



## PLANNING

**To:** Planning & Zoning Commission **Item No. 5**  
**From:** Jerron Hicks, Planner  
**Through:** David Hoover, AICP, Director of Development Services  
**Cc:** Suzanne Porter, AICP, Planning Manager  
**Re:** Replat of Gates of Prosper, Block E, Lots 3R1 and 3R2  
**Meeting:** February 18, 2025

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**Agenda Item:**

Consider and act upon a request for a Replat for Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0141)

**History:**

This item was tabled at the February 4, 2025, Planning & Zoning Commission meeting; therefore, it must be removed from the table.

**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 Replat conforms to the development standards of Planned Development-67.

**Description of Agenda Item:**

The purpose of this Replat is to subdivide Lot 3 and create Lots 3R1 and 3R2.

**Companion Item:**

As a companion items, the Site Plan (DEVAPP-24-0142) and the Façade Plan (DEVAPP-24-0143) are on this Planning & Zoning Commission agenda.

**Attached Documents:**

1. Location Map
2. Replat

**Town Staff Recommendation:**

Town Staff recommends approval of the Replat.