



AGENDA

Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 03, 2026
6:30 PM

Welcome to the Prosper Planning and Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link: www.prospertx.gov/livemeetings

Addressing the Planning and Zoning Commission:

Those wishing to address the Planning and Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

If you are attending in person, please submit this form to the Town Secretary or the person recording the minutes for the Board/Commission prior to the meeting. When called upon, please come to the podium, and state your name and address for the record.

If you are watching online, please submit this form to the Town Secretary prior to 4:00 p.m. on the day of the meeting in order for your comments to be read into the record. The Town assumes no responsibility for technical issues beyond our control.

In compliance with the Texas Open Meetings Act, the Town Council/Board/ Commission may not deliberate or vote on any matter that does not appear on the agenda. The Council/Board/Commission, however, may provide statements of fact regarding the topic, request the topic be included as part of a future meeting, and/or refer the topic to Town Staff for further assistance.

Citizens and other visitors attending Planning and Zoning Commission meetings shall observe the same rules of propriety, decorum, and good conduct applicable to members of the Commission. Any person making personal, impudent, profane or slanderous remarks or who becomes boisterous while addressing the Commission or while attending the meeting shall be removed from the room, if so directed by the Commission or presiding officer, and the person shall be barred from further audience before the Commission during that session of the meeting. Disruption of a public meeting could constitute a violation of Section 42.05 of the Texas Penal Code.

1. Call to Order / Roll Call.
2. Pledge of Allegiance.

CONSENT AGENDA:

Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of a Commission Member or Staff.

- 3a. Consider and act upon the minutes from the January 20, 2026, Planning and Zoning Commission working session meeting.
- 3b. Consider and act upon the minutes from the January 20, 2026, Planning and Zoning Commission regular meeting.

3c. Consider and act upon a request for a Preliminary Site Plan for Medical Office and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lots 4-5 and 8, on 8.3± acres, located on the north side of University Drive and 850± feet west of Teel Parkway. (DEVAPP-25-0130)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a "Public Comment Request Form" and present it to a Staff member prior to the meeting. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

REGULAR AGENDA:

If you wish to address the Commission, please fill out a "Public Comment Request Form" and present it to the Chair, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

4. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. (ZONE-25-0002)
5. Discussion regarding the Unified Development Code.
6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
7. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Wednesday, January 28, 2026, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Planning and Zoning Commission meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.



MINUTES

Prosper Planning and Zoning Commission Work Session

Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, January 20, 2026
5:30 PM

Call to Order / Roll Call

The meeting was called to order at 5:30 p.m.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, Secretary Glen Blanscet, Brett Butler, Matt Furay, and Deborah Daniel

Commissioner(s) Absent: John Hamilton

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), and Trey Ramon (Planning Technician)

Items for Individual Consideration:

1. Discuss items on the January 20, 2026 Planning and Zoning Commission agenda.

Town Staff provided a brief overview of Consent Agenda Items 3a – 3f.

The Commission inquired about Item 3c and whether the area around the dumpster would be counted as open space. Staff responded that the required five foot landscape buffer around the dumpster is not counted as open space, but the remaining area is open space.

Town Staff provided a brief overview of Regular Agenda Item 4.

The Commission inquired why staff is recommending approval of the project. Staff responded that it meets the minimum standards required; however, there are separate criteria in the Zoning Ordinance which the commission may consider when acting upon a Preliminary Site Plan.

The Commissioners asked if the applicant has the right to appeal should the project be denied. Staff confirmed the applicant may appeal. The Commission then asked if the developer has any automatic right to build even if they were to be denied. Staff commented the developer would not have that right.

Town Staff provided a brief overview of Regular Agenda Item 5.

Staff explained to the commission that denial had been recommended because the lot sizes did not comply with the Medium Density Residential requirement. After publication of the packet, the applicant revised the conceptual plan so that all lots are now minimum of 12,500 square feet. With this modification staff is in support of the Planned Development. The Commission further asked if anything would need to be done to the Future Land Use plan should this be approved as modified. Staff responded there would not be.

2. Adjourn.

The work session was adjourned at 6:28 p.m.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 20, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:31 P.M.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, Secretary Glen Blanscet, Matt Furay, Brett Butler, and Deborah Daniel

Commissioner(s) Absent: John Hamilton

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter (Planning Manager), Dakari Hill (Senior Planner), Jerron Hicks (Planner), Trey Ramon (Planning Technician)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

- 3a. Consider and act upon the minutes from the December 16, 2025, Planning and Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the December 16, 2025, Planning and Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Site Plan for Office/Retail and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lot 9, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive. (DEVAPP-25-0036)
- 3d. Consider and act upon a request for a Final Plat of Teel 380 Addition, Block A, Lot 9, on 2.0± acres, located on the west side of Teel Parkway and 540± feet north of University Drive. (DEVAPP-25-0038)
- 3e. Consider and act upon a request for a Revised Conveyance Plat of St. Martin de Porres Addition, Block A, Lot 1 and Replat of St. Martin de Porres Addition, Block A, Lot 2R, on 51.9± acres, located on the north side of University Drive (US 380) between Windsong Parkway and Teel Parkway. (DEVAPP-25-0081)
- 3f. Consider and act upon a request for a Site Plan for Additions to a Middle School on Prosper High School and Middle School Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the northeast corner of Coleman Street and Gorgeous Road. (DEVAPP-25-0119)

Commissioner Blanscet made a motion to approve Items 3a through 3f. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

4. Consider and act upon a request for a Preliminary Site Plan for Restaurant and Retail Buildings on Frontier Gateway, Block A, Lots 1-11, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)

Commissioner Carson made a motion to remove Item 4 from the table. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 6-0.

Ms. Porter presented Item 4 to the Commission.

The applicants, David Bond, Sagar Delaprolu, and Scott Rodgers, spoke for Item 4 and presented an overview of how the development had changed from its inception to the current layout, its design and features, the intended vision of what the area will include and what it could become in the long-term future, as well as conclusions from their market analysis.

Commissioner Carson requested more information on the quality retail that would be established for this development as well as the phasing for the project. Mr. Rodgers explained that they are seeking to have exclusively higher end, Class A tenants. Mr. Delaprolu then explained that phase one will focus on retail development on the north side of the project near Frontier Parkway. The retail is then intended to attract future office users to the south side of the development, which would be phase two. However, this phase could be more retail should the office demand not come to fruition.

Commissioner Blansct asked the developer if he is intending for this project to eventually evolve into a mixed-use, gateway development with office and greater density, or, since the preliminary site plan only shows one-story retail, if that long-term transition is only expected to happen for other properties further south on the Tollway. Mr. Delaprolu confirmed that the intention is for the project to evolve and follow the previously mentioned phasing.

Commissioner Furay inquired if there is anything enforceable such as a development agreement that ensures the promised materials, design quality, and uses. Town Staff commented that without a development agreement in place these items cannot be enforced.

Commissioner Blansct asked Town Staff what can be implemented to ensure the developer's commitments are enforceable. Town Staff commented that a Planned Development, accompanied with a development agreement, would need to be implemented to codify everything that was mentioned.

Commissioner Carson made a motion to table the item to the March 3rd meeting. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 6-0.

5. Conduct a Public Hearing and consider and act upon a request to rezone J. Durrett Survey, Abstract 350, Tracts 2 & 2A, and John M. McKim Survey, Abstract 889, Tract 4, on 49.9± acres from Agricultural to a Planned Development for Single-Family Residences, located on the north side of Prosper Trail and 855± feet west of Legacy Drive. (ZONE-25-0006)

Ms. Porter presented Item 5 to the Commission.

The applicant, John McKnenzie, spoke on Item 5 and presented the project to the Commissioners.

Commissioner Blanscet inquired if parking spaces should be provided in the open space along the creek to accommodate residents from farther areas of the neighborhood. Mr. McKenzie responded that the intention is for residents to walk to the open space rather than drive.

Chair Jackson opened the public hearing.

No comments were made.

Chair Jackson closed the public hearing.

Commissioner Blanscet made a motion to approve Item 5. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.

Ms. Porter informed the Commissioners of past Town Council actions and upcoming cases for Planning and Zoning Commission consideration.

Mr. Hoover informed the Commissioners that the Dallas North Tollway plan will be presented at the February 17th Planning and Zoning Commission Meeting. Mr. Hoover further explained that the Unified Development Code will be presented as a discussion item on February 3rd and then placed as an action item at the February 17th meeting.

Commissioners discussed cancelling the March 17th meeting date due to Spring Break. A determination is yet to be made as to whether this meeting will be rescheduled to another date.

7. Adjourn

Commissioner Carson made a motion to adjourn the meeting. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 6-0.

The meeting was adjourned at 8:20 P.M.

Trey Ramon, Planning Technician

Glen Blanscet, Secretary



PLANNING

To: Planning and Zoning Commission **Item No. 3c**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Teel 380 Addition, Block A, Lots 4-5 and 8
Meeting: February 3, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Medical Office and Restaurant/Retail Buildings on Teel 380 Addition, Block A, Lots 4-5 and 8, on 8.3± acres, located on the north side of University Drive and 850± feet west of Teel Parkway. (DEVAPP-25-0130)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-40 (Mixed Use).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The Preliminary Site Plan consists of three lots (Lots 4, 5, and 8) and five buildings totaling 51,650 square feet.

- Lot 4: Restaurant/Retail Building (7,700 SF)
- Lot 5: Restaurant/Retail Building (5,400 SF)
- Lot 8: Two Medical Office Buildings (16,800 SF) + Restaurant/Retail Building (21,750 SF)

A Preliminary Site Plan (DEVAPP-25-0058) for this property was approved by the Planning and Zoning Commission on November 4, 2025, and it created Lots 4 and 5. This new Preliminary Site Plan subdivides Lot 5 to create Lot 8, and a portion of Lot 4 is being incorporated into Lot 8 so that it has sufficient lot width on University Drive.

Access:

Access is provided from Teel Parkway and University Drive.

