



## PLANNING

**To:** Planning & Zoning Commission

**From:** Jerron Hicks, Planner

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

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

**Re:** Planning & Zoning Commission Meeting – December 19, 2023

**Item No. 3d**

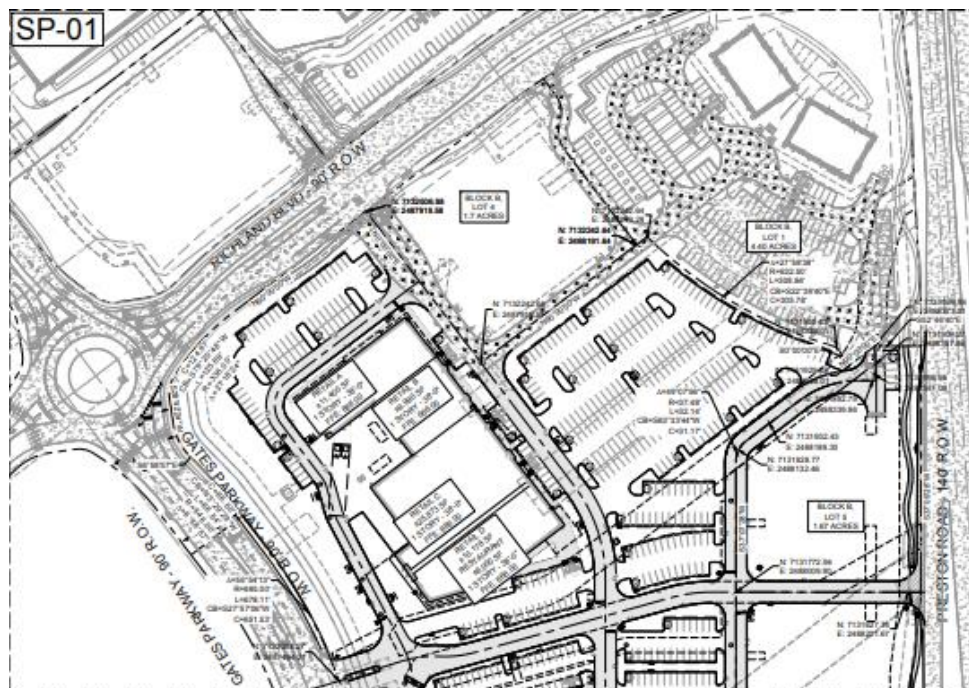
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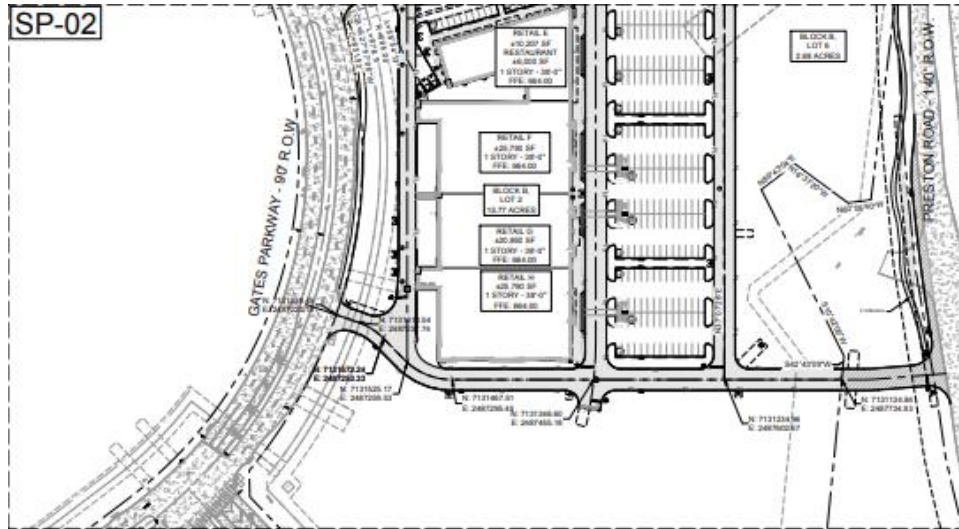
**Agenda Item:**

Consider and act upon a request for a Site Plan for Gates of Prosper, Phase 3, Block B, Lot 2, on 15.8± acres, located north of US-380 and west of Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0164)

**Description of Agenda Item:**

The Site Plan shows two buildings on 15.8± acres for retail and restaurants as shown below:





Access is provided from Preston Road and Richland Blvd. The Site Plan (DEVAPP-23-0164) conforms to the Planned Development-67 (PD-67) development standards.

As companion items, Façade Plan (DEVAPP-23-0165), Final Plat (DEVAPP-23-0188), and Revised Conveyance Plat (DEVAPP-23-0209) are on the Planning & Zoning Commission agenda for December 19, 2023.

**Attached Documents:**

1. Location Map
2. Site Plan

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan, subject to:

1. Town Council approval of the Façade Plan (DEVAPP-23-0209), and
2. Staff approval of civil engineering plans.