



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 Gates of Prosper, Block B, Lots 5-7

Meeting: November 19, 2024

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of Gates of Prosper, Phase 3, Block B, Lots 2-7, on 35.4± acres, located on the northwest corner of Preston Road and US Highway 380. (DEVAPP-23-0209)

Future Land Use Plan:

The Future Land Use Plan designates this area as Town Center.

Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Conformance:

The Revised Conveyance Plat conforms to the development standards of Planned Development-67.

Description of Agenda Item:

On December 19, 2023, the Planning & Zoning Commission approved a Revised Conveyance Plat for Gates of Prosper, Phase 3, Block B, Lots 2-6. A preliminary site plan has been submitted for Lots 5 and 6 and shows that Lot 6 will be subdivided into two lots, creating a new Lot 7. Therefore, the Revised Conveyance Plat has been updated to reflect the new Lot 7.

Prior to filing the plat, the TxDOT easement and property ownership will be adjusted along Preston Road in accordance with the proposed right-of-way line shown on the Revised Conveyance Plat.

Companion Item:

As a companion item, the Preliminary Site Plan (DEVAPP-24-0068) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat
3. Previously Approved Revised Conveyance Plat

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat subject to adjusting the TxDOT easement and property ownership along Preston Road prior to recordation.