



PLANNING

To: Planning & Zoning Commission **Item No. 4c**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for SCI Prosper Trails Addition, Block A, Lots 1-2

Meeting: April 15, 2025

Agenda Item:

Consider and act upon a request for a Revised Site Plan for a Funeral Home on 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-24-0016)

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 Site Plan conforms to the development standards of Planned Development-105.

Description of Agenda Item:

The Site Plan consists of a 7,881 square foot funeral home with a crematorium and associated parking.

A Site Plan (DEVAPP-24-0016) was approved by the Planning & Zoning Commission on May 7, 2024. This plan indicated that half (12') of the Fire, Access, Utility, and Drainage Easement running through the middle of the site was to be filed by separate instrument. This required the consent of the property owner adjacent to the site which was not received; therefore, the easement was shifted.

Access:

Access is provided from Custer Road.

Landscaping, Open Space, and Screening:

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

Companion Item:

As a companion item, the Final Plat (DEVAPP-24-0145) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Revised Site Plan
3. Approved Site Plan (DEVAPP-24-0016)

Town Staff Recommendation:

Town Staff recommends approval of the Revised Site Plan.