AGENDA

Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 17, 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, impertinent, 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 Mayor 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 work session minutes from the November 3, 2026, Planning and Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the November 3, 2026, Planning and Zoning Commission meeting.

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 "Citizen Comment Request Form" and present it to Town Staff prior to the meeting. Comments are limited up to three minutes with a cumulative total for Citizens' Comments not to exceed 15 minutes.

REGULAR AGENDA:

Pursuant to Section 551.007 of the Texas Government Code, any individuals wishing to address the Commission during a Public Hearing item, will be recognized when the public hearing is opened. A "Public Hearing Comment Request Form" must be completed and presented to Town Staff prior to the meeting. Comments are limited up to three minutes. If multiple individuals with to speak, 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. Comments during a public hearing are limited to a cumulative total of 60 minutes for those in favor of an item, and 60 minutes for those in opposition to an item.

4. Consider and act upon a request for a rezoning from Agriculture to Planned Development for Light Industrial Buildings on Collin County School Land Survey 12, Abstract 147, Tract 179, on 2.0± acres, located on the west side of Business Park Drive and 1,095± feet south of First Street. (ZONE-26-0004)

5. Conduct a Public Hearing and consider and act upon a request for a rezoning from Agriculture to create a Planned Development for an Automobile Repair (Minor) and Car Wash Facility on J. Morton Survey, Abstract 793, Tract 14, on 6.0± acres, located on the northeast corner of Denton Way and Fishtrap Road. (ZONE-26-0002)

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, November 11, 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 Town Council 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 Sesson
Prosper Town Hall – Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, November 3, 2026
5:30 PM

Call to Order / Roll Call

The meeting was called to order at 5:33 p.m.

Commissioner Present: Chair Damon Jackson, Secretary Glen Blanscet, John Hamilton, Matt Furray, and Brett Butler

Absent: Vice Chair Josh Carson and Deborah Daniel

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Jerron Hicks (Planner), and Carlos Branch (Planning Technician)

Items for Individual Consideration:

1. Discuss items on the, November 3, 2026, Planning and Zoning Commission agenda.

Mr. Hoover provided an update on the status of The Marco development and the development agreement process. There was discussion related to the timing of the approvals and development of the project. Mr. Hoover stated that he would continue to keep the Commission informed of upcoming developments.

The Commission discussed Item 5. Mr. Hoover explained that the item was before them to allow for further discussion of the proposal.

2. Adjourn.

The work session was adjourned at 6:36 p.m.

Carlos Branch, 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, November 3, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:43 PM.

Commissioners Present: Chair Damon Jackson, Secretary Glen Blanscet, John Hamilton, Matt Furay, and Brett Butler

Absent: Vice Chair Josh Carson and Deborah Daniel

Staff Members Present: David Hoover, AICP (Director of Development Services), Suzanne Porter, AICP (Planning Manager), Jerron Hicks (Planner), and Carlos Branch (Planning Technician).

2. Recitation of the Pledge of Allegiance.

3. Election of Officers

Commissioner Hamilton made a motion to nominate Chair Damon Jackson as Chair. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

Commissioner Blanscet made a motion to nominate Vice Chair Josh Carson as Vice Chair. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 5-0.

Commissioner Hamilton made a motion to nominate Commissioner Glen Blanscet as Secretary. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

CONSENT AGENDA:

4a. Consider and act upon the work session minutes from the October 20, 2026, Planning and Zoning Commission meeting.

4b. Consider and act upon the regular minutes from the October 20, 2026, Planning and Zoning Commission meeting.

Commissioner Hamilton made a motion to approve Items 4a and 4b. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 5-0 approval.

CITIZEN COMMENTS

No Comments were made.

REGULAR AGENDA:

5. Conduct a Public Hearing and consider and act upon a request for a rezoning from Agriculture to Planned Development for Light Industrial Buildings on Collin County

School Land Survey 12, Abstract 147, Tract 179, on 2.0± acres, located on the west side of Business Park Drive and 1,095± feet south of First Street. (ZONE-26-0004)

Mr. Hoover presented Item 5 and provided an overview of proposal and history of the property. He explained that the existing buildings were constructed while the property was in the county, discussed that certain uses could be restricted through the Planned Development regulations or development agreement, and explained that zoning cannot automatically expire but that a development agreement could establish timelines for required improvements, including upgrades to Business Park Drive, and fire lane access. He also confirmed that a restriction on outdoor storage would apply to all uses.

The public hearing was opened at 7:10 PM.

No comments were made.

The public hearing was closed at 7:11 PM.

Commissioners expressed concerns that the proposed zoning and permitted uses conflicted with the Town's Dallas North Tollway standards and long-term vision for the area, particularly given the property's location at a major entrance to the Town.

Mr. Hoover asked whether reducing the list of permitted uses would address the Commission's concerns. The Commission discussed removing certain uses, adding restrictions, and improving the appearance of the existing buildings.

Mr. Hoover proposed tabling the item to allow Staff and the applicant time to revise the development agreement, reduce the permitted uses, and establish additional building appearance standards. Commissioners recommended removing automotive-related and repair uses and comparing the proposed uses against the preferred and discouraged uses in the Dallas North Tollway guidelines.

Commissioner Hamilton made a motion to table the item to November 17, 2026. Commissioner Butler seconded the motion. The motion was carried unanimously by a vote of 5-0.

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.

7. Adjourn

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

The meeting was adjourned at 7:35 p.m.

_____ _____

Carlos Branch, Planning Technician Glen Blanscet, Secretary

TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Planning and Zoning Commission** **Item No. 4**

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

Re: **Planned Development for 490 Business Park**

Meeting: **November 17, 2026**

Agenda Item:
Consider and act upon a request for a rezoning from Agriculture to Planned Development for Light Industrial Buildings on Collin County School Land Survey 12, Abstract 147, Tract 179, on 2.0± acres, located on the west side of Business Park Drive and 1,095± feet south of First Street. (ZONE-26-0004)

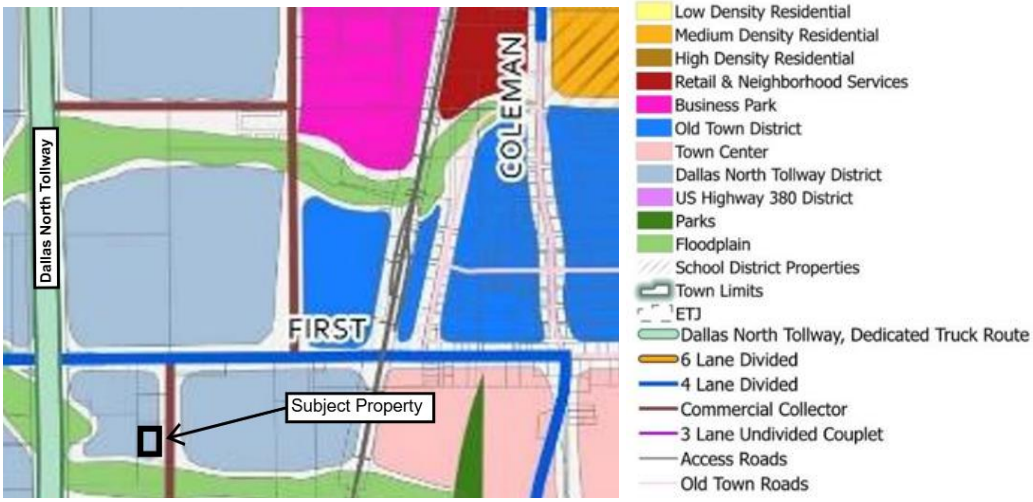
History:
On September 15, 2026, the Planning and Zoning Commission recommended denial of ZONE-26-0004 by a vote of 5 to 1 (Chair Jackson absent). On October 13, 2026, the Town Council voted 7 to 0 to remand the item to the Planning and Zoning Commission for further consideration at its November 3, 2026, meeting.

At the November 3rd meeting, the Planning and Zoning Commission voted to table the item by a vote of 5-0 to the November 17th Planning and Zoning Commission meeting to allow time for the applicant to address comments from the Commissioners about the uses, elevations, and the development agreement. Modifications are still in progress.

Description of Agenda Item:
The applicant is requesting to rezone the subject property from Agriculture to a Planned Development to allow the two existing vacant buildings to accommodate commercial and light industrial uses. The property contains approximately 2.0 acres and includes two existing buildings totaling approximately 18,537 square feet. Building A contains 11,297 square feet, and Building B contains 7,240 square feet.

The proposed development includes the dedication of approximately 30 feet of right-of-way along Business Park Drive for the future expansion of the roadway.

Future Land Use Plan:
The Future Land Use Plan recommends the Dallas North Tollway District.



Zoning:
The property is zoned Agriculture.

Compatibility:
The subject property contains two existing vacant buildings. Surrounding properties consist of existing light industrial development and vacant property. The submitted exhibits identify surrounding zoning classifications including Planned Development-54 Commercial, Commercial Corridor, and Planned Development-42 Commercial. The surrounding properties shown on the applicant's exhibit are within the Tollway District on the Future Land Use Plan. The zoning and land use of the surrounding properties are shown below.

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agriculture (A)	Two vacant buildings	Dallas North Tollway District
North	Planned Development-54 (Commercial)	Light Industrial	Dallas North Tollway District
East	Planned Development-42 (Commercial)	Vacant	Dallas North Tollway District
South	Commercial Corridor (CC)	Vacant	Dallas North Tollway District
West	Commercial Corridor (CC)	Vacant	Dallas North Tollway District

District Regulations:
The proposed Planned Development will conform to the development standards of the Commercial District within the Unified Development Code, except as specifically modified by the proposed Development Standards.

The Development Standards specify that the existing buildings may remain as currently constructed provided that no expansions or additions are made; maintenance and repairs will be permitted.

	Commercial District (Unified Development Code)
Size of Yards	**Front:** 30' **Side:** 15' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential) **Rear:** 15' (Adj. to Commercial) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential)
Size of Lots	**Area:** 10,000 SF **Width:** 100' **Depth:** 100'
Maximum Height	**Height:** 40'
Lot Coverage	**Maximum:** 50%
Floor Area Ratio	**Maximum:** 0.5:1

Uses:

The Planned Development proposes a range of commercial and light industrial uses. The list of permitted uses within this Planned Development is shown below. Uses followed by an **S** are permitted by Specific Use Permit (SUP) and uses followed by a **C** are permitted subject to conditional development standards.

- Administrative, Medical, or Professional Office
- Antique Shop and Used Furniture
- Artisan's Workshop
- Auto Parts Sale, Inside
- Automobile Repair, Major, **C & S**
- Automobile Repair, Minor, **C** (use allowed by right without an SUP)
- Building Material and Hardware Sales, Minor
- Business Service
- Cabinet/Upholstery Shop
- Contractor's Shop (No Outdoor Storage), **S**
- Equipment and Machinery Sales and Rental, Minor
- Furniture, Home Furnishings and Appliance Store
- Furniture Restoration
- Health/Fitness Center
- Indoor Gun Range, **S**
- Limited Assembly and Manufacturing Use Complying with Performance Standards
- Locksmith/Security System Company
- Office/Showroom
- Office/Warehouse
- Print Shop, Minor
- Repair Service, Indoor
- Research and Development Center, **C**
- Retail/Service Incidental Use
- Veterinarian Clinic and/or Kennel, Indoor, **C**

Building Materials:
Buildings will be allowed to remain as is, as long as no expansions or additions are made. Only maintenance and repairs will be allowed.

Business Park Drive:
The proposed development includes approximately 30 feet of right-of-way dedication along Business Park Drive. The Conceptual Plan indicates that Business Park Drive will be resurfaced with temporary asphalt until the full right-of-way and roadway expansion occurs. The Development Standards further provide that Business Park Drive will be brought to current width standards and may initially be improved with asphalt. If the roadway has not been brought to all current standards within ten years, it will be required to be reconstructed to current standards at the owner's expense.

Landscaping:
The landscaping regulations within this Planned Development compared to the regulations in the Unified Development Code are shown below.

Perimeter Landscaping:
The Conceptual Landscape Plan provides the required perimeter landscape buffers along Business Park Road and the north, west, and south property lines. A minimum 15-foot landscape buffer is required along Business Park Road; however, the Planned Development requires a 20-foot buffer to offset easements between the building and street. Additionally, the 5-foot landscape buffers are provided along the remaining property lines.

Along the south property line, the required number of trees cannot be accommodated entirely within the landscape buffer due to existing utilities. The plan provides 17 trees within this area, with the remaining required trees provided elsewhere on the property. The plan provides 25 five-gallon shrubs along the south property line, exceeding the 22 shrubs required. The landscape plan will be finalized with the review of construction plans.

Perimeter Landscaping	**Proposed Regulations (Development Standards)**	**Town Regulations (Unified Development Code)**
Business Park Road	20' buffer 9 (3" cal.) trees 131 (5 gal.) shrubs	15' buffer 9 (3" cal.) trees 131 (5 gal.) shrubs
North Property Line	5' buffer 22 small trees 22 (5 gal.) shrubs	5' buffer 22 small trees 22 (5 gal.) shrubs
West Property Line	5' buffer 17 (3" cal.) trees 17 (5 gal.) shrubs	5' buffer 17 small trees 17 (5 gal.) shrubs
South Property Line	5' buffer 17 trees, remainder added elsewhere on property to avoid utilities 25 (5 gal.) shrubs	5' buffer 22 small trees 22 (5 gal.) shrubs

Interior Parking Lot Landscaping
The project includes 51 parking spaces. The Unified Development Code requires 780 square feet of interior parking lot landscaping and five (5) 3-inch caliper trees. The Conceptual Landscape Plan provides 2,609 square feet of landscaping and eight (8) 3-inch caliper trees, exceeding the requirement.

Interior Parking Lot Landscaping	Proposed	Required (UDC)
Parking Spaces	51	51
Landscape Area	2609 sq ft	780 sq ft
Trees (3" cal.)	8	5

Open Space:
The Planned Development requires 8 percent open space based on the net lot area for the existing development. Vehicular paving, required parking lot landscape islands, building footprints, utility yards, required landscape setbacks, sidewalks, and the detention pond are excluded from the open-space calculation. If the property is redeveloped in the future, open space will be required to comply with the Unified Development Code standards in effect at that time.

The Conceptual Landscape Plan reflects the 8 percent open-space requirement as 6,341 square feet based on a net lot area of 79,264 square feet. The area of open space provided (7,670 square feet) slightly exceeds this amount.

Open Space	Proposed (8%)	Provided
Area	6341 sq ft	7670 sq ft

Detention:
A dry detention pond is proposed on the eastern portion of the property, adjacent to Building B. The detention pond will be amenitized with 24-inch shrubs planted a maximum of 36 inches on center, solid Bermuda sod, and permanent irrigation.

The detention pond will be maintained by the property owner. If the property is redeveloped in the future, the detention facility will be required to comply with the Town's detention requirements in effect at the time of redevelopment.

Screening:
Screening for the proposed development will comply with the requirements of the Unified Development Code. No deviations from the Town's screening requirements are proposed with this Planned Development. The proposed development does not abut property zoned or designated for residential uses; therefore, a masonry screening wall along the perimeter of the property is not required.

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 Unified Development Code and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:
1. Aerial Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit A-1 – Written Metes and Bounds
5. Exhibit A-2 – Boundary Exhibit
6. Exhibit B – Letter of Intent
7. Exhibit C – Development Standards
8. Exhibit D – Conceptual Plan
9. Exhibit E – Development Schedule
10. Exhibit F – Elevations
11. Exhibit G – Landscape Plan
12. Exhibit H – Open Space Plan
13. Draft Development Agreement

Town Staff Recommendation:
The rezoning request provides for upgrades to the site while allowing the use of the existing structures. The proposed Planned Development also addresses the future expansion of Business Park Drive through right-of-way dedication and establishes development standards specific to the existing conditions of the property. Stipulations have been made to ensure that future development is compliant with standards in effect at that time.

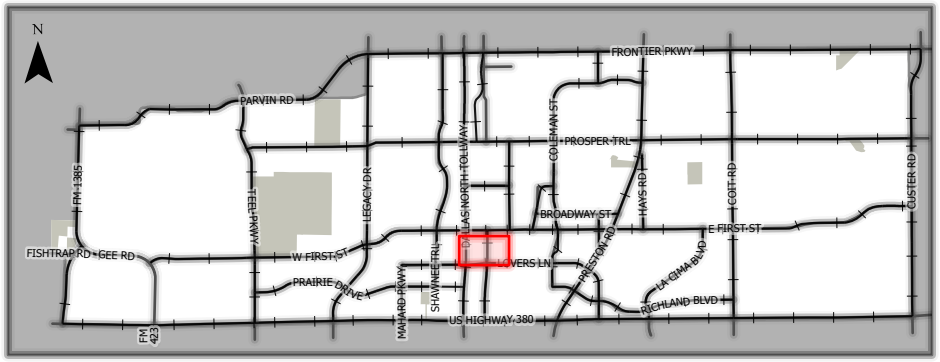
For these reasons, Town Staff recommends the Planning and Zoning Commission approve a request for a rezoning from Agriculture to Planned Development for Light Industrial Buildings on Collin County School Land Survey 12, Abstract 147, Tract 179, on 2.0± acres, located on the west side of Business Park Drive and 1,095± feet south of First Street.

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 December 8, 2026.



TOWN OF PROSPER

0 165 330 660 Feet

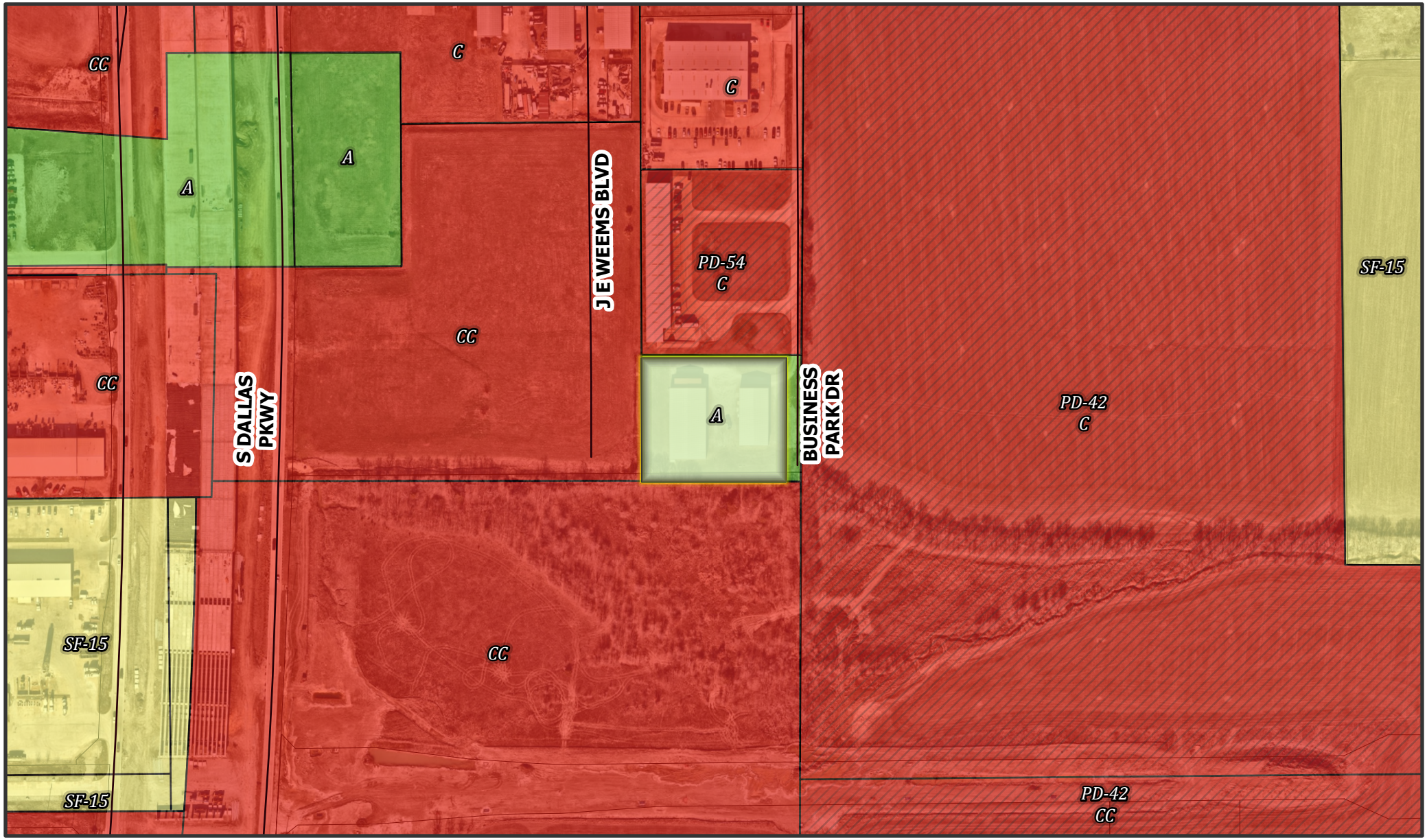


This map for illustration purposes only

ZONE-26-0004

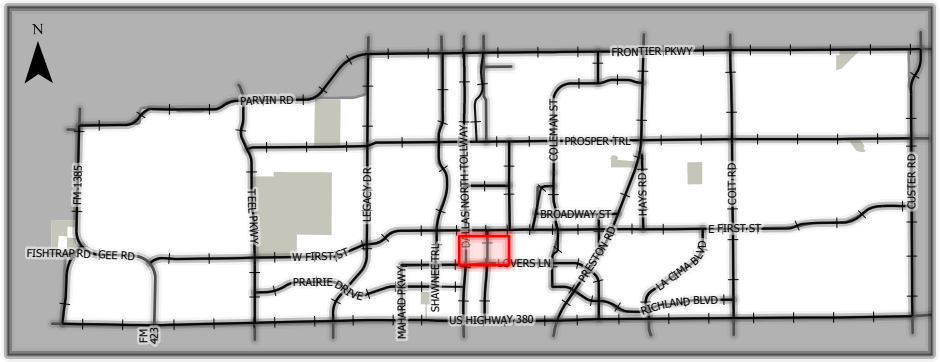
490 Business Park

Planned Development 12



TOWN OF PROSPER

0 165 330 660 Feet



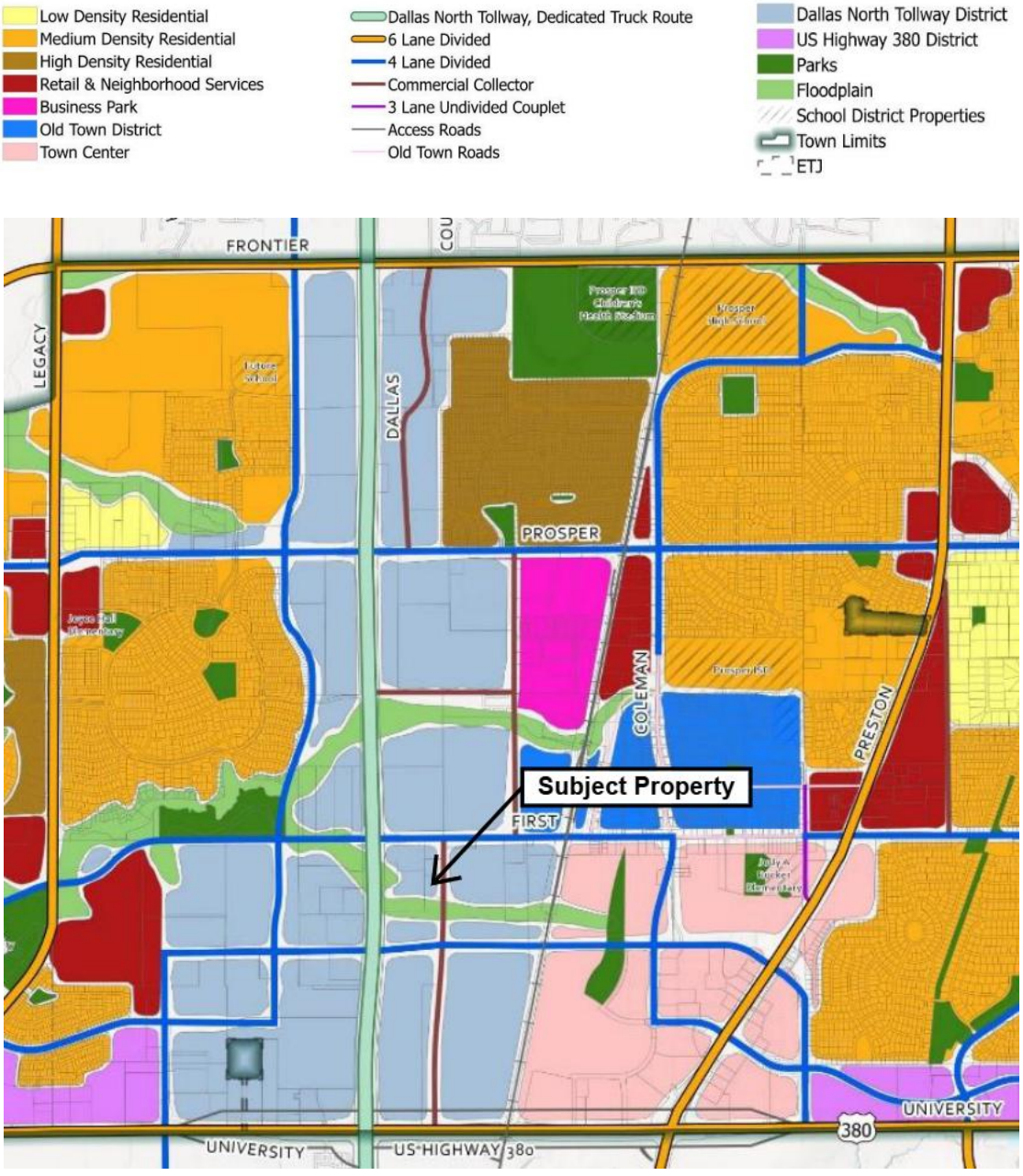
This map for illustration purposes only

ZONE-26-0004

490 Business Park

Planned Development 13

Future Land Use Exhibit



Land Description

Being a 1.999–acre tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas, being all of that same tract of land conveyed to Crossland Texas Industrial, LLC by deed recorded in Instrument No. 2024000086619, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod found with a cap stamped "Votex RPLS 4818" for corner, said point being the Southwest corner of Lot 2, Block A of Warren / Avant–Garde Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Instrument No. 2006––615 of the Plat Records of Collin County, Texas, same being the Northwest corner of said Crossland Texas Industrial, LLC tract and lying on the East line of a tract of land conveyed to Tollway First Partners, LP by deed recorded in Instrument No. 20140220000159450 of the Official Public Records of Collin County, Texas;

THENCE North 89 Degrees 57 Minutes 11 Seconds East, departing the East line of said Tollway First Partners, LP tract, with the South line of said Lot 2, a distance of 335.18 feet to a point for corner, said point being the Southeast corner of said Lot 2, same being the Northeast corner of said Crossland Texas Industrial, LLC tract, and lying on the West line of a tract of land conveyed to Godwin Investments, Ltd. by deed recorded in Volume 5951, Page 1651 of the Deed Records of Collin County, Texas, from which a 1/2 inch iron rod found for reference bears North 85 Degrees 57 Minutes 30 Seconds West, a distance of 0.22 feet;

THENCE South 00 Degrees 16 Minutes 37 Seconds West, with the West line of said Godwin Investments, Ltd. tract, a distance of 260.93 feet to a 5/8 inch iron rod found for corner, said point being the Southeast corner of said Crossland Texas Industrial, LLC tract, same being the Northeast corner of a tract of land conveyed to Godwin Investments, Ltd. by deed recorded in Instrument No. 20190829001064690, of the Official Public Records of Collin County, Texas;

THENCE South 89 Degrees 57 Minutes 11 Seconds West, departing the West line of said first–referenced Godwin tract, and with the North line of said second–referenced Godwin tract, a distance of 332.38 feet to a 1/2 inch iron pipe found for corner, said point being the Southeast corner of said Tollway First Partners, LP tract, same being the Southwest corner of said Crossland Texas Industrial, LLC tract;

THENCE North 00 Degrees 20 Minutes 15 Seconds West, departing the North line of said second–referenced Godwin tract, and with the East line of said Tollway First Partners, LP tract, a distance of 260.93 feet to the POINT OF BEGINNING and containing 87,092 square feet or 1.999 acres of land, more or less.

EXHIBIT A-1

METES AND BOUNDS EXHIBIT

1.999 ACRES OUT OF THE
COLLIN COUNTY SCHOOL LAND
SURVEY, ABSTRACT NO. 147
COLLIN COUNTY, TEXAS

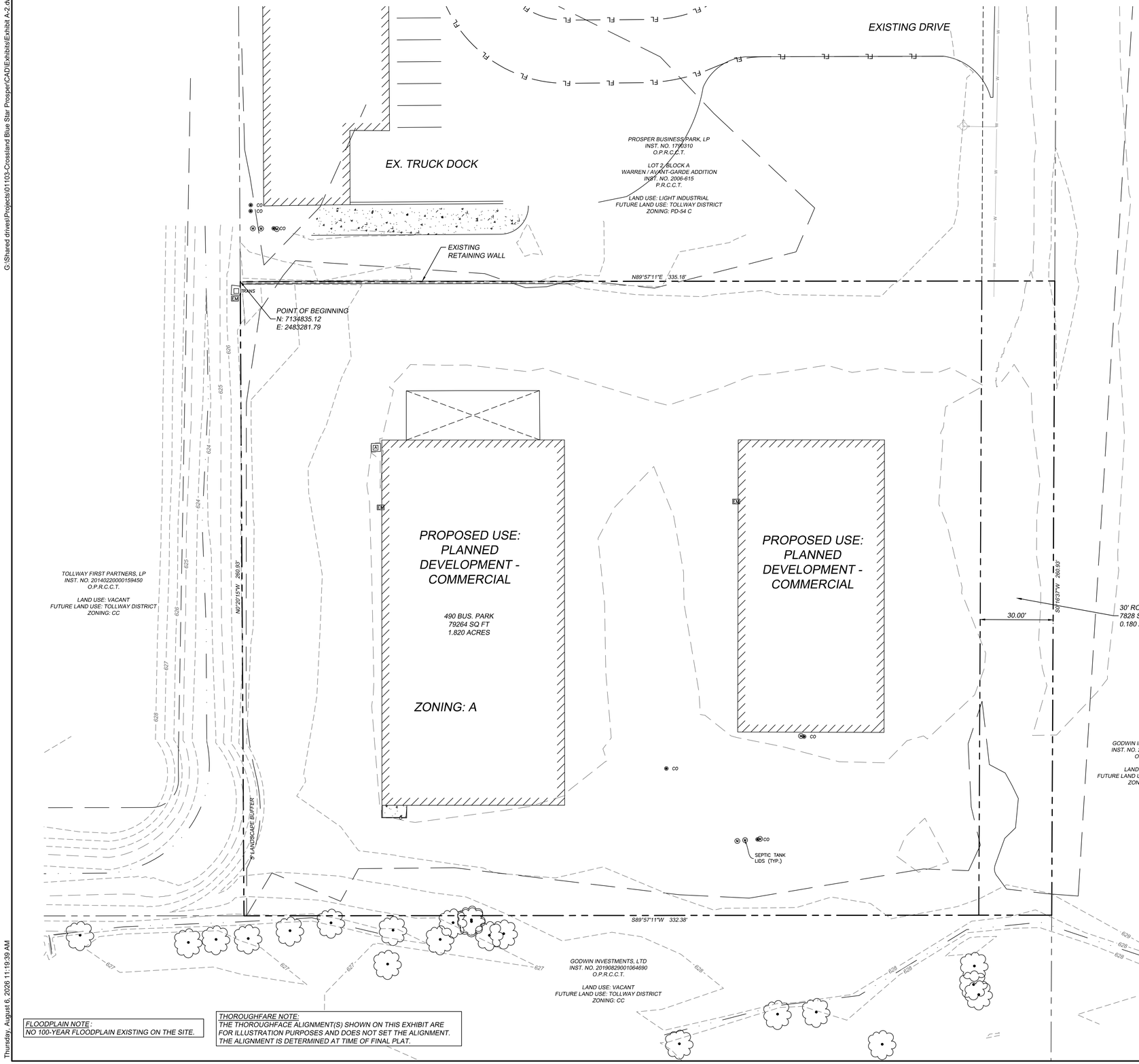
JOB No. TR–185–25	DRAWN BY: JCN
DATE: 04/17/2026	SCALE: 1"=20'



COLE CARPENTER
TEXAS RPLS NO. 6892

TRAVERSE
LAND SURVEYING LLC
Surveying | Construction Staking | Platting
14200 Midway Road, Suite 130
Dallas, TX 75224 T: 469.784.9321
W: TraverseLandSurveying.com
Texas Firm No. 10194631

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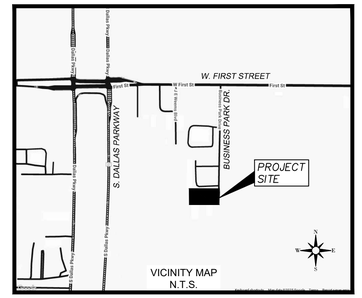


FLOODPLAIN NOTE :
NO 100-YEAR FLOODPLAIN EXISTING ON THE SITE.

