



PLANNING

To: Planning & Zoning Commission **Item No. 3e**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for HUB 380 Addition, Block A, Lots 1-8
Meeting: February 18, 2025

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Indoor & Outdoor Commercial Amusement, Medical Office, Professional Office, and Restaurant/Retail Buildings on HUB 380 Addition, Block A, Lots 1-8, on 32.8± acres, located on the northwest corner of Prosper Commons Boulevard and University Drive. (DEVAPP-24-0161)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-2 (Commercial Corridor).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The Preliminary Site Plan consists of eight lots and seventeen buildings totaling 197,690 square feet with associated parking.

- Lot 1:
 - Four Professional Office Buildings (26,140 SF)
- Lot 2:
 - One Restaurant/Retail Building (11,400 SF)

- Lot 3:
 - One 2-Story Professional Office Building (22,800 SF)
- Lot 4:
 - Three Restaurant/Retail Buildings (51,670 SF)
- Lot 5:
 - Two Medical Office Buildings (12,250 SF)
- Lot 6:
 - Indoor & Outdoor Commercial Amusement (25,000 SF)
 - Medical Office Building (6,750 SF)
- Lot 7:
 - Three Restaurant/Retail Buildings (32,840 SF)
- Lot 8:
 - One Restaurant/Retail Building (8,840 SF)

Access:

Access is provided from Prosper Commons Boulevard, Richland Boulevard, and University Drive.

Landscaping, Open Space, and Screening:

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

Companion Item:

As a companion item, the Conveyance Plat (DEVAPP-24-0144) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.