



PLANNING

To: Planning & Zoning Commission **Item No. 3c**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Site Plan for Gates of Prosper, Phase 3B, Block B, Lot 3

Meeting: May 6, 2025

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Restaurants on Gates of Prosper, Phase 3B, Block B, Lot 3, on 12.2± acres, located on the southeast corner of Marketplace Drive and Gates Parkway, zoned Planned Development-67. (DEVAPP-24-0157)

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

Description of Agenda Item:

The Preliminary Site Plan consists of four restaurant buildings totaling 45,176 square feet with associated parking.

- Building 1:
 - Restaurant (5,500 SF)
 - Patio (1,160 SF)
- Building 2:
 - Restaurant (9,000 SF)

- Building 3:
 - Restaurant (13,402 SF)
 - Patio (3,680 SF)
- Building 4:
 - Restaurant (9,322 SF)
 - Patio (2,212 SF)

Access:

Access is provided from Marketplace Drive and Gates Parkway.

Landscaping, Open Space, and Screening:

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

Companion Item:

There is no companion item on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.