



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Site Plan for Frontier South, Block A, Lots 1-3

Meeting: June 17, 2025

Item No. 3f

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Restaurant/Retail and Retail Buildings on Frontier South, Block A, Lots 1-3, on 7.9± acres, located on the west side of Preston Road and 500± feet north of Coleman Street. (DEVAPP-24-0128)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Planned Development-116 (Office). While the base zoning for the Planned Development is Office, the zoning does allow for restaurants and retail stores and shops by right.

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-116. However, the plan does not conform with the Subdivision Ordinance's requirement that all lots must have frontage onto public right-of-way. A request to waive this requirement has been submitted.

Description of Agenda Item:

The Preliminary Site Plan consists of two restaurant/retail buildings and one retail building totaling 62,730 square feet and associated parking.

- Lot 1: Restaurant/Retail Building (12,400 SF)
- Lot 2: Restaurant/Retail Building (29,700 SF)
- Lot 3: Retail Building (20,630 SF)

The conceptual plan in the approved Planned Development showed four lots in total with two of the lots not having frontage onto public right-of-way. The proposed Preliminary Site Plan shows three lots with one lot, Lot 3, not having frontage onto public right-of-way. In instances where lots do not have frontage onto public right-of-way, a waiver must be approved by Town Council permitting the occurrence.

A Property Owners' Association will be created to establish duties and responsibilities for those lots within the development, in accordance with the Subdivision Ordinance. This will need to be finalized prior to platting the property into separate lots.

Access:

Access is provided from Preston Road.

Landscaping, Open Space, and Screening:

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

Screening is required along the southern boundary of Lot 2 due to the adjacent lot, Prosper United Methodist Church, being zoned single-family. The applicant proposes the use of a living screen consisting of either American Pillar Arborvitae or Carolina Cherry Laurel trees. The plantings will blend with and complement the existing vegetation along the creek that divides the properties. Details for the living screen will be provided with the Site Plan submission for that lot. Town Staff recommends approval of the living screen.

Companion Item:

As a companion item, the Waiver for Lot Frontage (WAIV-25-0003) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Approved Conceptual Plan (Planned Development-116)

Town Staff Recommendation:

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

1. The creation of a Property Owners' Association prior to the recordation of a plat to subdivide the property; and
2. Town Council approval of a waiver of lot frontage along a public right-of-way for Lot 3.