



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Gates of Prosper, Phase 3B, Block B, Lot 3B

Meeting: October 21, 2025

Item No. 4f

Agenda Item:

Consider and act upon a request for a Site Plan for Restaurants on Gates of Prosper, Phase 3B, Block B, Lot 3B, on 12.2± acres, located on the northwest corner of Preston Road and University Drive. (DEVAPP-25-0033)

Future Land Use Plan:

The Future Land Use Plan designates this area as Town Center.

Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Conformance:

The Site Plan conforms to the development standards of Planned Development-67.

Description of Agenda Item:

The Site Plan consists of three restaurant buildings totaling 38,516 square feet and associated parking.

A Preliminary Site Plan (DEVAPP-24-0157) was approved by the Planning & Zoning Commission on May 6, 2025. The only change from the approved Preliminary Site Plan to the proposed Site Plan is the removal of one restaurant building as the original plan showed four.

Access:

Access is provided from Preston Road and University Drive.

Landscaping, Open Space, and Screening:

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

Companion Item:

As companion items, the Final Plat (DEVAPP-25-0032) and Façade Plan (DEVAPP-25-0031) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Preliminary Site Plan (DEVAPP-24-0157)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.