



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Prosper ISD Lakewood Campus, Block A, Lot 1

Meeting: May 20, 2025

Item No. 3g

Agenda Item:

Consider and act upon a request for a Final Plat of Prosper ISD Lakewood Campus, Block A, Lot 1, on 53.3± acres, located on the east side of Lakewood Drive and 900± feet north of University Drive. (DEVAPP-25-0018)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-90.

Conformance:

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

Description of Agenda Item:

The purpose of this Final Plat is to create Lot 1 and dedicate new easements for the development of Prosper Independent School District's community center, administration building, and pavilion. It will also dedicate right-of-way for the future extension of Richland Boulevard to the north of the property. Prior to recordation, the ultimate right-of-way will be adjusted, as needed, based on the results of a final approved traffic impact analysis.

The Hike & Bike Trail Master Plan shows a Hike & Bike Trail around an existing pond on the southeast side of the property. An easement for the portion of the trail located on the subject property has been represented on the plat. The exact alignment of the trail will be finalized prior to construction and the easement will be adjusted accordingly on the plat prior to recordation.

The final alignment of franchise utilities and their associated easements will be determined during construction. The location of the easements shall comply with Town standards and be reviewed and approved by Staff prior to recordation.

Companion Item:

As a companion item, the Site Plan (DEVAPP-25-0019) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat subject to:

1. The ultimate right-of-way, based on the results of a final approved traffic impact analysis, will be reflected on the final plat prior to recordation.
2. The exact alignment of the Hike & Bike Trail Easement shall be finalized prior to construction and adjusted accordingly on the final plat prior to recordation.
3. The location of franchise utility easements shall comply with Town standards and be reviewed and approved by Staff prior to recordation.