



PLANNING

To: Planning and Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Prosper Commerce Center, Block A, Lot 1

Meeting: May 5, 2026

Item No. 4e

Agenda Item:

Consider and act upon a request for a Site Plan for Office/Warehouse Buildings on Prosper Commerce Center, Block A, Lot 1, on 13.2± acres, located on the west side of Custer Road and 1,200± feet north of University Drive. (DEVAPP-26-0006)

Future Land Use Plan:

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

Zoning:

The property is zoned Commercial.

Conformance:

The Site Plan conforms to the development standards of the Commercial District.

Description of Agenda Item:

The Site Plan consists of two office/warehouse buildings totaling 170,450 square feet and associated parking.

- Building A (north): Office/Warehouse Building (80,850 SF)
- Building B (south): Office/Warehouse Building (89,600 SF)

Access:

Access is provided from Custer Road.

Landscaping, Open Space, and Screening:

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

Companion Item:

As a companion item, a Final Plat (DEVAPP-26-0007) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.