



## 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 Central Addition, Block 1, Lot 1  
**Meeting:** March 25, 2026

**Item No. 4c**

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**Agenda Item:**

Consider and act upon a request for a Site Plan for a Mixed-Use Building on Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0108)

**Future Land Use Plan:**

The Future Land Use Plan designates this area as the Old Town District.

**Zoning:**

The property is zoned Planned Development-127 (Downtown Office).

**Conformance:**

The Site Plan conforms to the development standards of Planned Development-127.

**Description of Agenda Item:**

The Site Plan consists of a 10,282 square foot mixed-use building with four two-bedroom residential units, 2,450 square feet of office and retail space, and associated parking.

**Access:**

Access is provided from Sixth Street and an alley to be improved by the developer prior to construction.

**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-24-0109) is on this Planning and Zoning Commission agenda.

**Attachments:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.