Landscaping, Open Space, and Screening:

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

Companion Item:

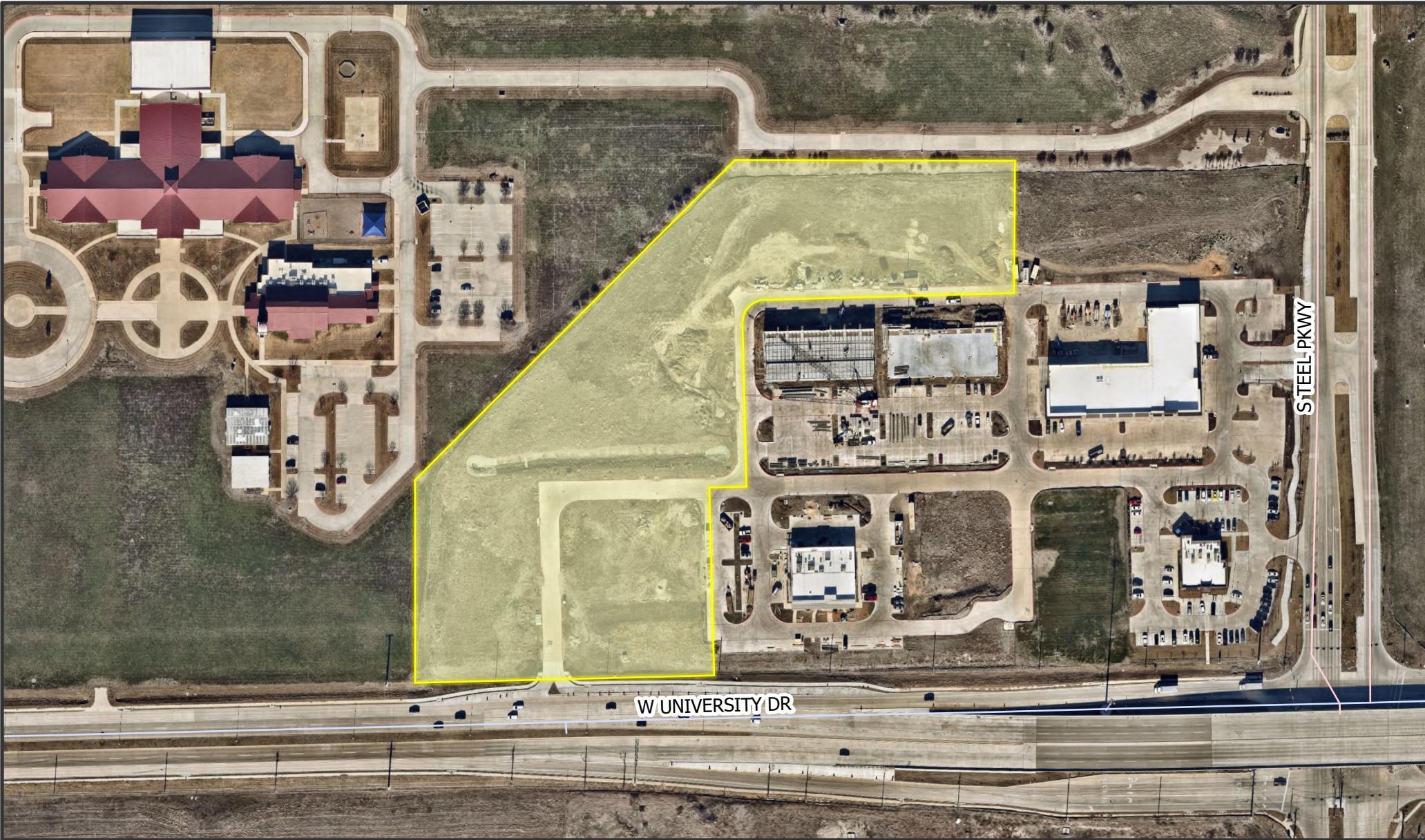
There is no companion item on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Previously Approved Preliminary Site Plan (DEVAPP-25-0058)

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.



TOWN OF
PROSPER
0 125 250 500
Feet

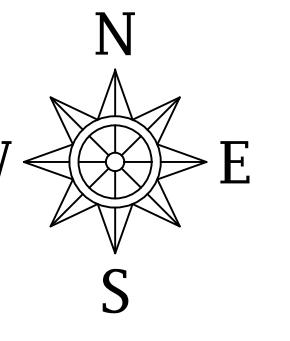
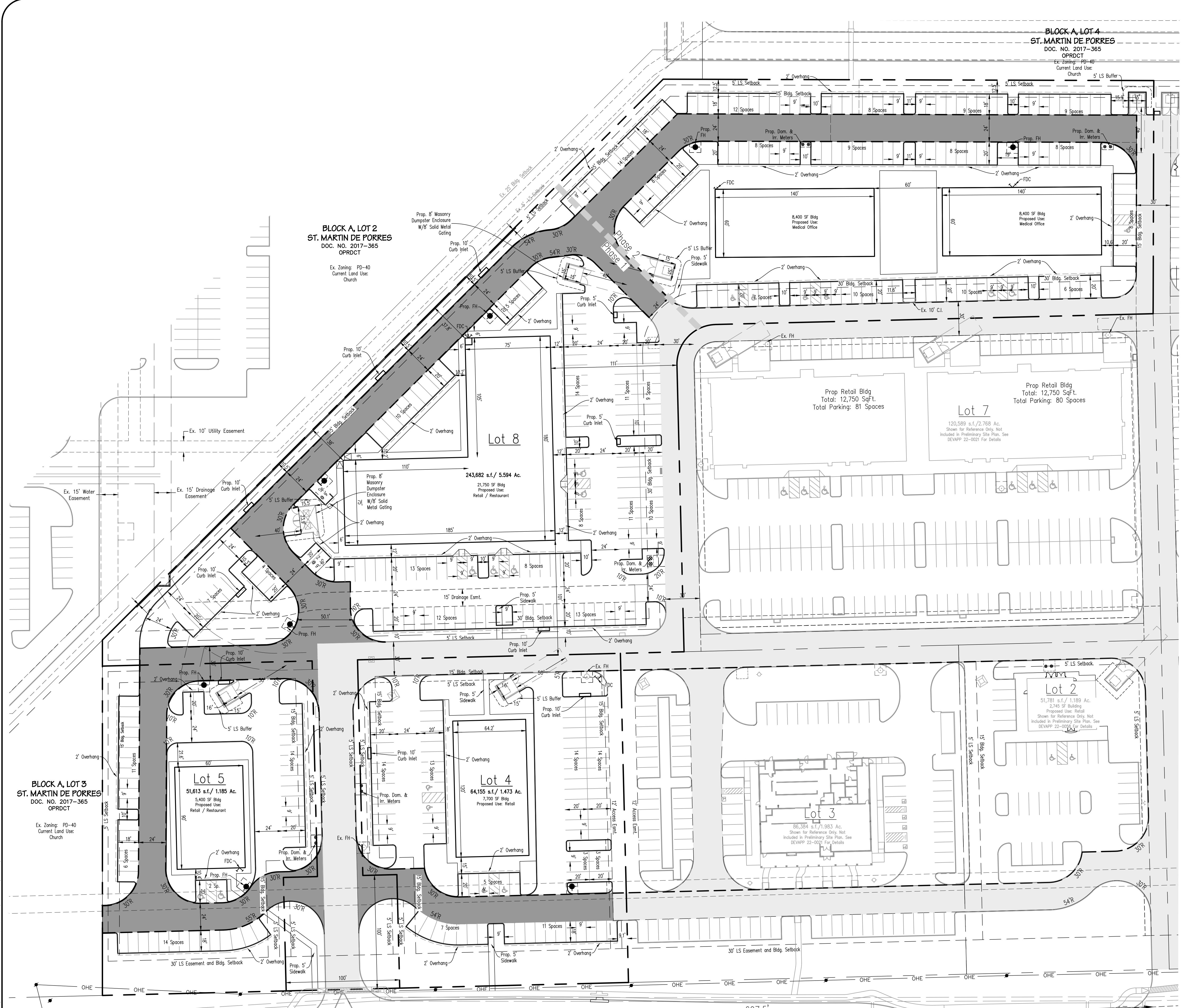


This map for illustration purposes only

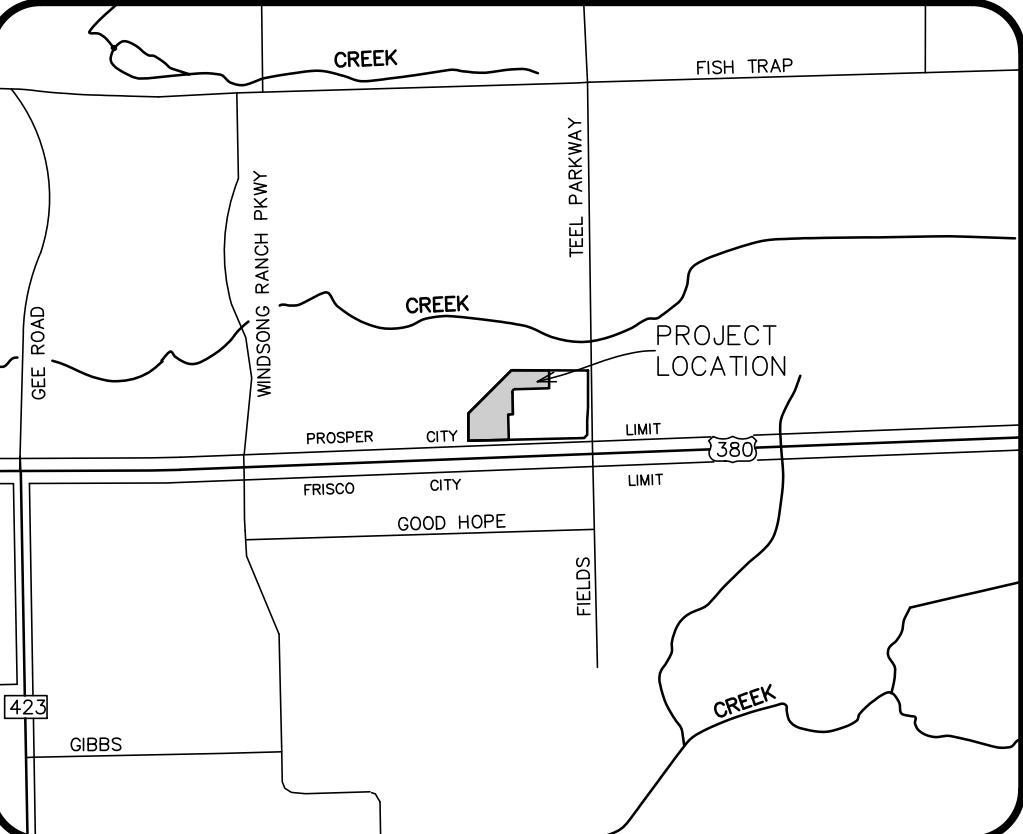
DEVAPP-25-0130

Teel 380 Addition Block A,
Lots 4, 5 & 8

Preliminary Site Plan



<div[](https://i.imgur.com/3Q5z5Lc.png)



