



## 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 3, Block B, Lot 7  
**Meeting:** November 19, 2024

**Item No. 3f**

---

**Agenda Item:**

Consider and act upon a request for a Site Plan for a Restaurant on Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0111)

**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 an 8,264 square foot restaurant with a 1,137 square foot outdoor patio.

An adjustment to the TxDOT easement and property ownership along Preston Road is ongoing; construction on the restaurant may begin after this has been completed.

**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 companion items, the Final Plat (DEVAPP-24-0114) and the Façade Plan (DEVAPP-24-0112) are on this Planning & Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan subject to:

1. An adjustment of a TxDOT easement and property ownership along Preston Road prior to the release for construction; and
2. Town Council approval of the Façade Plan (DEVAPP-24-0112).