THOROUGHFARE NOTE:
THE THOROUGHFACE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.

N
W E
S

0 20' 40'
GRAPHIC SCALE 20'



VICINITY MAP
N.T.S.

Land Description

Being a 1.999-acre tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas, being all of that same tract of land conveyed to Crossland Texas Industrial, LLC by deed recorded in Instrument No. 2024000086619, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with a cap stamped "Votex RPLS 4818" for corner, said point being the Southwest corner of Lot 2, Block A of Warren / Avant-Garde Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Instrument No. 2006--615 of the Plat Records of Collin County, Texas, same being the Northwest corner of said Crossland Texas Industrial, LLC tract and lying on the East line of a tract of land conveyed to Tollway First Partners, LP by deed recorded in Instrument No. 20140220000159450 of the Official Public Records of Collin County, Texas;

THENCE North 89 Degrees 57 Minutes 11 Seconds East, departing the East line of said Tollway First Partners, LP tract, with the South line of said Lot 2, a distance of 335.18 feet to a point for corner, said point being the Southeast corner of said Lot 2, same being the Northeast corner of said Crossland Texas Industrial, LLC tract, and lying on the West line of a tract of land conveyed to Godwin Investments, Ltd. by deed recorded in Volume 5951, Page 1651 of the Deed Records of Collin County, Texas, from which a 1/2 inch iron rod found for reference bears North 85 Degrees 57 Minutes 30 Seconds West, a distance of 0.22 feet;

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THENCE North 00 Degrees 20 Minutes 15 Seconds West, departing the North line of said second-referenced Godwin tract, and with the East line of said Tollway First Partners, LP tract, a distance of 260.93 feet to the POINT OF BEGINNING and containing 87,092 square feet or 1.999 acres of land, more or less.

APPLICANT:
ANIMAS CIVIL ENGINEERING, LLC
PO BOX 830974
RICHARDSON, TX 75083
CONTACT: MICHAEL DOGGETT, P.E.
PHONE: 214-803-1099

OWNER:
CROSSLAND TEXAS INDUSTRIAL, LLC
833 S. EAST AVE.
COLUMBUS, KS 66725
CONTACT: ROCKY HUSSMAN
PHONE: 972-347-5659

SURVEYOR:
TRAVERSE LAND SURVEYING, LLC
14200 MIDWAY ROAD, SUITE 130
DALLAS, TX 75224
CONTACT: GRAYSON CEBALLOS
PHONE: 469-784-9321

EXHIBIT 'A-2'
PROPERTY EXHIBIT
ZONE-26-0004
490 BUSINESS PARK
1.999 ACRES
PREPARED DATE: 08/06/26

NO.	REVISIONS	DATE	BY

ANIMAS
CIVIL ENGINEERING

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PHONE: 214-803-1099
TX F-26500

CROSSLAND BLUE STAR PROSPER

490 BUSINESS PARK DRIVE PROSPER, TEXAS

SHEET TITLE: PROPERTY EXHIBIT

ACE PROJECT: 01103

DATE JULY 2026

SCALE AS SHOWN

DRAWN BY: MD

SHEET NUMBER

Thursday, August 6, 2026 11:19:39 AM

ZONE-26-0004

EXHIBIT C

PLANNED DEVELOPMENT STANDARDS

The proposed development will conform to the development standards of the Commercial District of the Town of Prosper's Unified Development Code, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Development Plans
   a. Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibits D.
   b. Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibits F.

2. Uses. The list of permitted uses within this Planned Development is shown below. Uses followed by an ***S*** are permitted by Specific Use Permit (SUP) and uses followed by a ***C*** are permitted subject to conditional development standards.

   - Administrative, Medical or Professional Office
   - Antique Shop and Used Furniture
   - Artisan's Workshop
   - Auto Parts Sale, Inside
   - Automobile Repair, Major, ***C & S***
   - Automobile Repair, Minor, ***C*** *(use allowed by right without an SUP)*
   - Building Material and Hardware Sales, Minor
   - Business Service
   - Cabinet/Upholstery Shop
   - Contractor's Shop (No Outdoor Storage), ***S***
   - Equipment and Machinery Sales and Rental, Minor
   - Furniture, Home Furnishings and Appliance Store
   - Furniture Restoration
   - Health/Fitness Center
   - Indoor Gun Range, ***S***
   - Limited Assembly and Manufacturing Use Complying with Performance Standards
   - Locksmith/Security System Company
   - Office/Showroom
   - Office/Warehouse
   - Print Shop, Minor
   - Repair Service, Indoor
   - Research and Development Center, ***C***
   - Retail/Service Incidental Use
   - Veterinarian Clinic and/or Kennel, Indoor, ***C***

3. Regulations:

    a. Buildings will be allowed to remain as is, as long as no expansions or additions are made. Only maintenance and repairs will be allowed.

    b. A twenty (20) foot landscape easement along Business Park Drive is provided as shown on Exhibit D.

    c. A detention pond for the existing development will be an above-ground dry pond and amenitized with 24” tall shrubs planted a minimum 36” on center, solid Bermuda sod and a permanent irrigation system. The detention pond will be maintained to keep landscape well-manicured, free from trash and/or debris, and prevent the intrusion of unwanted vegetation and sediment build-up. If the property is redeveloped, the detention pond requirements applicable at that time shall be met.

    d. Business Park Drive will need to be brought to current width standards and may be done so with asphalt. However, if within ten (10) years Business Park Drive has not been brought up to all current standards, it will have to be reconstructed to current standards at owner’s expense. Additionally, if during the interim time period an occasion arises that emergency or maintenance equipment is required to traverse the existing roadway, any damage done will be required to be repaired at the owner’s expense.

    e. Open space for the existing development shall be 8% of the net lot area. Open space cannot include vehicular paving, required parking lot landscape islands, building footprints, utility yards, required landscape setbacks, sidewalk and detention ponds. If the property is redeveloped, open space shall be provided in compliance with the Unified Development Code standards applicable at that time.

ZONE-26-0004

EXHIBIT B

STATEMENT OF INTENT AND PURPOSE

The intent and purpose of this Zoning change request from Agriculture (A) to Planned Development Commercial (PD-C) is to allow the existing vacant buildings constructed in 2009 to operate with commercial uses on the approximate 1.999-acre lot.

G:\Shared drives\Projects\01103-Crossland Blue Star Prosper\CAD\Exhibits\Exhibit D.dwg

Tuesday, September 8, 2026 5:49:01 PM

EXISTING DRIVE

EX. TRUCK DOCK

PROSPER BUSINESS PARK, LP
INST. NO. 1710310
O.P.R.C.C.T.

LOT 2, BLOCK A
WARREN / AVANT-GARDE ADDITION
INST. NO. 2006-615
P.R.C.C.T.

LAND USE: LIGHT INDUSTRIAL
FUTURE LAND USE: TOLLWAY DISTRICT
ZONING: PD-54 C

EX. F.H.

BUSINESS PARK DRIVE TO BE RESURFACED WITH TEMPORARY ASPHALT UNTIL SUCH TIME AS THE FULL RIGHT-OF-WAY AND ROADWAY EXPANSION OCCURS.

UPON APPROVAL OF THE PD, BUSINESS PARK DRIVE WILL NEED TO BE BROUGHT UP TO CURRENT STANDARDS IF NOT IMPROVED WITHIN 10-YEARS OF FINAL CITY COUNCIL ACTION.

103.86'

0.00'

5' LANDSCAPE BUFFER

POINT OF BEGINNING
N: 7134835.12
E: 2483281.79

EXISTING RETAINING WALL

10'x10' W.E.

F.A.U.D.E.

N89°57'11"E 335.18'

5' LANDSCAPE BUFFER

12.00'

14.69'

TRANS

8' MASONRY DUMPSTER ENCLOSURE W/ SOLID METAL GATES

5.4'R

3.0'R

30' BUILDING SETBACK

65.27'

9.00' (TYP)

24.00'

65.24'

2.0'R

20.00'

10.05'

71.51'

10'x10' W.E.

60.18'

39.75'

VARIABLE HEIGHT RETAINING WALL (APPROX. 3' TALL) W/ GUARD RAIL

75.16'

24.00'

PROPOSED USE:
PLANNED DEVELOPMENT - COMMERCIAL

BUILDING 'A'
11,297 S.F.

490 BUS. PARK
79264 SQ FT
1.820 ACRES

150.30'

2.00'

WHEEL STOPS (TYP.)

NO CURB

3.67'

20.00'

7.94'

9.00' (TYP)

30' BUILDING SETBACK

ZONING: A

PROPOSED USE:
PLANNED DEVELOPMENT - COMMERCIAL

BUILDING 'B'
7,240S.F.

15' D.E.

20' LANDSCAPE EASEMENT

120.32'

260.93'

160.32'

30' BUILDING SETBACK

30.00'

S01°20'15"W 260.93'

S01°16'37"W 260.93'

FUTURE SIDEWALK BY OTHERS. WESTERN SIDEWALK TO BE ESCROWED.

30' ROW DEDICATION
7828 SQ FT
0.180 ACRES

FUTURE ROADWAY EXPANSION BY OTHERS

6'x6' RISER ROOM

FDC

71.23'

GODWIN INVESTMENTS, LTD
INST. NO. 20050630000872220
O.P.R.C.C.T.

LAND USE: VACANT
FUTURE LAND USE: TOLLWAY DISTRICT
ZONING: PD-42 C

TOLLWAY FIRST PARTNERS, LP
INST. NO. 20140220000159450
O.P.R.C.C.T.

LAND USE: VACANT
FUTURE LAND USE: TOLLWAY DISTRICT
ZONING: CC

6'x6' RISER ROOM

10'x10' W.E.

EX. SEPTIC TANK TO BE REMOVED

F.A.U.D.E.

4.00'

SEPTIC TANK
(DS_LTYE)

DETENTION OUTFALL STRUCTURE

41.24'

45.58'

S89°57'11"W 332.39'

5' LANDSCAPE BUFFER

WATER & SEWER EASEMENT BY SEPARATE INSTRUMENT

DRAINAGE & UTIL ESMT

CONCRETE PILOT CHANNEL (TYP.)

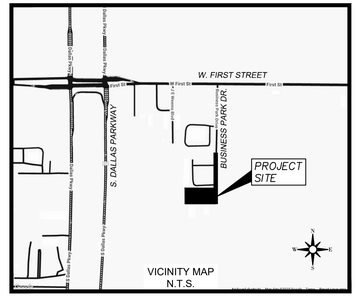
DETENTION POND (DRY) AMENITIZED WITH 24" TALL SHRUBS PLANTED 36" O.C., SOLID BERMUDA SOD, PERMANENT IRRIGATION SYSTEM AND CONCRETE PILOT CHANNELS.

GODWIN INVESTMENTS, LTD
INST. NO. 20190829001064690
O.P.R.C.C.T.

LAND USE: VACANT
FUTURE LAND USE: TOLLWAY DISTRICT
ZONING: CC

FLOODPLAIN NOTE:
NO 100-YEAR FLOODPLAIN EXISTING ON THE SITE.

THOROUGHFARE NOTE:
THE THOROUGHFACE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.



VICINITY MAP
N.T.S.

N
W E
S

0 20' 40'
GRAPHIC SCALE 20'

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 & 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 *

SITE DATA TABLE

EXISTING ZONING	AG
PROPOSED ZONING	PD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	PLANNED DEVELOPMENT - COMMERCIAL
LOT AREA (SQ. FT.) - GROSS	87,092
LOT AREA (SQ. FT.) - NET	79,264
LOT AREA (ACRES) - GROSS	1.999
LOT AREA (ACRES) - NET	1.820
BUILDING A SIZE	11,297
BUILDING B SIZE	7,240
BUILDING HEIGHT (FT.)	21
LOT COVERAGE	23.4%
FLOOR AREA RATIO	0.234
REQUIRED PARKING RATIO	* TBD
TOTAL PARKING REQUIRED	* TBD
NON ADA PARKING PROVIDED	49
ADA PARKING REQUIRED	2
ADA PARKING PROVIDED	2
TOTAL PARKING PROVIDED	51
OPEN SPACE REQUIRED	8% (6,341 SF)
OPEN SPACE PROVIDED	9.7% (7,670 SF)
IMPERVIOUS SURFACE	63,520

* REQUIRED PARKING SHALL BE DETERMINED ONCE PROPOSED TENANT HAS BEEN IDENTIFIED. A SITE PLAN SHALL BE REQUIRED TO CONFIRM PARKING REQUIREMENTS MEETING THE UNIFIED DEVELOPMENT CODE ARE MET FOR THE PROPOSED USE.

LEGEND

FL	FIRE LANE PAVEMENT	TYP.	TYPICAL
	LIGHT DUTY PAVEMENT	W.E.	WATER EASEMENT
	HEAVY DUTY PAVEMENT	BFR	BARRIER FREE RAMP
	ASPHALT PAVEMENT	BM	BENCH MARK
	DRY DETENTION POND AREA		GAS LINE MARKER
	ACCESSIBLE PARKING SYMBOL		WATER VALVE
	ACCESSIBLE ROUTE		EX. TREE
#	NUMBER OF PARKING SPACES	F.A.U.D.E.	FIRE LANE, ACCESS, UTILITY & DRAINAGE EASEMENT
	WATER METER	D.E.	DRAINAGE EASEMENT
FH	FIRE HYDRANT		
S	SANITARY SEWER MANHOLE		
	CLEANOUT		

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW.
1	DOMESTIC	2"	1	6"
2	DOMESTIC	2"	1	6"
3	IRRIGATION	1"	1	N/A

APPLICANT:
ANIMAS CIVIL ENGINEERING, LLC
PO BOX 830974
RICHARDSON, TX 75083
CONTACT: MICHAEL DOGGETT, P.E.
PHONE: 214-803-1099

OWNER:
CROSSLAND TEXAS INDUSTRIAL, LLC
833 S. EAST AVE.
COLUMBUS, KS 66725
CONTACT: ROCKY HUSSMAN
PHONE: 972-347-5659

SURVEYOR:
TRAVERSE LAND SURVEYING, LLC
14200 MIDWAY ROAD, SUITE 130
DALLAS, TX 75224
CONTACT: GRAYSON CEBALLOS
PHONE: 469-784-9321

EXHIBIT 'D'
CONCEPTUAL PLAN
ZONE-26-0004
490 BUSINESS PARK
1.999 ACRES
PREPARED DATE: 09/08/26

NO.	DATE	BY
	REVISIONS	

ANIMAS
CIVIL ENGINEERING

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PHONE: 214-803-1099
TX F-26500

CROSSLAND BLUE STAR PROSPER
490 BUSINESS PARK DRIVE
PROSPER, TEXAS

SHEET TITLE:
CONCEPTUAL PLAN

ACE PROJECT: 01103

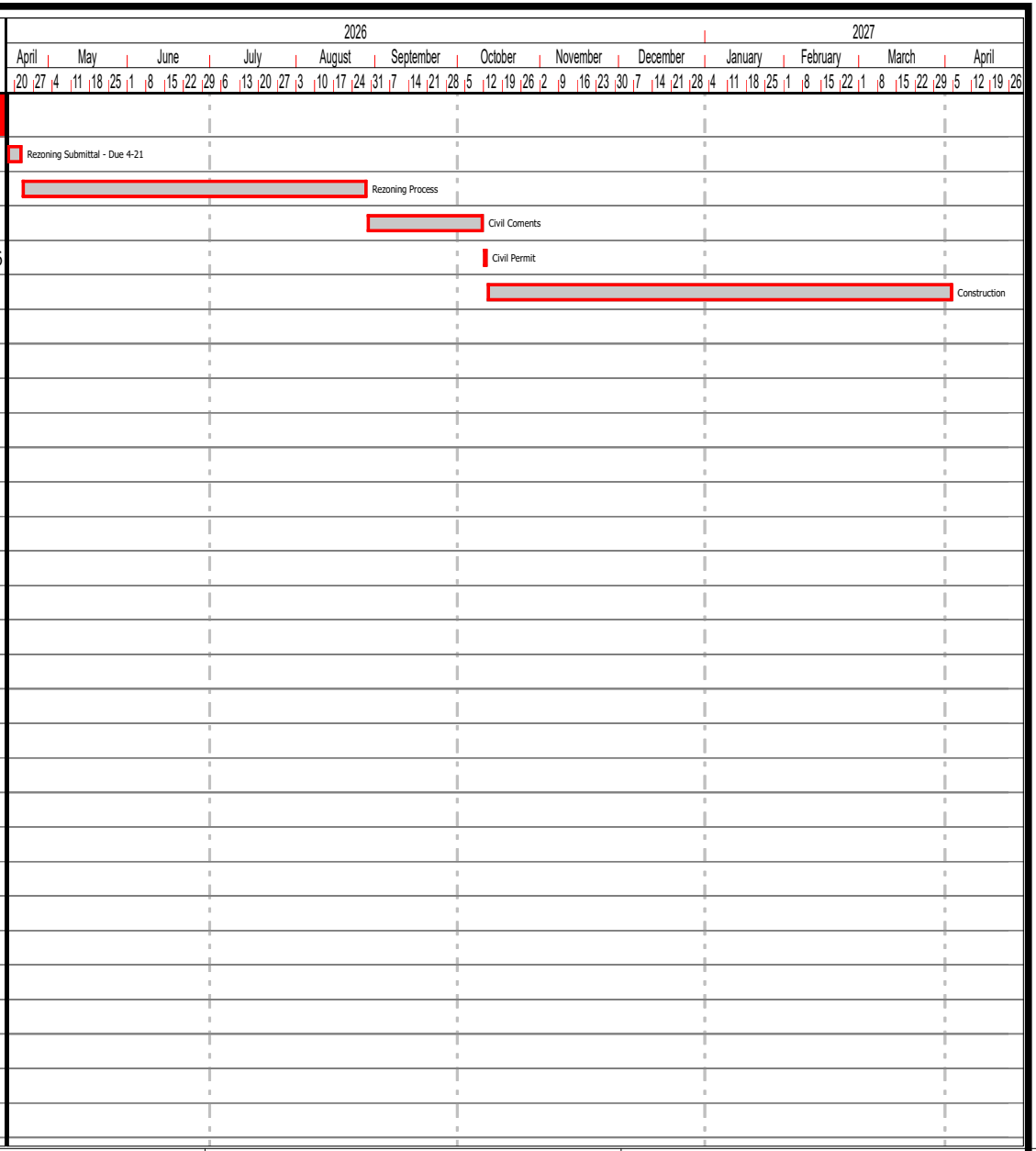
DATE: JULY 2026

SCALE: AS SHOWN

DRAWN BY: MD

SHEET NUMBER

Line	Name	Responsibility	Duration	Predecessors	Successors	Start	Finish
1	**Exhibit E - Development Schedule**						
2	Rezoning Submittal - Due 4-21		4d		3	4/16/2026	4/21/2026
3	Rezoning Process		90d	2	4	4/22/2026	8/27/2026
4	Civil Coments		30d	3	5	8/28/2026	10/9/2026
5	Civil Permit		1d	4	6	10/12/2026	10/12/2026
6	Construction		120d	5		10/13/2026	4/2/2027



CROSSLAND CONSTRUCTION COMPANY, INC.

Exhibit E - Development Schedule

Job #: Job Number

Start Date: 4/16/2026
Finish Date: 4/2/2027

Print Date: 4/16/2026 2:40:43 PM
Update as of:: 4/16/2026

View: 1. Adding Activities and Resp Codes

Filter: None

Page 1 of 1

BUILDING 'A' - SOUTH ELEVATION

NOT TO SCALE



BUILDING 'A' - EAST ELEVATION

NOT TO SCALE



APPLICANT:
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CONTACT: ROCKY HUSSMAN
PHONE: 972-347-5659

ZONE-26-0004
490 BUSINESS PARK
PREPARED 05/21/26

EXHIBIT 'F'

BUILDING 'A' - NORTH ELEVATION

NOT TO SCALE



BUILDING 'A' - WEST ELEVATION

NOT TO SCALE



APPLICANT:
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ZONE-26-0004
490 BUSINESS PARK
PREPARED 05/21/26

EXHIBIT 'F'

BUILDING 'B' - SOUTH ELEVATION

NOT TO SCALE



BUILDING 'B' - EAST ELEVATION

NOT TO SCALE



APPLICANT:
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ZONE-26-0004
490 BUSINESS PARK
PREPARED 05/21/26

EXHIBIT 'F'

BUILDING 'B' - NORTH ELEVATION

NOT TO SCALE



BUILDING 'B' - WEST ELEVATION

NOT TO SCALE

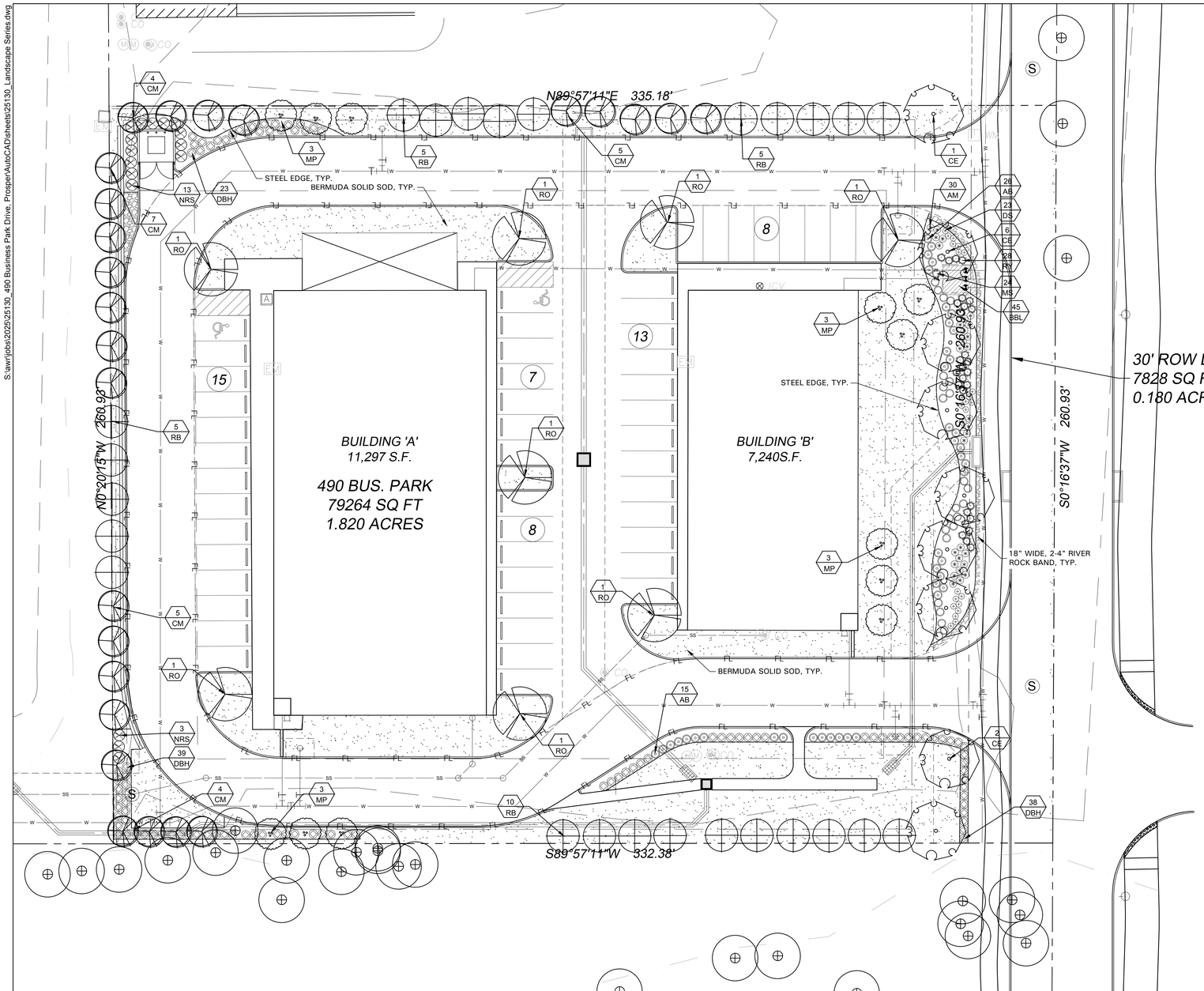


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ZONE-26-0004
490 BUSINESS PARK
PREPARED 05/21/26

EXHIBIT 'F'



LANDSCAPE TABULATIONS for Prosper, TX

PERIMETER REQUIREMENTS

1. A 25' landscape area shall be provided adjacent to and outside of the r.o.w. on all properties.

2. One large tree, 3" caliper, shall be provided for every 30 l.f. of roadway frontage.

3. A minimum of 15 shrubs, 5 gal. shall be planted for every 30 l.f. of roadway frontage. Parking abutting the ladnscape area shall be screened from adjacent roadway.

4. Where a non-residential development is adjacent to the property line of parcels zoned for other uses than residential, a 5' wide landscape area is required.

5. One small tree and one, 5 gallon, shrub shall be planted every 15 l.f.

Business Park Road - 261 l.f.	
REQUIRED	PROVIDED
25' buffer	25' buffer
9 (3" cal.) trees	9 (3" cal.) trees
131 (5 gal.) shrubs	131 (5 gal.) shrubs
North Property Line - 335 l.f.	
REQUIRED	PROVIDED
5' buffer	5' buffer
22 small trees	22 small trees
22 (5 gal.) shrubs	22 (5 gal.) shrubs
West Property Line - 261 l.f.	
REQUIRED	PROVIDED
5' buffer	5' buffer
17 small trees	17 (3" cal.) trees
17 (5 gal.) shrubs	17 (5 gal.) shrubs
South Property Line - 332 l.f.	
REQUIRED	PROVIDED
5' buffer	5' buffer
22 small trees	17 trees, remainder added elsewhere on property to avoid utilities
22 (5 gal.) shrubs	25 (5 gal.) shrubs

INTERIOR PARKING LOT LANDSCAPE

1. 15 s.f. of landscaping shall be provided for each parking space.

2. Landscape islands shall contain at least one large tree, 3" cal, with no more than 15 spaces in a continuous row without an island.

3. One shade tree, 3" cal. shall be provided no farther than 150' from every parking space.

4. One tree shall be provided for every 10 parking spaces.

Parking Spaces = 51	
REQUIRED	PROVIDED
780 s.f. landscape	2609 s.f. landscape
5 (3" cal.) trees	8 (3" cal.) trees

OPEN SPACE

1. 8% of the net lot area shall be open space. Open space cannot include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks or detention ponds.

