



PLANNING

To: Planning & Zoning Commission **Item No. 3e**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Revised Conveyance Plat of Prosper Commons, Block B, Lots 1 and 13-15
Meeting: August 5, 2025

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of Prosper Commons, Block B, Lots 1 and 13-15 on 9.3± acres, located on the south side of Richland Boulevard and 250± feet west of Coit Road. (DEVAPP-25-0034)

Future Land Use Plan:

The Future Land Use Plan designates this area as US Highway 380 District.

Zoning:

The property is zoned Planned Development-2 (Commercial Corridor).

Conformance:

The Revised Conveyance Plat conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The purpose of this Revised Conveyance Plat is to create four new lots from one platted lot and to dedicate easements.

A Preliminary Site Plan (DEVAPP-23-0131) was approved by the Planning & Zoning Commission on December 3, 2024, subject to the creation of a Property Owner's Association prior to the recordation of a plat to subdivide the property. The Revised Conveyance Plat is in conformance with the approved Preliminary Site Plan and Town Staff has done a cursory review of the Property Owner's Association documents. The Property Owner's Association documents will need final approval prior to recordation of the Revised Conveyance Plat.

Companion Item:

There is no companion item on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat
3. Approved Preliminary Site Plan (DEVAPP-23-0131)

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat subject to final approval of the Property Owner's Association prior to recordation of the plat.