



PLANNING

To: Planning & Zoning Commission **Item No. 3d**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Replat of Prosper Ridge, Block D, Lots 1-2, Block E, Lots 1-5, Block F, and Lots 1-2

Meeting: July 15, 2025

Agenda Item:

Consider and act upon a request for a Replat of Prosper Ridge, Block D, Lots 1-2, Block E, Lots 1-5, and Block F, Lots 1-2, on 12.0± acres, located on the southwest corner of Legacy Drive and Prosper Trail. (DEVAPP-25-0057)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-14.

Conformance:

The Conveyance Plat conforms to the development standards of Planned Development-14.

Description of Agenda Item:

The purpose of this Replat is to subdivide the property from three lots into nine lots.

A Final Plat (DEVAPP-23-0078) was approved by the Planning & Zoning Commission on October 3, 2023. This plat was for a residential subdivision, formerly Pearls of Prosper and now Prosper Ridge. As a part of the final plat, three lots with frontage onto Legacy Drive and Prosper Trail were platted for future commercial use i.e. Block D – Lot 1, Block E – Lot 1, and Block F – Lot 1.

A Preliminary Site Plan (DEVAPP-24-0083) for the commercial lots was approved by the Planning & Zoning Commission on January 21, 2025, and by the Town Council on March 11, 2025. This plan divided the three lots into nine lots with two lots on Block D, five lots on Block E, and two lots

on Block F. The replat corresponds with the configuration shown on the approved preliminary site plan.

Companion Item:

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

Attached Documents:

1. Location Map
2. Replat
3. Approved Final Plat (DEVAPP-23-0078)
4. Approved Preliminary Site Plan (DEVAPP-24-0083)

Town Staff Recommendation:

Town Staff recommends approval of the Replat.