Site Area: 79,264 s.f.	
REQUIRED	PROVIDED
6341 s.f. landscape	7670 s.f. landscape
	**detention area not included in open space calculation

TOWN OF PROSPER LANDSCAPE GENERAL NOTES:

STANDARD LANGUAGE AND/OR NOTATIONS, AS FOLLOWS:

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
4. TREES MUST BE PLANTED FOUR (4) FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND ALL STRUCTURES. SINGLE-TRUNK TREES SHALL HAVE A SINGLE, STRAIGHT LEADER, AND ALL TREES SHALL BE FULL, WITH BALANCED CANOPY. MAJOR DAMAGE TO TRUNK(S), OR BRANCHES, WILL BE CAUSE FOR DENIAL.
5. ALL ROOT FLARES SHALL BE SET THREE (3) TO FOUR (4) INCHES ABOVE SURROUNDING GRADE
6. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS
7. BURLAP, TWINE, AND WIRE BASKETS SHALL BE SEVERED AND REMOVED FROM THE TOP OF THE ROOT BALL.
8. A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
9. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES INCLUDING, BUT NOT LIMITED TO,: TOPPING OR OTHER NON SYMMETRICAL TRIMMING OF TREES, DAMAGE FROM A BACKHOE, OR USE OF FIRE OR POISON FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) GUIDELINES ON PRUNING AND MAINTENANCE.
10. TOPSOIL SHALL BE A MINIMUM OF EIGHT (8) INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH
11. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF THREE (3) INCHES OF MULCH.
12. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR BRANCH HEIGHT OF SEVEN (7) FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR BRANCH HEIGHT OF FOURTEEN (14) FEET.
13. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED THIRTY (30) INCHES INNHEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
14. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF THE UPHILL SLOPE.
15. ALL AREAS OF LESS THAN THREE (3) FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF DECORATIVE RIVER ROCK, PAVERS, OR CONCRETE.
16. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY AT ALL TIMES INCLUDING, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, DE-WEEDING, AND TRASH REMOVAL.
17. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANTS MEETING MINIMUM SPECIFICATIONS PER LANDSCAPE PLAN. ALL TURF/GROUND COVER AREAS ARE TO BE ESTABLISHED PRIOR TO RECEIPT OF CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
18. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS INTO STREETS, SIDEWALKS, OR ALLEYS.
19. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE (3 FT HORIZONTAL TO 1 FT VERTICAL).
20. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS.
21. ALL WALKWAYS SHALL MEET ADA AND TAS REQUIREMENTS.
22. LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS, AND AS-BUILT PLANS SUBMITTED TO PARKS AND RECREATION, PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
23. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES BEING ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER PUBLIC WORKS DEPARTMENT STANDARDS.
24. IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLEDEFICIENCIES PRIOR TO INSTALLATION.
25. CALL PARKS AND RECREATION AT (972) 569-1160 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE FOLLOWING INSPECTIONS:
    - PROPOSED TRAIL ALIGNMENT
    - BERM CONSTRUCTION & GRADING
    - ESCROW RELEASE
    - FINAL INSPECTION

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
9	CE	Cedar Elm	*Ulmus crassifolia*	3" cal.	12' ht., 4' spread, matching
7	RO	Texas Red Oak	*Quercus texana*	3" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
25	CM	Crepe Myrtle 'Tuscarora'	*Lagerstromia indica 'Tuscarora'*	30 gal.	8' ht. 3' spread, matching
12	MP	Mexican Plum	*Prunus mexicana*	30 gal.	8' ht., 4' spread min.
25	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
41	AB	Glossy Abelia	*Abelia grandiflora*	5 gal.	full, 24" spread, 36" o.c.
30	AM	Autumn Blush Muhly	*Muhlenbergia capillaris*	5 gal.	full, 30" o.c.
100	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
23	DS	Dwarf Spirea 'Little Bonnie'	*Spiraea bumalda 'Little Bonnie'*	5 gal.	full, 18" sprd, 24" o.c.
24	MS	Morning Light Miscanthus	*Miscanthus sinensis 'Morning Light'*	5 gal.	full, 20" spread, 36" o.c.
13	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
28	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
45	BBL	Big Blue Liriope	*Liriope muscari 'Big Blue'*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

EXHIBIT 'G'
CONCEPTUAL LANDSCAPE PLAN
ZONE-26-0004
490 BUSINESS PARK
1.999 ACRES
PREPARED DATE: 06/2/26

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

NO.	REVISIONS	DATE	BY

REGISTERED LANDSCAPE ARCHITECT
AMANDA W. RICHARDS
2754
STATE OF TEXAS

ANIMAS
CIVIL ENGINEERING

© 2025 ANIMAS CIVIL ENGINEERING, LLC
PHONE: 214-803-1099
TX F-26500

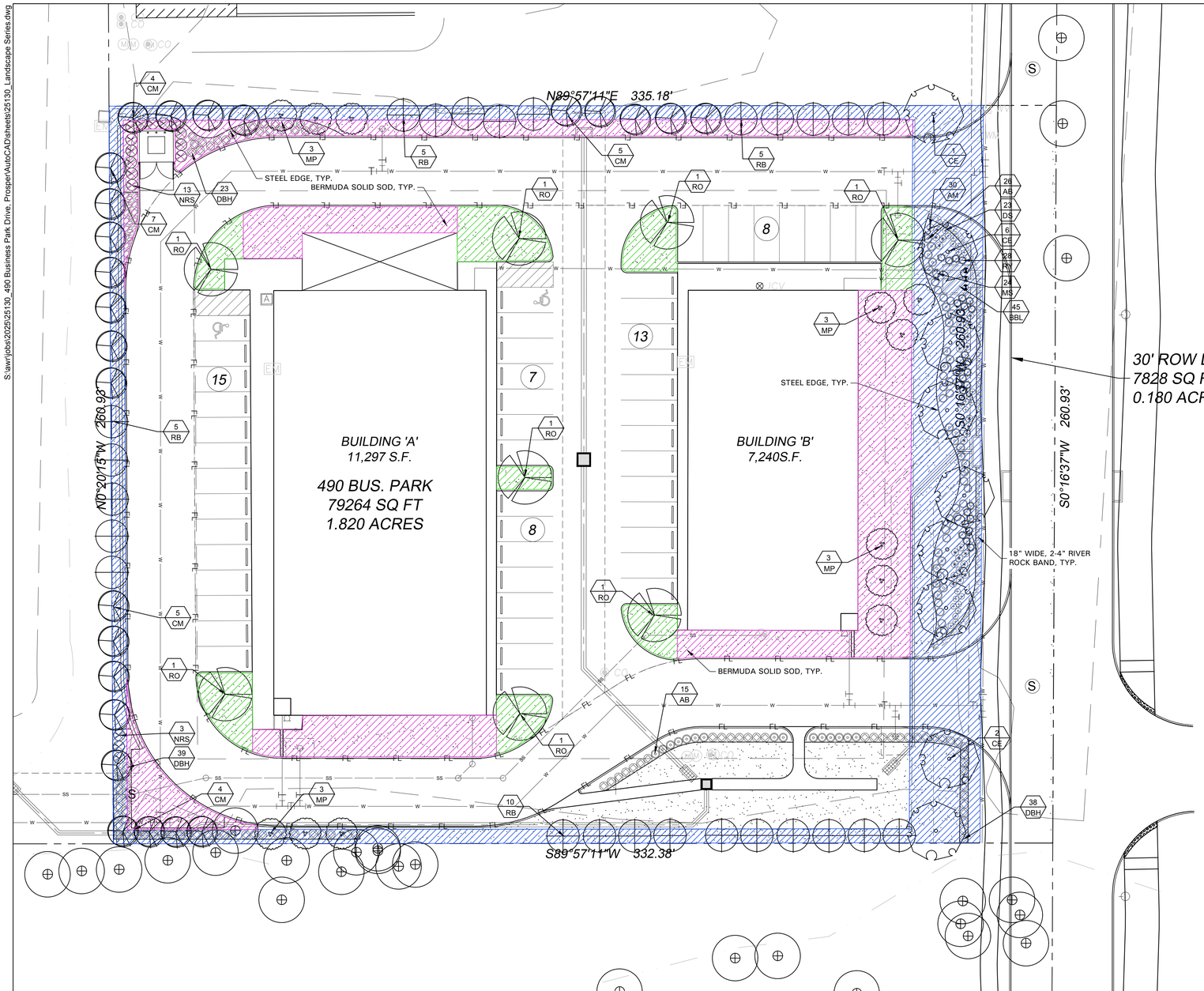
CROSSLAND BLUE STAR PROSPER

490 BUSINESS PARK DRIVE
PROSPER, TEXAS

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

ACE PROJECT: 01103
DATE: AUGUST 2025
SCALE: AS SHOWN
DRAWN BY: MD
SHEET NUMBER

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Friday, June 26, 2026 1:59:00 PM



LANDSCAPE TABULATIONS for Prosper, TX

PERIMETER REQUIREMENTS

1. A 25' landscape area shall be provided adjacent to and outside of the r.o.w. on all properties.

2. One large tree, 3" caliper, shall be provided for every 30 l.f. of roadway frontage.

3. A minimum of 15 shrubs, 5 gal. shall be planted for every 30 l.f. of roadway frontage. Parking abutting the ladnscape area shall be screened from adjacent roadway.

4. Where a non-residential development is adjacent to the property line of parcels zoned for other uses than residential, a 5' wide landscape area is required.

5. One small tree and one, 5 gallon, shrub shall be planted every 15 l.f.

Business Park Road - 261 l.f.	
REQUIRED	PROVIDED
25' buffer	25' buffer
9 (3" cal.) trees	9 (3" cal.) trees
131 (5 gal.) shrubs	131 (5 gal.) shrubs

North Property Line - 335 l.f.	
REQUIRED	PROVIDED
5' buffer	5' buffer
22 small trees	22 small trees
22 (5 gal.) shrubs	22 (5 gal.) shrubs

West Property Line - 261 l.f.	
REQUIRED	PROVIDED
5' buffer	5' buffer
17 small trees	17 (3" cal.) trees
17 (5 gal.) shrubs	17 (5 gal.) shrubs

South Property Line - 332 l.f.	
REQUIRED	PROVIDED
5' buffer	5' buffer
22 small trees	17 trees, remainder added elsewhere on property to avoid utilities
22 (5 gal.) shrubs	25 (5 gal.) shrubs

INTERIOR PARKING LOT LANDSCAPE

1. 15 s.f. of landscaping shall be provided for each parking space.

2. Landscape islands shall contain at least one large tree, 3" cal, with no more than 15 spaces in a continuous row without an island.

3. One shade tree, 3" cal. shall be provided no farther than 150' from every parking space.

4. One tree shall be provided for every 10 parking spaces.

Parking Spaces = 51	
REQUIRED	PROVIDED
780 s.f. landscape	2609 s.f. landscape
5 (3" cal.) trees	8 (3" cal.) trees

OPEN SPACE

1. 8% of the net lot area shall be open space. Open space cannot include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks or detention ponds.

Site Area: 79,264 s.f.	
REQUIRED	PROVIDED
6341 s.f. landscape	7670 s.f. landscape

**detention area not included in open space calculation

TOWN OF PROSPER LANDSCAPE GENERAL NOTES:

STANDARD LANGUAGE AND/OR NOTATIONS, AS FOLLOWS:

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
4. TREES MUST BE PLANTED FOUR (4) FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND ALL STRUCTURES. SINGLE-TRUNK TREES SHALL HAVE A SINGLE, STRAIGHT LEADER, AND ALL TREES SHALL BE FULL, WITH BALANCED CANOPY. MAJOR DAMAGE TO TRUNK(S), OR BRANCHES, WILL BE CAUSE FOR DENIAL.
5. ALL ROOT FLARES SHALL BE SET AT THREE (3) TO FOUR (4) INCHES ABOVE SURROUNDING GRADE
6. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS
7. BURLAP, TWINE, AND WIRE BASKETS SHALL BE SEVERED AND REMOVED FROM THE TOP OF THE ROOT BALL.
8. A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
9. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES INCLUDING, BUT NOT LIMITED TO,: TOPPING OR OTHER NON SYMMETRICAL TRIMMING OF TREES, DAMAGE FROM A BACKHOE, OR USE OF FIRE OR POISON FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) GUIDELINES ON PRUNING AND MAINTENANCE.
10. TOPSOIL SHALL BE A MINIMUM OF EIGHT (8) INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH
11. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF THREE (3) INCHES OF MULCH.
12. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR BRANCH HEIGHT OF SEVEN (7) FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR BRANCH HEIGHT OF FOURTEEN (14) FEET.
13. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED THIRTY (30) INCHES INNHEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
14. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF THE UPHILL SLOPE.
15. ALL AREAS OF LESS THAN THREE (3) FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF DECORATIVE RIVER ROCK, PAVERS, OR CONCRETE.
16. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY AT ALL TIMES INCLUDING, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, DE-WEEDING, AND TRASH REMOVAL.
17. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANTS MEETING MINIMUM SPECIFICATIONS PER LANDSCAPE PLAN. ALL TURF/GROUND COVER AREAS ARE TO BE ESTABLISHED PRIOR TO RESCIPT OF CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
18. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS INTO STREETS, SIDEWALKS, OR ALLEYS.
19. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE (3 FT HORIZONTAL TO 1 FT VERTICAL).
20. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS.
21. ALL WALKWAYS SHALL MEET ADA AND TAS REQUIREMENTS.
22. LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS, AND AS-BUILT PLANS SUBMITTED TO PARKS AND RECREATION, PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
23. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES BEING ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER PUBLIC WORKS DEPARTMENT STANDARDS.
24. IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLEDEFICIENCIES PRIOR TO INSTALLATION.
25. CALL PARKS AND RECREATION AT (972) 569-1160 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE FOLLOWING INSPECTIONS:
    - PROPOSED TRAIL ALIGNMENT
    - BERM CONSTRUCTION & GRADING
    - ESCROW RELEASE
    - FINAL INSPECTION

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
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		Bermuda Solid Sod	*Cynodon dactylon*		
		2-4" River Rock			

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EXHIBIT 'H'
CONCEPTUAL OPEN SPACE PLAN

ZONE-26-0004
490 BUSINESS PARK
1.999 ACRES
PREPARED DATE: 06/2/26

GRAPHIC SCALE
0 20 40 FEET
Scale 1"=20' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

NO.	REVISIONS	DATE	BY

AMANDA W. RICHARDS 2754 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

ANIMAS CIVIL ENGINEERING
© 2025 ANIMAS CIVIL ENGINEERING, LLC
PHONE: 214-803-1099
TX F-26500

CROSSLAND BLUE STAR PROSPER

490 BUSINESS PARK DRIVE PROSPER, TEXAS

SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN

ACE PROJECT: 01103

DATE: AUGUST 2025

SCALE: AS SHOWN

DRAWN BY: MD

SHEET NUMBER

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Friday, June 26, 2026 1:57:50 PM

490 BUSINESS PARK DEVELOPMENT AGREEMENT

THIS 490 BUSINESS PARK DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Crossland Texas Industrial, LLC ("Developer"), individually, a "Party" and collectively, the "Parties," to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as 490 Business Park ("Property"), a legal description of which Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the Property was rezoned by the Town Council on or about _____, 2026, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in said development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. Development Standards. For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, "Building Materials," attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. Covenant Running with the Land. The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. <u>Maintenance of Landscape Areas</u>.

A. Developer agrees to maintain all Landscape Areas (including all vegetation) on the Property, as referenced and/or depicted in the applicable zoning ordinance, as amended, free of weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter, as defined in Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended. Further, Developer agrees that landscape maintenance obligations referenced herein include mulching of Landscape Areas, prompt replacement of dead or dying vegetation with new vegetation, mowing of Landscape Areas, where required, and other routine and regular maintenance of plants and other vegetation.

B. In the event that any Landscape Area or plants or vegetation is/are not properly maintained in accordance with this Agreement, the Town may give written notice to Developer of such failure to maintain and Developer shall promptly address such failure, taking into account the type(s) and species of such plants and vegetation and applicable planting cycles of same. After such notice, and Developer's failure to address same, Developer agrees and acknowledges that the Town shall have the right to go onto Developer's property and replace, replant or otherwise address such failure to maintain any Landscape Area or plants or vegetation, with an invoice of costs incurred by the Town being promptly provided by the Town to Developer. In the event Developer does not pay such invoice within thirty (30) days of receipt by Developer, the Town may file a lien on the Property for the costs it incurred for the work done, including a reasonable administrative fee. Any failure to maintain any Landscape Area, plants or vegetation shall not be considered a default in accordance with Paragraph 7 of this Agreement, and any obligations referenced in said Paragraph shall not be applicable to this Paragraph 2.

C. Notwithstanding any provision in this Paragraph to the contrary, the Town specifically reserves the right to take enforcement action and/or file a complaint against Developer in the Town's municipal court (or other appropriate forum) relative to weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter on the Property, in accordance with Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended.

4. <u>Periodic Review of the Property's Zoning by the Town Council</u>. The Town Council reserves the right to periodically review the progress and/or scope of development of the Property pursuant to the terms of any zoning regulations applicable to the Property, and in the event any amendment(s) or revision(s) to said zoning regulations are deemed reasonably appropriate and have the written approval of the Developer, the Town may provide appropriate notices for Town consideration of same, pursuant to the provisions of Chapter 211 of the Texas Local Government Code, as amended, and the Town's Zoning Ordinance, as amended.

5. **Certain Business Establishments Prohibited**. Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, "cash for title" lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended); (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn shops; and (8) business entities which primarily utilize outdoor storage or displays. Additionally, Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property a package liquor store, which for purposes of this Agreement is defined as any business entity that is required to obtain a Package Store Permit (P) from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.

6. **Applicability of Town Ordinances**. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

7. **Default**. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

8. **Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Collin County, Texas.

9. **Notice**. Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Prosper
250 W. First Street
Prosper, Texas 75078
Attention: Town Manager

If to Developer: Crossland Texas Industrial, LLC
c/o Ivan Crossland
833 S. East Avenue
Columbus, KS 66725

10. Prevailing Party. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

11. Entire Agreement. This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

12. Savings/Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

13. Binding Agreement. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

14. Authority to Execute. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

15. **Filing in Deed Records**. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Collin County, Texas.

16. **Mediation**. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

17. **Notification of Sale or Transfer; Assignment of Agreement**. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

18. **Sovereign Immunity**. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

19. **Effect of Recitals**. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

20. **Consideration**. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

21. **Counterparts**. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

22. **Amendment**. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

23. **Miscellaneous Drafting Provisions**. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

24. **Waiver of Texas Government Code § 3000.001 *et seq.*** With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

25. **Third-Party Beneficiaries.** Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

26. **Rough Proportionality.** Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

27. **Exactions/Infrastructure Costs**. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the

opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

(REMINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____
Name: Mario Canizares
Title: Town Manager, Town of Prosper

STATE OF TEXAS)
)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

_____
Notary Public, State of Texas
My Commission Expires:

_____

DEVELOPER:

Crossland Texas Industrial, LLC

By: _____
Name: Ivan Crossland

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Ivan Crossland on behalf of Crossland Texas Industrial, LLC, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

_____
Notary Public, State of Texas
My Commission Expires:

_____

EXHIBIT A
(Property Description & Depiction)

Land Description

Being a 1.999–acre tract of land situated in the Collin County School Land Survey, Abstract No. 147, Collin County, Texas, being all of that same tract of land conveyed to Crossland Texas Industrial, LLC by deed recorded in Instrument No. 2024000086619, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2–inch iron rod found with a cap stamped "Votex RPLS 4818" for corner, said point being the Southwest corner of Lot 2, Block A of Warren / Avant–Garde Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Instrument No. 2006––615 of the Plat Records of Collin County, Texas, same being the Northwest corner of said Crossland Texas Industrial, LLC tract and lying on the East line of a tract of land conveyed to Tollway First Partners, LP by deed recorded in Instrument No. 20140220000159450 of the Official Public Records of Collin County, Texas;

THENCE North 89 Degrees 57 Minutes 11 Seconds East, departing the East line of said Tollway First Partners, LP tract, with the South line of said Lot 2, a distance of 335.18 feet to a point for corner, said point being the Southeast corner of said Lot 2, same being the Northeast corner of said Crossland Texas Industrial, LLC tract, and lying on the West line of a tract of land conveyed to Godwin Investments, Ltd. by deed recorded in Volume 5951, Page 1651 of the Deed Records of Collin County, Texas, from which a 1/2 inch iron rod found for reference bears North 85 Degrees 57 Minutes 30 Seconds West, a distance of 0.22 feet;

THENCE South 00 Degrees 16 Minutes 37 Seconds West, with the West line of said Godwin Investments, Ltd. tract, a distance of 260.93 feet to a 5/8 inch iron rod found for corner, said point being the Southeast corner of said Crossland Texas Industrial, LLC tract, same being the Northeast corner of a tract of land conveyed to Godwin Investments, Ltd. by deed recorded in Instrument No. 20190829001064690, of the Official Public Records of Collin County, Texas;

THENCE South 89 Degrees 57 Minutes 11 Seconds West, departing the West line of said first–referenced Godwin tract, and with the North line of said second–referenced Godwin tract, a distance of 332.38 feet to a 1/2 inch iron pipe found for corner, said point being the Southeast corner of said Tollway First Partners, LP tract, same being the Southwest corner of said Crossland Texas Industrial, LLC tract;

THENCE North 00 Degrees 20 Minutes 15 Seconds West, departing the North line of said second–referenced Godwin tract, and with the East line of said Tollway First Partners, LP tract, a distance of 260.93 feet to the POINT OF BEGINNING and containing 87,092 square feet or 1.999 acres of land, more or less.

EXHIBIT A-1

METES AND BOUNDS EXHIBIT

1.999 ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147 COLLIN COUNTY, TEXAS

JOB No. TR–185–25	DRAWN BY: JCN
DATE: 04/17/2026	SCALE: 1"=20'



COLE CARPENTER
TEXAS RPLS NO. 6892

TRAVERSE
LAND SURVEYING LLC
Surveying | Construction Staking | Platting
14200 Midway Road, Suite 130
Dallas, TX 75224 T: 469.784.9321
W: TraverseLandSurveying.com
Texas Firm No. 10194631

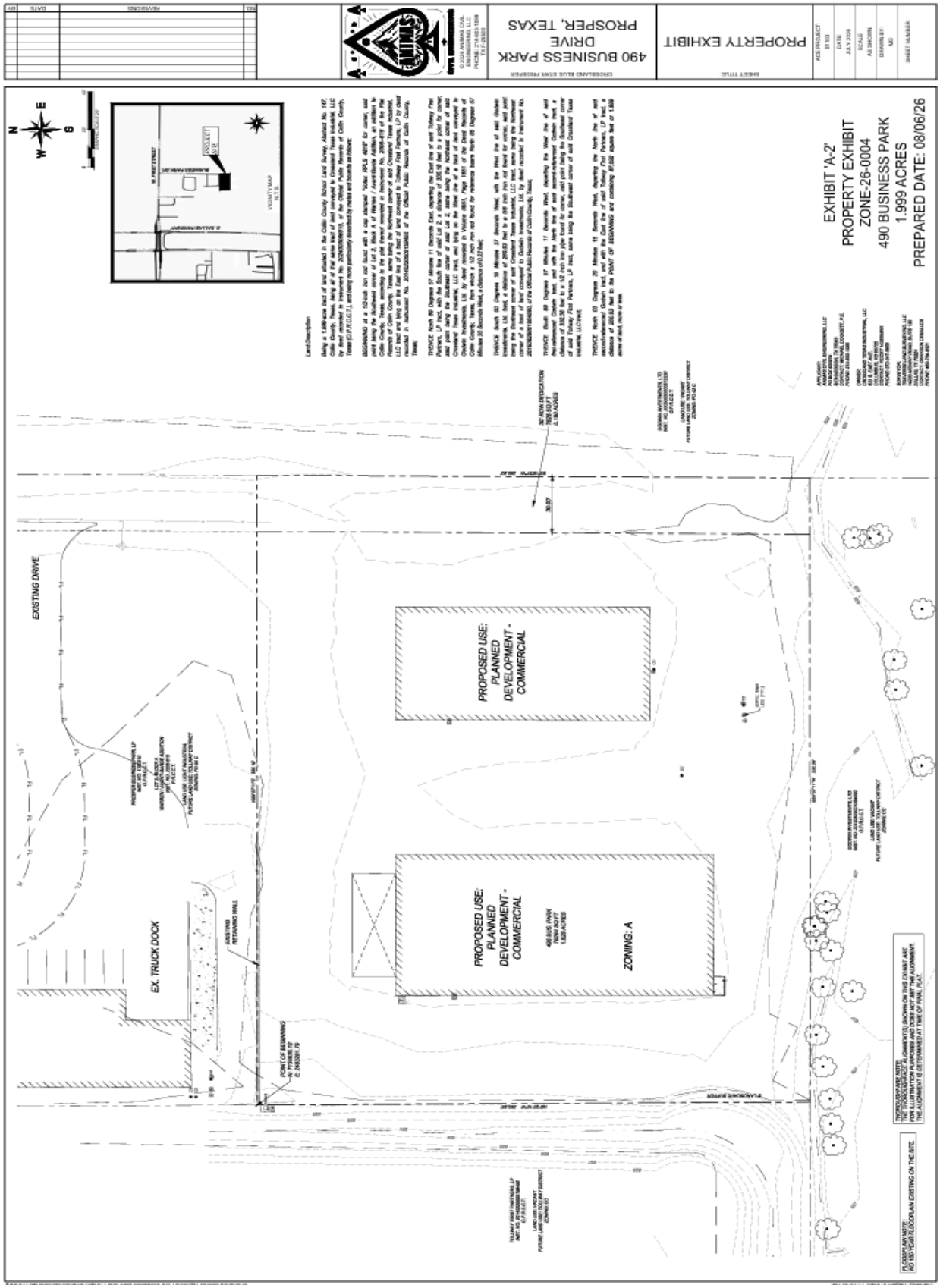

EXHIBIT 'A-2'
PROPERTY EXHIBIT
ZONE-26-0004
490 BUSINESS PARK
1.999 ACRES
PREPARED DATE: 08/06/26
PROPERTY EXHIBIT
490 BUSINESS PARK DRIVE
PROSPER, TEXAS
PROPOSED USE: PLANNED DEVELOPMENT - COMMERCIAL
ZONING: A
EXISTING DRIVE
EX. TRUCK DOCK
EXISTING RETAINING WALL
POINT OF BEGINNING
N: 7139838.19
E: 2442287.19
PROPOSED USE: PLANNED DEVELOPMENT - COMMERCIAL
490 BUS. PARK
78094 SQ FT
1.820 ACRES
30' ROW DEDICATION
795 SQ FT
0.182 ACRES
Land Description
BEGINNING at a 1/2inch iron rod found with a cap stamped "Kolar RPLS 4945" for corner, said point being the Southwest corner of Lot 2, Block A of Warren / Aaron Dance Addition, an addition to the Town of Prosper, Texas, according to the Plat thereof recorded in Volume 2009, Page 77 of the Deed Records of Collin County, Texas, same being the Northwest corner of said Crossland Texas Industrial, LLC tract and lying on the East line of a tract of land conveyed to Tolway First Partners, LP by deed recorded in Instrument No. 20140822000316460 of the Official Public Records of Collin County, Texas;
THENCE North 89 Degrees 57 Minutes 11 Seconds East, departing the East line of said Tolway First Partners, LP tract, with the South line of said Lot 2, a distance of 356.16 feet to a point for corner, said point being the Southeast corner of said Lot 2, same being the Northeast corner of said Crossland Texas Industrial, LLC tract, same being the Northwest corner of a tract of land conveyed to Golden Investments, LP, by deed recorded in Volume 6883, Page 7881 of the Deed Records of Collin County, Texas, from which a 1/2 inch iron rod found for reference bears North 89 Degrees 57 Minutes 33 Seconds West, a distance of 0.22 feet;
THENCE South 00 Degrees 14 Minutes 37 Seconds West, with the West line of said Golden Investments, LP tract, a distance of 245.82 feet to a 5/8 inch iron rod found for corner, said point being the Southwest corner of said Crossland Texas Industrial, LLC tract, same being the Northeast corner of a tract of land conveyed to Golden Investments, LP, by deed recorded in Instrument No. 20160826001084800 of the Official Public Records of Collin County, Texas;
THENCE South 89 Degrees 57 Minutes 11 Seconds West, departing the West line of said Golden Investments, LP tract, at 30.00 feet pass a 5/8 inch iron rod found for corner, said point being the Northeast corner of said Crossland Texas Industrial, LLC tract, same being the Northwest corner of said Golden Investments, LP tract, and continuing with the North line of said Crossland Texas Industrial, LLC tract, in all a total distance of 356.16 feet to a point for corner, said point being the Southeast corner of said Crossland Texas Industrial, LLC tract, same being the Northeast corner of said Tolway First Partners, LP tract;
THENCE North 00 Degrees 39 Minutes 11 Seconds West, departing the North line of said Crossland Texas Industrial, LLC tract, and with the East line of said Tolway First Partners, LP tract, a distance of 245.83 feet to the POINT OF BEGINNING and containing 87,082 square feet or 1.999 acres of land, more or less.
FLOODPLAIN NOTE:
NO PART OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN EXISTING ON THIS SITE.
THOROUGHFARE NOTE:
THE ROADWAY ALIGNMENT AS SHOWN ON THIS EXHIBIT ARE PRELIMINARY AND SUBJECT TO CHANGE. ACTUAL ALIGNMENT AND THE AUGMENT IS DETERMINED AT TIME OF FINAL PLAT.

EXHIBIT B
(Building Design and Materials)

EXTERIOR APPEARANCE OF BUILDINGS:

A. Architectural Standards

1. The tract shall be developed in general accordance with the elevations in Exhibit B.

2. Buildings will be allowed to remain as is, as long as no expansions or additions are made. Only maintenance and repairs will be allowed.

BUILDING 'A' - SOUTH ELEVATION



BUILDING 'A' - EAST ELEVATION



BUILDING 'A' - NORTH ELEVATION



BUILDING 'A' - WEST ELEVATION



BUILDING 'B' - SOUTH ELEVATION



BUILDING 'B' - EAST ELEVATION



BUILDING 'B' - NORTH ELEVATION



BUILDING 'B' - WEST ELEVATION



TOWN OF PROSPER
A Place Where Everyone Matters

PLANNING

To: **Planning and Zoning Commission** **Item No. 5**

From: **Jerron Hicks, Planner**

Through: **David Hoover, AICP, Director of Development Services**

Cc: **Suzanne Porter, AICP, Planning Manager**

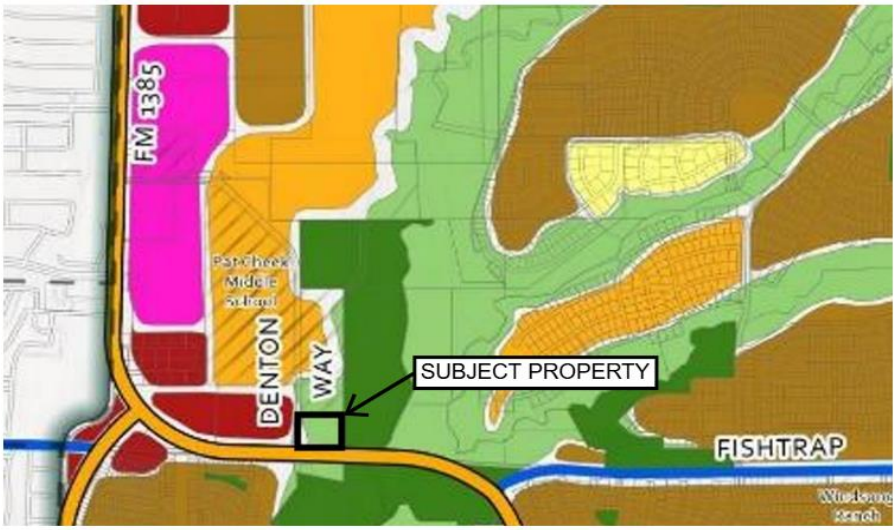
Re: **Planned Development for Super Splash Car Care Center**

Meeting: **November 17, 2026**

Agenda Item:
Conduct a Public Hearing and consider and act upon a request for a rezoning from Agriculture to create a Planned Development for an Automobile Repair (Minor) and Car Wash Facility on J. Morton Survey, Abstract 793, Tract 14, on 6.0± acres, located on the northeast corner of Denton Way and Fishtrap Road. (ZONE-26-0002)

Description of Agenda Item:
The purpose of this request is to rezone the property from Agricultural to Planned Development to allow for the development of an automated car wash, minor automobile repair (oil/lube) center, and full-service automobile care center. The proposed Planned Development establishes permitted uses and development standards specific to the property. The subject property is located at the northeast corner of Fishtrap Road and Denton Way.

Future Land Use Plan:
The Future Land Use Plan designates the subject property as Floodplain District. Although the property is currently located within the designated floodplain, portions of the floodplain may be reclaimed through the appropriate engineering review and approval processes, potentially allowing the property to be developed. Given the property's location, surrounding land uses, and proximity to major roadways, Staff finds that non-residential uses are appropriate for the subject property, provided that all applicable floodplain development requirements are satisfied.



Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Dallas North Tollway District
- US Highway 380 District
- Parks
- Floodplain
- School District Properties
- Town Limits
- ETJ
- Dallas North Tollway, Dedicated Truck Route
- 6 Lane Divided
- 4 Lane Divided
- Commercial Collector
- 3 Lane Undivided Couplet
- Access Roads
- Old Town Roads

Zoning:
The property is zoned Agriculture.

Compatibility:
This zoning change for non-residential uses would not be out of character with the existing area due to compatibility with the surrounding properties.

