



## PLANNING

To: Planning & Zoning Commission

Item No. 3f

From: Doug Braches, Planner

Through: David Soto, Planning Manager

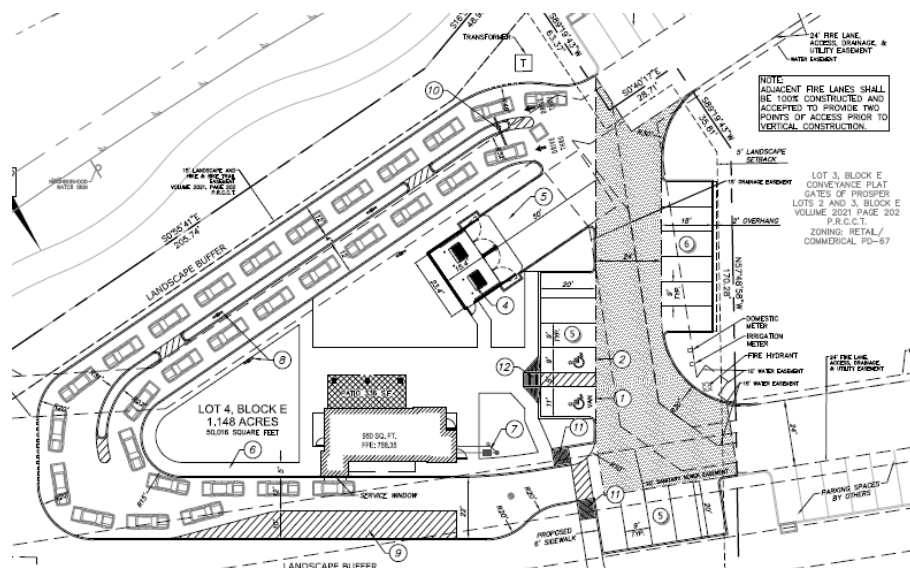
Re: Planning & Zoning Commission Meeting – July 18, 2023

### Agenda Item:

Consider and act upon a request for a Site Plan and Façade Plan for a Drive-Through Restaurant, on 1.1± acres, located south of East First Street and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0007 & DEVAPP-23-0011)

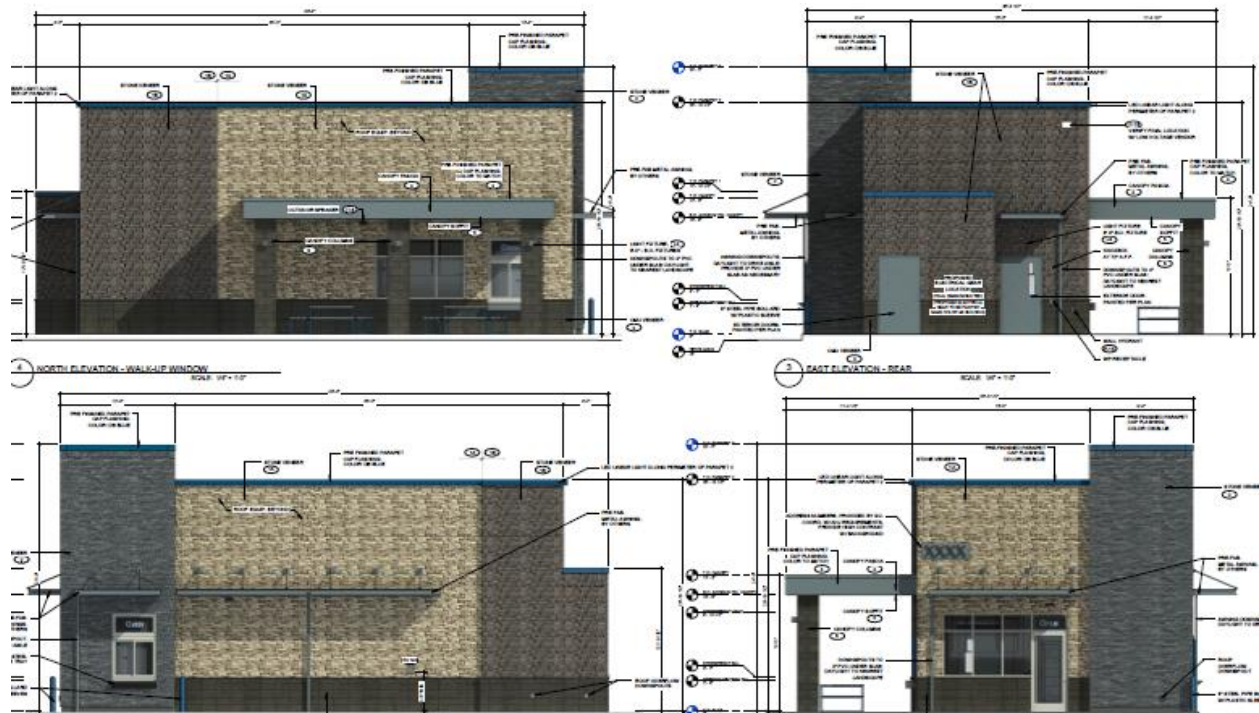
### Description of Agenda Item:

The Site Plan shows a 950 square foot building with a 336 square foot patio for a drive-through restaurant as shown below:



Access will be provided from South Craig Road and South Preston Road. The Site Plan (DEVAPP-23-0007) conforms to the Planned Development-67 (PD-67) development standards.

Per Planned Development-67 (PD-67), facade plans are required to be approved by Town Council. The Façade Plan shows the finished building elevations as shown below:



As a companion item, the Final Plat (DEVAPP-23-0015) is also on the Planning & Zoning Commission agenda for July 18, 2023.

#### **Attached Documents:**

1. Location Map
2. Site Plan
3. Façade Plan

#### **Town Staff Recommendation:**

Town staff recommends approval of the Site Plan & Façade Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.