Vicinity Map

TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES: NIS

1) All of the following are true EXCEPT: T = Standard

- 1) All development standards shall follow Town Standards.
- 2) Landscaping shall conform to landscape plans approved by the Town of Prosper.
- 3) All development standards shall follow Fire Requirements per the Town of Prosper.
- 4) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- 5) All signage is subject to Building Official approval.
- 6) Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- 7) The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning and Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- 8) Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
- 9) No Trees on Site.
- 10) At site plan stage, grease trap locations shall be identified for each commercial kitchen and/or food facility. Grease traps shall be at minimum 1,000 gallons and installed in ground exterior to the building. Grease traps shall not be located within parking stalls or fire lanes.

LEGEND

Proposed Firelane, Access, Drainage, and Utility Easement

Firelane, Access, Drainage, And Utility Easement (By Others)

own Case No. DEVAPP-25-0130
PRELIMINARY SITE PLAN

TEEL 380 ADDITION

Block A, Lots 4, 5 & 8
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
350.450 Sq. Ft / 8.252 Acres

OWNER / APPLICANT
Lot 4
TEEL 380 LP
John Hickman Parkway
Suite 907
Frisco, Texas 75034
Phone (248) 345-3818
Contact: Shiva Kondru

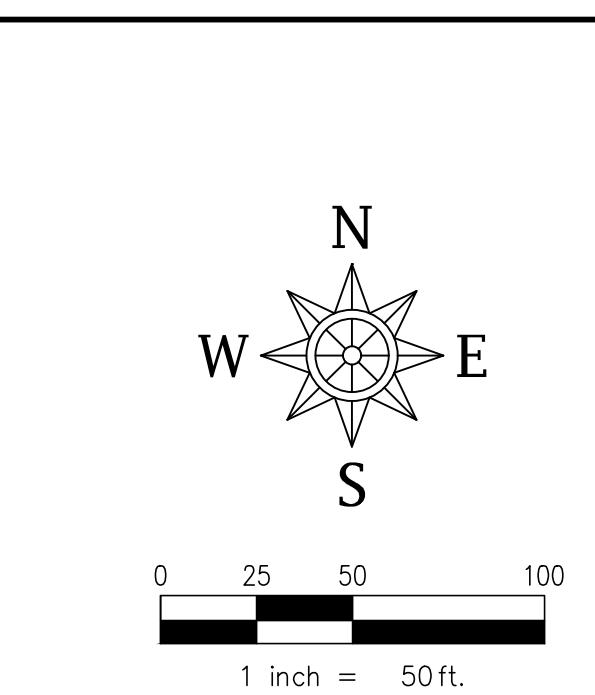
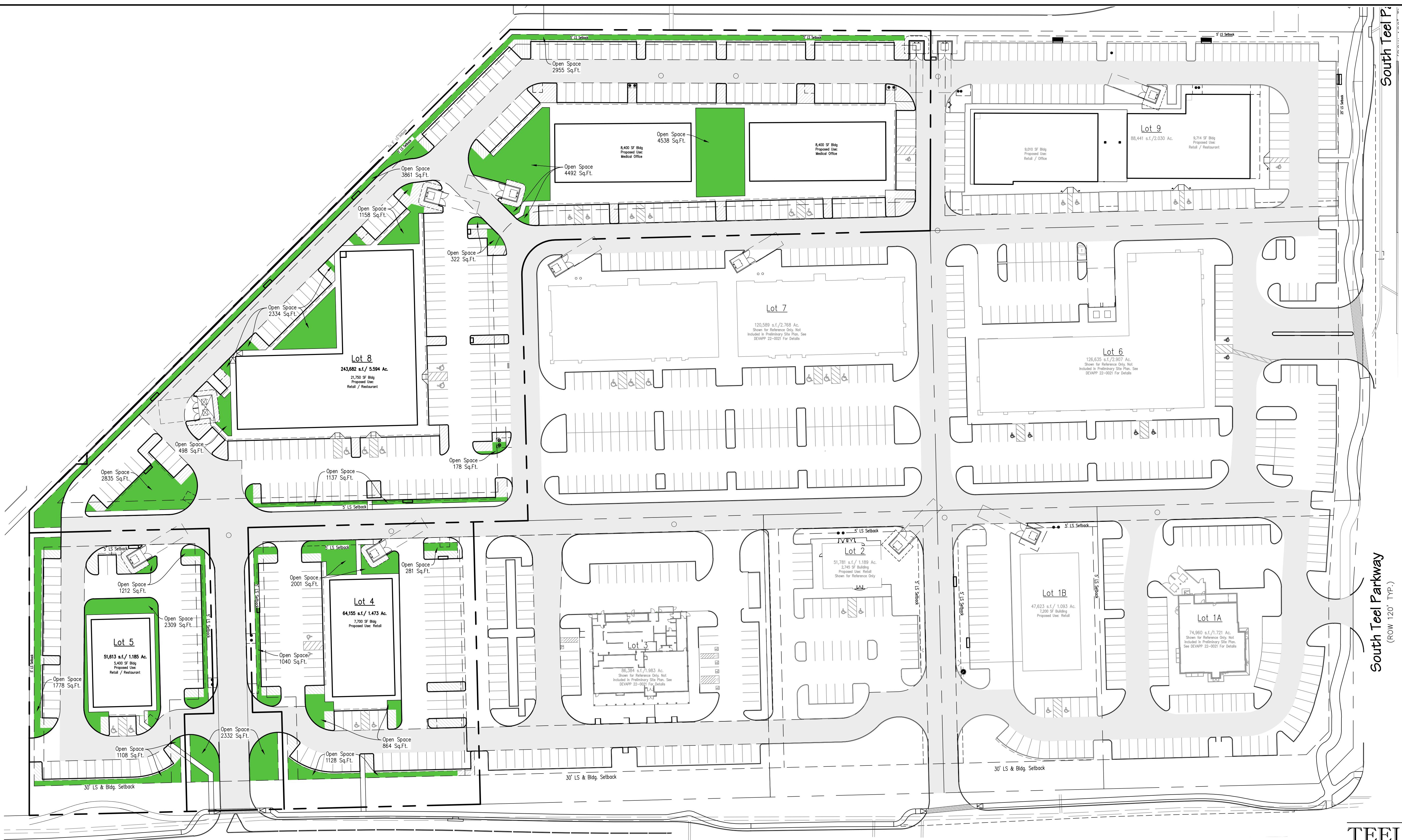
PLIER / APPLICANT
Lot 5
D Teel Retail LLC
867 Alyworth Dr
co, Texas 75035
one (302) 494-3699
: Srikanth Krothapalli

1 / APPLICANT
Lot 8
Properties LP
gentle Breeze Rd
o, TX 75035
(469) 500-3393
: Kalyan Reddy

OWNER / APPLICANT
Lot 8
VCSR PGA11 LLC
3901 Boynton Blvd
Flower Mound, Texas 75022
Telephone (870) 509-0000
Contact: Chandrasekhar Chintala

NER / APPLICANT
Lot 8
S ESTATES 12 LLC
Middle Ground Place
isco, Texas 75035
one (203) 893-6915
act: Rajiv Chalasani

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
resident George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
No. F-2121 And No. F-10043100
Contact: Karis Smith



DEVAPP-25-0130
Open Space Plan

TEEL 380 ADDITION Block A. Lots 4, 5 & 8

IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681

Current Zoning: PD-40
359,450 Sq. Ft./8.252 Acres

LOT	ZONING	PROPOSED USE	LOT AREA		TOTAL BUILDING AREA (SF)	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)	OPEN SPACE (%)
			SF	AC						
4	PD	RETAIL; RESTAURANT	64,155	1.47	7,700	1,260	2,512	4,491	5,314	8.28%
5	PD	RETAIL; RESTAURANT	51,613	1.18	5,400	735	2,024	3,613	6,407	12.41%
8	PD	RETAIL; RESTAURANT; MEDICAL OFFICE	243,682	5.59	38,550	4,110	9,308	17,058	26,640	10.93%

OWNER / APPLICANT
Lot 4
TEEL 380 LP
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
Telephone: (248) 345-3899
Contact: Shiva Kondu

OWNER / APPLICANT
Lot 5
380 Tee Retail LLC
5867 Alworth Dr
Frisco, Texas 75035
Telephone: (468) 500-3393
Contact: Srikanth Krothapalli