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agriculture	Vacant	Floodplain
North	Planned Development-136 (Denton Way Office Park)	Vacant	Low Density Residential
East	Planned Development-40 (Single Family)	Vacant/Parkland	Parks
South	Agriculture	Vacant	Floodplain
West	Planned Development-51 (West Prosper Village-Retail)	Vacant	Retail & Neighborhood Services

District Regulations:
The proposed Planned Development will generally conform to the development standards of the Town's Unified Development Code, except as specifically modified by the proposed Development Standards. The proposed regulations contained in Exhibit C are summarized below.

	Proposed Regulations (Development Standards)	**Commercial District (Unified Development Code)**
Size of Yards	**Front:** 30' **Side:** 15' adj. to nonresidential 30'(1-story adj. to residential) 60'(2-story adj. to residential) 30' adj. to a street **Rear:** 15' adj. to nonresidential 30' (1-story adj. to residential) 60' (2-story adj. to residential)	**Front:** 30' **Side:** 15' adj. to nonresidential 40' (1-story adj.to residential) 60' (2-story adj. to residential) 30' adj. to a street **Rear:** 15' adj. to nonresidential 40' (1-story adj. to residential) 60' (2-story adj. to residential)
Size of Lots	**Area:** 10,000 SF **Width:** 100' **Depth:** 100'	**Area:** 10,000 SF **Width:** 100' **Depth:** 100'
Height	**Maximum:** 2-stories, no greater than 40'	**Maximum:** 40'
Lot Coverage	**Maximum:** 40%	**Maximum:** 50%
Floor Area Ratio	**Maximum:** 0.4:1	**Maximum:** 0.5:1

Uses:
The Planned Development proposes a range of retail, service, office, recreation, and automotive-related uses. Car Wash and Automotive Repair (Minor) uses are specifically identified as permitted uses.

1. Administrative, Medical, or Professional Office
2. Antique Shop and Used Furniture
3. Artisan's Workshop
4. Automobile Repair, Minor
5. Auto Parts Sales, Inside
6. Bank, Savings, and Loan, or Credit Union
7. Beauty Salon/Barber Shop
8. Building Material and Hardware Sales, Minor
9. Business Service
10. Car Wash
11. Convenience Store without Gas Pumps
12. Day Care Center, Adult **(S)**
13. Dry Cleaning, Minor
14. Farmer's Market
15. Gymnastics/Dance Studio
16. Health/Fitness Center
17. House of Worship
18. Insurance Office

19. Locksmith/Security System Company
20. Massage Therapy, Licensed
21. Museum/Art Gallery
22. Nursery, Minor
23. Park or Playground
24. Print Shop, Minor
25. Private Recreation Center
26. Repair Service, Indoor
27. Restaurant without a drive-through **(C)**
28. Restaurant with a drive-through **(S)**
29. Retail Stores and Shops
30. Veterinarian Clinic and/or Kennel, Indoor

Architectural Standards:

The architectural standards within this Planned Development are shown below.

- Permitted Primary Exterior Building Materials (minimum 90% of each elevation):
    - Three-step Stucco
        - limited to 25% of the overall exterior of the car wash
        - limited to 15% of the overall automobile repair building
        - permitted only nine feet or more above grade
    - Natural or manufactured stone
    - Brick
    - Concrete Masonry Unit (CMU)

- Permitted Secondary Building Materials (maximum 10% of each elevation):
    - Aluminum (or other metal)
    - Cedar or similar quality decorative wood

- No single material shall exceed 80% of an elevation:
    - Stone is required on at least 20% of the front façade and other street-facing façades and 10% of all remaining façades

Landscaping:

The landscaping for this Planned Development will conform to the landscape area requirements as stated in the Town's Zoning Ordinance.

Open Space:

Open Space to be provided in accordance with Town of Prosper Standards. The project was submitted prior to the adoption of the Unified Development Code and is subject to the previous minimum open-space requirement of 7%.

Major Creek Amenities:

The property is adjacent to a major creek. Commercial developments are required to provide three amenities and office developments are required to provide four amenities. Overall, the development will be providing the following:

- Planting a double row of evergreen trees along the floodplain.
- Common patio (over 750 sq ft) with shade structure.
- Over 100' visibility corridor.

Thoroughfare Plan:
This property has direct access to Denton Way and Fishtrap Road.

Parks Master Plan:
The Parks Master Plan indicates that the development is to build a trail head park and a connection to the Hike & Bike Trail east of the flood plain.

Hike & Bike Trail:
Hike & Bike Trail requirements are that they have a 10' trail along Denton Way and provide a Trail Head Park as an amenity for adjacency to major creek and trail to connect to future flood plain trail.

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 Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit A-1 – Written Metes and Bounds
5. Exhibit A-2 – Boundary Exhibit
6. Exhibit B – Letter of Intent
7. Exhibit C – Development Standards
8. Exhibit D – Conceptual Plan
9. Exhibit E – Development Schedule
10. Exhibit F – Elevations
11. Exhibit G – Landscape Plan
12. Exhibit H – Open Space Plan
13. Draft Development Agreement

Traffic and Circulation:
A Traffic Circulation Study dated August 4, 2026, was submitted for the proposed development. The study evaluates an automated car wash, oil lube center, and full-service car center and identifies two proposed driveways: one on Fishtrap Road and one on Denton Way. Fishtrap Road and Denton Way are described in the study as two-lane roadways, with a traffic signal at their intersection.

The study estimates 1,679 weekday trips, including 116 trips during the AM peak hour and 180 trips during the PM peak hour. The proposed Denton Way driveway has a 120-foot throat depth compared with projected queues of 109 feet in the AM peak and 87 feet in the PM peak. The Fishtrap Road driveway has a 100-foot throat depth compared with projected queues of 56 feet in the AM peak and 51 feet in the PM peak.

The internal circulation plan provides a counterclockwise circulation pattern around the site. The automated car wash includes three queue lanes of approximately 125 feet each, the oil lube center includes three service positions, the full-service car center includes four service positions, and 24 parking spaces are shown adjacent to the vacuum canopy. Final access and roadway improvements remain subject to Engineering review.

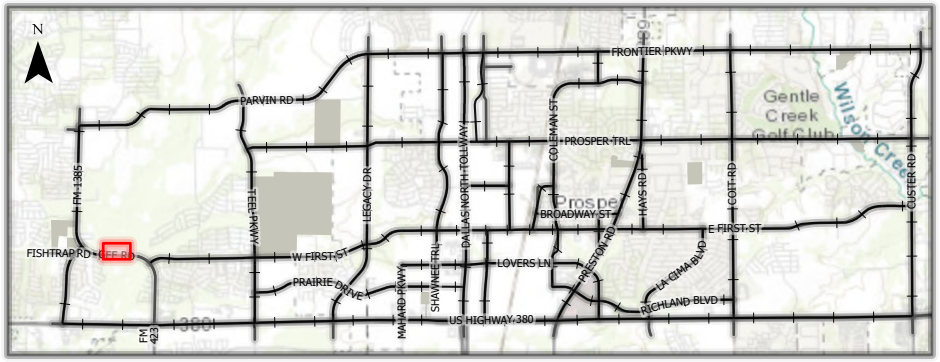
Town Staff Recommendation:
The proposed zoning request is compatible with the surrounding property and provides landscaping, open space, and amenities that will integrate it with the adjacent creek and trail system. Town Staff recommends approval of the request to create a Planned Development for an Automobile Repair (Minor) and Car Wash Facility on J. Morton Survey, Abstract 793, Tract 14, on 6.0± acres, located on the northeast corner of Denton Way and Fishtrap Road.

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 December 8, 2026.



TOWN OF PROSPER

0 90 180 360 Feet

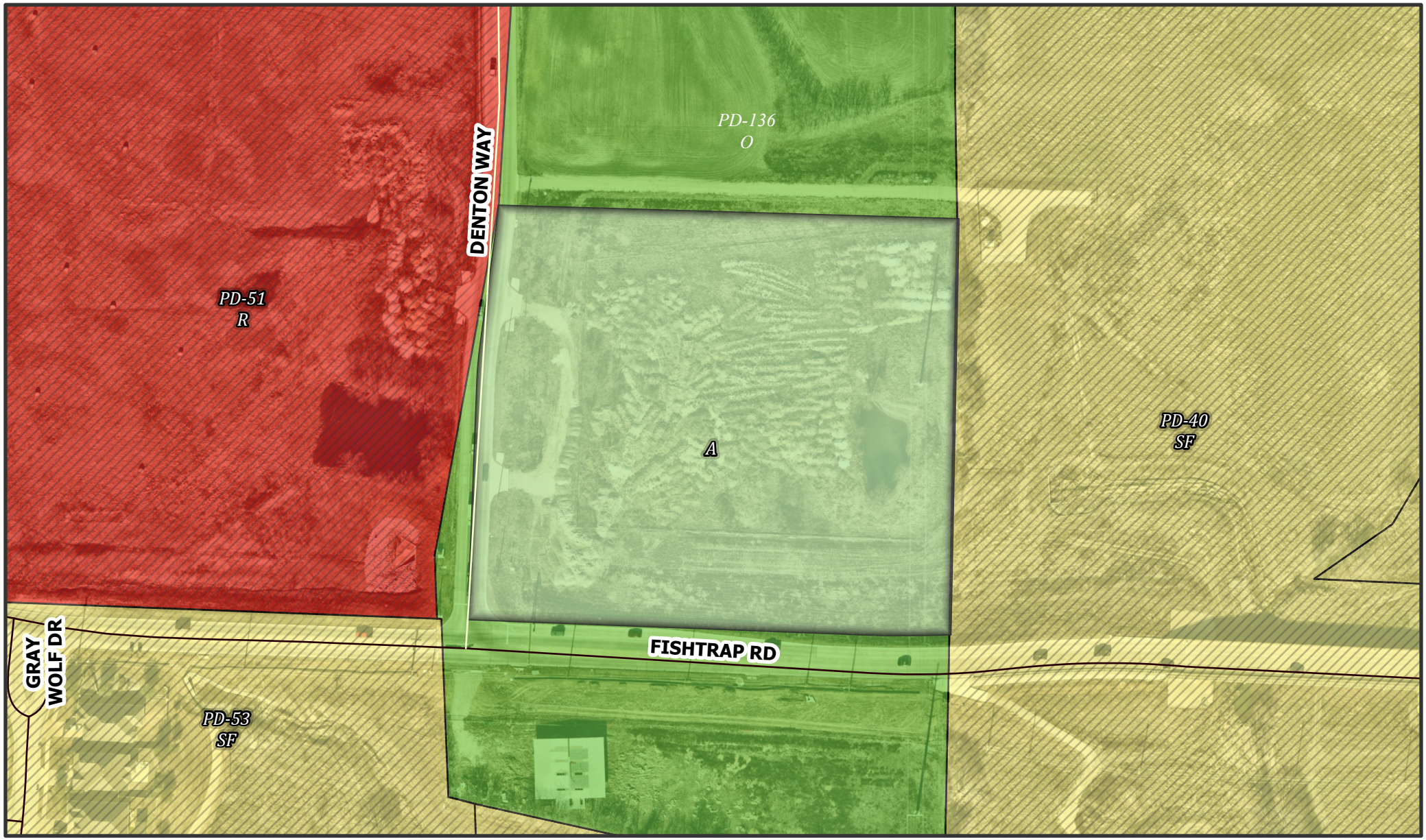


This map for illustration purposes only

ZONE-26-0002

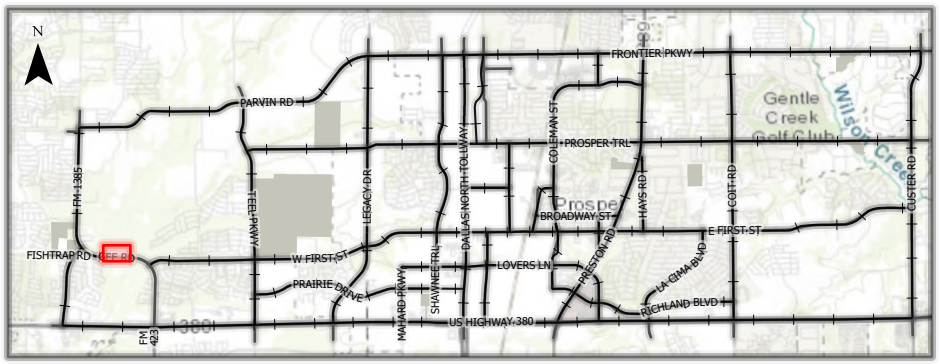
Super Splash Car Care Center

Planned Development 50



TOWN OF PROSPER

0 90 180 360 Feet



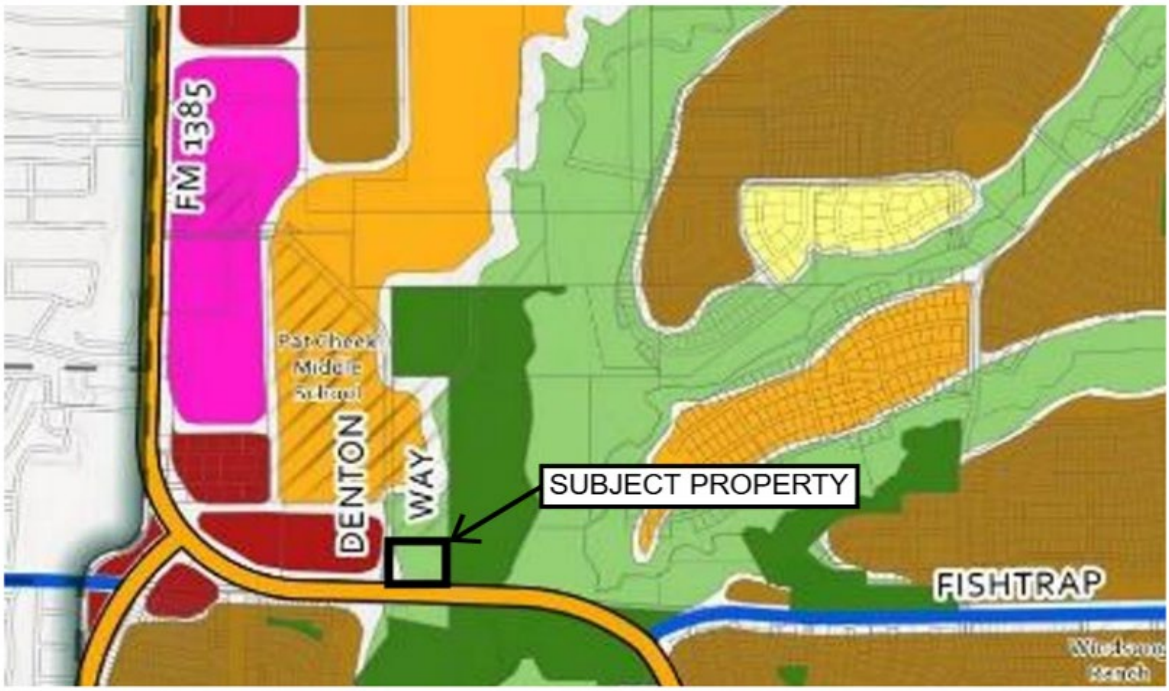
This map for illustration purposes only

ZONE-26-0002

Super Splash Car Care Center

Planned Development 51

Future Land Use Exhibit



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Dallas North Tollway District
- US Highway 380 District
- Parks
- Floodplain
- School District Properties
- Town Limits
- ETJ
- Dallas North Tollway, Dedicated Truck Route
- 6 Lane Divided
- 4 Lane Divided
- Commercial Collector
- 3 Lane Undivided Couplet
- Access Roads
- Old Town Roads

ZONE 26-0002
EXHIBIT A-1
METES AND BOUNDS DESCRIPTION
Block A, Lot 1

BEING a tract of land situated in the J. Morton Survey, Abstract No. 793, Town of Prosper, Denton County, Texas, being all of a tract conveyed to STF LAND COMPANY LLC, by deed recorded in Inst. No. 2025-112721 of the Official Records, Denton County, Texas, (ORDCT), and also being a portion of Denton Way, a called 60' Right-of-Way, according to the Plat recording in Document Number 2023-375, and also being a portion of Fishtrap Road, a variable width Right-of-Way, with the subject tract being more particularly described as follows:

BEGINNING at 5/8" iron rod found for the northeast corner of said Lot 1, and also being the southeast corner of Block A, Lot 5, Middle School #9 Addition, according to the plat recorded in Document Number 2023-375, ORDCT, and also being in the west line of a tract conveyed to the Town of Prosper, according to the deed recorded in Document Number 2022-69025, ORDCT;

THENCE S 01°06'40" W, 477.78 feet to the centerline of Fishtrap Road, a variable width Right-of-Way;

THENCE around a non-tangent curve to the right having a central angle of 4°19'45", a radius of 1400.08 feet, a chord of N 89°57'58" W - 105.77 feet, an arc length of 105.79 feet along said centerline;

THENCE N 87°48'25" W, 448.70 feet along said centerline to the centerline of Denton Way, a 60' Right-of-Way;

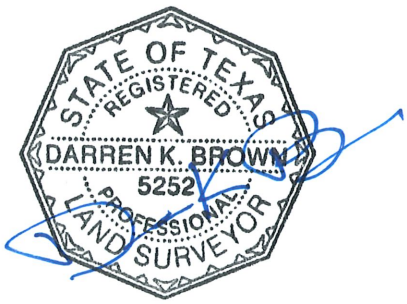
THENCE N 02°11'51" E, 270.67 feet along said centerline;

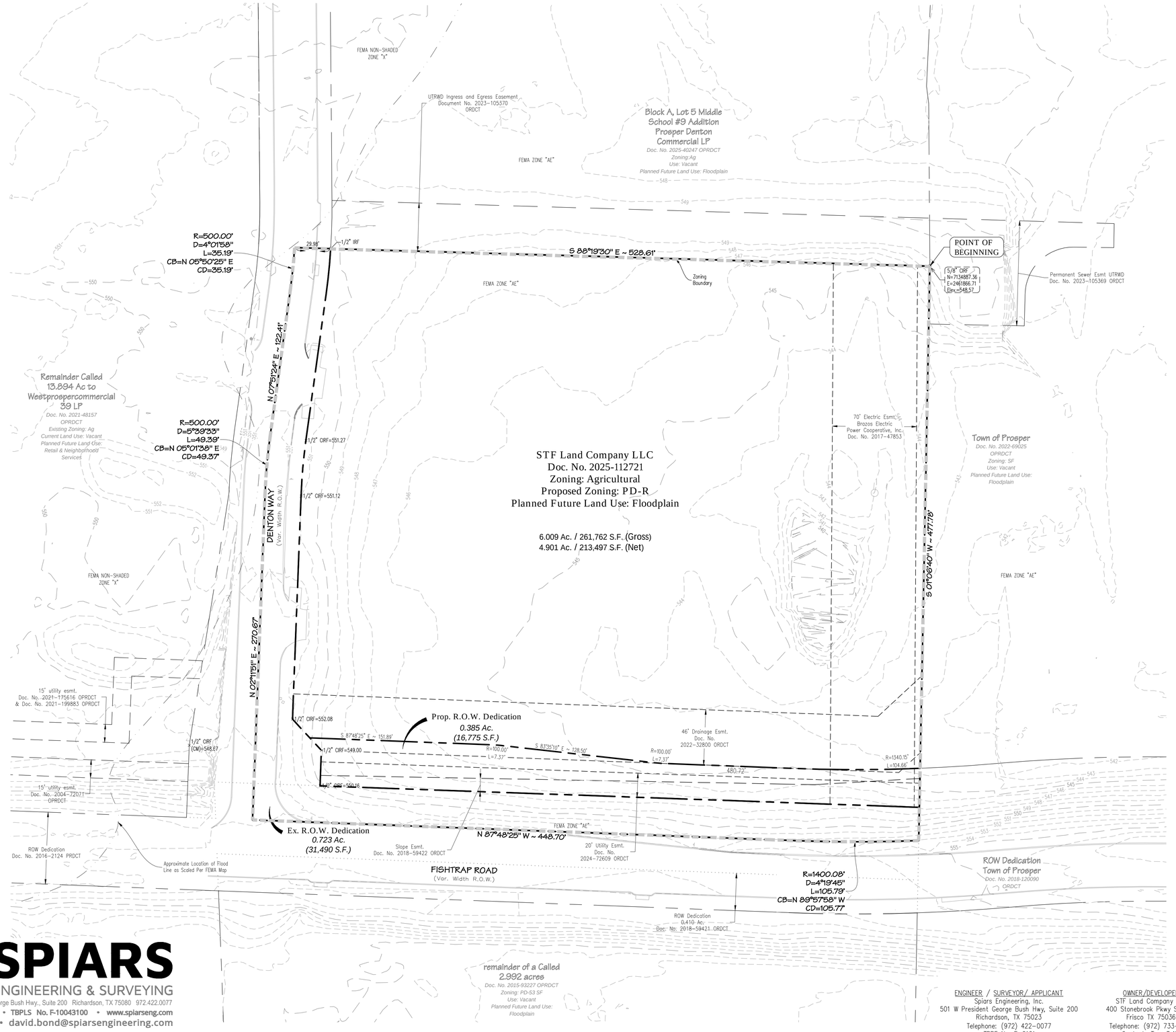
THENCE around a tangent curve to the right having a central angle of 5°39'33", a radius of 500.00 feet, a chord of N 05°01'38" E - 49.37 feet, an arc length of 49.39 feet along said centerline;

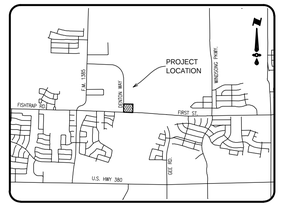
THENCE N 07°51'24" E, 122.41 feet along said centerline;

THENCE around a tangent curve to the left having a central angle of 4°01'58", a radius of 500.00 feet, a chord of N 05°50'25" E - 35.19 feet, an arc length of 35.19 feet along said centerline;

THENCE S 88°19'30" E, passing at 29.98 feet a 1/2" iron rod found for the northwest corner of said Lot, also being the southeast corner of Lot 5, continuing for a total distance of 528.61 feet to the POINT OF BEGINNING with the subject tract containing 261,761 square feet or 6.009 acres of land.







LOCATION MAP
NTS

0 20 40 80

1 inch = 40 ft.

N
W E
S

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Morton Survey, Abstract No. 793, Town of Prosper, Denton County, Texas, being all of a tract conveyed to STF LAND COMPANY LLC, by deed recorded in Inst. No. 2025–112721 of the Official Records, Denton County, Texas, (ORDCT), and also being a portion of Denton Way, a called 60' Right–of–Way, according to the Plat recording in Document Number 2023–375, and also being a portion of Fishtrap Road, a variable width Right–of–Way, with the subject tract being more particularly described as follows:

BEGINNING at 5/8" iron rod found for the northeast corner of said Lot 1, and also being the southeast corner of Block A, Lot 5, Middle School #9 Addition, according to the plat recorded in Document Number 2023–375, ORDCT, and also being in the west line of a tract conveyed to the Town of Prosper, according to the deed recorded in Document Number 2022–69025, ORDCT;

THENCE S 01°06'40" W, 477.78 feet to the centerline of Fishtrap Road, a variable width Right–of–Way;

THENCE around a non–tangent curve to the right having a central angle of 4°19'45", a radius of 1400.08 feet, a chord of N 89°57'58" W – 105.77 feet, an arc length of 105.79 feet along said centerline;

THENCE N 87°48'25" W, 448.70 feet along said centerline to the centerline of Denton Way, a 60' Right–of–Way;

THENCE N 02°11'51" E, 270.67 feet along said centerline;

THENCE around a tangent curve to the right having a central angle of 5°39'33", a radius of 500.00 feet, a chord of N 05°01'38" E – 49.37 feet, an arc length of 49.39 feet along said centerline;

THENCE N 07°51'24" E, 122.41 feet along said centerline;

THENCE around a tangent curve to the left having a central angle of 4°01'58", a radius of 500.00 feet, a chord of N 05°50'25" E – 35.19 feet, an arc length of 35.19 feet along said centerline;

THENCE S 88°19'30" E, passing at 29.98 feet a 1/2" iron rod found for the northwest corner of said Lot, also being the southeast corner of Lot 5, continuing for a total distance of 528.61 feet to the POINT OF BEGINNING with the subject tract containing 261,761 square feet or 6.009 acres of land.

Notes:

1. The thoroughfare alignment(s) are shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plan.
2. FEMA Floodplain depicted on this exhibit reflects Flood Insurance Rate Map (FIRM) panel number 4812C0410G, dated 4/18/2011.

SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBPLS No. F-10043100 • www.spiarseng.com
David Bond • david.bond@spiarsengineering.com

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75023
Telephone: (972) 422–0077
TBPE No. F–2121
Contact: David Bond

OWNER/DEVELOPER
STF Land Company LLC
400 Stonebrook Pkwy Ste 901
Frisco TX 75036
Telephone: (972) 733–1833
Contact: Troy Tuite

ZONE 26-0002
EXHIBIT A-2 (SURVEY)

SUPER SPLASH
CAR CARE CENTER

BLOCK A, LOT 1
6.009 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
IN THE J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TEXAS

Scale: 1"=40' October,2026 SEI Job No. 25-245

Plotted by: cwtorton Plot Date: 10/29/2026 9:39 AM
Drawing: G:\2025_JOBS\25-245 Graham Tract\CAD\Preliminary\PD Submittals\Exhibit A-2.dwg Saved By: cwtorton Save Time: 10/23/2026 2:20:47 PM

ZONE-26-0002
EXHIBIT B
STATEMENT OF INTENT AND PURPOSE
SUPER SPLASH CAR CARE CENTER

1. Statement of Intent
   A. Overall Intent
      The purpose of this project is to develop a car wash and auto lube center for the surrounding residents of Prosper.

   B. Description of Property
      The subject property comprises approximately 6 gross acres of vacant land along the eastern side of Denton Way north of Fishtrap Road in Prosper, Texas. It is bounded by an undeveloped tract to the Town of Prosper on the east, Fishtrap Road to the south, Denton Way to the west, and a vacant lot to the north.

   C. Description of Proposed Property
      The subject property as depicted in Exhibit "D" contains 4.901 net acres of land, housing 1 proposed car wash and 1 proposed auto lube center. The total square footage is approximately 11,000 square feet of building space.

2. Current Zoning and Land Uses
   A. Current Zoning
      The subject property is zoned Agricultural.

   B. Future Land Use Plan
      The Future Land Use Plan designates the subject property as Parks and Floodplain. The proposed use presented is Car Wash, Auto Repair (Minor).

Case # ZONE-26-0002
-EXHIBIT C-
Planned Development Standards

The proposed development will conform to the development standards of The Town of Prosper's Unified Development Code, as it exists or may be amended, and Subdivision Ordinance, as it exists or may be amended, except as otherwise set forth in these Development Standards.

1. Development Plans:
    a) Concept Plan: The tract shall be developed in general accordance with the attached concept plan, set forth in Exhibit D.
    b) Elevations: The tract shall be developed in general accordance with the attached elevations, set forth in Exhibit F.
    c) Open Space to be provided in accordance with Town of Prosper Standards (7%). Connectivity to Town Hike and Bike Trails to be provided.

2. Permitted Uses:
    a) All permitted uses are listed below. Uses followed by a (C) are permitted subject to conditional development standards, as set forth in the Unified Development Code, as it exists or may be amended. Uses followed by an (S) require a Specific Use permit. Development shall be compliant with Town standards.

        - Administrative, Medical, or Professional Office
        - Antique Shop and Used Furniture
        - Artisan's Workshop
        - Automobile Repair, Minor
        - Auto Parts Sales, Inside
        - Bank, Savings, and Loan, or Credit Union
        - Beauty Salon/Barber Shop
        - Building Material and Hardware Sales, Minor
        - Business Service
        - Car Wash
        - Convenience Store without Gas Pumps
        - Day Care Center, Adult **(S)**
        - Dry Cleaning, Minor
        - Farmer's Market
        - Gymnastics/Dance Studio
        - Health/Fitness Center
        - House of Worship

- Insurance Office
- Locksmith/Security System Company
- Massage Therapy, Licensed
- Museum/Art Gallery
- Nursery, Minor
- Park or Playground
- Print Shop, Minor
- Private Recreation Center
- Repair Service, Indoor
- Restaurant without a drive-through **(C)**
- Restaurant with a drive-through **(S)**
- Retail Stores and Shops
- Veterinarian Clinic and/or Kennel, Indoor

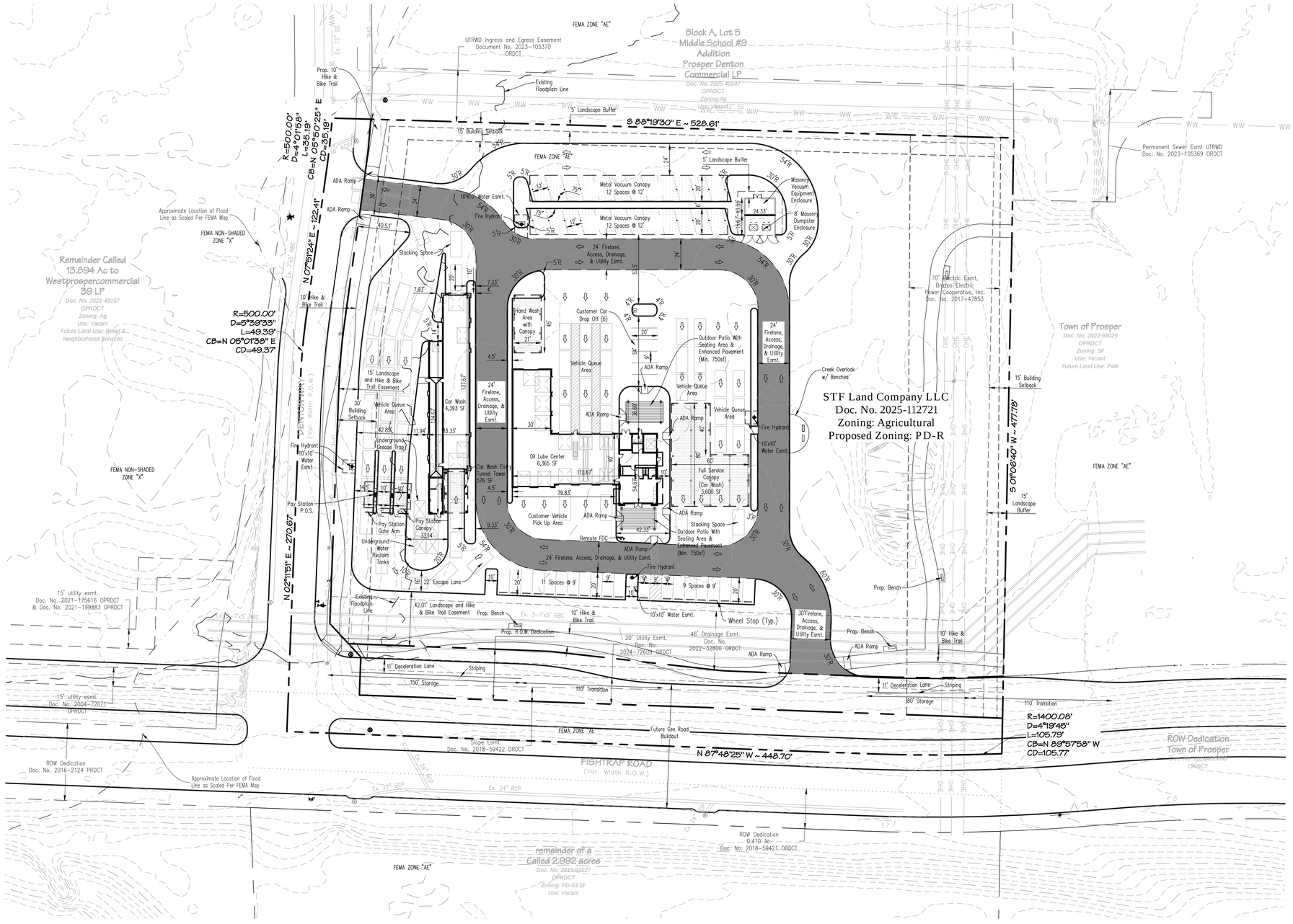
3. Development Standards
    a) Regulations shall be in accordance with the following:
        - Size of Yards:
            1. Minimum Front Yard: 30 feet
            2. Minimum Side Yard:
                a. 15 feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved Site Plan.
                b. 30 feet for a one-story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district.
                c. 30 feet adjacent to a street
            3. Minimum Rear Yard:
                a. 15 feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached retail buildings on separate lots as shown on an approved Site Plan.
                b. 30 feet for a one-story building adjacent to a residential district and 60 feet for a two-story building adjacent to a residential district.
        - Size of Lots:
            1. Minimum Size of Lot Area: 10,000 square feet
            2. Minimum Lot Width: 100 feet
            3. Minimum Lot Depth: 100 feet
        - Maximum Height: Two stories, no greater than 40 feet

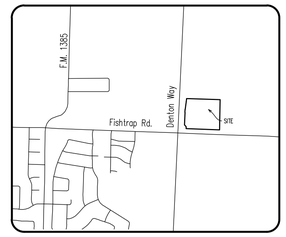
- Lot Coverage: 40%
- Floor Area Ratio: 0.4:1
- OpenSpace: Minimum 7% Required

4. Development Criteria Along Creeks, Drainage Ways and Floodplain:
    a) Retail & Commercial properties adjacent to creeks are required to provide 3 of the amenities listed in the Town's Unified Development Code. This development has provides the amenities listed below.
        - Planting a double row of evergreen trees along the floodplain.
        - Common patio (over 750 sq. ft.) with shade structure.
        - Over 100' visibility corridor.

