



## PLANNING

**To:** Planning & Zoning Commission

**Item No. 3b**

**From:** Dakari Hill, Senior Planner

**Through:** David Soto, Planning Manager

**Re:** Planning & Zoning Commission Meeting – June 06, 2023

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**Agenda Item:**

Consider and act upon a request for a Preliminary Plat of Shawnee Trail Addition for 25 residential lots and 3 open space lots, on 18.9± acres, located north of West Prosper Trail and west of North Dallas Parkway. The property is zoned Planned Development 75 (PD-75) NWC Dallas Parkway and Prosper Trail. (D22-0089)

**Description of Agenda Item:**

The purpose of this Preliminary Plat is to create 25 residential lots and 3 open space lots from one unplatted tract of land for a private subdivision. The Preliminary Plat conforms to the Planned Development 75 (PD-75) development standards.

**Attached Documents:**

1. Location Map
2. Preliminary Plat

**Staff Recommendation:**

Staff recommends approval of the Preliminary Plat, subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat.
2. Approval of street names