



## 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 Plat of Creekside

**Meeting:** June 3, 2025

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**Item No. 3d**

**Agenda Item:**

Consider and act upon a request for a Preliminary Plat of Creekside, on 90.7± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway. (DEVAPP-25-0006)

**Future Land Use Plan:**

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

**Zoning:**

The property is zoned Planned Development-129 (Single Family-10).

**Conformance:**

The Preliminary Plat conforms to the development standards of Planned Development-129.

**\* Bolded items in this section represent what is reflected on the preliminary plat while the items in parenthesis show the requirements outlined in the Planned Development. \***

- Density:
  - Lot Count – **221 Lots** (Max. of 221 Lots)
    - Type A Lots (10,500 SF) – **50 Lots** (Max. of 50 Lots)
    - Type B Lots (11,000 SF) – **110 Lots** (No Max. or Min.)
    - Type C Lots (12,000 SF) – **61 Lots** (Min. of 55 Lots)

- Size of Yards:
  - Type A, B, and C Lots
    - Minimum Front Yard – **25'** (Min. of 25')
    - Minimum Side Yard – **8'** (Min. of 8')
    - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
    - Minimum Rear Yard – **25'** (Min. of 25')
- Size of Lots:
  - Type A Lots
    - Minimum Lot Size – **10,500 SF** (Min. of 10,500 SF)
    - Minimum Lot Width – **76'** (Min. of 76')
    - Minimum Lot Depth – **125'** (Min of 125')
  - Type B Lots
    - Minimum Lot Size – **11,000 SF** (Min. of 11,000 SF)
    - Minimum Lot Width – **76'** (Min. of 76')
    - Minimum Lot Depth – **125'** (Min. of 125')
  - Type C Lots
    - Minimum Lot Size – **12,000 SF** (Min. of 12,000 SF)
    - Minimum Lot Width – **76'** (Min. of 76')
    - Minimum Lot Depth – **125'** (Min. of 125')

**Description of Agenda Item:**

The purpose of the Preliminary Plat is to construct 221 single-family homes and 16 open space/common area lots. Fifty of these lots will be developed as Type A Lots (10,500 SF), 111 of these lots will be developed as Type B Lots (11,000 SF), and the remaining 61 lots will be developed as Type C Lots (12,000 SF).

**Access:**

Access is provided from Legacy Drive, Hillary Drive, and Bancroft Drive.

**Landscaping, Open Space, and Screening:**

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

**Town Park:**

The lot depicted as Block C, Lot 1X will be dedicated to the Town for a future park.

**Gap in Deed:**

A sliver of unclaimed land exists between this development and the adjacent development to the south, Prosper ISD Middle School 7. The developers for this subdivision and the school district are working toward a resolution regarding ownership of the piece of land. If the land is claimed by the school district, the boundary for this subdivision will remain the same. If the land is claimed by the subdivision, it will be incorporated into the rear of the lots it's adjacent to at the time of the final plat.

**Attached Documents:**

1. Location Map
2. Preliminary Plat
3. Conceptual Plan (Planned Development-129)

**Town Staff Recommendation:**

Town Staff recommends approval of the Preliminary Plat.