5. Architectural Standards
   Architectural style and building materials requirements to be provided in accordance with the Nonresidential Design and development Standards of the Town's Unified Development Code, as it exists or may be amended, and as follows:
        - The primary material finish shall constitute a minimum 90% or more of an elevation and shall be Stucco (3-step application process), stone (natural or manufactured), brick, and/or Concrete Masonry Unit (CMU). Stucco is limited to a maximum 25% on the overall exterior of the building for the car wash, 15% percent on the overall exterior of the automobile repair building and is only permitted above a minimum of nine feet above grade.
        - Secondary materials used on the façade of a building are those that comprise a total of 10% or less of an elevation. Permitted secondary materials are aluminum or other metal and cedar or similar quality decorative wood.
        - No single material shall exceed 80% of an elevation area. A minimum of 20% of the front façade and all facades facing public right-of-way shall be natural or manufactured stone. A minimum of 10% of all other facades shall be natural or manufactured stone.

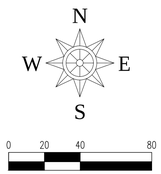
6. Trash and recycling collection area requirements shall be in accordance with the Unified Development Code standards, as they exist or may be amended, and as follows:
        - Trash and recycling receptacles shall be screened with a minimum eight-foot concrete masonry unit (CMU), brick, and/or stone screening wall of sufficient height to screen the container(s) and of a color that is consistent with the color of the primary building.





Vicinity Map

NTS



Note:
1. The conceptual layout provided reflects the general intent: however, the final layout will be determined during the Preliminary Site Plan stage and must comply with all Town requirements. This includes, but is not limited to, adherence to all Fire Code regulations, Engineering Design Standards concerning driveway spacing, throat depth, and turn lane requirements, and the Town's standard landscaping requirements, unless specified otherwise in Exhibit C (Planned Development Standards). Additionally, all development standards outlined in the Town Zoning Ordinance, unless otherwise defined in Exhibit C, must be followed as well as compliance with all applicable local, state and federal regulations, particularly those concerning floodplains and waters of the U.S. The approval of the layout depicted in Exhibit D does not confer any vested rights in this zoning case.
2. All buildings are protected by an approved automatic fire sprinkler system.
3. Creek Adjacency Amenities (3 Required, 4 Provided)
   - 3.1. Double row of trees
   - 3.2. Visibility corridor
   - 3.3. Common Patio
   - 3.4. A minimum 25% of the surface area of the walls that face the major creek shall be provided as windows.

LEGEND

PROPOSED CANOPY

SITE DATA SUMMARY TABLE

LOT	PROPOSED USE	LOT AREA SF	LOT AREA AC	BUILDING AREA (SF)	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
1	CAR WASH, AUTO REPAIR (MINOR)	213,497	4.90	6365 SF OIL LUBE CENTER 4393 SF CAR WASH 10778 SF TOTAL	30	1	5.0%	0.05:1	1 SPACE PER 500 SF OR 1 SPACE PER EMPLOYEE (CAR WASH), ONE SPACE PER SERVICE BAY + ONE SPACE PER MAXIMUM NUMBER OF EMPLOYEES ON A SHIFT (AUTO REPAIR, MINOR)	25	26	2	870	7,642	14,945 (7%)	38,589 (18%)

Parking Requirement Note:
- Car Wash Parking Requirement: 9 Spaces
  - 1 Space per 500 SF = 9 Spaces OR
  - 1 Space per Employee = 7
- Auto Repair, Minor Parking Requirement: 16 Spaces
  - 1 Space per Service Bay = 8 Service Bays for Lube Center
  - 1 Space per Max. Number of Employees Per Shift = 8 Employees

(The Total Amount of Employees On-Site: 15 Employees)

SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
David Bond • david.bond@spiarsengineering.com

ENGINEER / SURVEYOR / APPLICANT
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75023
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
STF Land Company LLC
400 Stonebrook Pkwy Ste 901
Frisco TX 75036
Telephone: (972) 733-1833
Contact: Troy Tuite

ZONE 26-0002
EXHIBIT D

SUPER SPLASH
CAR CARE CENTER

BLOCK A, LOT 1
6.000 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
IN THE J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TEXAS

Sheet 1 of 1 Scale: 1" = 40' SEI Job No.: 25-245

Plotted by: cwhorton Plot Date: 11/7/2025 9:41 AM
Drawing: G:\2025 JOBS\25-245 Graham Trust\CAD\Preliminary\01 Submittals\Exhibit D.dwg Saved By: cwhorton Save Time: 11/7/2025 9:23:54 AM

ZONE-26-0002
EXHIBIT E
DEVELOPMENT SCHEDULE
SUPER SPLASH CAR CARE CENTER

The proposed project is expected to proceed directly to permitting and construction following a successful zoning hearing. Anticipated dates would be as follows

November ’26 – P&Z Approval
December ’26 – Council Approval
January ’27 – Floodplain Approval
May ’27 – Receive Permits
March ’28 – Grand Opening

FACADE MATERIAL DESCRIPTION AND CALCULATIONS

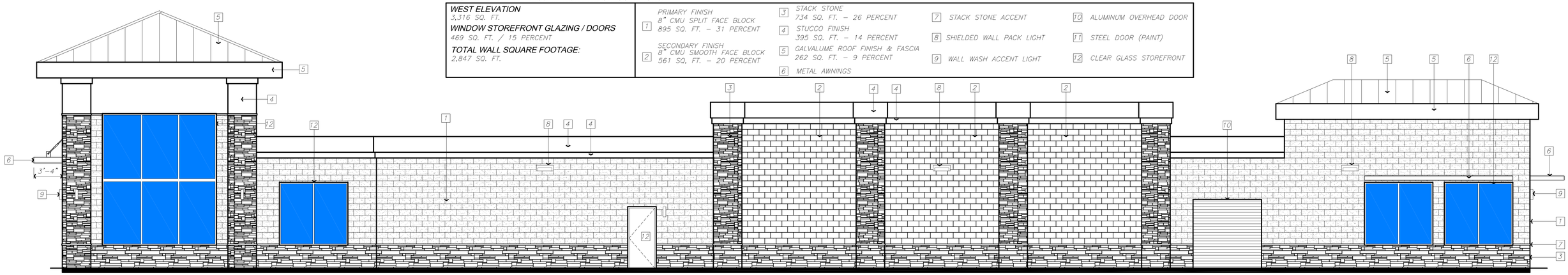
WEST ELEVATION
3,316 SQ. FT.

WINDOW STOREFRONT GLAZING / DOORS
469 SQ. FT. / 15 PERCENT

TOTAL WALL SQUARE FOOTAGE:
2,847 SQ. FT.

1	PRIMARY FINISH 8" CMU SPLIT FACE BLOCK 895 SQ. FT. – 31 PERCENT	3	STACK STONE 734 SQ. FT. – 26 PERCENT	7	STACK STONE ACCENT
2	SECONDARY FINISH 8" CMU SMOOTH FACE BLOCK 561 SQ. FT. – 20 PERCENT	4	STUCCO FINISH 395 SQ. FT. – 14 PERCENT	8	SHIELDED WALL PACK LIGHT
		5	GALVALUME ROOF FINISH & FASCIA 262 SQ. FT. – 9 PERCENT	9	WALL WASH ACCENT LIGHT
		6	METAL AWNINGS		

10	ALUMINUM OVERHEAD DOOR	12	CLEAR GLASS STOREFRONT
11	STEEL DOOR (PAINT)		



EXTERIOR ELEVATION (WEST) - CAR WASH | SCALE: 3/16"=1'-0" | 01

FACADE MATERIAL DESCRIPTION AND CALCULATIONS

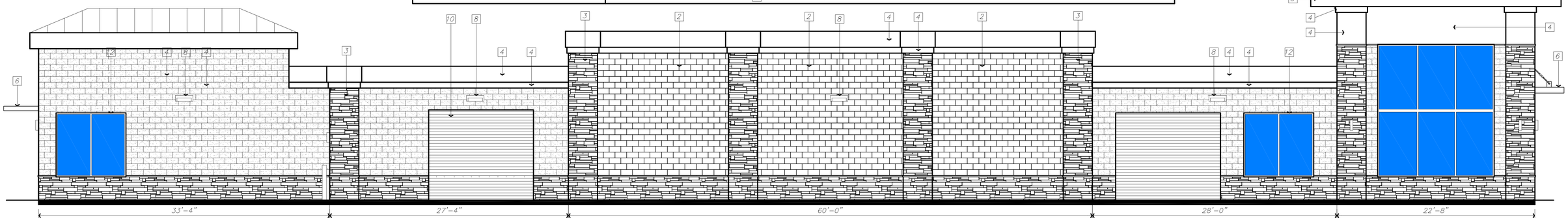
EAST ELEVATION
3,342 SQ. FT.

WINDOW STOREFRONT GLAZING / DOORS
558 SQ. FT. / 15 PERCENT

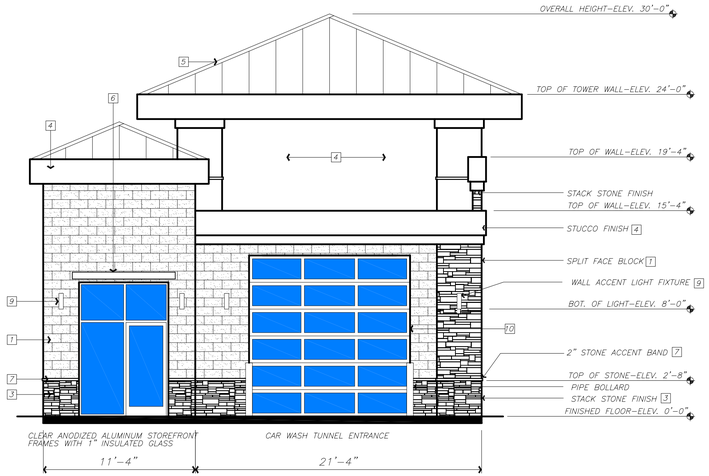
TOTAL WALL SQUARE FOOTAGE:
2,784 SQ. FT.

1	PRIMARY FINISH 8" CMU SPLIT FACE BLOCK 763 SQ. FT. – 28 PERCENT	3	STACK STONE 768 SQ. FT. – 28 PERCENT	7	STACK STONE ACCENT
2	SECONDARY FINISH 8" CMU SMOOTH FACE BLOCK 591 SQ. FT. – 21 PERCENT	4	STUCCO FINISH 400 SQ. FT. – 14 PERCENT	8	SHIELDED WALL PACK LIGHT
		5	GALVALUME ROOF FINISH & FASCIA 262 SQ. FT. – 9 PERCENT	9	WALL WASH ACCENT LIGHT
		6	METAL AWNINGS		

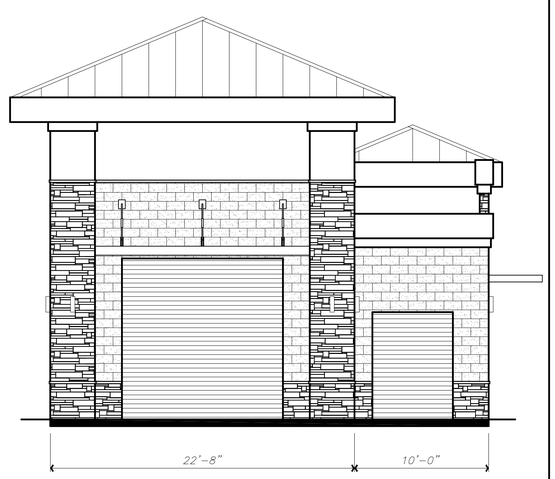
10	ALUMINUM OVERHEAD DOOR	12	CLEAR GLASS STOREFRONT
11	STEEL DOOR (PAINT)		



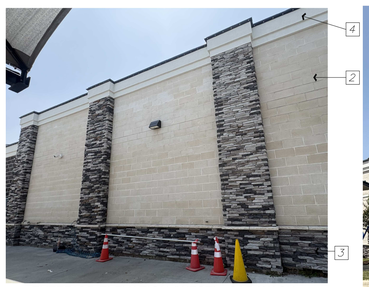
EXTERIOR ELEVATION (EAST) - CAR WASH | SCALE: 1/4"=1'-0" | 02



EXTERIOR ELEVATION (SOUTH) - CAR WASH | SCALE: 3/16"=1'-0" | 03



EXTERIOR ELEVATION (NORTH) - CAR WASH | SCALE: 3/16"=1'-0" | 04



EXTERIOR ELEVATION (WEST) - CAR WASH



EXTERIOR ELEVATION (NORTH) - CAR WASH

FACADE NOTES:
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.

2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.

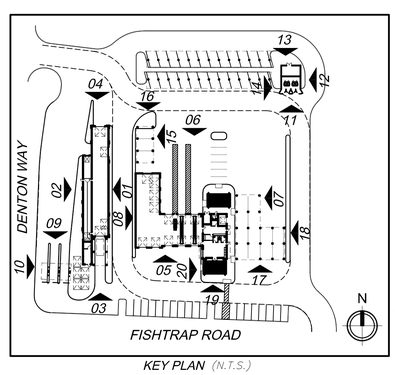
3. WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.

5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR REFLECTIVITY OF TEN (10) PERCENT.

6. ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE A RE-APPROVAL BY THE TOWN OF PROSPER.

OWNER / DEVELOPER:	DESIGN FIRM	SURVEYOR:
423TF LLC 16901 DALLAS PARKWAY SUITE 122 ADDISON, TEXAS 75001 PHONE: 972-898-9569 EMAIL: fjhise@verizon.net CONTACT: MR. FRANK HISE	CLASSIC DESIGN GROUP 4142 BRITON COURT GRAND PRAIRIE, TX 75052 PHONE: 817-999-7351 classic_design@sbcglobal.net CONTACT: OSCAR GALAN	SPIARS ENGINEERING/SURVEYING 765 CUSTER ROAD SUITE 100 PLANO, TEXAS 75075 PHONE: 469-395-0531 EMAIL: darren.brown@spiarsengineering.com CONTACT: MR. DARREN BROWN, RPLS



KEY PLAN (N.T.S.)

EXHIBIT "F"

EXTERIOR ELEVATIONS - CAR WASH
SUPER SPLASH CAR CAR CENTER
BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

TOWN OF PROSPER PROJECT NO:
ZONING: 26-0002

DATE: 11/09/2026 SHEET 1 OF 61

FACADE MATERIAL DESCRIPTION AND CALCULATIONS

SOUTH ELEVATION
797 SQ. FT.

WINDOW STOREFRONT GLAZING / DOORS
210 SQ. FT. / 26 PERCENT

TOTAL WALL SQUARE FOOTAGE:
568 SQ. FT.

1	PRIMARY FINISH 8" CMU SPLIT FACE BLOCK 134 SQ. FT. – 24 PERCENT	3	STACK STONE 85 SQ. FT. – 14 PERCENT To be modified to 20%	7	STACK STONE ACCENT
2	SECONDARY FINISH 8" CMU SMOOTH FACE BLOCK NONE	4	STUCCO FINISH 225 SQ. FT. – 38 PERCENT	8	SHIELDED WALL PACK LIGHT
		5	GALVALUME ROOF FINISH & FASCIA 86 SQ. FT. – 5 PERCENT	9	WALL WASH ACCENT LIGHT
		6	METAL AWNINGS	10	ALUMINUM OVERHEAD DOOR
				11	STEEL DOOR (PAINT)
				12	CLEAR GLASS STOREFRONT

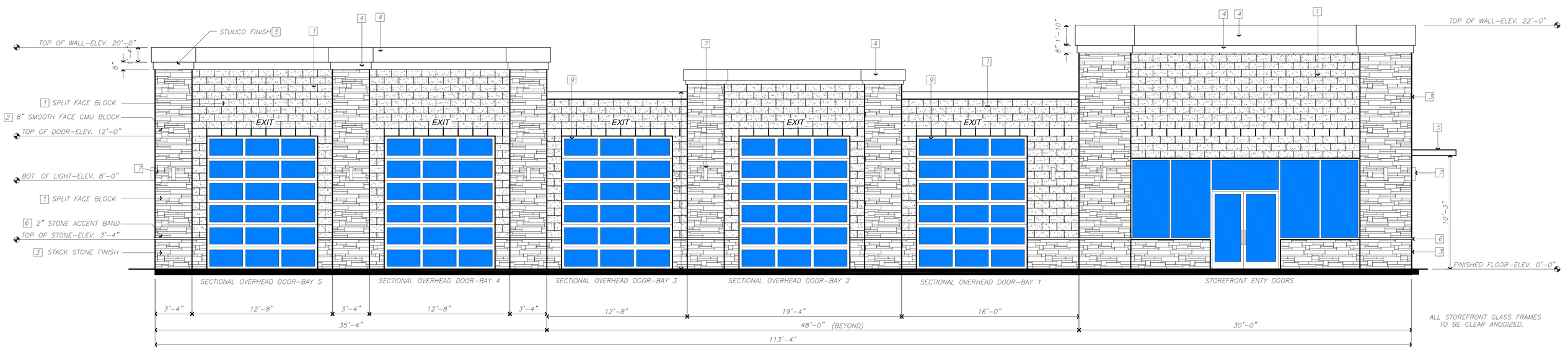
FACADE MATERIAL DESCRIPTION AND CALCULATIONS

NORTH ELEVATION
800 SQ. FT.

WINDOW STOREFRONT GLAZING / DOORS
192 SQ. FT. / 24 PERCENT

TOTAL WALL SQUARE FOOTAGE:
608 SQ. FT.

1	PRIMARY FINISH 8" CMU SPLIT FACE BLOCK 196 SQ. FT. – 33 PERCENT	3	STACK STONE 145 SQ. FT. – 24 PERCENT	7	STACK STONE ACCENT
2	SECONDARY FINISH 8" CMU SMOOTH FACE BLOCK NONE	4	STUCCO FINISH 128 SQ. FT. – 21 PERCENT	8	SHIELDED WALL PACK LIGHT
		5	GALVALUME ROOF FINISH & FASCIA 139 SQ. FT. – 22 PERCENT	9	WALL WASH ACCENT LIGHT
		6	METAL AWNINGS	10	ALUMINUM OVERHEAD DOOR
				11	STEEL DOOR (PAINT)
				12	CLEAR GLASS STOREFRONT



ALL STOREFRONT GLASS FRAMES TO BE CLEAR ANODIZED.

FACADE MATERIAL DESCRIPTION AND CALCULATIONS

SOUTH ELEVATION 2,176 SQ. FT. **WINDOW STOREFRONT GLAZING / DOORS** 768 SQ. FT.: 37 PERCENT **TOTAL WALL SQUARE FOOTAGE:** 1,408 SQ. FT.	1 PRIMARY FINISH 8" CMU SPLIT FACE BLOCK 592 SQ. FT. – 42 PERCENT 2 SECONDARY FINISH 8" CMU SMOOTH FACE BLOCK 60 SQ. FT. – 4 PERCENT	3 STACK STONE 561 SQ. FT. – 40 PERCENT 4 STUCCO FINISH 195 SQ. FT. – 14 PERCENT 5 METAL AWNING 6 STACK STONE ACCENT	7 WALL WASH ACCENT LIGHT 8 SHIELDED WALL PACK LIGHT 9 OVERHEAD DOOR 10 PIPE BOLLARD

ALL OVERHEAD DOORS FRAMES TO BE CLEAR ANODIZED.

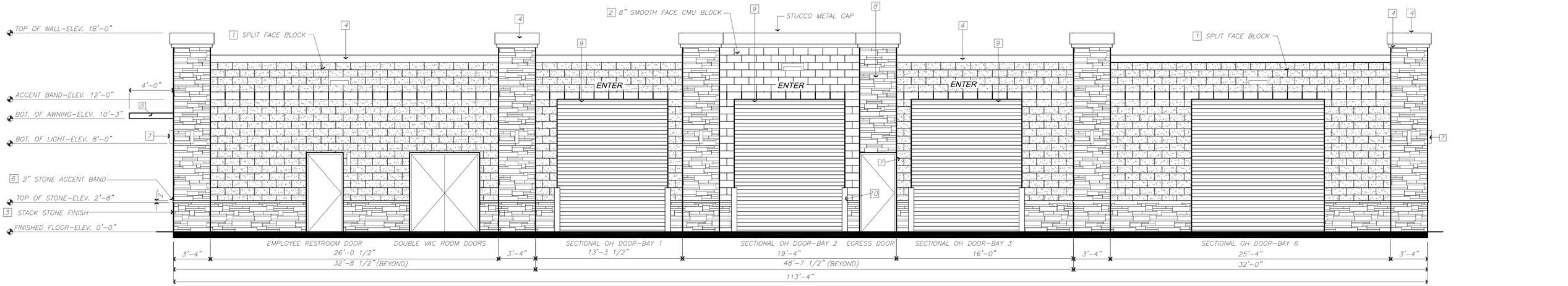


REAR VIEW OF LUBE CENTER FINISHES



SOUTH VIEW OF LUBE CENTER FINISHES (OPPOSITE SHOWN)

ELEVATION SOUTH (FRONT) - OIL LUBE CENTER | SCALE: 1/4"=1'–0" | 05



FACADE MATERIAL DESCRIPTION AND CALCULATIONS

NORTH ELEVATION 1,882 SQ. FT. **WINDOW STOREFRONT GLAZING / DOORS** 588 SQ. FT. / 27 PERCENT **TOTAL WALL SQUARE FOOTAGE:** 1,294 SQ. FT.	1 PRIMARY FINISH 8" CMU SPLIT FACE BLOCK 635 SQ. FT. – 49 PERCENT 2 SECONDARY FINISH 8" CMU SMOOTH FACE BLOCK 153 SQ. FT. – 12 PERCENT	3 STACK STONE 444 SQ. FT. – 34 PERCENT 4 STUCCO FINISH 62 SQ. FT. – 5 PERCENT 5 METAL AWNING 6 STACK STONE ACCENT	7 WALL WASH ACCENT LIGHT 8 SHIELDED WALL PACK LIGHT 9 PIPE BOLLARD

FACADE NOTES:

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR REFLECTIVITY OF TEN (10) PERCENT.
6. ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE A RE–APPROVAL BY THE TOWN OF PROSPER.

OWNER / DEVELOPER:
423TF LLC
16901 DALLAS PARKWAY
SUITE 122
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PHONE: 972–898–9569
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CONTACT: MR. FRANK HISE

SURVEYOR:
SPIARS ENGINEERING/SURVEYING
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PLANO, TEXAS 75075
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CONTACT: MR. DARREN BROWN, RPLS

ARCHITECT
CLASSIC DESIGN GROUP
4142 BRITON COURT
GRAND PRAIRIE, TX 75052
PHONE: 817–999–7351
classic_design@sbcglobal.net
CONTACT: OSCAR GALAN

4' 0 4' 8'
GRAPHIC SCALE: 1/4" = 1'–0"

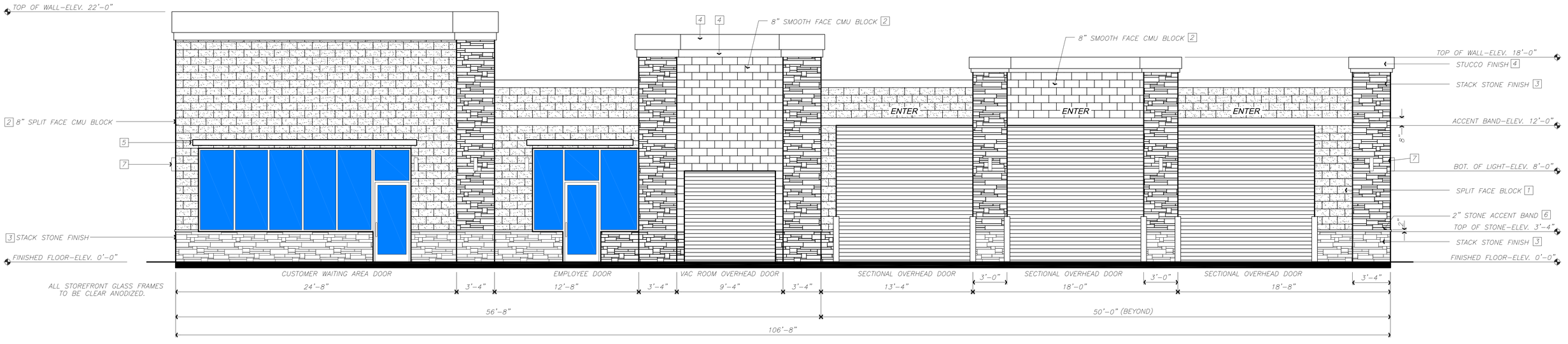
EXHIBIT "F"

EXTERIOR ELEVATIONS - LUBE CENTER
SUPER SPLASH CAR CAR CENTER
BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

TOWN OF PROSPER PROJECT NO:
CASE: 26-0002

DATE: 08/03/2026 SHEET 2 OF 2

ELEVATION NORTH (REAR) - OIL LUBE CENTER | SCALE: 1/4"=1'–0" | 06



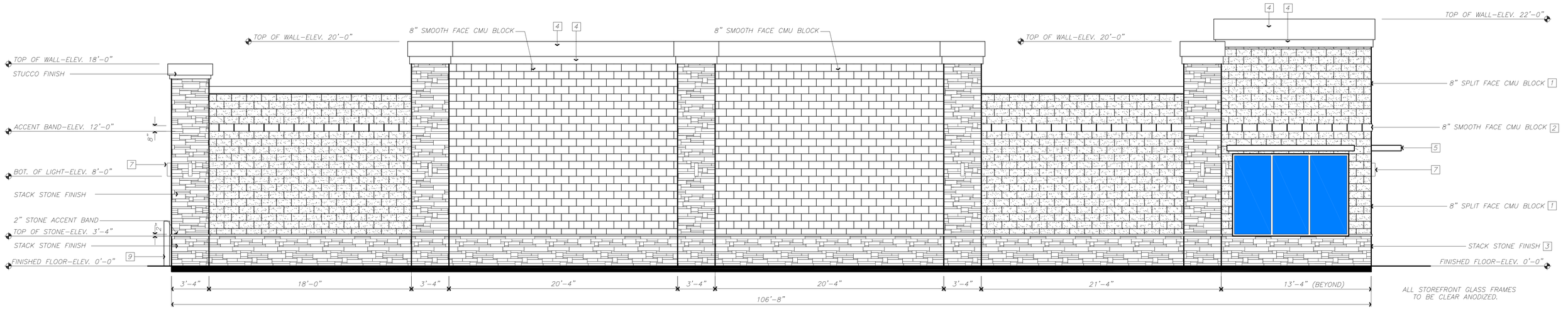
FACADE MATERIAL LEGEND AND CALCULATIONS

EAST ELEVATION
1,985 SQ. FT.

WINDOW STOREFRONT GLAZING / DOORS
719 SQ. FT.

TOTAL WALL SQUARE FOOTAGE:
1,266 SQ. FT.

- 1 PRIMARY FINISH — 8" CMU SPLIT FACE BLOCK — 464 SQ. FT. – 37 PERCENT
- 2 SECONDARY FINISH — 8" CMU SMOOTH FACE BLOCK — 200 SQ. FT. – 15 PERCENT
- 3 STACK STONE — 441 SQ. FT. – 35 PERCENT
- 4 STUCCO FINISH — 161 SQ. FT. – 13 PERCENT
- 5 METAL AWNING
- 6 STACK STONE ACCENT
- 7 WALL WASH ACCENT LIGHT
- 8 PIPE BOLLARD



FACADE MATERIAL LEGEND AND CALCULATIONS

WEST ELEVATION
2,013 SQ. FT.

WINDOW STOREFRONT GLAZING / DOORS
76 SQ. FT. / 3 PERCENT

TOTAL WALL SQUARE FOOTAGE:
1,927 SQ. FT.

- 1 PRIMARY FINISH — 8" CMU SPLIT FACE BLOCK — 572 SQ. FT. – 30 PERCENT
- 2 SECONDARY FINISH — 8" CMU SMOOTH FACE BLOCK — 657 SQ. FT. – 34 PERCENT
- 3 STACK STONE — 536 SQ. FT. – 28 PERCENT
- 4 STUCCO FINISH — 162 SQ. FT. – 8 PERCENT
- 5 METAL AWNING
- 6 STACK STONE ACCENT
- 7 WALL WASH ACCENT LIGHT
- 8 SHIELDED WALL PACK LIGHT
- 9 PIPE BOLLARD

FACADE NOTES:

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2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR REFLECTIVITY OF TEN (10) PERCENT.
6. ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE A RE–APPROVAL BY THE TOWN OF PROSPER.

