



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jerron Hicks, Planner

**Through:** David Hoover, AICP, Director of Development Services

**Cc:** Suzanne Porter, AICP, Planning Manager

**Re:** Site Plan for Gates of Prosper, Block E, Lots 3R1 and 3R2

**Meeting:** February 18, 2025

**Item No. 4**

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### **Agenda Item:**

Consider and act upon a request for a Site Plan for Bank and Restaurant/Retail Buildings on Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0142)

### **History:**

This item was tabled at the February 4, 2025, Planning & Zoning Commission meeting; therefore, it must be removed from the table.

### **Future Land Use Plan:**

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

### **Zoning:**

The property is zoned Planned Development-67 (Mixed Use).

### **Conformance:**

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

### **Description of Agenda Item:**

The Site Plan consists of a bank building (5,400 SF) and a restaurant/retail building (11,200 SF) totaling 16,600 square feet with associated parking.

The Site Plan is in general conformance with the Preliminary Site Plan (DEVAPP-24-0082) that was approved by the Planning & Zoning Commission on September 3, 2024.

**Access:**

Access is provided from Craig Road and Preston Road.

**Landscaping, Open Space, and Screening:**

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

**Companion Items:**

As companion items, the Replat (DEVAPP-24-0141) and Façade Plan (DEVAPP-24-0143) are on this Planning & Zoning Commission agenda.

**Attached Documents:**

1. Location Map
2. Site Plan
3. Directional Site Plan
4. Approved Preliminary Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan, subject to Town Council approval of the Façade Plan (DEVAPP-24-0143).