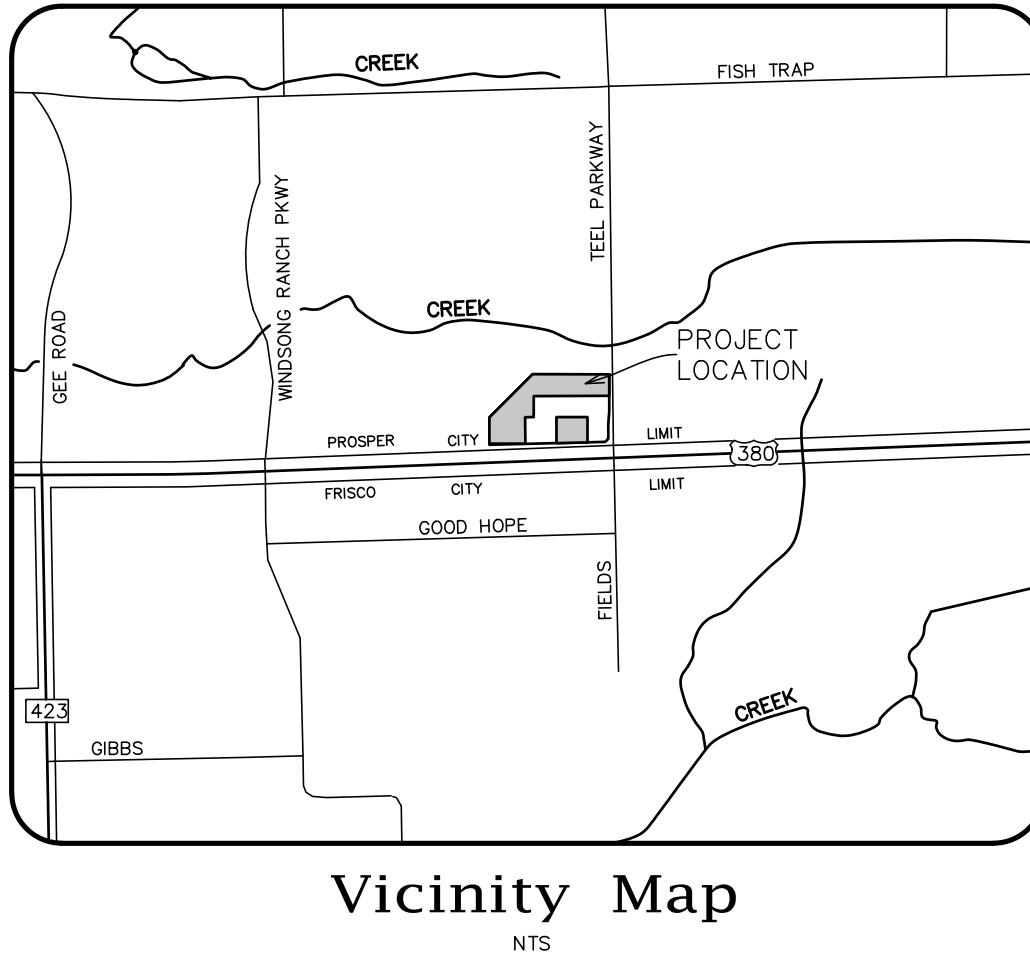
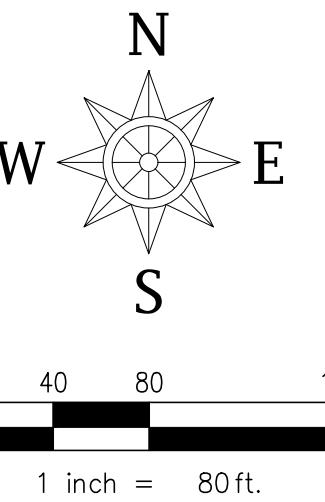
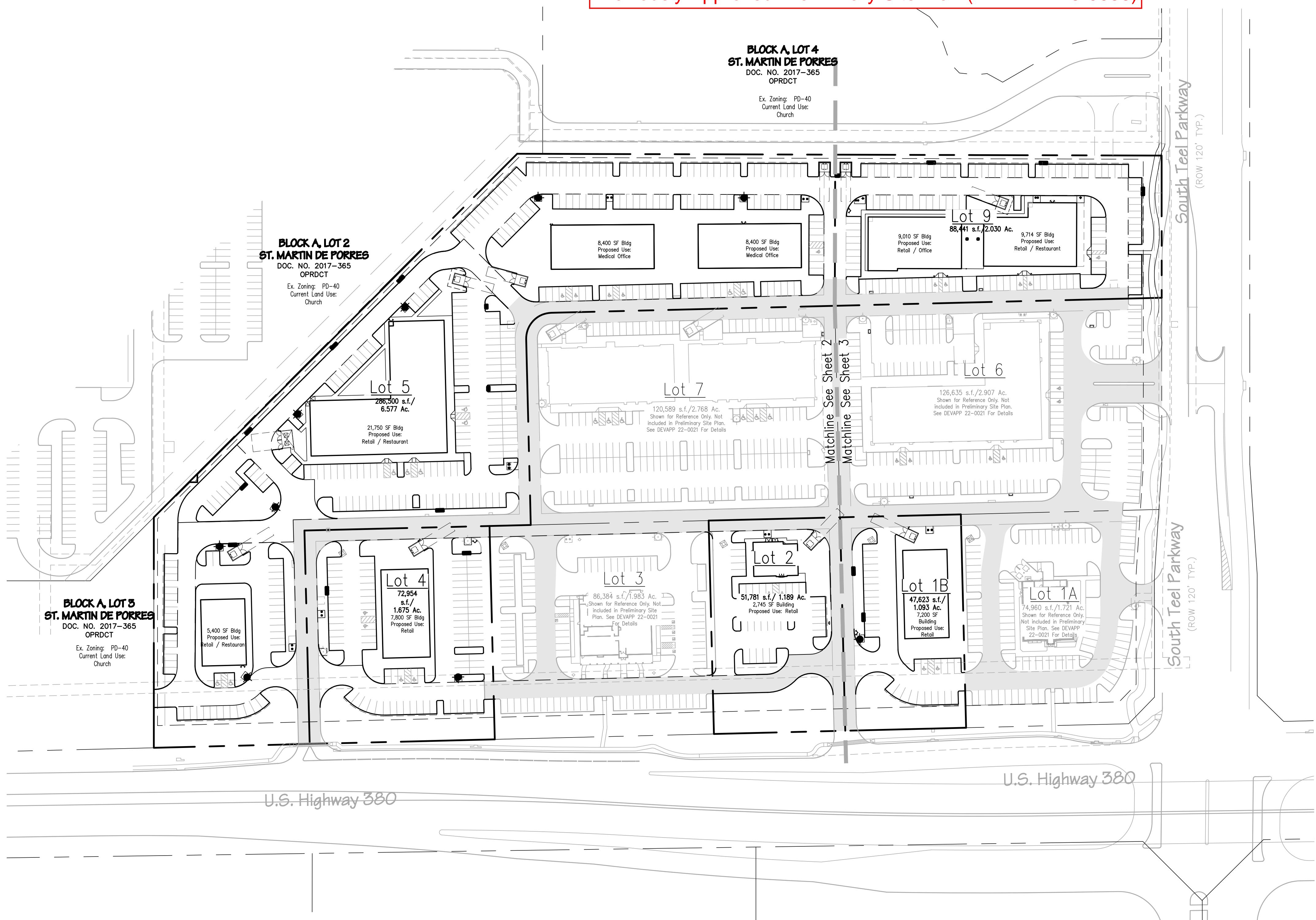
OWNER / APPLICANT
Lot 8
Vinessa Properties LP
14690 Gentle Breeze Rd
Frisco, Texas 75035
Telephone: (468) 500-3393
Contact: Kalyan Reddy

OWNER / APPLICANT
Lot 8
VCSR ESTATES 12 LLC
3901 Boynton Blvd
Flower Mound, Texas 75032
Telephone: (870) 509-0000
Contact: Chandrasekhar Chintala

OWNER / APPLICANT
Lot 8
VARS ESTATES 12 LLC
9322 Middle Ground Place
Frisco, Texas 75035
Telephone: (203) 893-6915
Contact: Rajiv Cholasani

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Karis Smith

Previously Approved Preliminary Site Plan (DEVAPP-25-0058)



TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:

- All development standards shall follow Town Standards.
- Landscaping shall conform to landscape plans approved by the Town of Prosper.
- All development standards shall follow Fire Requirements per the Town of Prosper.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning and Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
- No Trees on Site.
- At site plan stage, grease trap locations shall be identified for each commercial kitchen and/or food facility. Grease traps shall be at minimum 1,000 gallons and installed in ground exterior to the building. Grease traps shall not be located within parking stalls or fire lanes.

LEGEND

- Proposed Firelane, Access, Drainage, and Utility Easement
- Existing Firelane, Access, Drainage, and Utility Easement
- Match Line



