



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: Final Plat of Wandering Creek Phase 2
Meeting: May 20, 2025

Item No. 3e

Agenda Item:

Consider and act upon a request for a Final Plat of Wandering Creek, Phase 2, on 20.1± acres, located on the southeast corner of Wildcat Way and First Street. (DEVAPP-24-0132)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-90 (Single-Family).

Conformance:

The Preliminary Plat conforms to the development standards of Planned Development-90.

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

- Maximum Gross Density:
 - Entire Planned Development – **0.8 UPA** (Max. of 3.0 UPA)
 - Planned Development-90 – 530.3 Net Acres
 - Prosper 170 – 265 Lots
 - Wandering Creek Phase 1 – 110 Lots
 - Wandering Creek Phase 2 – 40 Lots

- Neighborhood – **2.8 UPA** (Max. of 5.0 UPA)
 - Subdivision Area – 53.0 Net Acres
 - Wandering Creek Phase 1 – 110 Lots
 - Wandering Creek Phase 2 – 40 Lots
- Size of Yards:
 - Type B-2 and Type C Lots
 - Minimum Front Yard – **20'** (Min. of 20')
 - Minimum Side Yard – **7'** (Min. of 7')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20'** (Min. of 20')
- Size of Lots:
 - Type B-2 Lots
 - Minimum Lot Size – **10,900 SF** (Min. of 10,000 SF)
 - Minimum Lot Width – **75'** (Min. of 75')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type C Lots
 - Minimum Lot Size – **9,300 SF** (Min. of 9,000 SF)
 - Minimum Lot Width – **70'** (Min. of 70')
 - Minimum Lot Depth – **125'** (Min. of 125')

Description of Agenda Item:

The purpose of the Final Plat is to construct 40 single-family homes and five open space lots. Five of these lots will be developed as Type B-2 Lots (10,000 SF) while the remaining 35 lots will be developed as Type C Lots (9,000 SF).

A Preliminary Plat for both phases of Wandering Creek (D21-0127) was approved by the Planning & Zoning Commission on April 19, 2022. The plat consisted of 150 single-family residential lots. Of the 150 lots, 41 of them were to be developed as Type B-2 Lots (10,000 SF) while the remaining 109 lots were to be developed as Type C Lots (9,000 SF).

A Final Plat for the first phase of Wandering Creek (DEVAPP-23-0156) was approved by the Planning & Zoning Commission on October 3, 2023. The plat consisted of 110 single-family residential lots. Of the 110 lots, 38 of them were to be developed as Type B-2 Lots (10,000 SF) while the remaining 78 lots were to be developed as Type C Lots (9,000 SF).

The addition of this phase results in two more Type B-2 Lots (10,000 SF) and two less Type C Lots (9,000 SF) than what was originally approved on the Preliminary Plat (D21-0127).

Access:

Access is provided from Wildcat Way and First Street.

Landscaping, Open Space, and Screening:

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

Attached Documents:

1. Location Map
2. Final Plat
3. Approved Preliminary Plat (D21-0127)
4. Approved Final Plat for Phase 1 (DEVAPP-23-0156)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.