



PLANNING

To: Planning & Zoning Commission **Item No. 3d**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Gates of Prosper, Block B, Lots 5-7
Meeting: November 19, 2024

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Restaurant and Restaurant/Retail Buildings on Gates of Prosper, Phase 3, Block B, Lots 5-7, on 5.7± acres, located on the east side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0068)

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

Description of Agenda Item:

The Preliminary Site Plan consists of three buildings on three lots, totaling 26,228 square feet. The uses and sizes of the buildings are shown for each lot below:

- Lot 5: Restaurant/Retail Building – 9,081 SF
- Lot 6: Restaurant/Retail Building – 8,883 SF
- Lot 7: Restaurant Building – 8,264 SF

Access:

Access is provided from Preston Road.

Landscaping, Open Space, and Screening:

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

Companion Item:

As a companion item, the Revised Conveyance Plat (DEVAPP-24-0209) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.