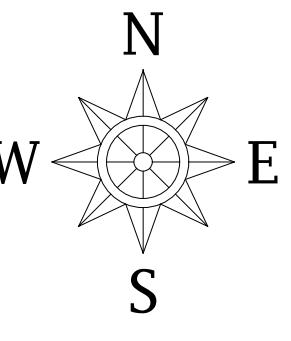
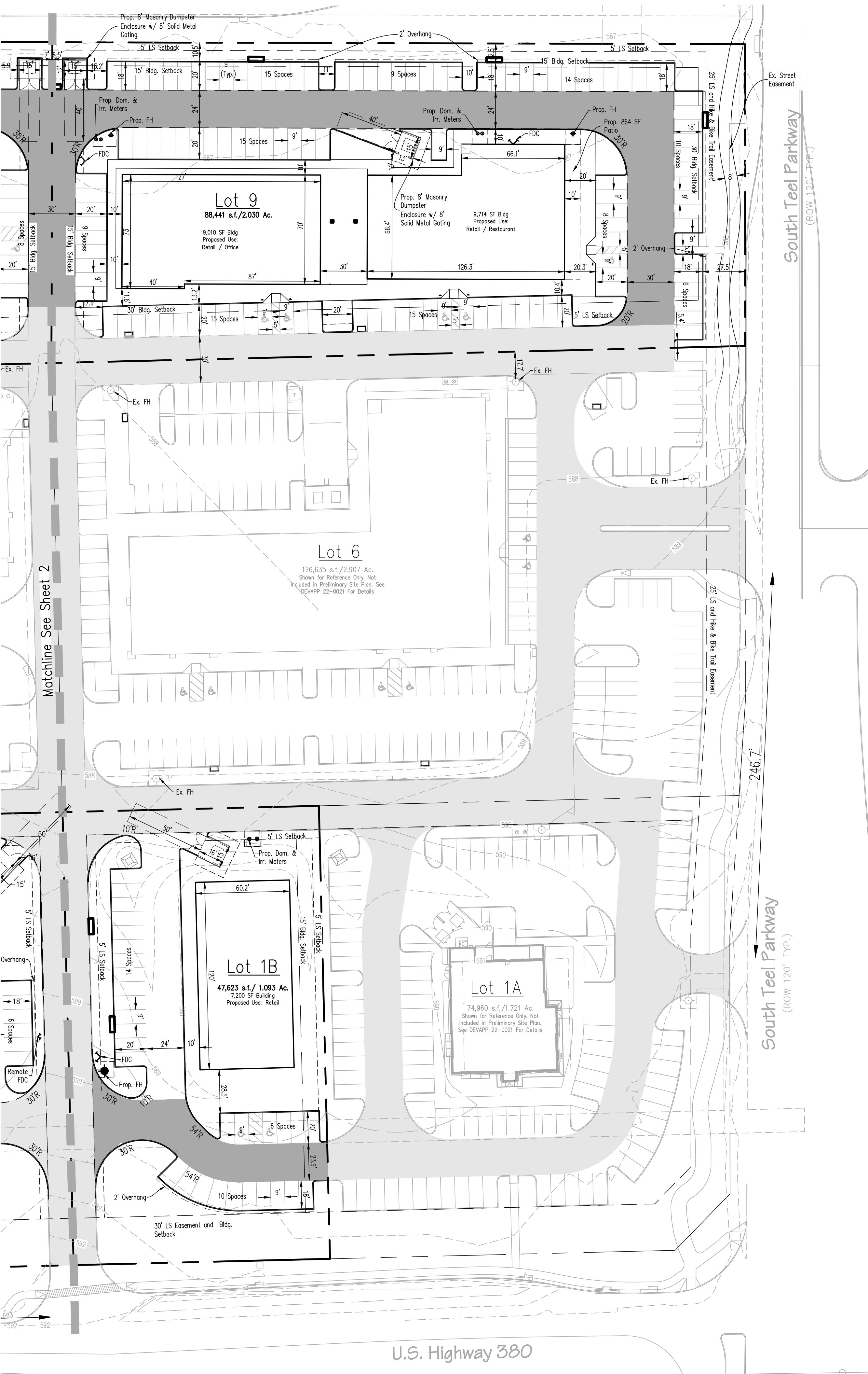
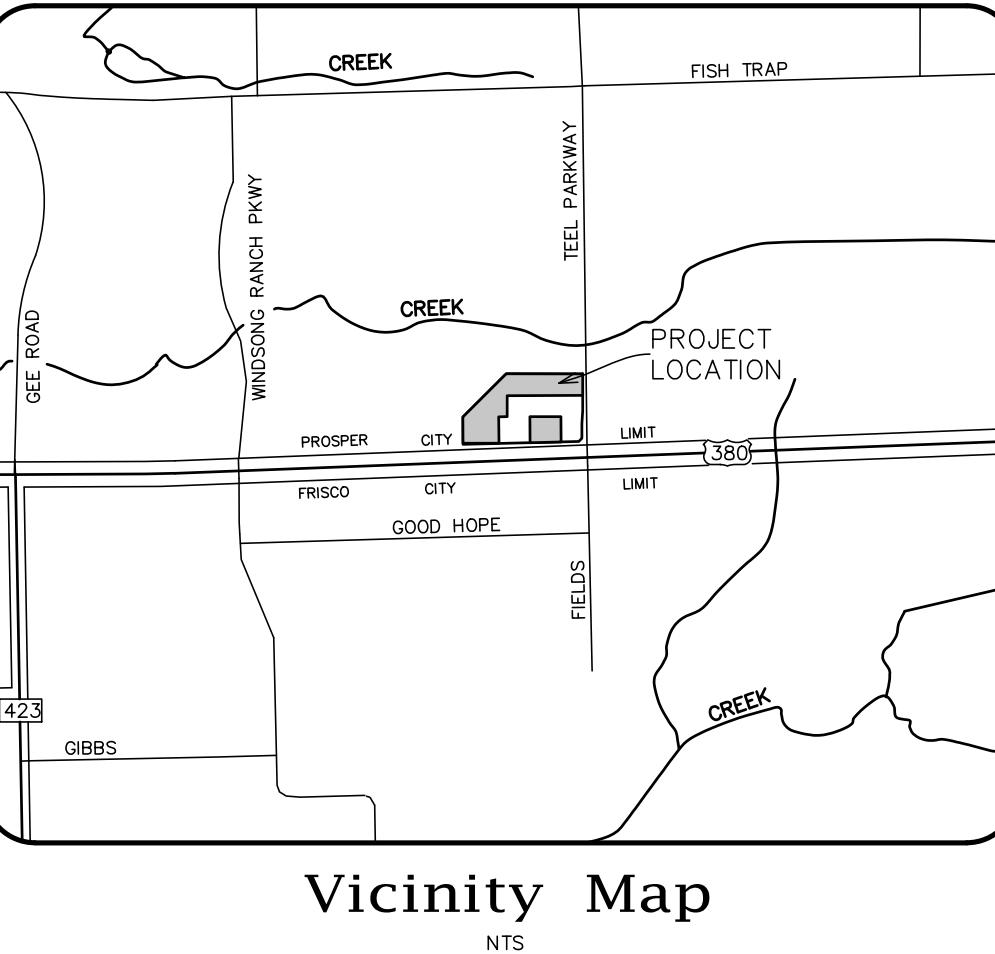
P&Z Approved

11/4/2025

Town Case No. DEVAPP-25-0058
PRELIMINARY SITE PLAN

TEEL 380 ADDITION

Block A, Lots 1B, 2, 4, 5 and 9
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ~ ABSTRACT NO. 1681
Current Zoning: PD-40
437,229 Sq. Ft./12.56 Acres


 0 20 40 80
 1 inch = 40 ft.


Vicinity Map

TOWN OF PROSPER PRELIMINARY SITE PLAN NOTES:

- 1) All development standards shall follow Town Standards.
- 2) Landscaping shall conform to landscape plans approved by the Town of Prosper.
- 3) All development standards shall follow Fire Requirements per the Town of Prosper.
- 4) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- 5) All signage is subject to Building Official approval.
- 6) Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- 7) The approval of a Preliminary Site Plan shall be effective or a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning and Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
- 8) Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
- 9) No Trees on Site.

LEGEND

- Proposed Firelane, Access, Drainage, and Utility Easement
- Existing Firelane, Access, Drainage, and Utility Easement
- Match Line

 Town Case No. DEVAPP-25-0058
PRELIMINARY SITE PLAN
TEEL 380 ADDITION

 Block A, Lots 1B, 2, 4, 5 and 9
 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
 C. SMITH SURVEY ~ ABSTRACT NO. 1681

 Current Zoning: PD-40
 437,229 Sq. Ft./12.56 Acres

OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT	OWNER / APPLICANT
Lots 1B, 2, & 4 TEEL 380 LP 8668 John Hickman Parkway Frisco, Texas 75034 Telephone (248) 345-3818 Contact: Shiva Kondu	Lot 5 380 Teel Parkway LLC 5867 Alwirth Dr Frisco, Texas 75035 Telephone (302) 494-3699 Contact: Srikant Krothapalli	Lot 5 Vinessa Properties LP 14690 Gentle Breeze Rd Frisco, Texas 75035 Telephone (469) 500-3393 Contact: Kalyan Reddy	Lot 9 Alpha 19 LLC 440 Louisiana St, Suite 952 Houston, Texas 77002 Telephone (210) 412-4622 Contact: Varun Sharma

OWNER / APPLICANT	OWNER / APPLICANT	ENGINEER / SURVEYOR
Lot 5 VCSR PGA11 LLC 3901 Boynton Blvd Flower Mound, Texas 75022 Telephone (870) 509-0000 Contact: Chandrasekhar Chintala	Lot 5 VARS ESTATES 12 LLC 9322 Middle Ground Place Frisco, Texas 75035 Telephone (203) 893-6915 Contact: Rajiv Chalasani	501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: Karis Smith



PLANNING

To: Planning and Zoning Commission **Item No. 4**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Specific Use Permit for Private Streets
Meeting: February 3, 2026

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive. (ZONE-25-0002)

Future Land Use Plan:

The Future Land Use Plan recommends the US Highway 380 District.

Zoning:

The property is zoned Planned Development-114 (Townhome).

Thoroughfare Plan:

This property has access to University Drive and future access to Mirabella Boulevard/Way (Street Name Pending).

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial & Zoning Maps
2. Exhibit A-1 – Written Metes and Bounds

3. Exhibit A-2 – Boundary Exhibit
4. Exhibit B – Site Plan
5. Approved Preliminary Plat (DEVAPP-24-0137)

Description of Agenda Item:

The purpose of this request is to obtain a Specific Use Permit for private streets for a residential development. The intent is to construct a gated subdivision consisting of 194 townhomes.

History:

A Preliminary Plat (DEVAPP-24-0137) for the townhomes was approved by the Planning & Zoning Commission on April 1, 2025.

Compatibility:

The zoning and land use of the surrounding properties are shown below.

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-114	Vacant	US Highway 380 District
North	Planned Development-114	Vacant	US Highway 380 District
East	Planned Development-114	Multifamily	US Highway 380 District
South	Planned Development-114	Vacant	Dallas North Tollway District
West	Planned Development-114	Vacant	Floodplain

Drive-Through Standards:

The applicant is requesting a Specific Use Permit for private streets for a residential development.

The Town's Zoning Ordinance requires Specific Use Permit approval for residential subdivisions to have private streets. Subdivisions such as Montclair and Park Place have approved Specific Use Permits for private streets. Additionally, the future residential development to the north of this site, Mirabella, has the allowance of private streets written into their Planned Development. The request is consistent with that of other subdivisions including the adjacent one to the north.

Specific Use Permit Criteria:

The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of an SUP request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
 - Yes, the use is harmonious and compatible with its surrounding existing uses and proposed uses because the future residential subdivision to the north, Mirabella, will also be a gated community.
2. *Are the activities requested by the applicant normally associated with the requested use?*

- Yes, the activities requested by the applicant are normally associated with the requested use as there are other residential areas within the town that are also gated.

