



PLANNING

To: Planning & Zoning Commission **Item No. 3d**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Preliminary Site Plan for Saddle Creek Commercial, Block A, Lots 2R and 3
Meeting: September 15, 2025

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Office and Restaurant buildings on Saddle Creek Commercial, Block A, Lots 2R and 3, on 13.6± acres, located on the west side of Preston Road and 200± feet north of Prosper Trail. (DEVAPP-25-0088)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-31 (Office).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-31.

Description of Agenda Item:

The Preliminary Site Plan consists of two lots – Lot 2R and Lot 3. Five one-story and four two-story buildings, with a combined total of 108,836 square feet, are allocated for office and restaurant uses on Lot 2R. There is an existing 4,242 square foot dental office on Lot 3. The parking and drive-aisle configuration around the office will remain until Lot 2R develops, at which time the parking area will be expanded and drive-aisles will extend through the development.

The first preliminary site plan was approved on this property in 2007 (D07-0026). After expiring, the same preliminary site plan layout was approved in 2010 (D10-0011) and then again in 2016 (D15-0098). The last approved plan is included as attachment.

Access:

Access is provided from Preston Road and Prosper Trail.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. Ponds were constructed along Preston Road and Prosper Trail with the development of the residential subdivision. These are extended into this development and additional ponds are being provided throughout the site and used as open space features.

Companion Item:

As a companion item, the Replat (DEVAPP-25-0087) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Expired Preliminary Site Plan (D15-0098)

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.