



*Prosper is a place where everyone matters.*

## PLANNING

**To:** Mayor and Town Council

**From:** David Soto, Planning Manager

**Through:** Harlan Jefferson, Town Manager  
Hulon T. Webb, Jr., Interim Executive Director of Development and Infrastructure Services

**Re:** Town Council Meeting – July 26, 2022

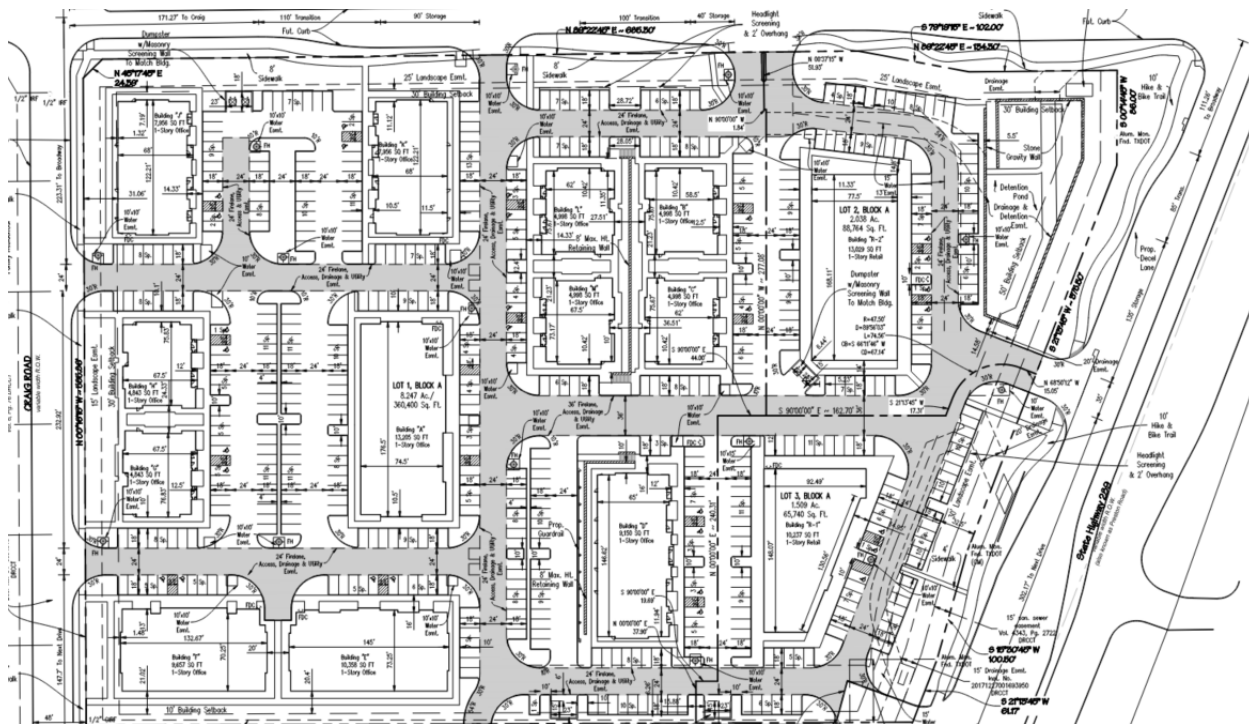
### Agenda Item:

Conduct a public hearing and consider and act upon a request to amend Planned Development-93 (PD-93), on 0.8± acres, located on the southwest corner of Broadway Street and Preston Road, in order to allow for a restaurant with drive-through services. (Z22-0006)

### History:

A Planned Development was approved in 2019 which allowed a commercial development that consist of Retail and Office uses.

### Original Planned Development



**Description of Agenda Item:**

The zoning and land use of the surrounding properties are as follows:

	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use Plan</b>
<b>Subject Property</b>	Planned Development-93	Undeveloped	Retail & Neighborhood Services District
<b>North</b>	Planned Development-93	Undeveloped	Retail & Neighborhood Services District
<b>East</b>	Planned Development-7	Undeveloped / Retail	Retail & Neighborhood Services District
<b>South</b>	Planned Development-93	Undeveloped	Retail & Neighborhood Services District
<b>West</b>	Planned Development-93	Office	Retail & Neighborhood Services District

Requested Zoning – The purpose of this request is to amend Planned Development-93 (PD-93), on 0.8± acres, more specifically on Lot 3 in order to allow for a restaurant with drive-through services. Originally PD-93 as shown on the conceptual plan, indicated a proposed retail building on Lot 3. Since then, the applicant is requesting a change in the layout as well as introducing a new use (restaurant with drive -through services). The amendment request is for a 2,600 sq. ft. restaurant with drive through services. As shown on Exhibit D, the site provides adequate parking and stacking. Exhibit F shows a conceptual rendering of the architectural look and style of the building. Exhibit G is a conceptual landscape plan, which depicts the location of required landscaping. The landscaping meets the minimum standards of the Town's Zoning Ordinance. A comparison of the exhibit changes is shown below.

[illegible]

Future Land Use Plan – The Future Land Use Plan recommends Retail & Neighborhood Services for the subject property. The proposed zoning request conforms to the Future Land Use Plan.

#### **Retail and Neighborhood Services**

Neighborhood services typically include retail establishments that provide merchandise for retail sale, banks, neighborhood office and small medical offices. Retail uses are particularly important because they contribute to Prosper's tax base through both property and sales taxes, making their inclusion attractive and often times competitive. Within Prosper, neighborhood service uses will likely occur at major intersections along the Dallas North Tollway, Highway 380 and Preston Road corridors. Neighborhood service uses should also be strategically placed along the Town's perimeter in order to attract patrons from neighboring communities, enhancing sales tax revenue opportunities. The majority of neighborhood service activity within Prosper will likely be included within the Dallas North Tollway, Highway 380, Town Center and Old Town districts.



Conformance to the Thoroughfare Plan – The property has direct access to the Preston Road, a 6-lane divided thoroughfare. This request complies with the Thoroughfare Plan.

Parks Master Plan– The Parks Master Plan does not indicate a park is needed on the subject property; however, a hike and bike trail has been constructed along Preston Road.

#### **Legal Obligations and Review:**

Notification was provided to neighboring property owners as required by the Zoning Ordinance and state law. To date, staff has not received any Public Hearing Notice Reply Forms in response to this request.

#### **Attached Documents:**

1. Aerial and Zoning Maps
2. Proposed Exhibits

#### **Planning & Zoning Commission Recommendation:**

At their June 21, 2022, meeting, the Planning & Zoning Commission recommended the Town Council approve the request, by a vote of 7-0.

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

Town staff recommends approval of the request to amend Planned Development-93 (PD-93), on 0.8± acres, located on the southwest corner of Broadway Street and Preston Road, in order to allow for a restaurant with drive-through services. (Z22-0006)

#### **Proposed Motion:**

I move to approve the request to amend Planned Development-93 (PD-93), on 0.8± acres, located on the southwest corner of Broadway Street and Preston Road, in order to allow for a restaurant with drive-through services. (Z22-0006)