



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Plat of Twin Creeks Ranch Phases II & III

Meeting: February 18, 2025

Item No. 3b

Agenda Item:

Consider and act upon a request for a Preliminary Plat of Twin Creeks Ranch Phases II & III, on 15.8± acres, located on the south side of Frontier Parkway and 4,800± feet east of Coit Road. (DEVAPP-24-0158)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-59 (Single Family-Estate).

Conformance:

The Preliminary Plat conforms to the development standards of Planned Development-59.

- Lot Count (Maximum of 29):
 - Phase I – 11 Lots
 - Phases II-III – 12 Lots
- Size of Yards:
 - Minimum Front Yard – 40'
 - Minimum Side Yard – 20'
 - Minimum Rear Yard – 25'
- Size of Lots:
 - Minimum Lot Size – One Acre
 - Minimum Lot Width – 100'
 - Minimum Lot Depth – 180' (150' on Cul-De-Sac or Elbow/Eyebrow)

Description of Agenda Item:

The purpose of the Preliminary Plat is to build the remainder of a residential subdivision. The two final phases contain a total of 12 single-family lots and two common area lots, containing the required landscaping along the right-of-way. There are two lots in Phase II, located on the west side of Pebble Creek Drive. The remaining ten lots are in Phase III, located along the proposed Kiwi Drive.

Access:

Access is provided from Frontier Parkway.

Landscaping, Open Space, and Screening:

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

Attached Documents:

1. Location Map
2. Preliminary Plat

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat.