



PLANNING

To: Planning & Zoning Commission **Item No. 4d**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Final Plat of SCI Prosper Trails Addition, Block A, Lots 1-2
Meeting: April 15, 2025

Agenda Item:

Consider and act upon a request for a Final Plat of SCI Prosper Trails Addition, Block A, Lots 1-2, on 53.2± acres, located on the west side of Custer Road and 1,870± feet north of University Drive. (DEVAPP-24-0145)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zoning:

The property is zoned Planned Development-105 (Single Family-15).

Conformance:

The Final Plat conforms to the development standards of Planned Development-105.

Description of Agenda Item:

The purpose of this Final Plat is to dedicate easements and for the development of a funeral home with a crematorium and shift the location of a Fire, Access, Utility, and Drainage Easement.

A Final Plat (D21-0057) was approved by the Planning & Zoning Commission on July 6, 2021. This plat expired on July 6, 2023, as final plats have an expiration date of two years from when they are approved by the Planning & Zoning Commission if construction plans have not been approved. Additionally, the expired plat does not reflect the shift of the F.A.U.D.E that corresponds with the Revised Site Plan.

Companion Item:

As a companion item, the Site Plan (DEVAPP-24-0016) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat
3. Expired Final Plat (D21-0057)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.