



## 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:** Site Plan for Park Place, Phase 2, Block X, Lot 2

**Meeting:** April 15, 2025

**Item No. 4g**

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**Agenda Item:**

Consider and act upon a request for a Site Plan for an Amenity Area on Park Place, Phase 2, Block X, Lot 2, on 12.4± acres, located on west side of Teel Parkway and 1,150± feet south of Prosper Trail. (DEVAPP-25-0010)

**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 Site Plan conforms to the development standards of Planned Development-123.

**Description of Agenda Item:**

The Site Plan consists of a playground facility, pickleball courts, and a shade structure with seating totaling 1,000 square feet. Per Planned Development-123, a minimum of three of the following ten amenities were required as part of the residential subdivision.

- Basketball Court
- Bocce Ball Court
- Children's Playground Facility
- Convenience Parking
- Dog Park
- Grill & Picnic Area
- Landscape Gathering Area

- Pickleball Court
- Shade Structure w/ Seating
- Tennis Court

Additionally, one of the three amenities is required to be a basketball court, children's playground facility, pickleball court, or a tennis court.

A Final Plat (DEVAPP-24-0092) was approved by the Planning & Zoning Commission on September 3, 2024. This plat shows the location of the proposed amenity area on Block X, Lot 2.

**Access:**

Access is provided from internal streets within the subdivision.

**Landscaping, Open Space, and Screening:**

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

**Companion Item:**

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

**Attachments:**

1. Location Map
2. Site Plan
3. Approved Final Plat (DEVAPP-24-0092)

**Town Staff Recommendation:**

Town Staff recommends approval of the Site Plan.