GRAPHIC SCALE: 1/4" = 1'–0"

EXHIBIT "F"

EXTERIOR ELEVATIONS - LUBE CENTER
SUPER SPLASH CAR CAR CENTER

BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

TOWN OF PROSPER PROJECT NO:
CASE: 26-0002

OWNER / DEVELOPER:
423TF LLC
16901 DALLAS PARKWAY
SUITE 122
ADDISON, TEXAS 75001
PHONE: 972–898–9569
EMAIL: fjhise@verizon.net
CONTACT: MR. FRANK HISE

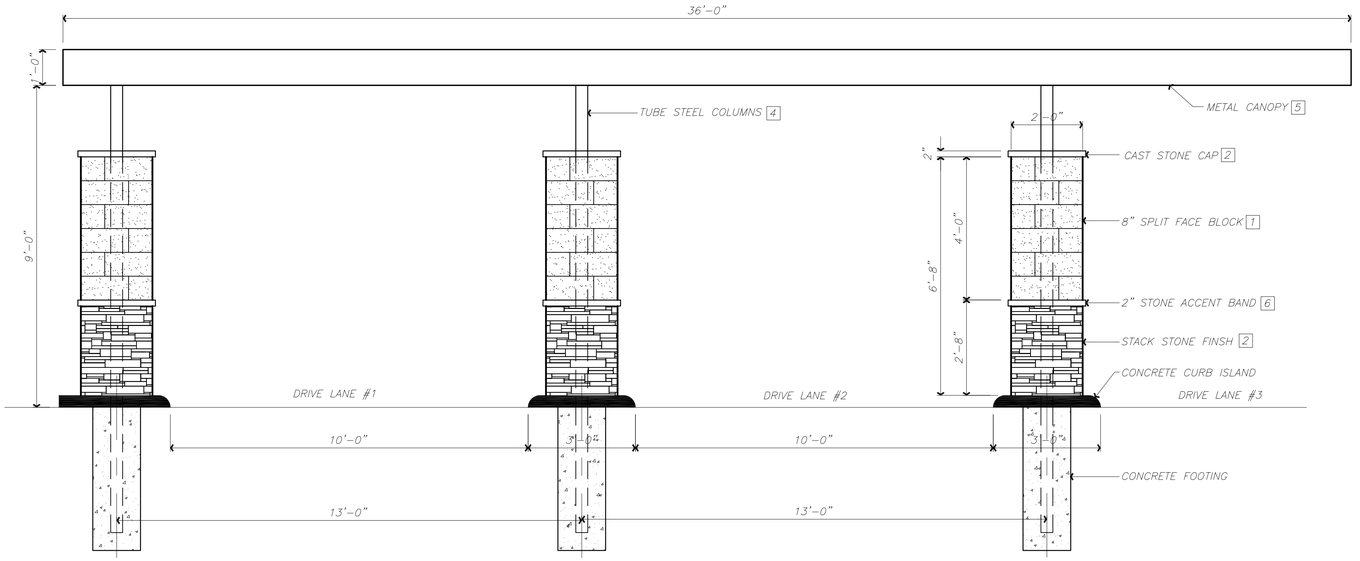
SURVEYOR:
SPIARS ENGINEERING/SURVEYING
765 CUSTER ROAD
SUITE 100
PLANO, TEXAS 75075
PHONE: 469–395–0531
EMAIL: darren.brown@spiarsengineering.com
CONTACT: MR. DARREN BROWN, RPLS

ARCHITECT
CLASSIC DESIGN GROUP
4142 BRITON COURT
GRAND PRAIRIE, TX 75052
PHONE: 817–999–7351
classic_design@sbcglobal.net
CONTACT: OSCAR GALAN

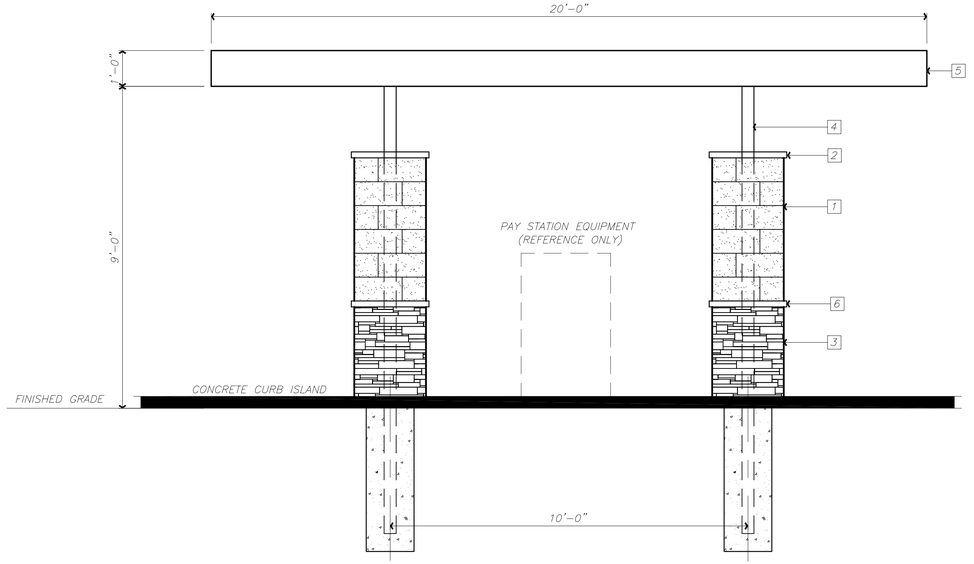
DATE: 08/03/2026 SHEET 3 OF 6

ELEVATION EAST - OIL LUBE CENTER | SCALE: 1/4"=1'–0" | 07

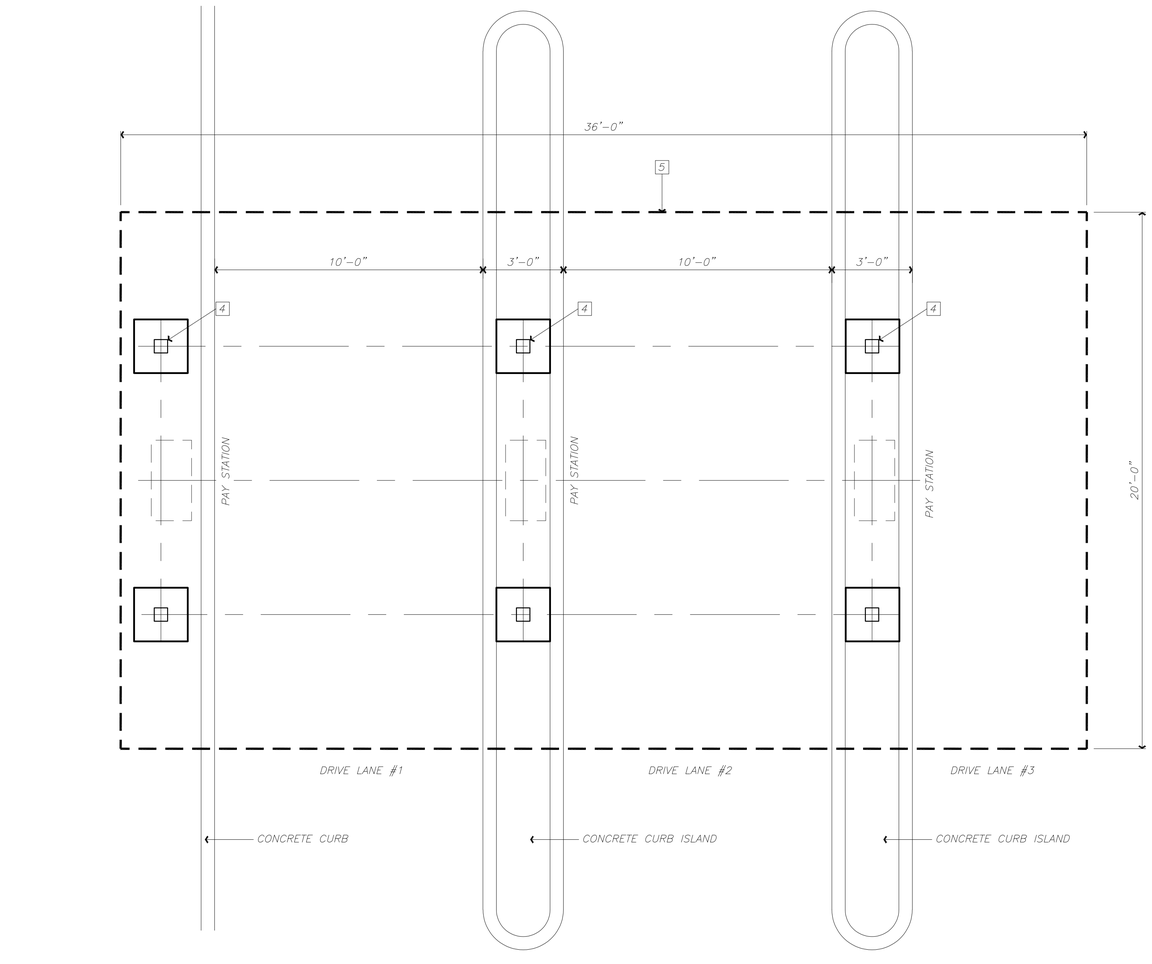
ELEVATION WEST - OIL LUBE CENTER | SCALE: 1/4"=1'–0" | 08



ELEVATION SOUTH - PAY STATION CANOPY | SCALE: 1/2"=1'-0" | 09



ELEVATION EAST - PAY STATION CANOPY | SCALE: 1/2"=1'-0" | 10



FLOOR PLAN - PAY STATION CANOPY | SCALE: 3/8"=1'-0"

FACADE MATERIAL DESCRIPTION AND CALCULATIONS

1 8" CMU SPLIT FACE BLOCK	4 STRUCTURAL TUBE COLUMN
2 SMOOTH CAST STONE CAP	5 METAL CANOPY
3 STACK STONE	6 2" STACK STONE ACCENT

FACADE NOTES:
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.

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OWNER / DEVELOPER:	SURVEYOR:	ARCHITECT
423TF LLC 16901 DALLAS PARKWAY SUITE 122 ADDISON, TEXAS 75001 PHONE: 972-898-9569 EMAIL: fjhise@verizon.net CONTACT: MR. FRANK HISE	SPIARS ENGINEERING/SURVEYING 765 CUSTER ROAD SUITE 100 PLANO, TEXAS 75075 PHONE: 469-395-0531 EMAIL: darren.brown@spiarsengineering.com CONTACT: MR. DARREN BROWN, RPLS	CLASSIC DESIGN GROUP 4142 BRITON COURT GRAND PRAIRIE, TX 75052 PHONE: 817-999-7351 classic_design@sbcglobal.net CONTACT: OSCAR GALAN

2' 0 2' 4'
GRAPHIC SCALE: 1/2" = 1'-0"

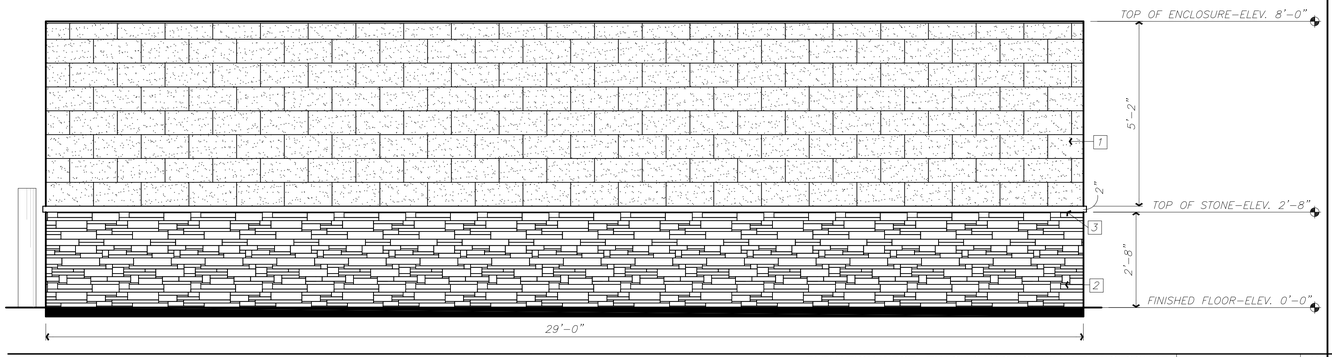
EXHIBIT "F"

EXTERIOR ELEVATIONS - PAY STATION CANOPY
SUPER SPLASH CAR CAR CENTER

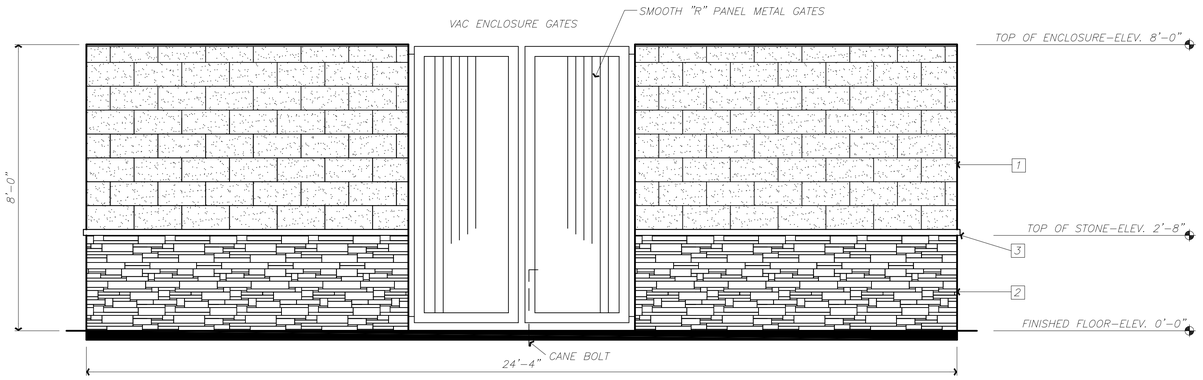
BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
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J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

TOWN OF PROSPER PROJECT NO:
CASE: 26-0002

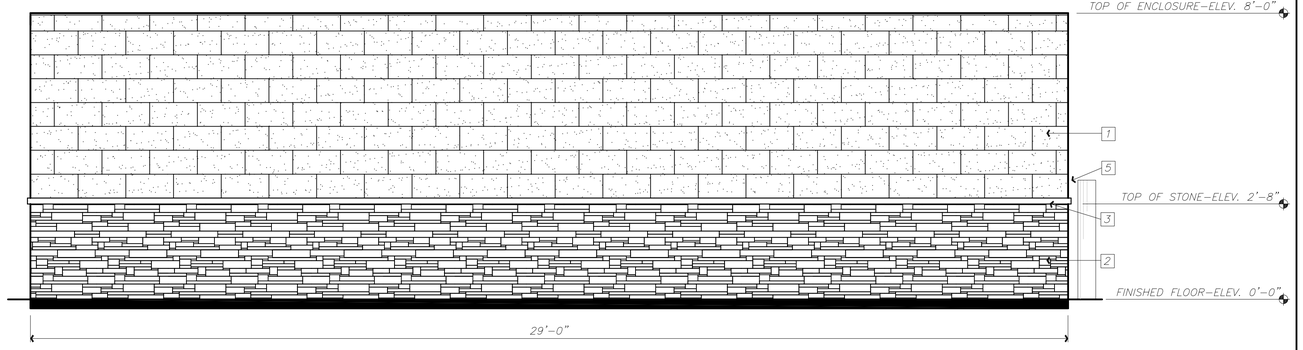
DATE: 08/03/2026 SHEET 4 OF 6



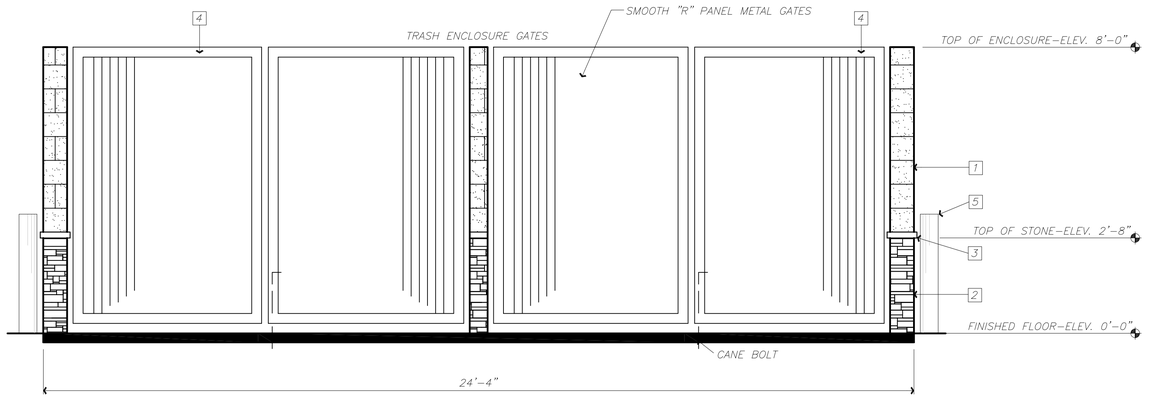
ELEVATION WEST - TRASH & VAC EQUIPMENT ENCLOSURE | SCALE: 1/2"=1'–0" | 12



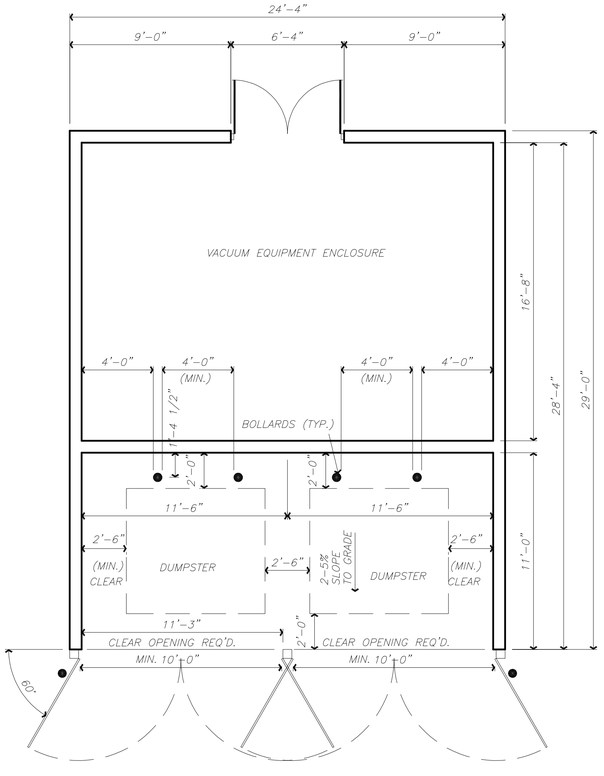
ELEVATION NORTH - TRASH ENCLOSURE | SCALE: 1/2"=1'–0" | 11



ELEVATION EAST - TRASH & VAC EQUIPMENT ENCLOSURE | SCALE: 1/2"=1'–0" | 14



ELEVATION SOUTH - TRASH & VAC EQUIPMENT ENCLOSURE | SCALE: 1/2"=1'–0" | 13



SOLID METAL GATES, PROVIDE STOP AND LATCH TO SECURE GATES IN OPEN AND CLOSED POSITIONS (TYP.)

NOTE:
PLACE HINGES ON EXTERIOR SIDE OF POST WHEN POSTS BOLLARD IS NOT PROVIDED (TYP.).

FLOOR PLAN - TRASH & VAC EQUIPMENT ENCLOSURE | SCALE: 1/2"=1'–0" | 05

FACADE MATERIAL DESCRIPTION AND CALCULATIONS

1 8" CMU SPLIT FACE BLOCK	3 STACK STONE ACCENT	5 STEEL BOLLARD
2 STACK STONE FINISH	4 METAL GATES (COLOR TO MATCH MASONRY FINISH)	

OWNER / DEVELOPER:	SURVEYOR:	ARCHITECT
423TF LLC 16901 DALLAS PARKWAY SUITE 122 ADDISON, TEXAS 75001 PHONE: 972–898–9569 EMAIL: fjhise@verizon.net CONTACT: MR. FRANK HISE	SPIARS ENGINEERING/SURVEYING 765 CUSTER ROAD SUITE 100 PLANO, TEXAS 75075 PHONE: 469–395–0531 EMAIL: darren.brown@spiarsengineering.com CONTACT: MR. DARREN BROWN, RPLS	CLASSIC DESIGN GROUP 4142 BRITON COURT GRAND PRAIRIE, TX 75052 PHONE: 817–999–7351 classic_design@sbcglobal.net CONTACT: OSCAR GALAN

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2' 0 2' 4'
GRAPHIC SCALE: 1/2" = 1'–0"

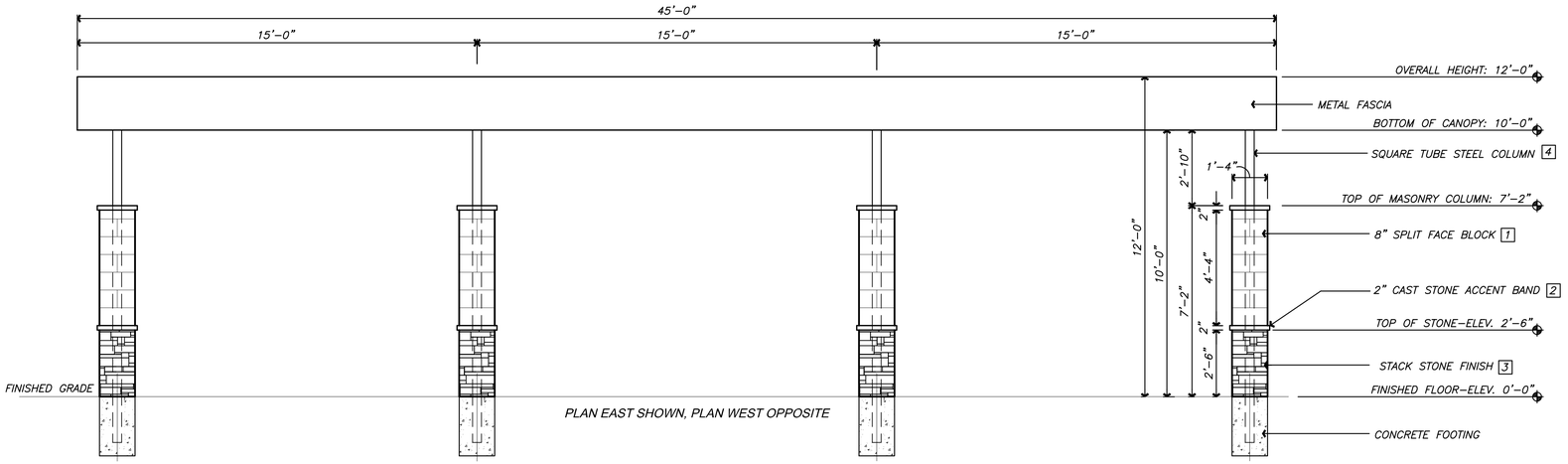
EXHIBIT "F"

EXTERIOR ELEVATIONS - TRASH ENCLOSURE
SUPER SPLASH CAR CAR CENTER

BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

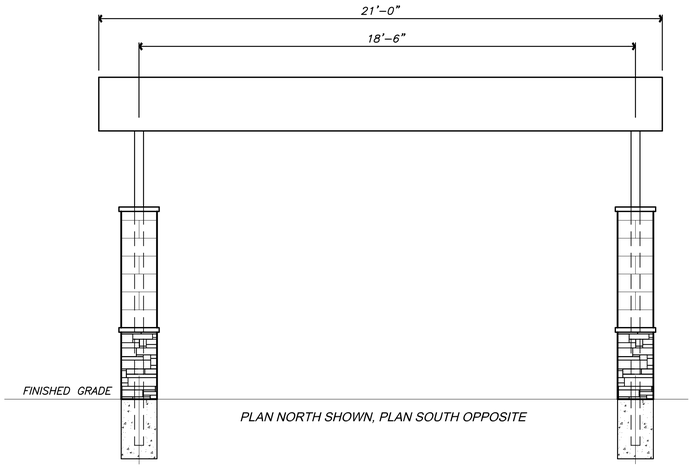
TOWN OF PROSPER PROJECT NO:
CASE: 26-0002

DATE: 08/03/2026 SHEET 5 OF 6



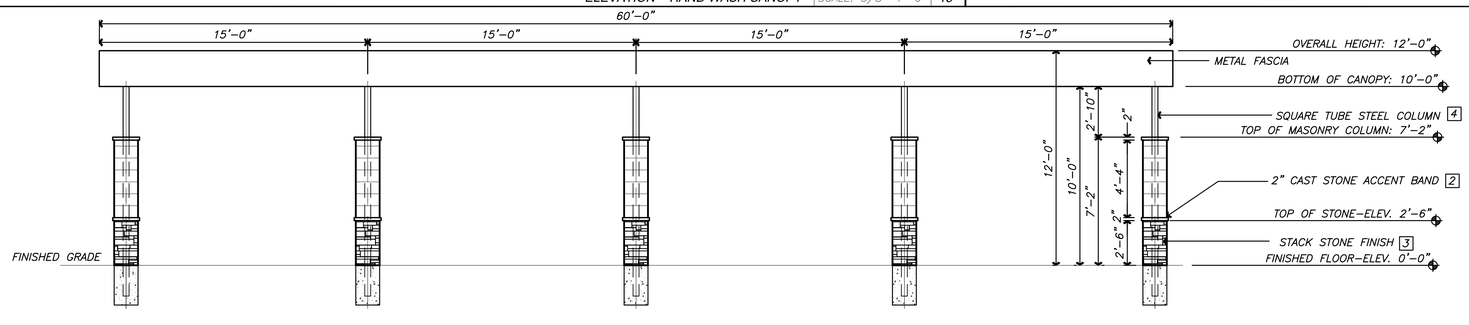
PLAN EAST SHOWN, PLAN WEST OPPOSITE

ELEVATION - HAND WASH CANOPY | SCALE: 3/8"=1'–0" | 15

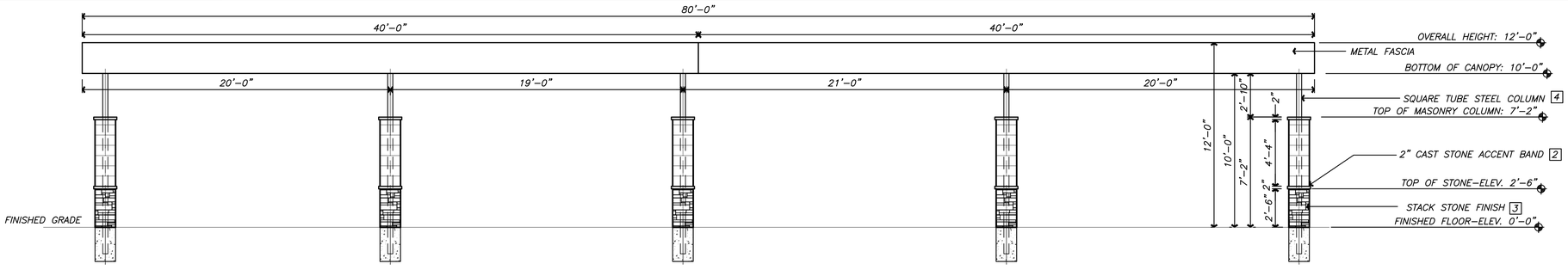


PLAN NORTH SHOWN, PLAN SOUTH OPPOSITE

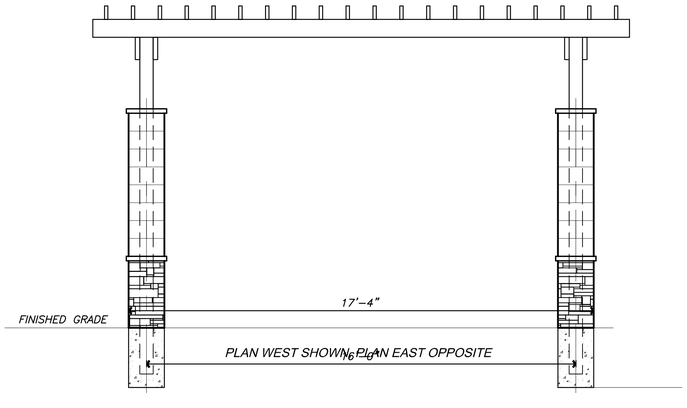
ELEVATION - HAND WASH CANOPY | SCALE: 3/8"=1'–0" | 16



ELEVATION - FULL SERVICE CANOPY | SCALE: 1/4"=1'–0" | 17

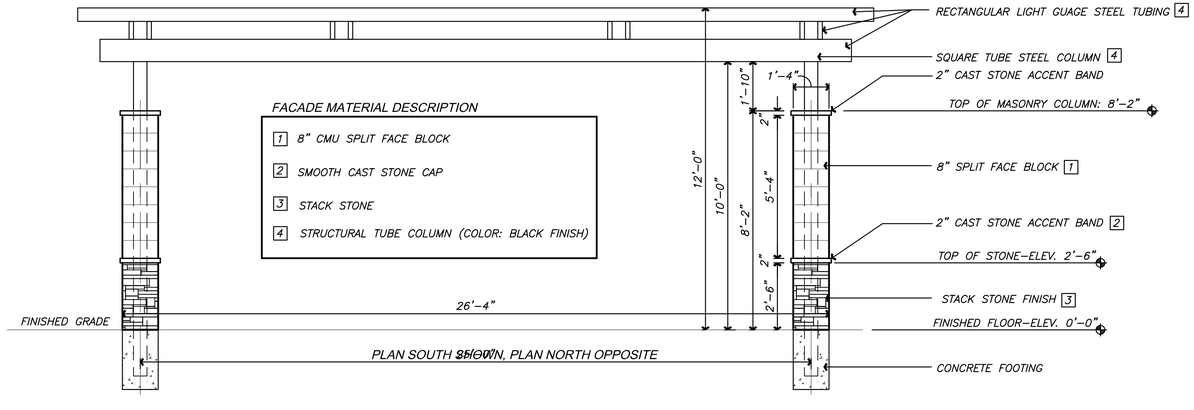


ELEVATION - FULL SERVICE CANOPY | SCALE: 1/4"=1'–0" | 18



PLAN WEST SHOWN, PLAN EAST OPPOSITE

ELEVATION - GAZEBO SITTING AREA | SCALE: 3/8"=1'–0" | 20



PLAN SOUTH SHOWN, PLAN NORTH OPPOSITE

ELEVATION - GAZEBO SITTING AREA | SCALE: 3/8"=1'–0" | 19

EXHIBIT "F"

EXTERIOR ELEVATIONS - CANOPYS
SUPER SPLASH CAR CAR CENTER
BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

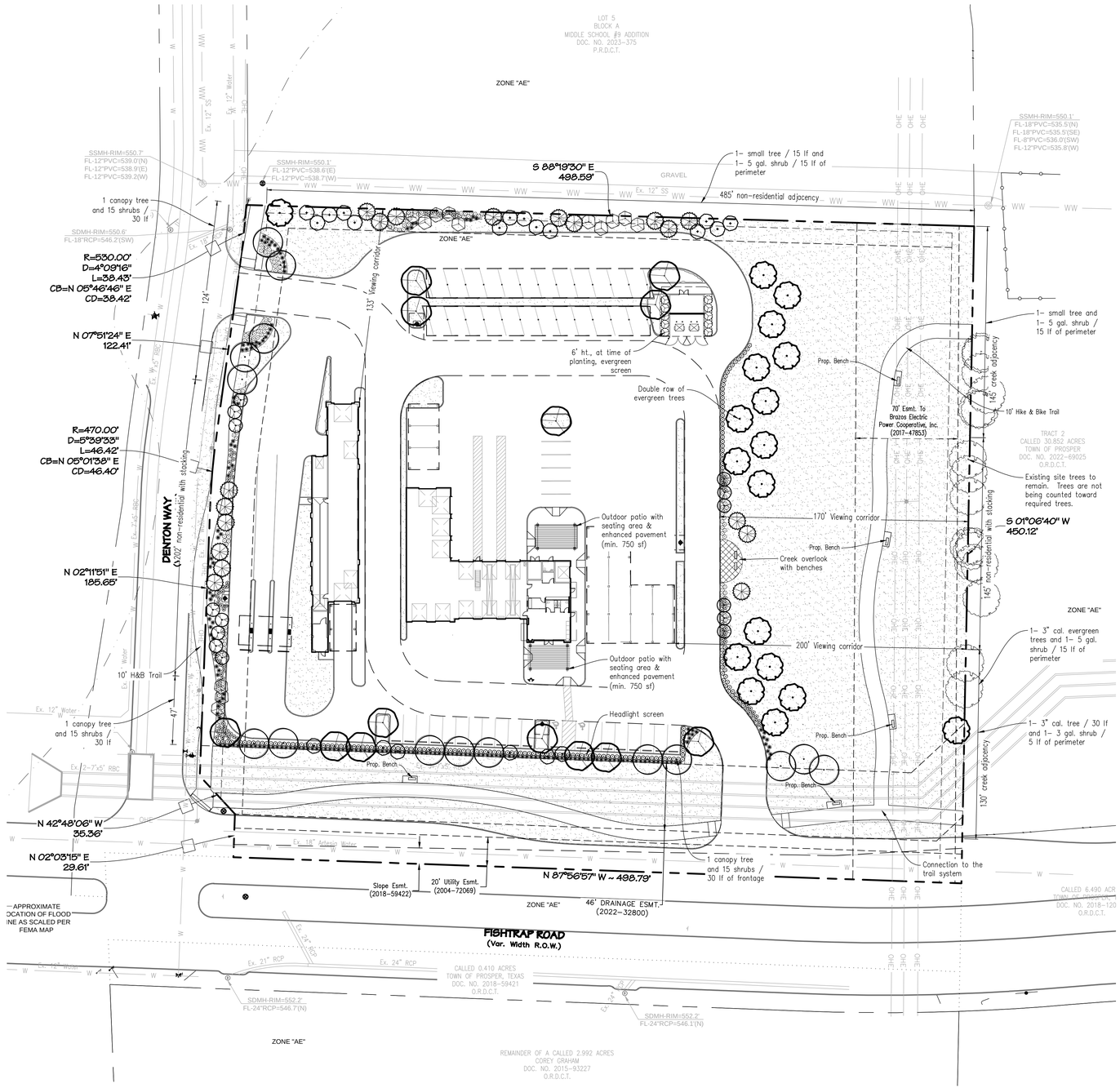
TOWN OF PROSPER PROJECT NO:
ZONING: 26-0002
DATE: 08/03/2026 SHEET 6 OF 6

Town of Prosper General Landscape Notes

1. Plant material shall be measured and sized according to the latest edition of the American Standard for Nursery Stock (ANSI Z60.1)
2. All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
3. Ground covers used in lieu of turf grass must provide complete coverage within one (1) year of planting and maintain adequate coverage as approved by the Town.
4. Trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and all structures. Single-trunk trees shall have a single, straight leader, and all trees shall be full, with balanced canopy. Major damage to trunk(s), or branches, will be cause for denial.
5. All root flares shall be set at three (3) to four (4) inches above surrounding grade
6. The tree pit shall be backfilled with native topsoil free of rock and other debris
7. Burlap, twine, and wire baskets shall be severed and removed from the top of the root ball.
8. A 3–4"layer of mulch shall be provided around the base of the planted tree. The mulch shall be pulled back 1–2"from the trunk of the tree.
9. No person(s) or entity may use improper or malicious maintenance or pruning techniques including, but not limited to,: topping or other non symmetrical trimming of trees, damage from a backhoe, or use of fire or poison. Follow the American Standard for Nursery Stock (ANSI Z60.1) guidelines on pruning and maintenance.
10. Topsoil shall be a minimum of eight (8) inches in depth in planting areas. Soil shall be free of stones, roots, and clods and any other foreign material that is not beneficial for plant growth.
11. All plant beds shall be top–dressed with a minimum of three (3) inches of mulch.
12. Trees overhanging walks and parking shall have a minimum clear branch height of seven (7) feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear branch height of fourteen (14) feet.
13. A visibility triangle must be provided at all intersections, where shrubs are not to exceed thirty (30) inches in height, and trees shall have a minimum clear trunk height of nine (9) feet.
14. Trees planted on a slope shall have the tree well at the average grade of the uphill slope.
15. All areas of less than three (3) feet in width shall be grass, groundcover, or some type of Decorative river rock, pavers, or concrete.
16. The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly at all times including, but not limited to, mowing, edging, pruning, fertilizing, watering, de–weeding, and trash removal.
17. Plant material that is damaged, destroyed, or removed shall be replaced with Plants meeting minimum specifications per landscape plan. All turf/ground cover areas are to be established prior to receipt of Certificate of Occupancy, unless otherwise approved by the Town.
18. An automatic irrigation system shall be provided to irrigate all landscape areas Into streets, sidewalks, or alleys.
19. No planting areas shall exceed 3:1 slope (3 ft Horizontal to 1 ft Vertical).
20. Earthen berms shall not include construction debris.
21. All walkways shall meet ADA and TAS requirements.
22. Landscape installation must comply with approved landscape plans, and as–built plans submitted to Parks and Recreation, prior to final acceptance by the Town and/or obtaining a Certificate of Occupancy.
23. Final inspection and approval of screening walls, irrigation, and landscape is subject to all public utilities, including but not limited to manholes, valves, water meters, cleanouts, and other appurtenances being accessible, adjusted to grade, and to the Town of Prosper Public Works Department standards.
24. IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.
25. Call Parks and Recreation at (972) 569–1160 at least forty–eight (48) hours prior to the following inspections:
    - Proposed trail alignment
    - Berm construction & grading
    - Escrow release
    - Final inspection

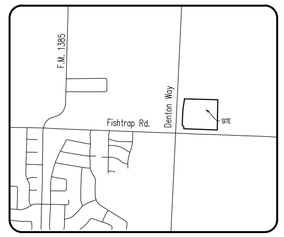
Town of Prosper Landscape Maintenance Notes

1. The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping required by this ordinance. All plant material shall be perpetually maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials that die shall be replaced by property owner, tenant or agent with plant material of similar variety and size, within 30 days of notification by the town or a date approved by the town.
2. All trees located on town property shall be cared for by the town unless that responsibility is transferred to another entity through a Council–approved agreement. The Director of the Parks and Recreation Department shall ensure that the town, or its contractor, monitors and cares for trees in a way that promotes a healthy and growing urban forest, is performed according to ANSI A300, "Standards for Tree Care Operations," and tree care best management practices published by the International Society of Arboriculture. It shall be unlawful to remove, prune, damage or otherwise harm trees on town property without permission from the Director of the Parks and Recreation Department. The Parks and Recreation Department shall be responsible for developing and updating an annual work plan. This work plan shall document what maintenance activities are being performed and scheduled each year. The Parks and Recreation Board may appoint an advisory committee to focus on issues and initiatives that pertain to any urban forest that is located on public lands



PLANT LEGEND

Existing Site Tree	Dwarf Abelia
SOUTHER MAGNOLIA	Tam Juniper
Live Oak	Needlepoint Holly
Southern Red Oak	Loropetalum
Tree Yaupon	Maiden Grass
Red Cedar	Solid Sod Bermuda
Vitex	
Texas Redbud	
'Nellie R. Stevens' Holly	



Vicinity Map
NTS

N
W E
S

0 20 40 80
1 inch = 40 ft.

Landscape Tabulations

	Required	Provided
Frontage Buffer 1– 3"cal. tree/ 30 lf 15– 5 gal. shrubs/ 30 l.f.		
Fishtrap Rd–507 lf	17 trees 254 shrubs	17 trees (15 can., 6 orn.) 261 shrubs
Denton Way– 171 lf	6 trees 86 shrubs	6 trees (5 can., 3 orn.) 88 shrubs
Non–residential w/ stacking– 1– 3" cal. evergreen tree/ 15 l.f. and 1– 5 gal. shrub planted 3' o.c.		
Denton Way– 202 lf	14 trees 68 shrubs	14 trees 72 shrubs
Perimeter Buffer Residential 1– 3"cal. tree/ 30 lf	NA	NA
Non–residential north 485 lf 1– small tree/ 15 lf 1– 5 gal. shrub/ 15 lf	33– small trees 33– 5 gal. shrubs	33 small trees 42– 5 gal. shrubs
Creek adjacency east 275 lf 1– 3" Tree/ 30 lf 1– 3 gal. shrub/ 5 lf	10– 3"trees 56 shrubs	5– 3" trees 56 shrubs
Non–residential w/ stacking– 1– 3" cal. evergreen tree/ 15 l.f. and 1– 5 gal. shrub planted 3' o.c.		
East 145 lf	9 evergreen trees 49 shrubs	9 evergreen trees 56 shrubs
West 202 lf	14 evergreen trees 68 shrubs	
Parking 26 Spaces 15 sf / parking space 1– 3"cal. Tree within 150' and at least 1 / island	390 sf 7 trees	7,642 sf 8 trees
Headlight Screening	Shrubs, berms	shrubs
Open Space 7% of net site	14,945 sf	38,589 sf
Creek Adjacency Amenities	3 Required (4 Provided)	Double row of trees Visibility corridor Common Patio A minimum 25% of the surface area of the walls that face the major creek shall be provided as windows.

ZONE 26-0002
EXHIBIT G

SUPER SPLASH
CAR CARE CENTER

BLOCK A, LOT 1
6.000 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
IN THE J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TEXAS

LANDSCAPE ARCHITECT
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Ste 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBAE No. 2986
Contact: Anthony Stewart

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

OWNER / APPLICANT
STF Land Company LLC
400 Stonebrook Pkwy Ste. 901
Frisco, TX 75036
Telephone: (972) 733-1833
Contact: Troy Truite

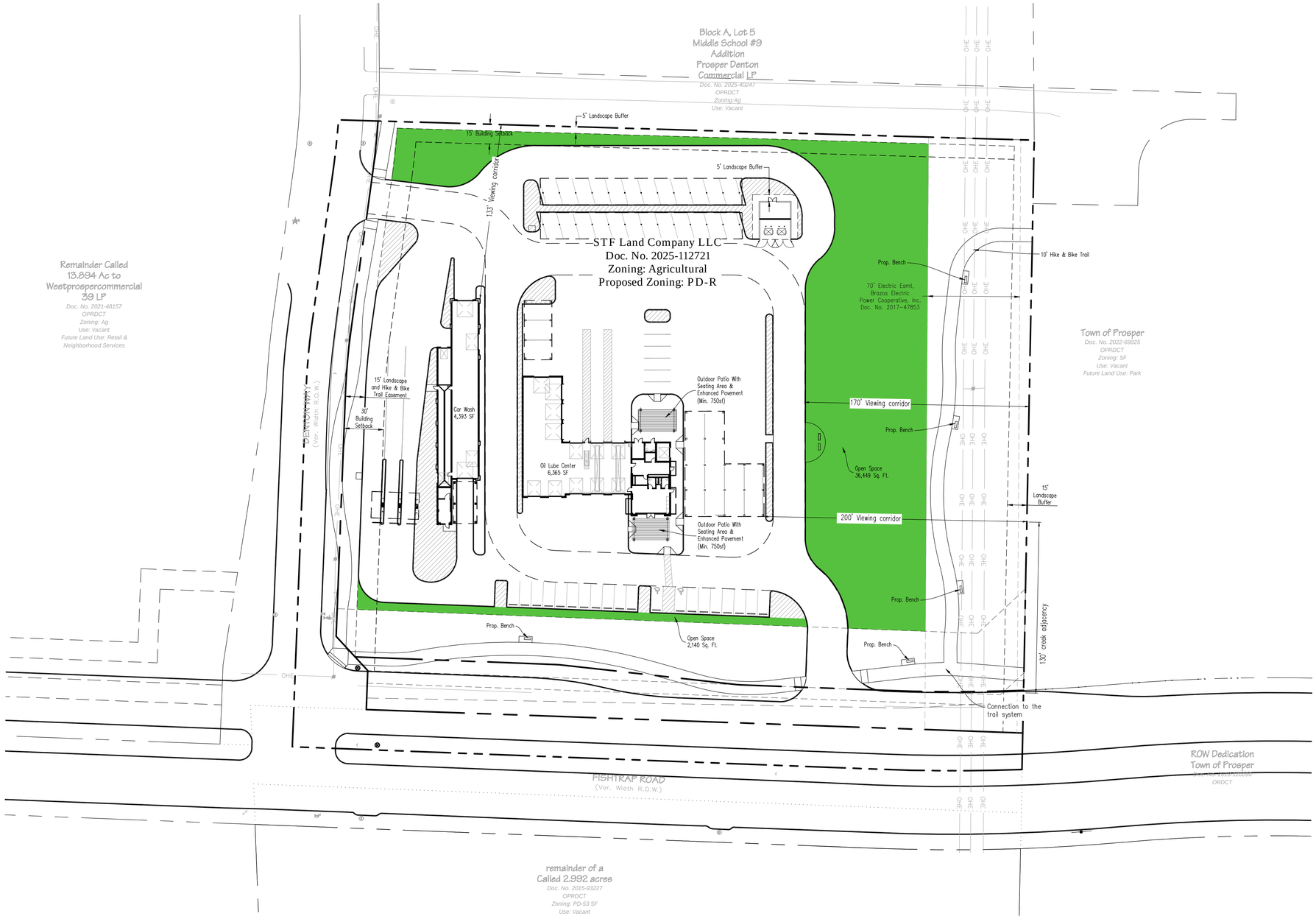
SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
469.395.0558 • TBAE No 2986 • www.spiarseng.com
Tony Stewart • Tony.Stewart@spiarsengineering.com

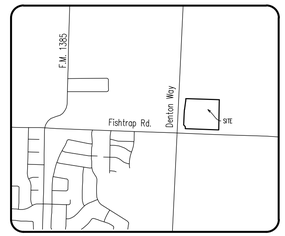
REGISTERED LANDSCAPE ARCHITECT ANTHONY STEWART 2986 STATE OF TEXAS
10-20-2026

Sheet 1 of 2 Scale: 1" = 40' SEI Job No.: 25-245

L.1

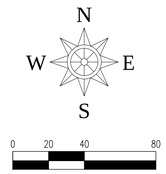
Drawing: G:\2025_JOBS\25-245 Graham Tract\LANDSCAPE\CAD\Landscape Plan 3.dwg Saved By: Cwharton Save Time: 11/9/2026 9:31:30 AM Plotted by: cwharton Plot Date: 11/9/2026





Vicinity Map

NTS



Note:
1. The conceptual layout provided reflects the general intent: however, the final layout will be determined during the Preliminary Site Plan stage and must comply with all Town requirements. This includes, but is not limited to, adherence to all Fire Code regulations, Engineering Design Standards concerning driveway spacing, throat depth, and turn lane requirements, and the Town's standard landscaping requirements, unless specified otherwise in Exhibit C (Planned Development Standards). Additionally, all development standards outlined in the Town Zoning Ordinance, unless otherwise defined in Exhibit C, must be followed as well as compliance with all applicable local, state and federal regulations, particularly those concerning floodplains and waters of the U.S. The approval of the layout depicted in Exhibit D does not confer any vested rights in this zoning case.
2. All buildings are protected by an approved automatic fire sprinkler system.
3. Creek Adjacency Amenities (3 Required, 4 Provided)
   - 3.1. Double row of trees
   - 3.2. Visibility corridor
   - 3.3. Common Patio
   - 3.4. A minimum 25% of the surface area of the walls that face the major creek shall be provided as windows.

LEGEND

INTERIOR LANDSCAPE AREA PROVIDED

OPEN SPACE PROVIDED

SITE DATA SUMMARY TABLE

LOT	PROPOSED USE	LOT AREA SF	LOT AREA AC	BUILDING AREA (SF)	BUILDING HEIGHT (ft)	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
1	CAR WASH, AUTO REPAIR (MINOR)	213,497	4.90	6365 SF OIL LUBE CENTER 4393 SF CAR WASH 10778 SF TOTAL	30	1	5.0%	0.05:1	1 SPACE PER 500 SF OR 1 SPACE PER EMPLOYEE (CAR WASH), ONE SPACE PER SERVICE BAY + ONE SPACE PER MAXIMUM NUMBER OF EMPLOYEES ON A SHIFT (AUTO REPAIR, MINOR)	25	26	2	870	7,642	14,945 (7%)	38,589 (18%)

Parking Requirement Note:
- Car Wash Parking Requirement: 9 Spaces
  - 1 Space per 500 SF = 9 Spaces OR
  - 1 Space per Employee = 7
- Auto Repair, Minor Parking Requirement: 16 Spaces
  - 1 Space per Service Bay = 8 Service Bays for Lube Center
  - 1 Space per Max. Number of Employees Per Shift = 8 Employees

(The Total Amount of Employees On-Site: 15 Employees)

SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
David Bond • david.bond@spiarsengineering.com

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
501 W President George Bush Hwy, Suite 200
Richardson, TX 75023
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
STF Land Company LLC
400 Stonebrook Pkwy Ste 901
Frisco TX 75036
Telephone: (972) 733-1833
Contact: Troy Tuite

ZONE 26-0002
EXHIBIT H

SUPER SPLASH
CAR CARE CENTER

BLOCK A, LOT 1
6.000 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
IN THE J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TEXAS

Sheet 1 of 1 Scale: 1" = 40' SEI Job No.: 25-245

Plotted by: cameron Plot Date: 11/7/2025 9:24 AM
Drawing: C:\2025_JOBS\25-245 Graham Tract\CAD\Preliminary\PS Submittals\Exhibit H.dwg Saved By: Cameron Save Time: 11/7/2025 9:24:03 AM

SUPER SPLASH CAR CARE CENTER DEVELOPMENT AGREEMENT

THIS SUPER SPLASH CAR CARE CENTER DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and STF Land Company, LLC ("Developer"), individually, a "Party" and collectively, the "Parties," to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as Super Splash Car Care Center ("Property"), a legal description of which Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the Property was rezoned by the Town Council on or about _____, 2026, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in said development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. Development Standards. For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, "Building Materials," attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. Covenant Running with the Land. The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. <u>Maintenance of Landscape Areas</u>.

A. Developer agrees to maintain all Landscape Areas (including all vegetation) on the Property, as referenced and/or depicted in the applicable zoning ordinance, as amended, free of weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter, as defined in Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended. Further, Developer agrees that landscape maintenance obligations referenced herein include mulching of Landscape Areas, prompt replacement of dead or dying vegetation with new vegetation, mowing of Landscape Areas, where required, and other routine and regular maintenance of plants and other vegetation.

B. In the event that any Landscape Area or plants or vegetation is/are not properly maintained in accordance with this Agreement, the Town may give written notice to Developer of such failure to maintain and Developer shall promptly address such failure, taking into account the type(s) and species of such plants and vegetation and applicable planting cycles of same. After such notice, and Developer's failure to address same, Developer agrees and acknowledges that the Town shall have the right to go onto Developer's property and replace, replant or otherwise address such failure to maintain any Landscape Area or plants or vegetation, with an invoice of costs incurred by the Town being promptly provided by the Town to Developer. In the event Developer does not pay such invoice within thirty (30) days of receipt by Developer, the Town may file a lien on the Property for the costs it incurred for the work done, including a reasonable administrative fee. Any failure to maintain any Landscape Area, plants or vegetation shall not be considered a default in accordance with Paragraph 7 of this Agreement, and any obligations referenced in said Paragraph shall not be applicable to this Paragraph 2.

C. Notwithstanding any provision in this Paragraph to the contrary, the Town specifically reserves the right to take enforcement action and/or file a complaint against Developer in the Town's municipal court (or other appropriate forum) relative to weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter on the Property, in accordance with Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended.

4. <u>Periodic Review of the Property's Zoning by the Town Council</u>. The Town Council reserves the right to periodically review the progress and/or scope of development of the Property pursuant to the terms of any zoning regulations applicable to the Property, and in the event any amendment(s) or revision(s) to said zoning regulations are deemed reasonably appropriate and have the written approval of the Developer, the Town may provide appropriate notices for Town consideration of same, pursuant to the provisions of Chapter 211 of the Texas Local Government Code, as amended, and the Town's Zoning Ordinance, as amended.

5. **Certain Business Establishments Prohibited**. Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, "cash for title" lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended); (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn shops; and (8) business entities which primarily utilize outdoor storage or displays. Additionally, Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property a package liquor store, which for purposes of this Agreement is defined as any business entity that is required to obtain a Package Store Permit (P) from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.

6. **Applicability of Town Ordinances**. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

7. **Default**. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

8. **Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Collin County, Texas.

9. **Notice**. Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Prosper
250 W. First Street
Prosper, Texas 75078
Attention: Town Manager

If to Developer: STF Land Company, LLC
c/o Troy Tuite
400 Stonebrook Parkway #901
Frisco, TX 75036

10. Prevailing Party. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

11. Entire Agreement. This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

12. Savings/Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

13. Binding Agreement. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

14. Authority to Execute. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

15. Filing in Deed Records. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Collin County, Texas.

16. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

17. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

18. Sovereign Immunity. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

19. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

20. **Consideration**. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

21. **Counterparts**. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

22. **Amendment**. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

23. **Miscellaneous Drafting Provisions**. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

24. **Waiver of Texas Government Code § 3000.001 *et seq.*** With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

25. **Third-Party Beneficiaries.** Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

26. **Rough Proportionality.** Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

27. **Exactions/Infrastructure Costs**. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the

opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

(REMINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____
Name: Mario Canizares
Title: Town Manager, Town of Prosper

STATE OF TEXAS)
)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

_____
Notary Public, State of Texas
My Commission Expires:

_____

DEVELOPER:

STF Land Company, LLC

By: _____
Name: Troy Tuite

Title: _____

STATE OF TEXAS)
)
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of _____, 2026, by Troy Tuite on behalf of STF Land Company, LLC, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

_____
Notary Public, State of Texas
My Commission Expires:

_____

ZONE-26-0002

EXHIBIT A (1 of 2)

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Morton Survey, Abstract No. 793, Town of Prosper, Denton County, Texas, being all of a tract conveyed to STF LAND COMPANY LLC, by deed recorded in Inst. No. 2025-112721 of the Official Records, Denton County, Texas, (ORDCT), and also being a portion of Denton Way, a called 60' Right-of-Way, according to the Plat recording in Document Number 2023-375, and also being a portion of Fishtrap Road, a variable width Right-of-Way, with the subject tract being more particularly described as follows:

BEGINNING at 5/8" iron rod found for the northeast corner of said Lot 1, and also being the southeast corner of Block A, Lot 5, Middle School #9 Addition, according to the plat recorded in Document Number 2023-375, ORDCT, and also being in the west line of a tract conveyed to the Town of Prosper, according to the deed recorded in Document Number 2022-69025, ORDCT;

THENCE S 01°06'40" W, 477.78 feet to the centerline of Fishtrap Road, a variable width Right-of-Way;

THENCE around a non-tangent curve to the right having a central angle of 4°19'45", a radius of 1400.08 feet, a chord of N 89°57'58" W - 105.77 feet, an arc length of 105.79 feet along said centerline;

THENCE N 87°48'25" W, 448.70 feet along said centerline to the centerline of Denton Way, a 60' Right-of-Way;

THENCE N 02°11'51" E, 270.67 feet along said centerline;

THENCE around a tangent curve to the right having a central angle of 5°39'33", a radius of 500.00 feet, a chord of N 05°01'38" E - 49.37 feet, an arc length of 49.39 feet along said centerline;

THENCE N 07°51'24" E, 122.41 feet along said centerline;

THENCE around a tangent curve to the left having a central angle of 4°01'58", a radius of 500.00 feet, a chord of N 05°50'25" E - 35.19 feet, an arc length of 35.19 feet along said centerline;

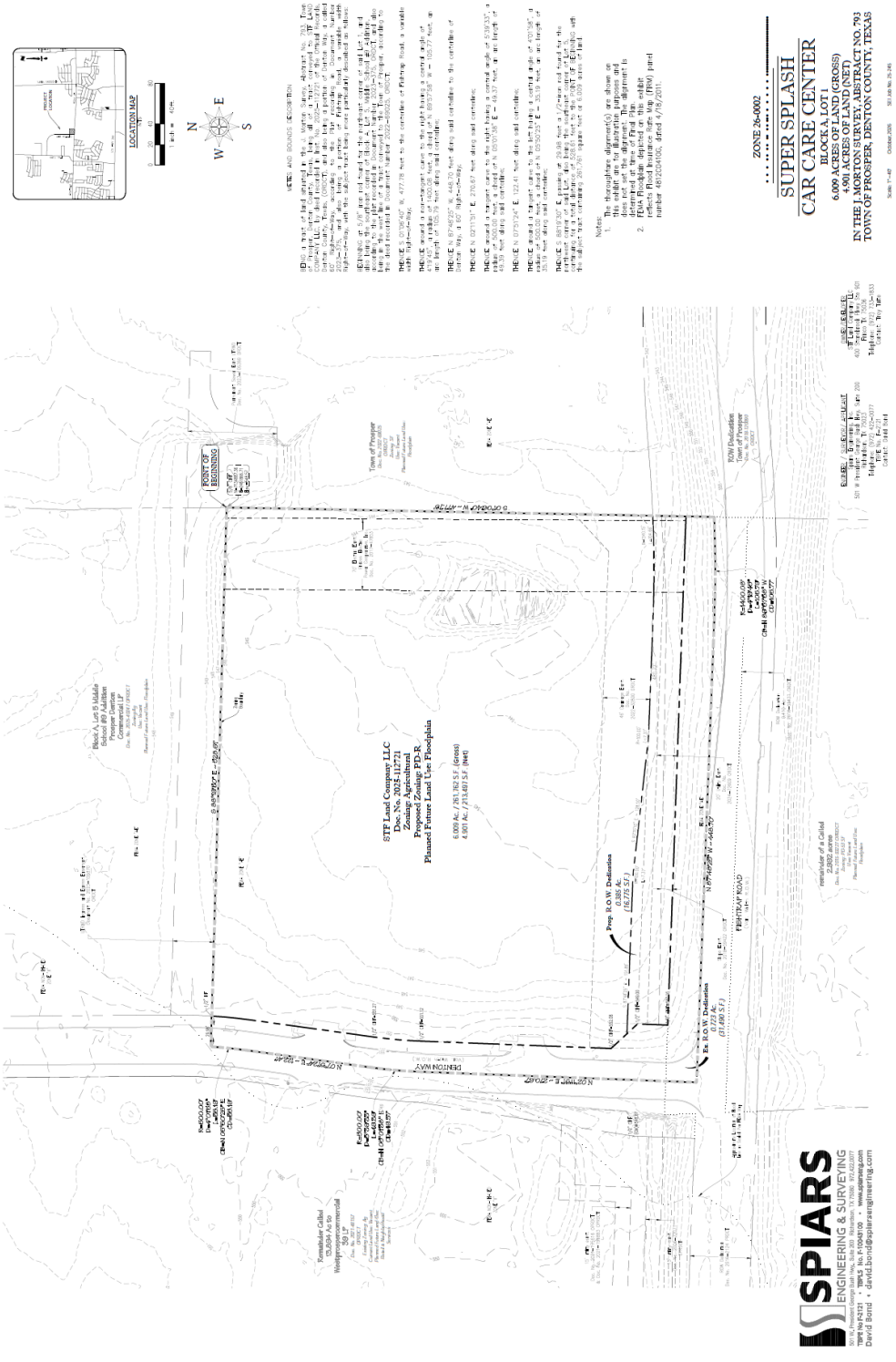
THENCE S 88°19'30" E, passing at 29.98 feet a 1/2" iron rod found for the northwest corner of said Lot, also being the southeast corner of Lot 5, continuing for a total distance of 528.61 feet to the POINT OF BEGINNING with the subject tract containing 261,761 square feet or 6.009 acres of land.