3. Is the nature of the use reasonable?

- Yes, the nature of the use is reasonable as there are other examples of residential subdivisions being gated.

4. Has any impact on the surrounding area been mitigated?

- Yes, the impact on the surrounding area has been mitigated as the surrounding area is also a gated community.

Town Staff Recommendation:

Town Staff recommends approval of the request for a Specific Use Permit for Private Streets on Jeremiah Horn Survey, Abstract 411, Tract 35 and a portion of Tracts 5 and 48, on 21.4± acres, located 530± feet north of University Drive and 2,575± feet east of Lakewood Drive.

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their regular meeting on February 24, 2026.

PD-90
SF

PD-90
SF

PD-90
M

PD-25
SF

PD-25
C

PD-111
SF

PD-114
M

ZONE-25-0002

PD-114
M

E UNIVERSITY DR

RED BUD DR

PD-114
M

PD-76
R




TOWN OF
PROSPER
0 260 520 1,040 Feet



This map for illustration purposes only

ZONE-25-0002

Brookhollow Townhomes

Specific Use Permit

Westwood

**LEGAL DESCRIPTION
BROOK HOLLOW TOWNHOMES
SPECIAL USE PERMIT – 21.394 ACRES
JEREMIAH HORN SURVEY, ABSTRACT NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS**

WHEREAS Mythri Prosper Town Home LP, Mythri Prosper Hallow Commercial, LLC, and JEN TEXAS 40 LLC, are the sole owner of a 21.394 acre tract of land situated in the Jeremiah Survey, Abstract No. 411, Town of Prosper, Collin County, Texas, and being all of a called 20.043 acre tract of land conveyed to Mythri Prosper Town Home LP, by deed of record in Instrument No. 2024000021406, of said Official Public Records, and being part of a tract of land conveyed to Mythri Prosper Hallow Commercial, LLC, by deed of record in Instrument No. 2024000021365, of said Official Public Records, and being a part of a 190.211 acre tract of land conveyed to JEN TEXAS HOMES 40 LLC, by deed of record in Instrument No. 2025000028240, of said Official Public Records; said 21.394 acre tract being more particularly described as follows:

BEGINNING at a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the west line of Brookhollow Apartments, Block A, Lot 1, an addition to the Town of Prosper, Collin County, Texas, according to the plat thereof recorded in Plat Book 2024, Page 721, of the Plat Records of Collin County, Texas, said point being at the northeast corner of a said Mythri Prosper Hallow Commercial, LLC tract;

THENCE North 89 degrees 35 minutes 30 seconds West, along the north line of said Mythri Prosper Hallow Commercial, LLC tract, a distance of 1,420.72 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at an angle point;

THENCE departing the said north line of the Mythri Prosper Hallow Commercial, LLC tract, over and across said Mythri Prosper Town Home LP tract, said Mythri Prosper Hallow Commercial, LLC tract, and said 190.211 acre tract, the following courses and distances:

South 49 degrees 36 minutes 17 seconds West, a distance of 139.90 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 40 degrees 17 minutes 29 seconds East, a distance of 1.92 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 39 degrees 34 minutes 16 seconds, a radius of 330.00 feet, and an arc length of 227.91 feet (chord bears South 20 degrees 30 minutes 21 seconds East, 223.41 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the beginning of reverse curve to the left;

Along said easterly line of said State of Texas tract, and along said non-tangent curve to the left having a central angle of 00 degrees 35 minutes 15 seconds, a radius of 470.00 feet, and an arc length

Westwood

of 4.82 feet (chord bears South 00 degrees 59 minutes 37 seconds East, 4.82 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in an easterly line of a tract of land conveyed to the State of Texas, by deed of record in Instrument No. 2024000091799, of said Official Public Records, said point being at the beginning of a non-tangent curve to the left;

THENCE in a northerly direction, along said easterly line, along said non-tangent curve to the left having a central angle of 01 degrees 01 minutes 30 seconds, a radius of 270.00 feet, and an arc length of 4.83 feet (chord bears North 12 degrees 21 minutes 43 seconds West, 4.83 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the northeast corner of said State of Texas tract;

THENCE South 89 degrees 18 minutes 00 seconds West, departing the said easterly line of the State of Texas tract, along a north line of said State of Texas tract, a distance of 59.05 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner at the beginning of a non-tangent curve to the left;

THENCE departing the said north line of the State of Texas tract, over and across said Mythri Prosper Town Home LP tract, and said 190.211 acre tract, the following courses and distances:

Along said non-tangent curve to the left having a central angle of 39 degrees 35 minutes 08 seconds, a radius of 270.00 feet, and an arc length of 186.54 feet (chord bears North 20 degrees 29 minutes 55 seconds West, 182.85 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

North 40 degrees 17 minutes 29 seconds West, a distance of 99.98 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 55 degrees 39 minutes 52 seconds, a radius of 330.00 feet, and an arc length of 320.60 feet (chord bears North 12 degrees 27 minutes 33 seconds West, 308.14 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

North 15 degrees 55 minutes 54 seconds East, a distance of 136.52 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 28 degrees 15 minutes 31 seconds, a radius of 480.00 feet, and an arc length of 236.74 feet (chord bears North 30 degrees 03 minutes 39 seconds East, 234.35 feet) to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set at the end of said curve;

South 45 degrees 48 minutes 35 seconds East, a distance of 60.00 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the common line between said Mythri Prosper Town Home LP, and said 190.211 acre tract;

THENCE South 89 degrees 35 minutes 27 seconds East, along the common line between said Prosper 380 Tollway LP tract, said Prosper Hollow LP tract, and said Highland Homes Dallas, LP tract, a distance

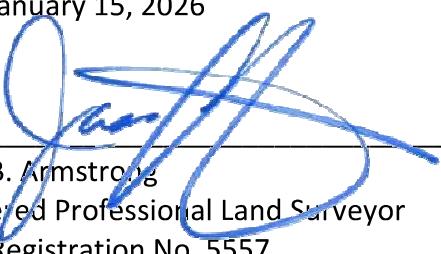
Westwood

of 1,498.64 feet to a 1/2" with a yellow plastic cap stamped "WESTWOOD PS" set for corner in the said west line of Lot 1, Block A, at a southeast corner of said 190.211 tract, and being at the northeast corner of said Mythri Prosper Town Home LP tract;

THENCE South 00 degrees 40 minutes 54 seconds East, departing the said common line between the Mythri Prosper Town Home LP tract, and said 190.211 acre tract, along the common line between said Mythri Prosper Town Home LP tract and said Lot 1, Block A, a distance of 537.96 feet to the **POINT-OF-BEGINNING, containing 931,909 square feet or 21.394 acres of land.**

Bearings for this description cited are based on Grid North State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 96).

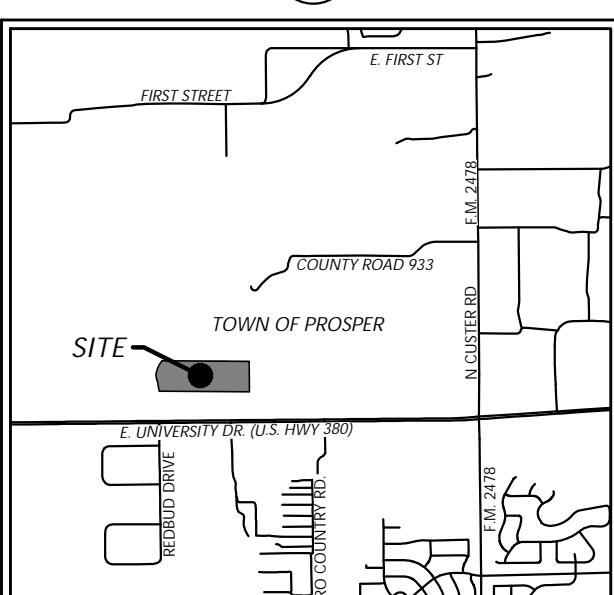
Date: January 15, 2026



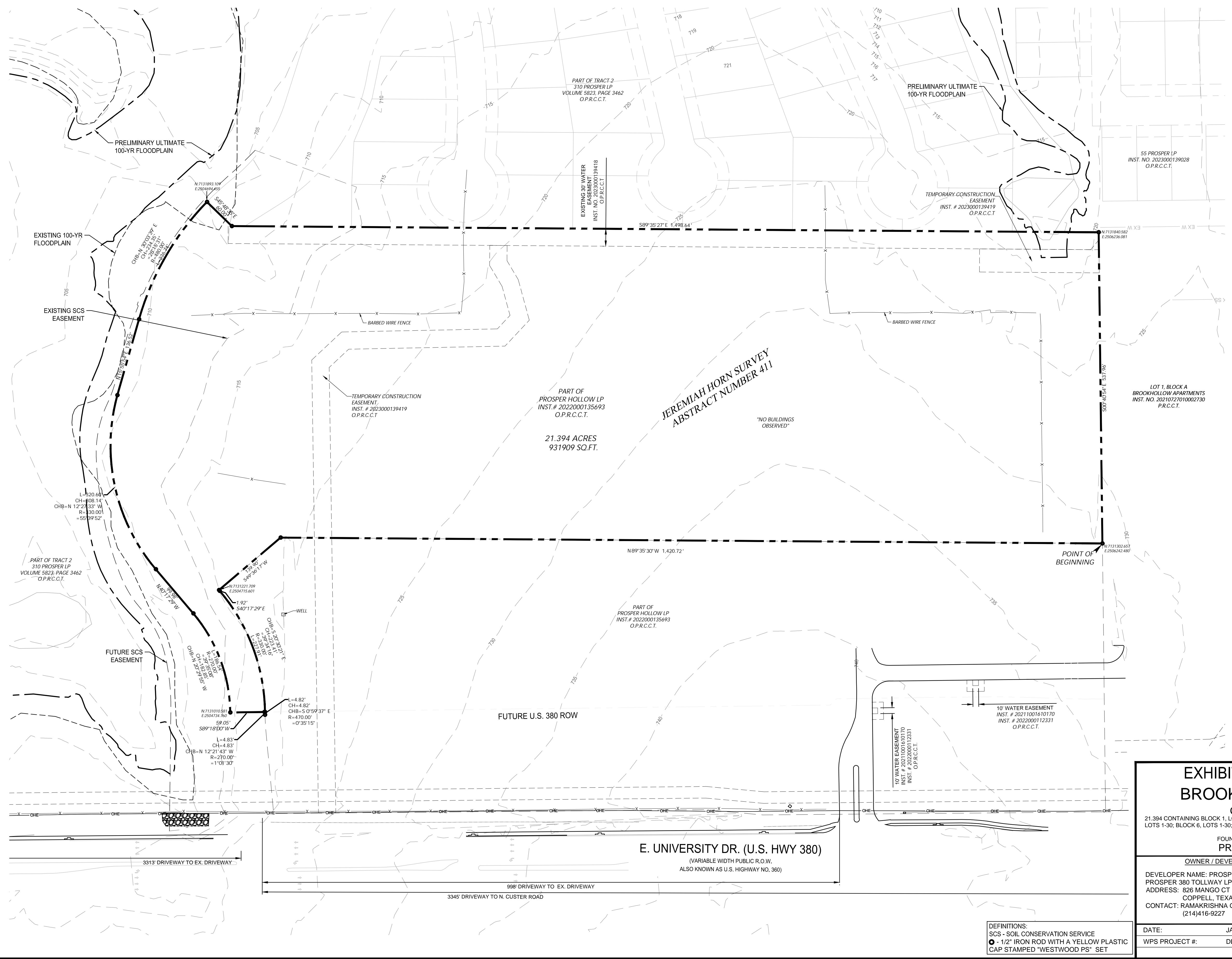
Jason B. Armstrong
Registered Professional Land Surveyor
Texas Registration No. 5557

