



PLANNING

To: Planning and Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Plat of The Reserve at McCasland Farm
Meeting: July 7, 2026

Item No. 3h

Agenda Item:

Consider and act upon a request for a Preliminary Plat of The Reserve at McCasland Farm, on 50.0± acres, located on the south side of Parvin Road and 850± feet west of Legacy Drive, zoned Planned Development-135. (DEVAPP-26-0017)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-135 (Single Family-12.5).

Conformance:

The Preliminary Plat conforms to the development standards of Planned Development-135.

*** 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 – **96** (Max. of 96)

- **Size of Yards:**
 - 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')

- **Size of Lots:**

- Minimum Lot Size – **12,500 SF** (Min. of 12,500 SF)
- Minimum Lot Width – **76'** (Min. of 76')
- Minimum Lot Depth – **150'** (Min. of 150')

Description of Agenda Item:

The purpose of the Preliminary Plat is to construct a subdivision consisting of 96 single-family homes and nine open space lots.

Access:

Access is provided from Parvin Road and Prosper Trail.

Landscaping, Open Space, and Screening:

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

Hike and Bike Trail:

The landscape plan shows a ten-foot trail on both the southern border of the development along Prosper Trail and the northern border along Parvin Road, a 12-foot trail on the southern portion of the flood plain going from east to west, and an eight-foot trail going through the flood plain connecting the northern and southern portions of the development.

Major Creek:

The proposed subdivision is not adjacent to a major creek.

Companion Item:

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

Attached Documents:

1. Location Map
2. Preliminary Plat
3. Landscape Plan
4. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat.