



PLANNING

To: Planning and Zoning Commission **Item No. 4f**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Revised Site Plan for MSW Prosper 380 Addition, Block A, Lot 2

Meeting: April 21, 2026

Agenda Item:

Consider and act upon a request for a Revised Site Plan for an Addition to a Hospital on MSW Prosper 380 Addition, Block A, Lot 2, on 7.0± acres, located on the east side of Mahard Parkway and 650± feet north of University Drive. (DEVAPP-26-0010)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Tollway District.

Zoning:

The property is zoned Planned Development-47 (Commercial Corridor).

Conformance:

The Revised Site Plan conforms to the development standards of Planned Development-47.

Description of Agenda Item:

The Revised Site Plan consists of an addition of the current hospital, which is an expansion adding an additional 14,125 square feet with associated parking.

Access:

Access is provided from Mahard Parkway.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

There is no companion item on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Revised Site Plan
3. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Revised Site Plan.