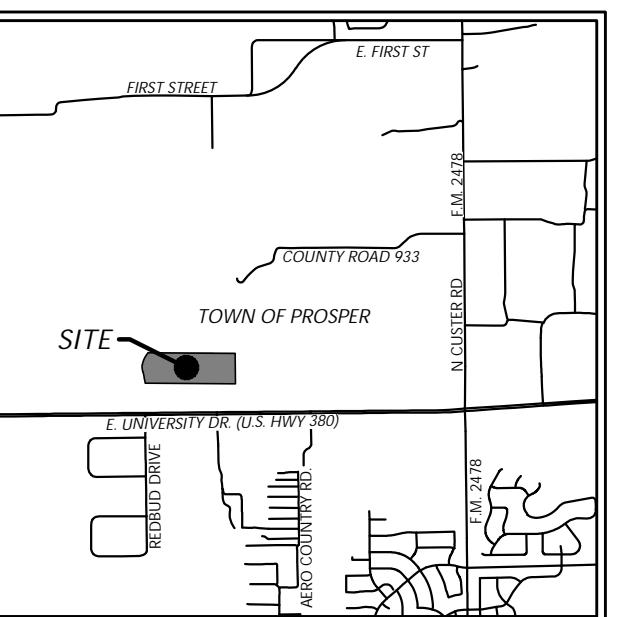


VICINITY MAP
N.T.S.



THIRD SUBMITTAL





LEGEND

— PHASE LINE
- - - EASEMENT LINE
— RIGHT OF WAY LINE
— LOT LINE

NOTES:

1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
2. ALL PUBLIC EASEMENTS SHALL BE 10'X10'. EXCEPT AT INTERSECTIONS WITH ALLEYS WHERE THEY SHALL BE 5'X10'.
3. THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED ON FINAL PLAT.
4. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
5. ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
6. THIS PROPERTY FALLS IN ZONE A, ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 480850255J MAP REVISION JUNE 2, 2009 AND ZONE A6 ACCORDING TO THE LOMR-16-06-426SP, EFFECTIVE MAY 25, 2017.
7. SUBDIVISION DISTRICT STANDARDS WILL BE PER PD-114 WITH A BASE ZONING OF SF-10.
8. THE FLOODPLAIN PROVIDED IS PRELIMINARY AND IS SUBJECT TO CHANGE. A DAM BREAK ANALYSIS AND FLOOD STUDY WILL BE PROVIDED AT TIME OF FINAL PLAT.
9. FENCES ADJACENT TO PUBLIC OR PRIVATE OPEN SPACE, PUBLIC OR PRIVATE PARKS, OR HIKE AND BIKE TRAILS SHALL BE ORNAMENTAL METAL, TUBULAR STEEL OR SPLIT RAIL WITH A MINIMUM 50 PERCENT THROUGH VISION SEC. 3.19.001(10)*.
10. FOR ANY LINE WORK DEALING WITH THE SUBDIVISION TO THE NORTH OF PROPERTY, REFERENCE EXISTING PRELIMINARY PLAT D22-0036. PRELIMINARY PLAT FOR SUBDIVISION WAS APPROVED BUT NEVER FILED. THEREFORE, LINE WORK IS CONCEPTUAL ONLY.
11. ALL BARRIER FREE RAMPS WILL BE DIRECTIONAL WHEN DESIGNED IN THE CONSTRUCTION PLANS PER FEDERAL GUIDELINES.
12. TOWNHOMES WITH <20' DRIVEWAYS SHALL NOT ALLOW PARKING.
13. NO LANDSCAPING, FENCING, OR HVAC EQUIPMENT SHALL BE LOCATED IN THE 10' X 10' WIDTH BETWEEN TOWNHOMES BLOCKS.
14. THE THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF FINAL PLAT.
15. ALL ACCESS GATES SHALL BE AUTOMATIC ONLY. 4 FT. PEDESTRIAN GATE REQUIRED AT ALL AUTOMATIC GATES.

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

RYAN C. SEXTRO 134341 01/16/2026

EXHIBIT B: SITE PLAN
BROOKHOLLOW TOWNHOMES

CASE NUMBER: ZONE 25-0002

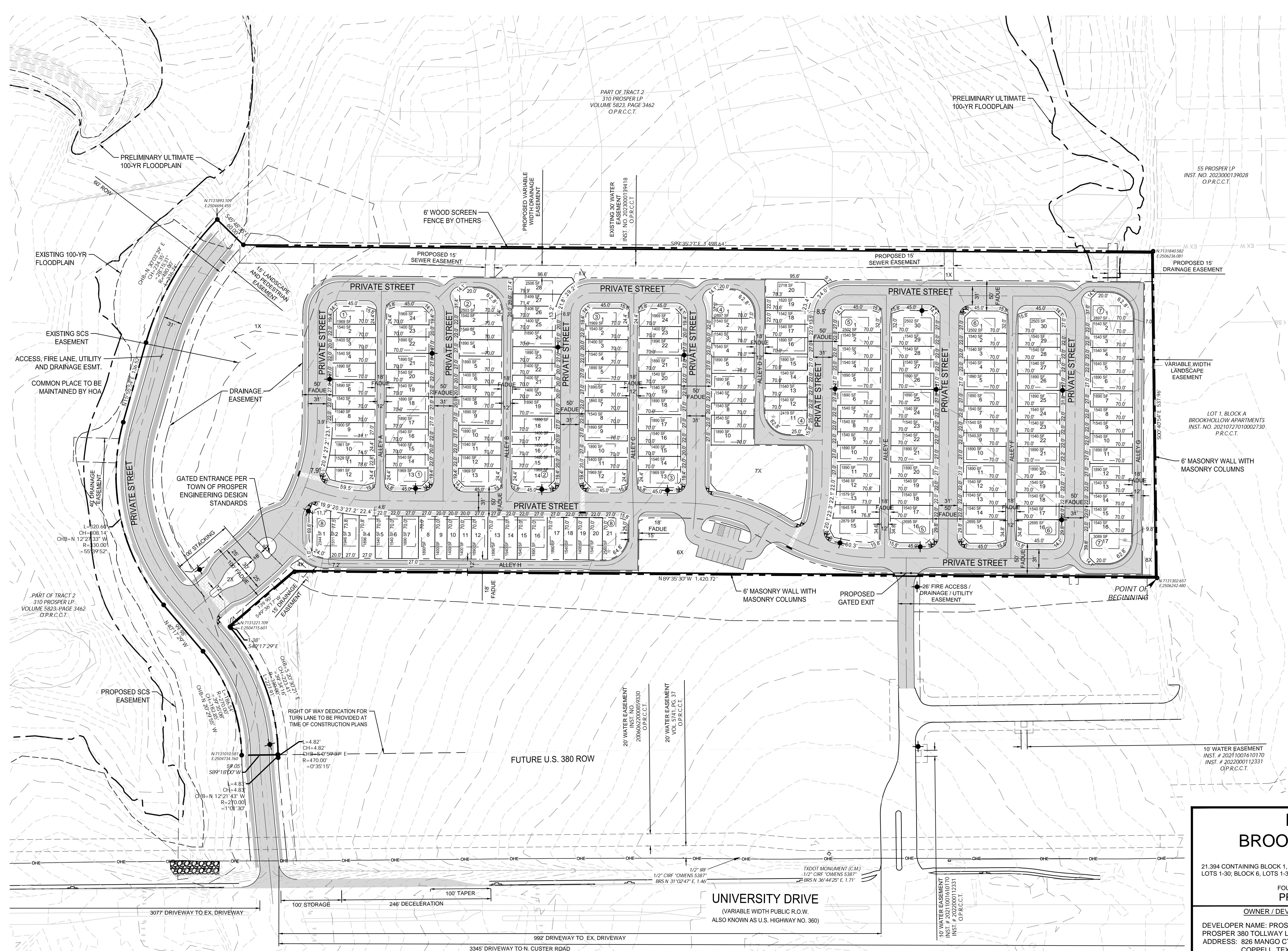
21.394 CONTAINING BLOCK 1, LOTS 1-24; BLOCK 2, LOTS 1-8; BLOCK 3, LOTS 1-24; BLOCK 4, LOTS 1-20; BLOCK 5, LOTS 1-30; BLOCK 6, LOTS 1-30; BLOCK 7, LOTS 1-17; BLOCK 8, LOTS 1-21; AND LOTS 1X-8X; FOR A TOTAL OF 194 TOWNHOMES LOTS AND 8 OPEN SPACE LOTS

FOUND IN THE JEREMIAH HORN SURVEY, ABSTRACT NO. 411

PROSPER, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER	PLANNER / ENGINEER / SURVEYOR
DEVELOPER NAME: PROSPER HOLLOW LP & PROSPER 380 TOLLWAY LP ADDRESS: 826 MANGO CT COPPELL, TEXAS 75019 CONTACT: RAMAKRISHNA GULLAPALLI (214)416-9227	Westwood Phone: (469) 213-1800 Toll Free: (888) 937-5159 westwood.com Westwood Professional Services, Inc. TPS Firm Registration No. F-11750 TPS Firm Registration No. 13074501

DATE:	DESIGNED:	HEET
WPS PROJECT #: DLR23003	CCB	1 OF 1



DEFINITIONS:
SCS - SOIL CONSERVATION SERVICE
FADUE - FIRE ACCESS, DRAINAGE, & UTILITY
EASEMENT
● - 1/2" IRF CIRF OWENS 5387

NOTE: THIS DESIGN LAYOUT IS PRELIMINARY
AND FOR THE PURPOSES OF EVALUATING THE
REQUEST FOR PRIVATE STREETS.

