

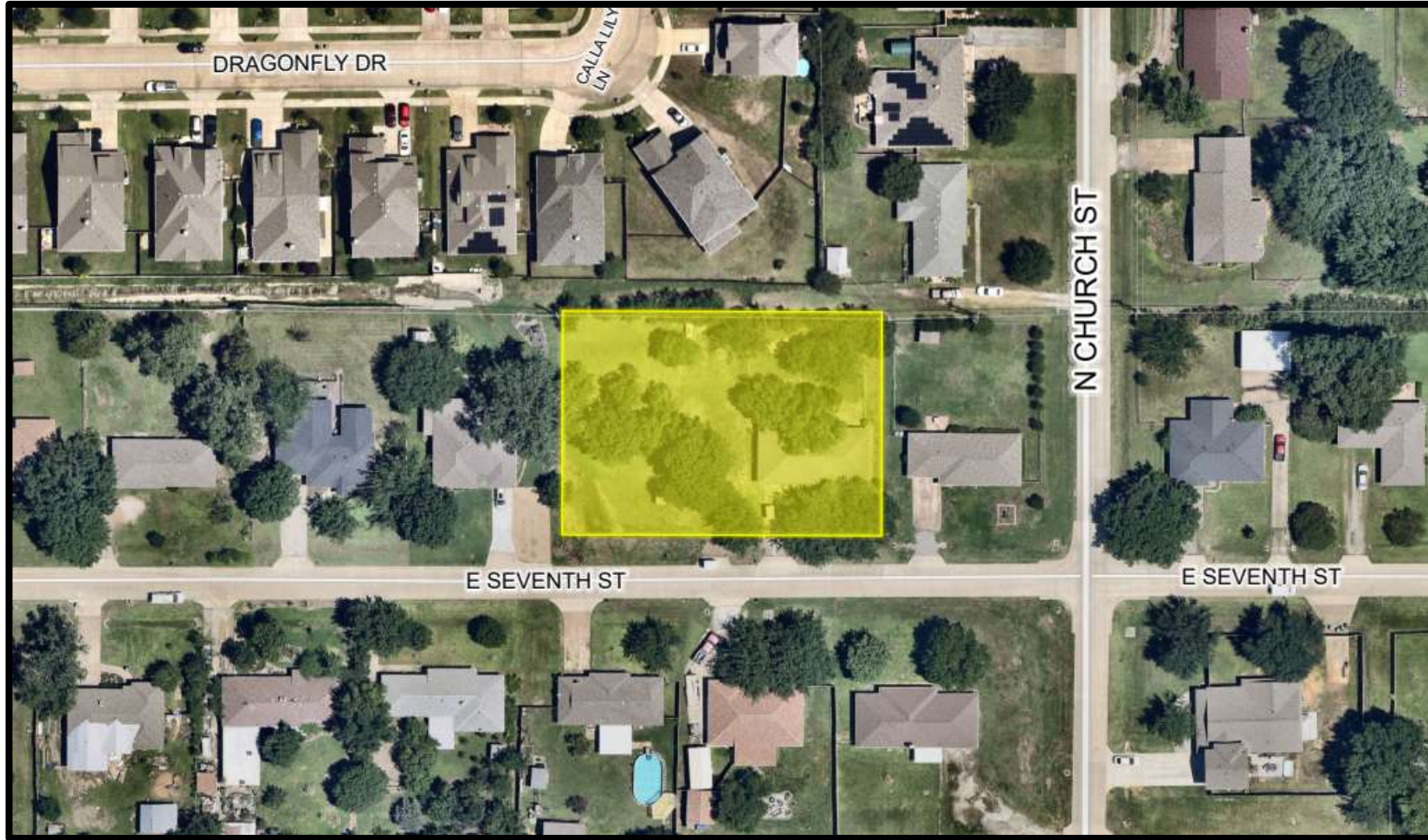
Planned Development
Haiman Addition, Block A, Lot 1
(ZONE-24-0002)

Information

Purpose:

The purpose of this zoning request is to change the current zoning from Single Family-15 to a Planned Development to be able to comply with the Town of Prosper's platting requirements in order to subdivide the property into two lots. The future plan for the property will be to sell the lots.

The lot is currently 28,000 square feet, and the applicant requests to subdivide the lot into two lots, bringing each lot to 14,000 square feet and not quite meeting the requirement of 15,000 square feet per the SF-15 zoning.



Information Cont.

The property originally consisted of two tracts of land that were approximately 14,000 square feet each.

