



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 4c**

**From:** Paul Rodriguez, Senior Planner

**Through:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – March 7, 2023

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**Agenda Item:**

Consider and act upon a Preliminary Plat Pearls of Prosper, for thirty-two (32) single family residential lots and two (2) HOA/Open space lots, on 26.2± acres, located on the south side Prosper Trail and west of Legacy Drive. The property is zoned Planned Development-14 (PD-14). (DEVAPP-22-0003).

**Description of Agenda Item:**

The Preliminary Plat shows thirty-two (32) single family residential lots and two (2) HOA/Open space lots. Access is provided from Prosper Trail and Legacy Drive. The Preliminary Plat conforms to Planned Development-14 (PD-14) development standards.

**Attached Documents:**

1. Location Map
2. Preliminary Plat

**Staff Recommendation:**

Staff recommends approval of the Preliminary Plat subject to:

1. Staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat, including hike and bike trail easements on open space lots.
2. Staff approval of all preliminary water, sewer, and drainage plans.