



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 4, 2025

Item No. 3c

Agenda Item:

Consider and act upon a request for a Site Plan for a Bank with a Drive-Through and a Drive-Through Restaurant/Retail Building 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)

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 5,400 square foot bank building and an 11,200 square foot drive-through restaurant/retail building 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. 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).