



PLANNING

To: Planning and Zoning Commission **Item No. 4d**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Plat of Prosper Oaks
Meeting: May 5, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Plat of Prosper Oaks, on 375.1± acres, located on the south side of Frontier Parkway and 2,140± feet east of FM 1385. (DEVAPP-25-0140)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Planned Development-134 (Single Family-10 and Single Family-12.5).

Conformance:

The Preliminary Plat conforms to the development standards of Planned Development-134.

*** Bolded items in this section represent what is reflected on the Preliminary Plat while the items in parenthesis show the requirements outlined in the Planned Development. ***

- Density:
 - Lot Count (Overall) – **730 Lots** (775 Lots)
 - Lot Count (East Tract) – **254 Lots** (275 Lots)
 - Type A Lots (12,500 SF) – **110 Lots** (Min. of 100)
 - Type B Lots (10,000 SF) – **144 Lots** (No Max. or Min.)

- Lot Count (West Tract) – **476 Lots** (500 Lots)
 - Type C Lots (10,000 SF) – **129 Lots** (Min. of 100)
 - Type D Lots (8,800 SF) – **187 Lots** (No Max. or Min.)
 - Type E Lots (7,500 SF) – **160 Lots** (Max. of 175)
- Size of Yards:
 - Type A Lots
 - Minimum Front Yard – **30'** (Min. of 30')
 - Minimum Side Yard – **8'** (Min. of 8')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **25'** (Min. of 25')
 - Type B, C, D, and E Lots
 - Minimum Front Yard – **25'** (Min. of 25')
 - Minimum Side Yard – **8'** (Min. of 8')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **25'** (Min. of 25')
- Size of Lots:
 - Type A Lots
 - Minimum Lot Size – **12,500 SF** (Min. of 12,500 SF)
 - Minimum Lot Width – **80'** (Min. of 80')
 - Minimum Lot Depth – **135'** (Min. of 135')
 - Type B and C Lots
 - Minimum Lot Size – **10,000 SF** (Min. of 10,000 SF)
 - Minimum Lot Width – **75'** (Min. of 75')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type D Lots
 - Minimum Lot Size – **8,800 SF** (Min. of 8,800 SF)
 - Minimum Lot Width – **65'** (Min. of 65')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type E Lots
 - Minimum Lot Size – **7,500 SF** (Min. of 7,500 SF)
 - Minimum Lot Width – **60'** (Min. of 60')
 - Minimum Lot Depth – **125'** (Min. of 125')

Description of Agenda Item:

The purpose of the Preliminary Plat is to construct a subdivision consisting of 730 single-family homes and 18 common area lots. The subdivision will be divided into two separate tracts where one will be public (east) and the other will be gated (west).

- **East Tract (Public Streets)**

The east tract will consist of 254 lots where 110 of them will be developed as Type A Lots (12,500 SF) and 144 of them will be developed as Type B Lots (10,000 SF). The development will be subdivided into Phases 1, 2 and 7. The last phase is north of Frontier Parkway.

- **West Tract (Private Streets)**

The west tract will consist of 476 lots where 129 of them will be developed as Type C Lots (10,000 SF), 187 of them will be developed as Type D Lots (8,800 SF), and the remaining 160 will be developed as Type E Lots (7,500 SF). This portion of the development is divided into Phases 3-6.

Access:

Access is provided from Frontier Parkway and Denton Way.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Hike & Bike Trail:

A ten-foot hike and bike trail is provided along Frontier Parkway and throughout the open space area and floodplain down to the southern portion of the development near Denton Way.

Major Creek:

The proposed subdivision is located adjacent to a major creek, Doe Branch. The proposed development complies with all major creek requirements.

Companion Item:

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

Attached Documents:

1. Location Map
2. Preliminary Plat

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat.