



PLANNING

To: Planning & Zoning Commission
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Final Plat of Park Place Phase 2
Meeting: September 3, 2024

Item No. 3g

Agenda Item:

Consider and act upon a request for a Final Plat of Park Place, Phase 2, on 68.8± acres, located on the southeast corner of Teel Parkway and Prosper Trail. (DEVAPP-24-0092)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-123 (Single Family-10).

Conformance:

The Final Plat conforms to the development standards of Planned Development-123. This development is a gated subdivision with private streets. Per Planned Development-123, a maximum of 170 single family lots are permitted. Additionally, the Planned Development allows for 20 percent of these lots to have a reduced lot depth, if it is no less than 115 feet. Phase 2 consists of 166 single family lots that are a minimum of 10,000 square feet (80' x 125'). Of these 166 lots, 22 (or 13%) of them have a depth ranging between 115-125 feet.

Description of Agenda Item:

The purpose of this Final Plat is to create a subdivision consisting of 166 residential lots and five common area lots. Per the Planned Development standards, a private six-foot trail will be extended from Teel Parkway to the amenity facility in Phase 2 and then extended east to Mesquite Avenue.

A Preliminary Plat (DEVAPP-23-0158) was approved by the Planning & Zoning Commission on October 17, 2023. The Final Plat complies with the approved Preliminary Plat.

Companion Item:

There is no companion item for this case.

Attached Documents:

1. Location Map
2. Final Plat
3. Approved Preliminary Plat (DEVAPP-23-0158)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.