



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – May 7, 2024

Item No. 3f

Agenda Item:

Consider and act upon a request for a Revised Site Plan for a Drive-Through Restaurant on Gates of Prosper, Phase 1, Block B, Lot 2, on 1.5± acres, located on the east side of Preston Road and 470± feet north of Richland Boulevard. (DEVAPP-23-0198)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-67 (Retail).

Conformance:

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

Description of Agenda Item:

The Site Plan consists of a 4,996 square foot drive-through restaurant. The intent is to expand the drive-through after the existing order points and widen the drive-through from 19 feet to 22 feet. The proposed lanes consist of a two-foot-wide team member striping directly adjacent to the curb, a ten-foot-wide lane for vehicles, and a ten-foot-wide escape lane. The provision of ten-foot lanes would also help larger vehicles navigate through the drive-through.

The drive-through expansion will require an encroachment into the five-foot landscape setback. The additional measures provided in lieu of the five-foot landscape setback include enhanced landscape planting in the existing planting area fronting Preston Road, a reconstructed retaining wall at the south property line (the retaining wall will also be a screen wall at the drive-through pick-up lane to screen the drive-through), and the provision of additional plant material in front of the retaining wall for additional screening that will soften the look between the properties.

Access:

Access is provided from Preston Road and Richland Boulevard.

Landscaping, Open Space, and Screening:

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

Companion Item:

There is no companion item for this case.

Attachments:

1. Location Map
2. Site Plan
3. Landscape Plan
4. Screening Exhibit

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.