



## PLANNING

**To:** Mayor and Town Council

**From:** David Soto, Planning Manager

**Through:** Mario Canizares, Town Manager  
Chuck Ewings, Assistant Town Manager  
David Hoover, Director of Development Services

**Re:** Planned Development Ordinance Marriott (Prosper Center)

Town Council Meeting – June 27, 2023

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**Agenda Item:**

Consider and act upon an ordinance to rezone 5.7± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel. (Z22-0002).

**History:**

The item was originally tabled at the June 13, 2023, to reflect the new ownership.

**Description of Agenda Item:**

On July 26, 2022, the Town Council approved the proposed request, by a vote of 6-0 subject to:

1. Additional stone to the façade.
2. Additional landscaping around the pool.

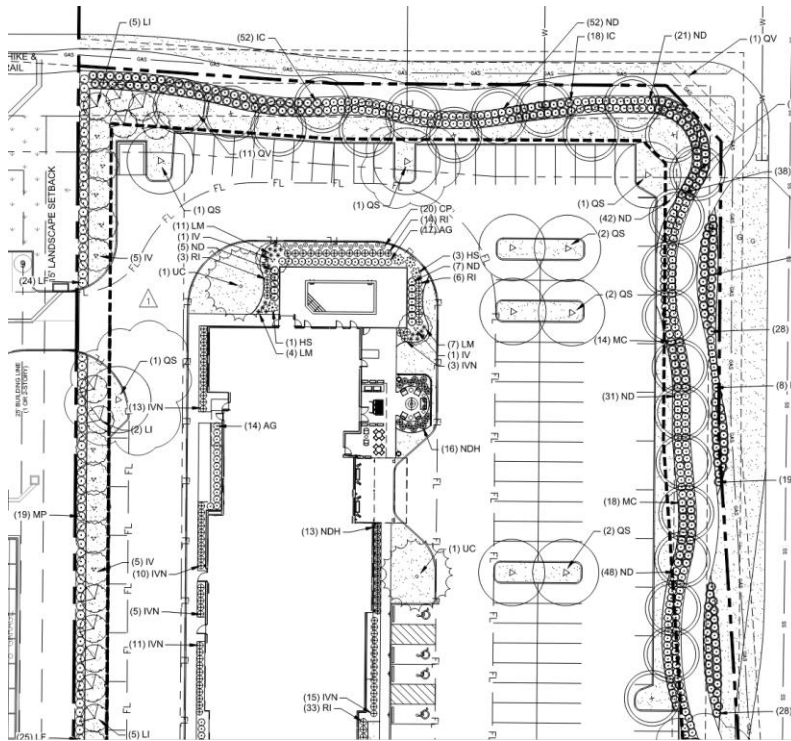
**Building Materials**

The applicant originally provided an overall 42% stone material on the façade. The applicant has revised the façade plan to increase that overall stone material to 50%.

MATERIAL CALCULATIONS-OVERALL W/OUT WINDOW		
	AREA	PERCENTAGE
STONE -1	11,972	38%
STUCCO	15,595	50%
STONE -2	3,635	12%
TOTAL	31,202	100%



## Revised Landscape Plan



An ordinance has been prepared accordingly. The Development Agreement between the Town of Prosper and MQ Development Partners, is also on the June 27, 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 5.7± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel.

### **Proposed Motion:**

I move to approve an ordinance to rezone 5.7± acres from Office (O) to Planned Development-Office (PD-O), located on the west side of Mahard Parkway, south of Prairie Drive, specifically to allow for a limited-service hotel.