PD-R), generally to allow for an office/retail development, located on the east side of Preston Road, north of St. Peter Lane. (Z21-0003).

Description of Agenda Item:

On April 25, 2023, the Town Council approved the proposed rezoning request, by a vote of 6-0 subject to:

1. A specific use permit (SUP) is required for any business that sells alcoholic beverages for off-premise consumption;
2. Alcohol sales are only authorized in Buildings 1 and 5, as reflected on the Concept Plan;
3. For any bank that is located on the Property, a specific use permit (SUP) will be required if the bank utilizes a drive-thru;
4. A specific use permit (SUP) is required for any drive-thru restaurant on the Property.

The applicant has revised the ordinance to address the motion mentioned above.

An ordinance has been prepared accordingly. The Development Agreement between the Town of Prosper and MQ Development Partners, is also on the May 23, 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 rezone 13.3± acres from Single Family-15 (SF-15) to Planned Development-Retail (PD-R), generally to allow for an office/retail development, located on the east side of Preston Road, north of St. Peter Lane.

Proposed Motion:

I move to approve an ordinance to rezone 13.3± acres from Single Family-15 (SF-15) to Planned Development-Retail (PD-R), generally to allow for an office/retail development, located on the east side of Preston Road, north of St. Peter Lane.