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF § Collin

WHEREAS, RAMAKRISHNA GULLAPALLI are the owners of a tract of land situated in the JEREMIAH HORN Survey, Abstract No. 411, Collin County, Texas and being out of a 36.205 acre tract conveyed to them by PROSPER 380 TOLLWAY, LP AND MYTHRI PROSPER TOWN HOME LP, and being more particularly described as follows:

BEING A 20.225 ACRE TRACT OF LAND SITUATED IN THE JEREMIAH HORN SURVEY, ABSTRACT NUMBER 411 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO PROSPER HOLLOW 380 LP, RECORDED IN INSTRUMENT NUMBER 2024000021364 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO MYTHRI PROSPER HOLLOW COMMERCIAL, LLC, RECORDED IN INSTRUMENT NUMBER 2024000021365 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID 20.225 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'SPONDER 5922' FOUND AT THE SOUTHEAST CORNER OF SAID PROSPER HOLLOW TRACT, BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK A OF BROOKHOLLOW APARTMENTS, AN ADDITION TO THE TOWN OF PROSPER RECORDED IN INSTRUMENT NUMBER 202107010002730 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 380 (A VARIABLE WIDTH RIGHT-OF-WAY) FROM WHICH A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'OWENS 5387' BEARS.

THENCE NORTHEAST 39 DEGREES 39 MINUTES 35 SECONDS WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID BLOCK PRESTON HOLLOW LP TRACT AND THE WEST LINE OF SAID LOT 2, BLOCK A, PASSING AT A DISTANCE OF 151.98 FEET, A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED 'OWENS 5387' FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID BROOKHOLLOW APARTMENTS AND IN THE EAST LINE OF SAID MYTHRI PROSPER HOLLOW COMMERCIAL LLC TRACT, CONTINUING ALONG THE EAST LINE OF SAID MYTHRI PROSPER HOLLOW COMMERCIAL LLC TRACT AND THE WEST LINE OF SAID LOT 1, BLOCK A, IN ALL A TOTAL DISTANCE OF 464.03 FEET TO A 1/2-INCH CAPPED IRON ROD STAMPED "WESTWOOD PS" SET FOR THE POINT-OF-BEGINNING, SAID POINT BEING AT THE SOUTHEAST CORNER OF SAID PROSPER HOLLOW 380 LP TRACT.

THENCE NORTH 89 DEGREES 35 MINUTES 30 SECONDS WEST, DEPARTING THE WEST LINE OF SAID LOT 1, BLOCK A AND THE EAST LINE OF SAID MYTHRI PROSPER HOLLOW COMMERCIAL, LLC TRACT, ALONG THE SOUTH LINE OF SAID PROSPER HOLLOW 380 LP TRACT, A DISTANCE OF 1,428.85 FEET TO A POINT.

THENCE SOUTH 59 DEGREES 05 MINUTES 28 SECONDS WEST, DEPARTING THE SAID SOUTH LINE OF THE PROSPER HOLLOW 380 LP TRACT, A DISTANCE OF 165.43 FEET TO A POINT IN A NON-TANGENT CURVE TO THE RIGHT AND BEING IN THE WEST LINE OF SAID MYTHRI PROSPER HOLLOW COMMERCIAL, LLC TRACT.

THENCE ALONG THE WEST LINE OF SAID PROSPER HOLLOW 380 LP TRACT AND SAID MYTHRI PROSPER HOLLOW COMMERCIAL, LLC TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 08 MINUTES 50 SECONDS, A RADIUS OF 1,062.50 FEET, AND AN ARC LENGTH OF 95.45 FEET (CHORD BEARS NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST, 95.42 FEET) TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 02 MINUTES 42 SECONDS, A RADIUS OF 225.34 FEET, AND AN ARC LENGTH OF 70.97 FEET (CHORD BEARS NORTH 11 DEGREES 04 MINUTES 10 SECONDS WEST, 70.68 FEET) TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

ALONG SAID REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18 DEGREES 31 MINUTES 10 SECONDS, A RADIUS OF 418.56 FEET, AND AN ARC LENGTH OF 135.29 FEET (CHORD BEARS NORTH 11 DEGREES 29 MINUTES 28 SECONDS WEST, 134.70 FEET) TO A POINT FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30 DEGREES 08 MINUTES 00 SECONDS, A RADIUS OF 230.01 FEET, AND AN ARC LENGTH OF 120.97 FEET (CHORD BEARS NORTH 05 DEGREES 41 MINUTES 03 SECONDS WEST, 119.58 FEET) TO A POINT FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

ALONG SAID COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 33 DEGREES 46 MINUTES 58 SECONDS, A RADIUS OF 416.48 FEET, AND AN ARC LENGTH OF 245.56 FEET (CHORD BEARS NORTH 26 DEGREES 16 MINUTES 26 SECONDS EAST, 242.02 FEET) TO A 1/2-INCH IRON ROD FOUND FOR THE END OF SAID CURVE AND THE NORTHWEST CORNER OF SAID PROSPER HOLLOW 380 LP TRACT;

THENCE SOUTH 89 DEGREES 35 MINUTES 30 SECONDS EAST, DEPARTING THE SAID WEST LINES OF THE PROSPER HOLLOW 380 LP TRACT AND THE MYTHRI PROSPER HOLLOW COMMERCIAL, LLC TRACT, ALONG THE NORTH LINE OF SAID PROSPER HOLLOW 380 LP TRACT, A DISTANCE OF 1,542.42 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID PRESTON HOLLOW LP TRACT AND IN THE WEST LINE OF SAID LOT 1, BLOCK A;

THENCE SOUTH 00 DEGREES 39 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF SAID PRESTON HOLLOW LP AND THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 537.84 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 880.984 SQUARE FEET OR 20.225 ACRES OF LAND.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: THAT RAMAKRISHNA GULLAPALLI acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designated the herein above described property as BROOKHOLLOW TOWNHOMES an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. (The Owner Name) does hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4. No building, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper, across the easements as.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by the public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.
10. For lots adjacent to a Floodplain Only:
 - a. 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assist with maintenance of the area. The natural drainage channels, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a Fema Floodway map revision may be required.

This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the _____ day of _____, 20_____.
BY: _____

Authorized Signature _____ Printed Name and Title _____

STATE OF TEXAS § COUNTY OF § (Collin or Denton County as appropriate)

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____. Notary Public, State of Texas

LOT AREAS

BLOCK	LOT	AREA (SF)
1	1	2152
1	2	1540
1	3	400
1	4	1540
1	5	1890
1	6	1890
1	7	1540
1	8	1540
1	9	1894
1	10	1941
1	11	1504
1	12	1982
1	13	2152
1	14	1540
1	15	1400
1	16	1540
1	17	1890
1	18	1890
1	19	1540
1	20	1540
1	21	1890
1	22	1890
1	23	1400
1	24	2152
2	1	2687
2	2	1540
2	3	1540
2	4	1890
2	5	1890
2	6	1400
2	7	2152
2	8	1540
2	9	1890
2	10	1890
2	11	1400
2	12	2152
2	13	1540
2	14	1540
2	15	1400
2	16	1400
2	17	1890
2	18	1890
2	19	1890
2	20	1400
2	21	1400
2	22	1400
2	23	1890
2	24	1890
2	25	1400
2	26	1404
2	27	1478
2	28	2230
3	1	2153
3	2	1540
3	3	1400
3	4	1540
3	5	1890
3	6	1540
3	7	1540
3	8	1540
3	9	1890
3	10	1890
3	11	1400
3	12	2152
3	13	1540
3	14	1540
3	15	1890
3	16	1540
3	17	1540
3	18	1540
3	19	1645
3	20	1540
3	21	1890
3	22	1890
3	23	1400
3	24	2152
3	25	1540
3	26	1540
3	27	1540
3	28	1890
3	29	1540
3	30	2503
3	31	1540
3	32	1540
3	33	1540
3	34	1540
3	35	1540
3	36	1540
3	37	1540
3	38	1540
3	39	1540
3	40	1540
3	41	1540
3	42	1540
3	43	1540
3	44	1540
3	45	1540
3	46	1540
3	47	1540
3	48	1540
3	49	1540
3	50	1540
3	51	1540
3	52	1540
3	53	1540
3	54	1540
3	55	1540
3	56	1540
3	57	1540
3	58	1540
3	59	1540
3	60	1540
3	61	1540
3	62	1540
3	63	1540
3	64	1540
3	65	1540
3	66	1540
3	67	1540
3	68	1540
3	69	1540
3	70	1540
3	71	1540
3	72	1540
3	73	1540
3	74	1540
3	75	1540
3	76	1540
3	77	1540
3	78	1540
3	79	1540
3	80	1540
3	81	1540
3	82	1540
3	83	1540
3	84	1540
3	85	1540
3	86	1540
3	87	1540
3	88	1540
3	89	1540
3	90	1540
3	91	1540
3	92	1540
3		