



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

Re: Planning & Zoning Commission Meeting – October 17, 2023

Item No. 4e

Agenda Item:

Consider and act upon a request for a Preliminary Plat for Park Place Phase 2, on 70.4± acres, located on the southeast corner of Prosper Road and Teel Parkway. The property is zoned Planned Development-123 (PD-123) Prosper Hills. (DEVAPP-23-0158)

Description of Agenda Item:

The purpose of the Preliminary Plat is to build a residential subdivision with 166 single-family lots and 2 open space lots. Per PD-123, the maximum number of single-family lots shall not exceed 170.

Lot Regulations:

The plat conforms to the Planned Development-123 (PD-123) development standards as shown below:

A. Size of Yards:

1. **Minimum Front Yard** – 25 feet.
2. **Minimum Side Yard** – 8 feet; 15 feet on corner adjacent to side street.
3. **Minimum Rear Yard** – 25 feet.

B. Size of Lots:

1. **Minimum Lot Area** – 10,000 square feet.
2. **Minimum Lot Width** – 80 feet as measured along the front setback, except for lots located on a cul-de-sac, curve or eyebrow which may have a minimum width of 65' at the front setback provided all other requirements of this section are met.
3. **Minimum Lot Depth** – 125 feet, except that up to 20% of the lots may have a minimum depth of 115 feet.

Attached Documents:

1. Location Map
2. Preliminary Plat

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat, subject to approval of all additions and/or alterations to the easements and dedications.