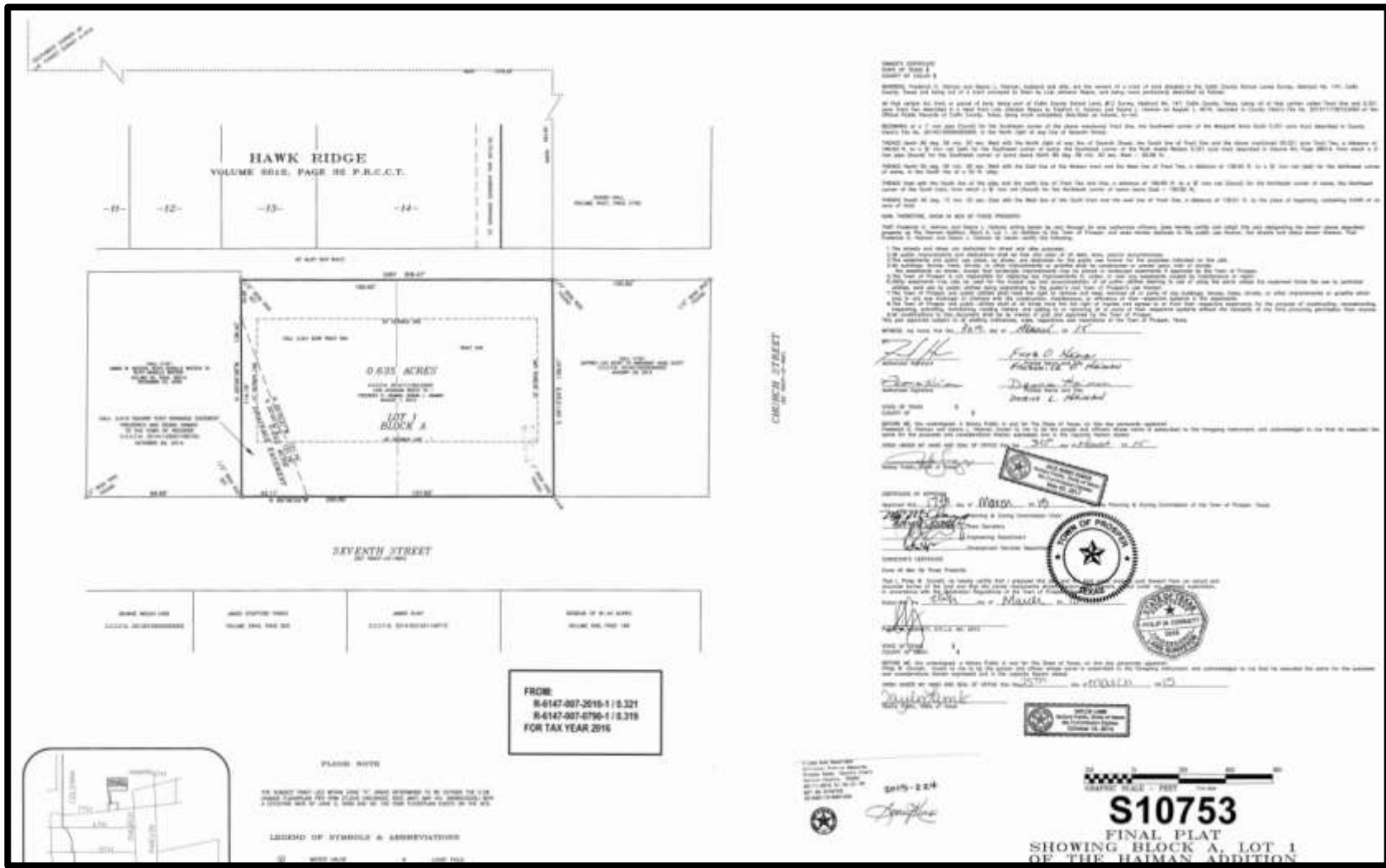
In March of 2015, the property was platted into one lot.

The proposal to subdivide the property into two lots is compatible with the surrounding development.

There are similar lots in the area that are less than 15,000 square feet.







Information Cont.

The two new lots would still comply with the standards of Single Family – 15, with the exception of the minimum lot area of 15,000 square feet.

Size of Yards:

1. Minimum Front Yard — 35 feet.
2. Minimum Side Yard — 10 feet; 15 feet on corner adjacent to side street.
3. Minimum Rear Yard — 25 feet.

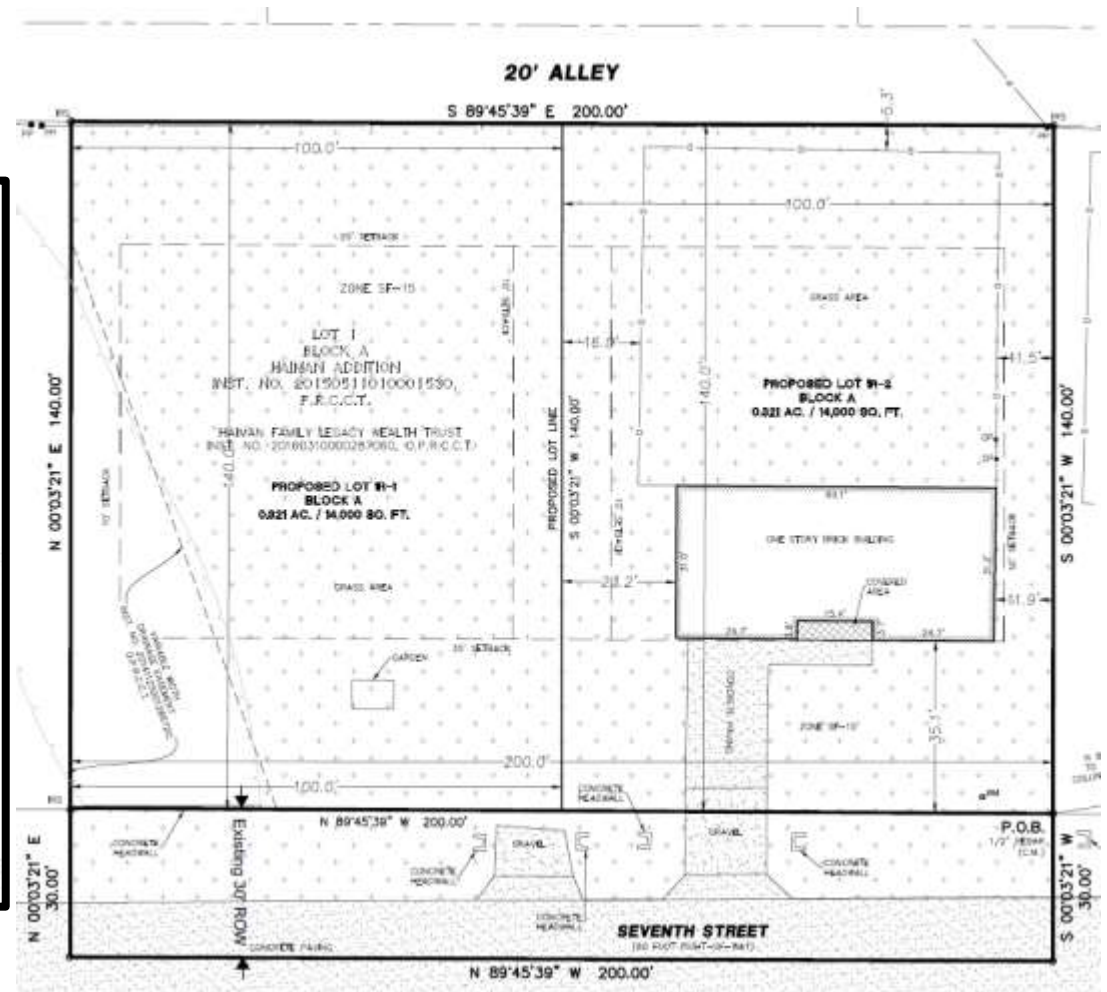
Size of Lots:

1. Minimum Lot Area — 14,000 square feet.
2. Minimum Lot Width — 100 feet.
3. Minimum Lot Depth — 135 feet.

Future Land Use Exhibit

- | | | |
|-------------------------------|---|--------------------------------|
| Dallas North Tollway District | Dallas North Tollway, Dedicated Truck Route | Low Density Residential |
| US Highway 380 District | 6 Lane Divided | Medium Density Residential |
| Parks | 4 Lane Divided | High Density Residential |
| Floodplain | Commercial Collector | Retail & Neighborhood Services |
| School District Properties | 3 Lane Undivided Couplet | Business Park |
| Town Limits | Access Roads | Old Town District |
| ETJ | Old Town Roads | Town Center |





Noticing

Notices:

- Mail out – May 23, 2025
- Newspaper – June 6, 2025

Citizen Response:

- One Letter in Favor of the Proposal

Recommendation

Town Staff:

- Approval

Planning & Zoning Commission:

- Approval (5-0) on June 3, 2025