



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 Center, Block A, Lot 11
Meeting: February 17, 2026

Item No. 3c

Agenda Item:

Consider and act upon a request for a Site Plan for two Restaurant/Retail Buildings on Prosper Center, Block A, Lot 11, on 3.2± acres, located on the northwest corner of Legacy Drive and Prairie Drive. (DEVAPP-25-0066)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Planned Development-65.

Conformance:

The Site Plan conforms to the development standards of Planned Development-65.

Description of Agenda Item:

The Site Plan consists of two restaurant/retail buildings totaling 22,200 square feet and associated parking.

- Restaurant/Retail Building (11,900 SF)
- Restaurant/Retail Building (10,300 SF)

A Preliminary Site Plan (DEVAPP-25-0041) was approved by the Planning and Zoning Commission on June 17, 2025. The Site Plan conforms to the approved Preliminary Site Plan.

Access:

Access is provided from Legacy Drive and Prairie Drive.

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-25-0068) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan
4. Approved Preliminary Site Plan (DEVAPP-25-0041)

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.