

## PLANNING

**To: Planning & Zoning Commission**

**Item No. 3f**

**From:** Doug Braches, Planner

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

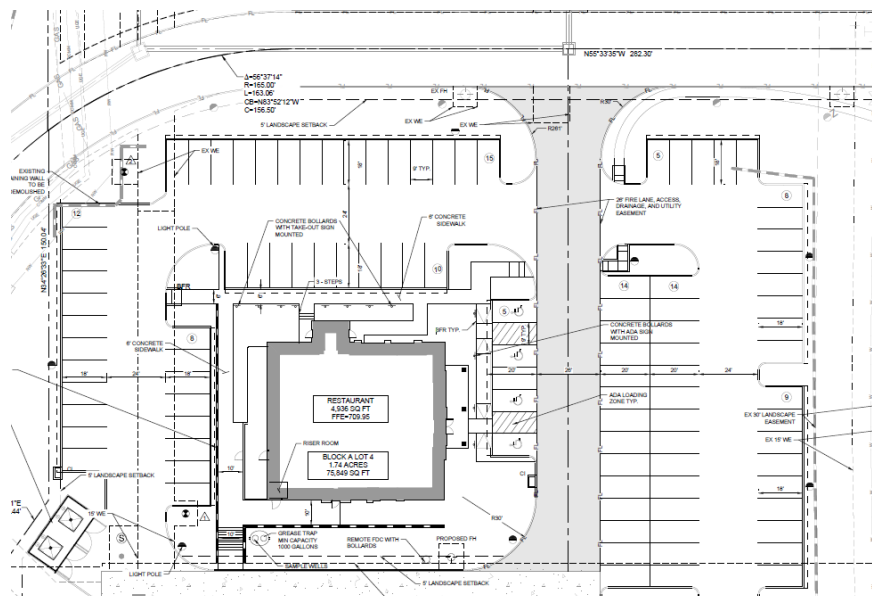
**Re: Planning & Zoning Commission Meeting – August 15, 2023**

**Agenda Item:**

Consider and act upon a request for a Site Plan and Façade Plan for a Restaurant, on 1.7± acres, located south of Lovers Lane and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0126 & DEVAPP-23-0129)

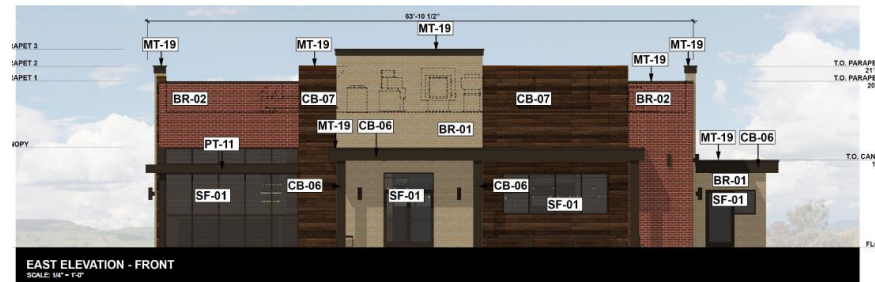
**Description of Agenda Item:**

The Site Plan shows a 4,936 square foot building for a restaurant as shown below:



Access will be provided by Cross Access and Firelane, Access, Utility and Drainage Easement. The Site Plan (DEVAPP-23-0126) conforms to the Planned Development-67 (PD-67) development standards.

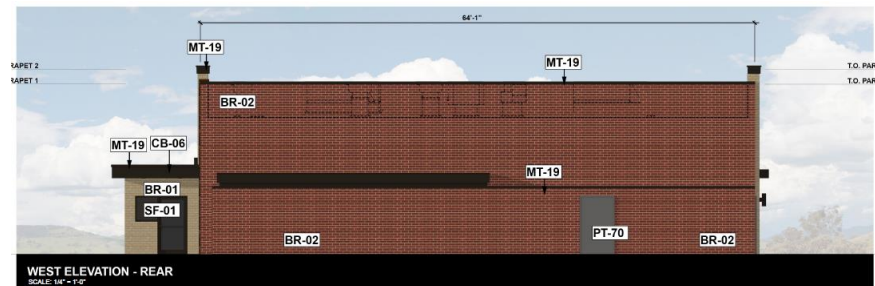
Per Planned Development-67 (PD-67), facade plans are required to be approved by Town Council. The Façade Plan shows the finished building elevations as shown below:



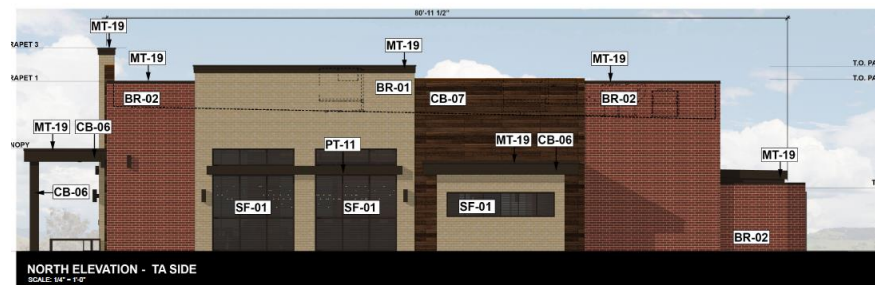
FRONT ELEVATION	
TOTAL SURFACE AREA	1181 SQ. FT.
DOOR AND WINDOW SURFACE AREA	128 SQ. FT.
NET SURFACE AREA	1051 SQ. FT.
% OF BRICK	848 SQ. FT. (77%)
% OF MICHA	203 SQ. FT. (20%)



NON-TAKE AWAY SIDE ELEVATION	
TOTAL SURFACE AREA	1188 SQ. FT.
DOOR AND WINDOW SURFACE AREA	140 SQ. FT.
NET SURFACE AREA	1048 SQ. FT.
% OF BRICK	867 SQ. FT. (83%)
% OF MICHA	181 SQ. FT. (17%)



REAR ELEVATION	
TOTAL SURFACE AREA	1188 SQ. FT.
DOOR AND WINDOW SURFACE AREA	61 SQ. FT.
NET SURFACE AREA	1127 SQ. FT.
% OF BRICK	1121 SQ. FT. (100%)
% OF MICHA	N/A



TAKE AWAY SIDE ELEVATION	
TOTAL SURFACE AREA	1014 SQ. FT.
DOOR AND WINDOW SURFACE AREA	289 SQ. FT.
NET SURFACE AREA	725 SQ. FT.
% OF BRICK	1123 SQ. FT. (84%)
% OF MICHA	214 SQ. FT. (16%)

As a companion item, the Replat (DEVAPP-23-0115) is also on the Planning & Zoning Commission agenda for August 15, 2023.

**Attached Documents:**

1. Location Map
2. Site Plan
3. Façade Plan

**Town Staff Recommendation:**

Town staff recommends approval of the Site Plan & Façade Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, open space plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.