May 5, 2026

ZONE-26-0002

EXHIBIT A (2 of 2)



ZONE-26-0002

EXHIBIT B (1 of 2)

Architectural Standards

Architectural Standards

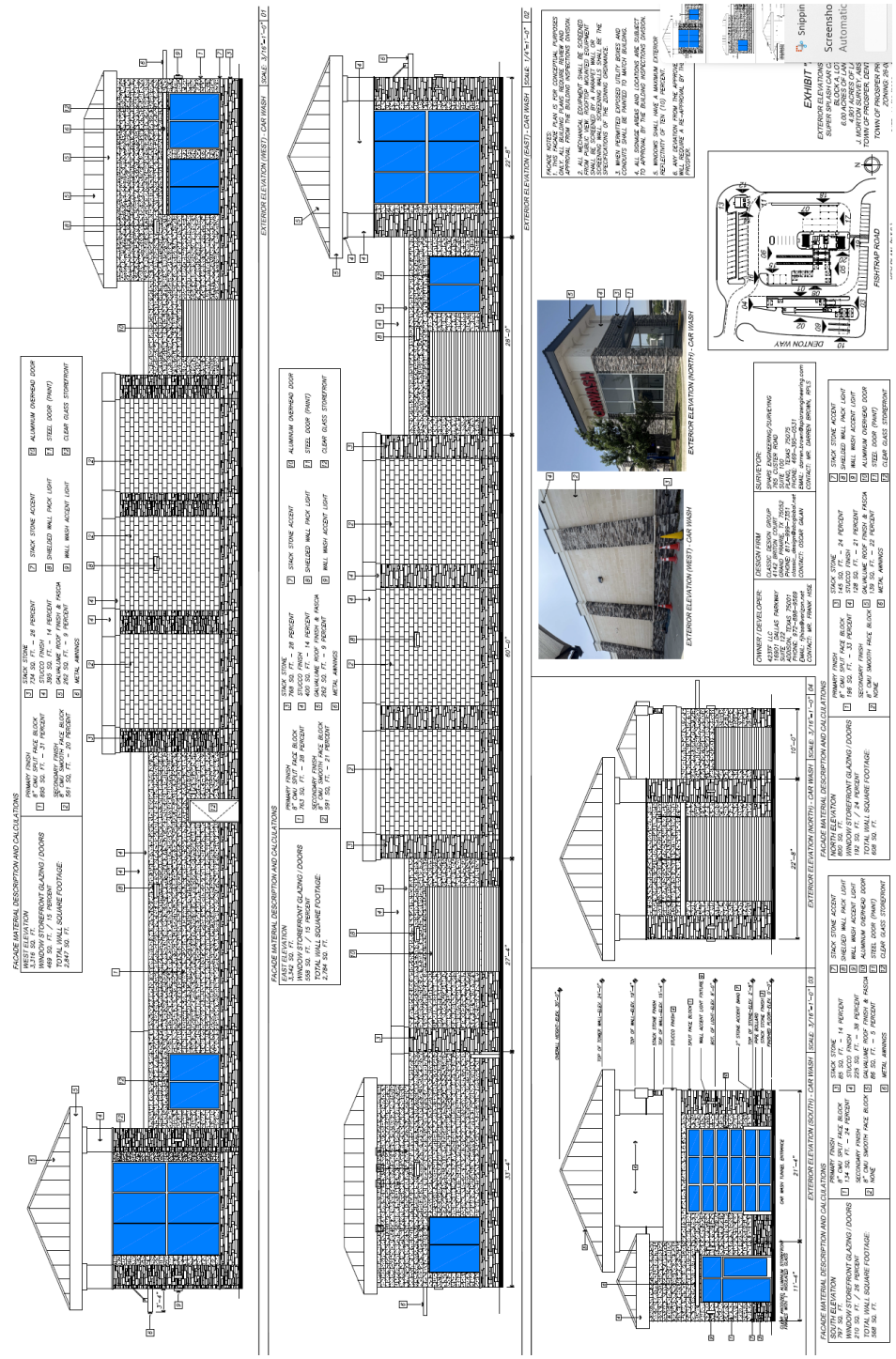
Architectural style and building materials requirements to be provided in accordance with the Nonresidential Design and development Standards of the Town's Unified Development Code, as it exists or may be amended, and as follows:

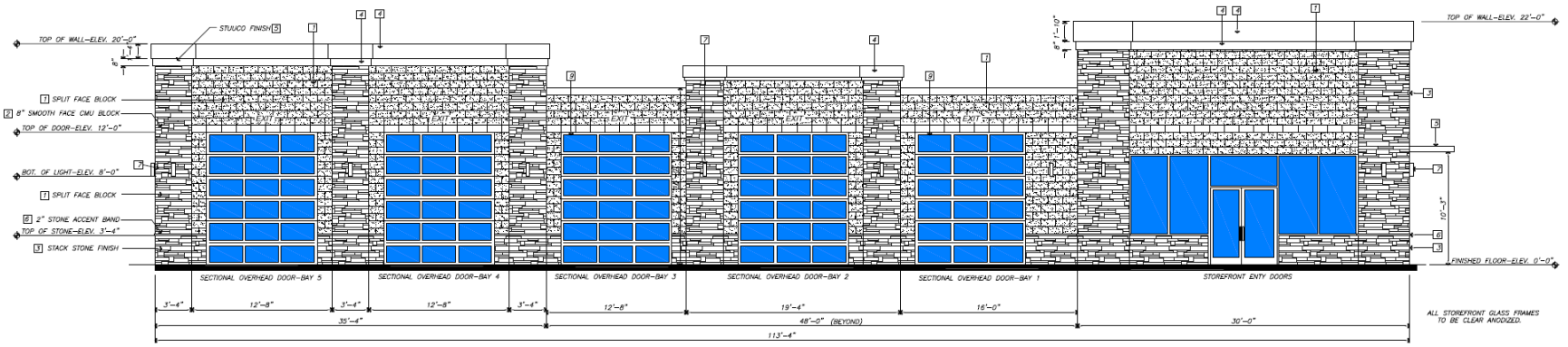
- The primary material finish shall constitute a minimum 90% or more of an elevation and shall be Stucco (3-step application process), stone (natural or manufactured), brick, and/or Concrete Masonry Unit (CMU). Stucco is limited to a maximum 25% on the overall exterior of the building for the car wash, 15% percent on the overall exterior of the automobile repair building and is only permitted above a minimum of nine feet above grade.
- Secondary materials used on the façade of a building are those that comprise a total of 10% or less of an elevation. Permitted secondary materials are aluminum or other metal and cedar or similar quality decorative wood.
- No single material shall exceed 80% of an elevation area. A minimum of 20% of the front façade and all facades facing public right-of-way shall be natural or manufactured stone. A minimum of 10% of all other facades shall be natural or manufactured stone.

ZONE-26-0002

EXHIBIT B (2 of 2)

ELEVATIONS





FACADE MATERIAL DESCRIPTION AND CALCULATIONS

SOUTH ELEVATION 2,176 SQ. FT. WINDOW STOREFRONT GLAZING / DOORS 768 SQ. FT.; 37 PERCENT TOTAL WALL SQUARE FOOTAGE: 1,408 SQ. FT.	PRIMARY FINISH 1 8" CMU SPLIT FACE BLOCK 592 SQ. FT. – 42 PERCENT SECONDARY FINISH 2 8" CMU SMOOTH FACE BLOCK 60 SQ. FT. – 4 PERCENT	3 STACK STONE 561 SQ. FT. – 40 PERCENT 4 STUCCO FINISH 195 SQ. FT. – 14 PERCENT 5 METAL AWNING 6 STACK STONE ACCENT	7 WALL WASH ACCENT LIGHT 8 SHIELDED WALL PACK LIGHT 9 OVERHEAD DOOR 10 PIPE BOLLARD

ALL OVERHEAD DOORS FRAMES TO BE CLEAR ANODIZED.

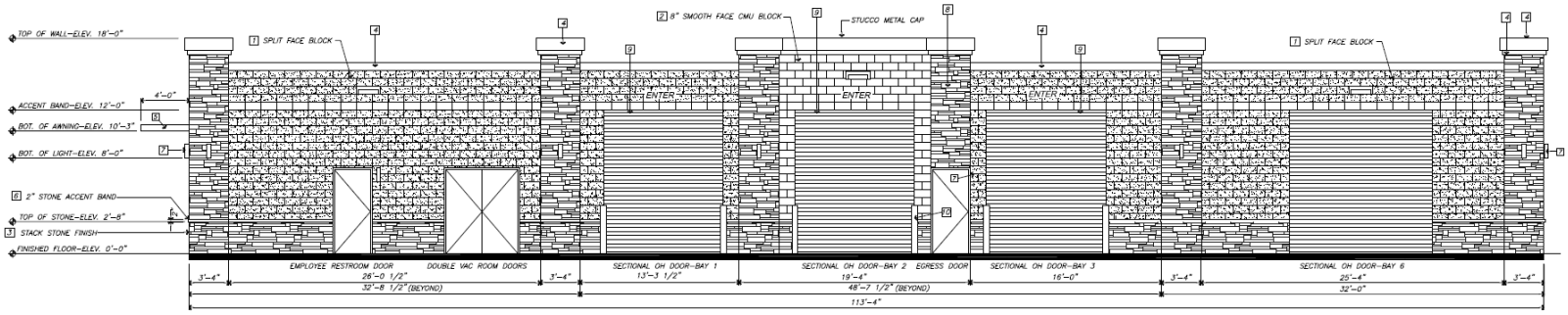
ELEVATION SOUTH (FRONT) - OIL LUBE CENTER | SCALE: 1/4"=1'–0" | 05



REAR VIEW OF LUBE CENTER FINISHES



SOUTH VIEW OF LUBE CENTER FINISHES (OPPOSITE SHOWN)



FACADE MATERIAL DESCRIPTION AND CALCULATIONS

NORTH ELEVATION 1,882 SQ. FT. WINDOW STOREFRONT GLAZING / DOORS 588 SQ. FT. / 27 PERCENT TOTAL WALL SQUARE FOOTAGE: 1,294 SQ. FT.	PRIMARY FINISH 1 8" CMU SPLIT FACE BLOCK 635 SQ. FT. – 49 PERCENT SECONDARY FINISH 2 8" CMU SMOOTH FACE BLOCK 153 SQ. FT. – 12 PERCENT	3 STACK STONE 444 SQ. FT. – 34 PERCENT 4 STUCCO FINISH 62 SQ. FT. – 5 PERCENT 5 METAL AWNING 6 STACK STONE ACCENT	7 WALL WASH ACCENT LIGHT 8 SHIELDED WALL PACK LIGHT 9 PIPE BOLLARD

FACADE NOTES:
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR REFLECTIVITY OF TEN (10) PERCENT.
6. ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE A RE–APPROVAL BY THE TOWN OF PROSPER.

OWNER / DEVELOPER:	SURVEYOR:	ARCHITECT
423TF LLC 16901 DALLAS PARKWAY SUITE 122 ADDISON, TEXAS 75001 PHONE: 972–898–9569 EMAIL: fjhise@verizon.net CONTACT: MR. FRANK HISE	SPIARS ENGINEERING/SURVEYING 765 CUSTER ROAD SUITE 100 PLANO, TEXAS 75075 PHONE: 469–395–0531 EMAIL: darren.brown@spiarsengineering.com CONTACT: MR. DARREN BROWN, RPLS	CLASSIC DESIGN GROUP 4142 BRITON COURT GRAND PRAIRIE, TX 75052 PHONE: 817–999–7351 classic_design@sbcglobal.net CONTACT: OSCAR GALAN

4' 0 4' 8'
GRAPHIC SCALE: 1/4" = 1'–0"

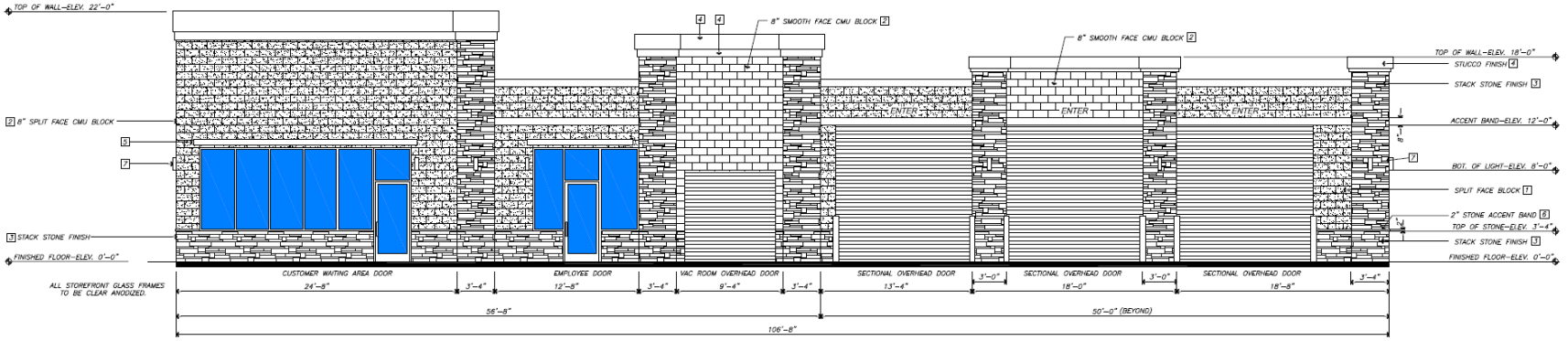
EXHIBIT "F"

EXTERIOR ELEVATIONS - LUBE CENTER
SUPER SPLASH CAR CAR CENTER
BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

TOWN OF PROSPER PROJECT NO:
CASE: 26-0002

DATE: 08/03/2026 SHEET 2 OF 6

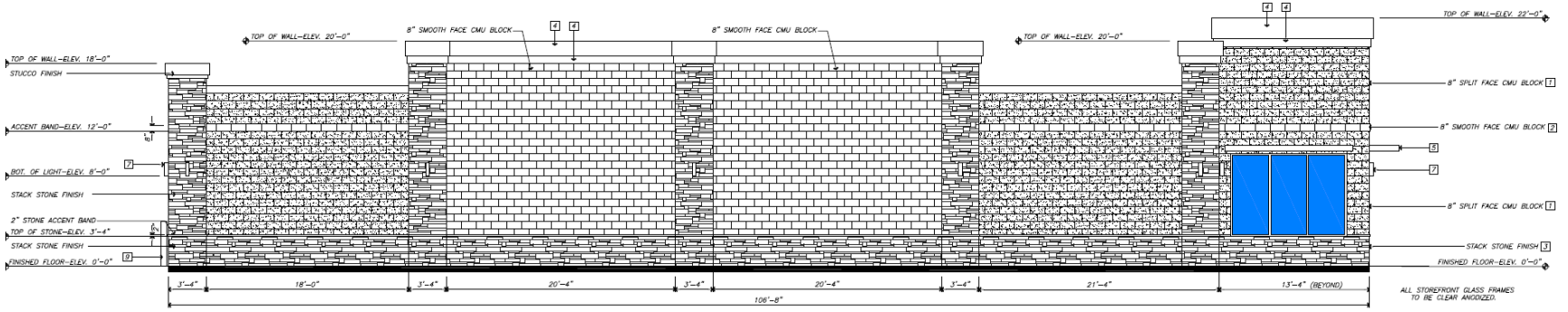
ELEVATION NORTH (REAR) - OIL LUBE CENTER | SCALE: 1/4"=1'–0" | 06



FACADE MATERIAL LEGEND AND CALCULATIONS

EAST ELEVATION 1,985 SQ. FT. WINDOW STOREFRONT GLAZING / DOORS 719 SQ. FT. TOTAL WALL SQUARE FOOTAGE: 1,266 SQ. FT.	PRIMARY FINISH 1 8" CMU SPLIT FACE BLOCK 464 SQ. FT. – 37 PERCENT SECONDARY FINISH 2 8" CMU SMOOTH FACE BLOCK 200 SQ. FT. – 15 PERCENT	3 STACK STONE 441 SQ. FT. – 35 PERCENT 4 STUCCO FINISH 161 SQ. FT. – 13 PERCENT 5 METAL AWNING	6 STACK STONE ACCENT 7 WALL WASH ACCENT LIGHT 8 PIPE BOLLARD

ELEVATION EAST - OIL LUBE CENTER | SCALE: 1/4"=1'–0" | 07



FACADE MATERIAL LEGEND AND CALCULATIONS

WEST ELEVATION 2,013 SQ. FT. WINDOW STOREFRONT GLAZING / DOORS 76 SQ. FT. / 3 PERCENT TOTAL WALL SQUARE FOOTAGE: 1,927 SQ. FT.	PRIMARY FINISH 1 8" CMU SPLIT FACE BLOCK 572 SQ. FT. – 30 PERCENT SECONDARY FINISH 2 8" CMU SMOOTH FACE BLOCK 657 SQ. FT. – 34 PERCENT	3 STACK STONE 536 SQ. FT. – 28 PERCENT 4 STUCCO FINISH 162 SQ. FT. – 8 PERCENT 5 METAL AWNING 6 STACK STONE ACCENT	7 WALL WASH ACCENT LIGHT 8 SHIELDED WALL PACK LIGHT 9 PIPE BOLLARD

FACADE NOTES:
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTIONS DIVISION.
5. WINDOWS SHALL HAVE A MAXIMUM EXTERIOR REFLECTIVITY OF TEN (10) PERCENT.
6. ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE A RE–APPROVAL BY THE TOWN OF PROSPER.

OWNER / DEVELOPER:	SURVEYOR:	ARCHITECT
423TF, LLC 16901 DALLAS PARKWAY SUITE 122 ADDISON, TEXAS 75001 PHONE: 972–898–9589 EMAIL: fjhise@verizon.net CONTACT: MR. FRANK HISE	SPIARS ENGINEERING/SURVEYING 765 CUSTER ROAD SUITE 100 PLANO, TEXAS 75075 PHONE: 469–395–0531 EMAIL: darren.brown@spiarsengineering.com CONTACT: MR. DARREN BROWN, RPLS	CLASSIC DESIGN GROUP 4142 BRITON COURT GRAND PRAIRIE, TX 75052 PHONE: 817–999–7351 classic_design@sbcglobal.net CONTACT: OSCAR GALAN

4' 0 4' 8'
GRAPHIC SCALE: 1/4" = 1'–0"

EXHIBIT "F"

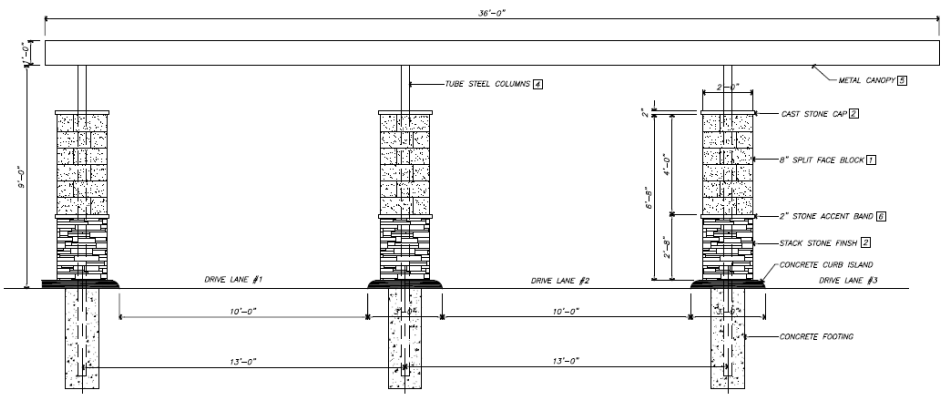
EXTERIOR ELEVATIONS - LUBE CENTER
SUPER SPLASH CAR CAR CENTER

BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

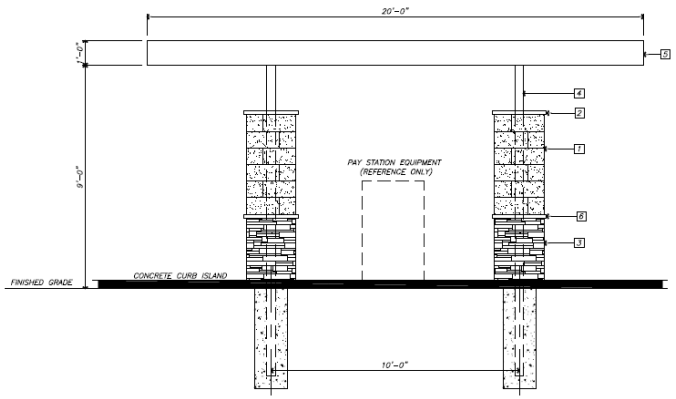
TOWN OF PROSPER PROJECT NO:
CASE: 26-0002

DATE: 08/03/2026 SHEET 3 OF 6

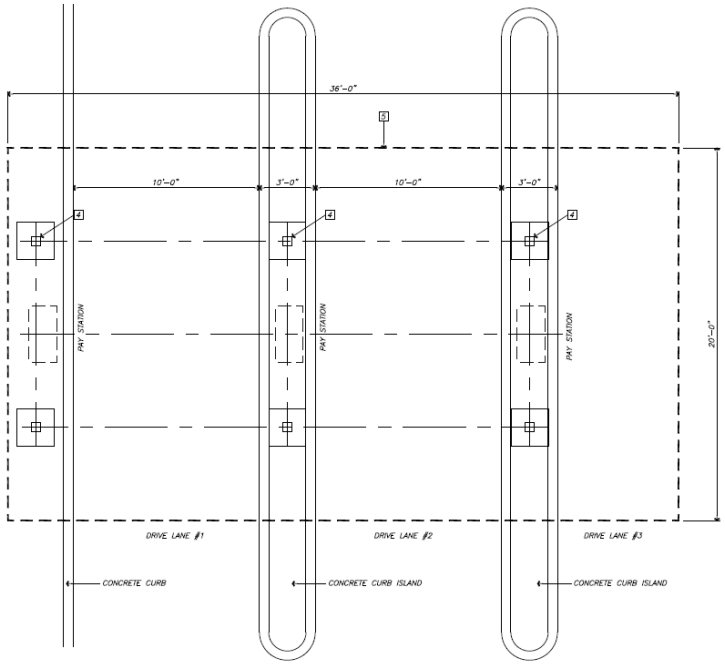
ELEVATION WEST - OIL LUBE CENTER | SCALE: 1/4"=1'–0" | 08



ELEVATION SOUTH - PAY STATION CANOPY | SCALE: 1/2"=1'-0" | 09



ELEVATION EAST - PAY STATION CANOPY | SCALE: 1/2"=1'-0" | 10



FLOOR PLAN - PAY STATION CANOPY | SCALE: 3/8"=1'-0"

FACADE MATERIAL DESCRIPTION AND CALCULATIONS

1 8" CMU SPLIT FACE BLOCK	4 STRUCTURAL TUBE COLUMN
2 SMOOTH CAST STONE CAP	5 METAL CANOPY
3 STACK STONE	6 2" STACK STONE ACCENT

FACADE NOTES:
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2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE THE SPECIFICATIONS OF THE ZONING ORDINANCE.

3. WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.

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423TF, LLC 16901 DALLAS PARKWAY SUITE 122 ADDISON, TEXAS 75001 PHONE: 972-898-9569 EMAIL: fpise@verizon.net CONTACT: MR. FRANK HISE	SPIARS ENGINEERING/SURVEYING 765 CUSTER ROAD SUITE 100 PLANO, TEXAS 75075 PHONE: 469-395-0531 EMAIL: darren.brown@spiarsengineering.com CONTACT: MR. DARREN BROWN, RPLS	CLASSIC DESIGN GROUP 4142 BRITON COURT GRAND PRAIRIE, TX 75052 PHONE: 817-999-7351 classic_design@sbcglobal.net CONTACT: OSCAR GALAN

3' 0 3' 6'
GRAPHIC SCALE: 1/2" = 1'-0"

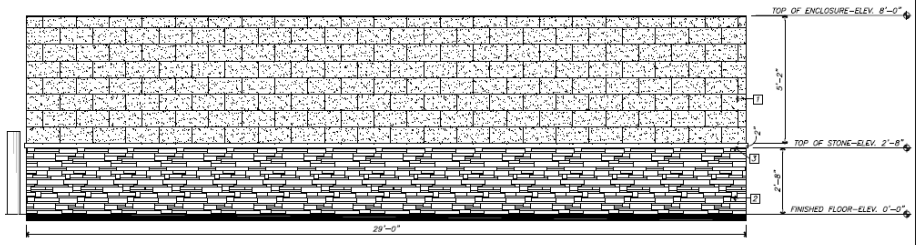
EXHIBIT "F"

EXTERIOR ELEVATIONS - PAY STATION CANOPY
SUPER SPLASH CAR CAR CENTER

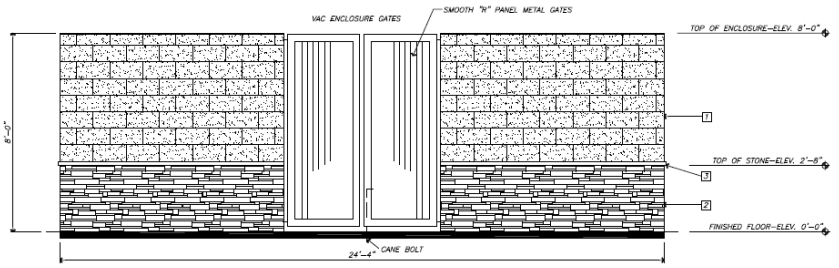
BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

TOWN OF PROSPER PROJECT NO:
CASE: 26-0002

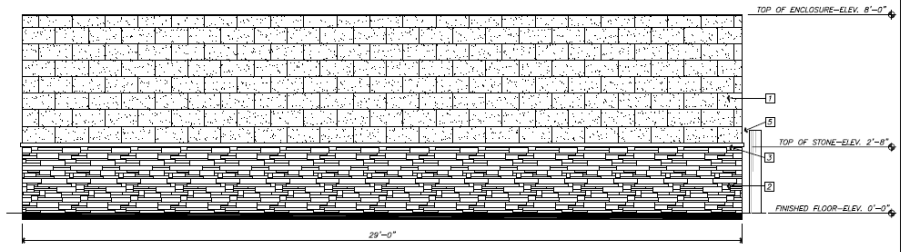
DATE: 08/03/2026 SHEET 4 OF 6



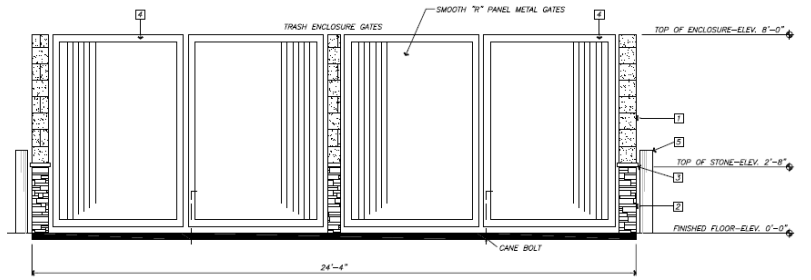
ELEVATION WEST - TRASH & VAC EQUIPMENT ENCLOSURE | SCALE: 1/2"=1'–0" | 12



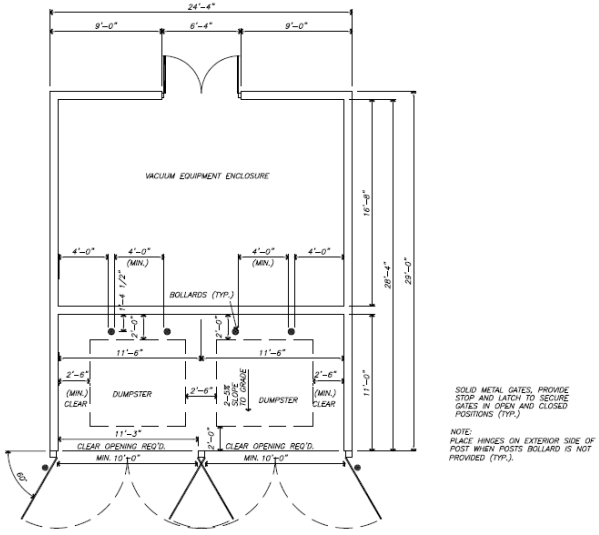
ELEVATION NORTH - TRASH ENCLOSURE | SCALE: 1/2"=1'–0" | 11



ELEVATION EAST - TRASH & VAC EQUIPMENT ENCLOSURE | SCALE: 1/2"=1'–0" | 14



ELEVATION SOUTH - TRASH & VAC EQUIPMENT ENCLOSURE | SCALE: 1/2"=1'–0" | 13



SOLID METAL GATES, PROVIDE STOP AND LATCH TO SECURE GATES IN OPEN AND CLOSED POSITIONS (TYP.)

NOTE:
PLACE HINGES ON EXTERIOR SIDE OF POST WHEN POSTS BOLLARD IS NOT PROVIDED (TYP.).

FLOOR PLAN - TRASH & VAC EQUIPMENT ENCLOSURE | SCALE: 1/2"=1'–0" | 05

FACADE MATERIAL DESCRIPTION AND CALCULATIONS

1 8" CMU SPLIT FACE BLOCK	3 STACK STONE ACCENT	5 STEEL BOLLARD	
2 STACK STONE FINISH	4 METAL GATES (COLOR TO MATCH MASONRY FINISH)		

OWNER / DEVELOPER:	SURVEYOR:	ARCHITECT
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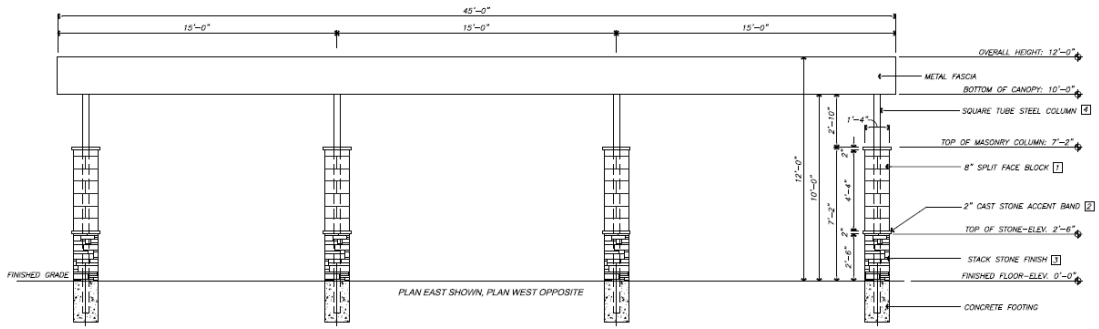
3' 0 6' 4'
GRAPHIC SCALE: 1/2" = 1'–0"

EXHIBIT "F"

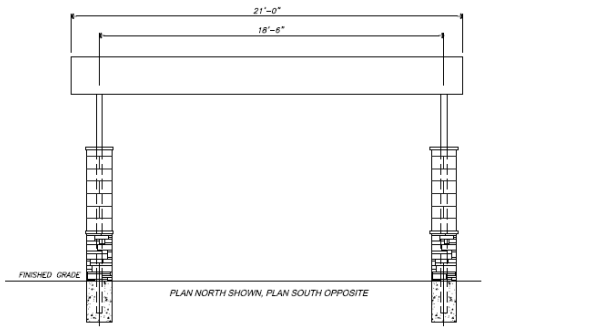
EXTERIOR ELEVATIONS - TRASH ENCLOSURE
SUPER SPLASH CAR CAR CENTER
BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

TOWN OF PROSPER PROJECT NO:
CASE: 26-0002

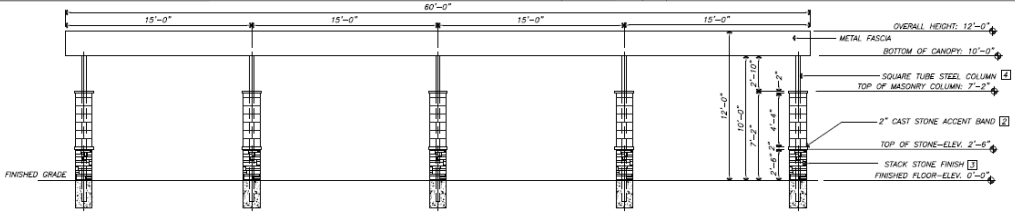
DATE: 08/03/2026 SHEET 5 OF 6



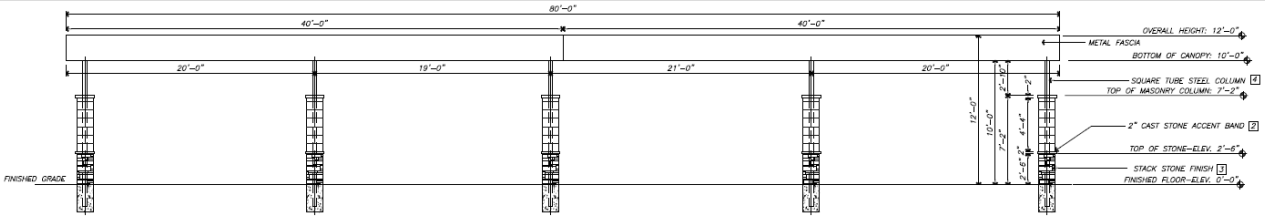
ELEVATION - HAND WASH CANOPY | SCALE: 3/8"=1'-0" | 15



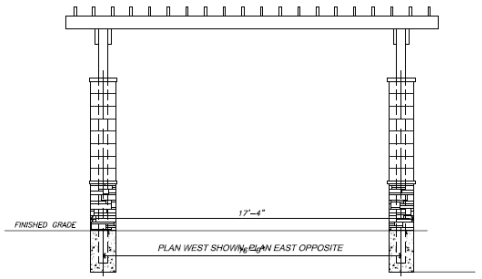
ELEVATION - HAND WASH CANOPY | SCALE: 3/8"=1'-0" | 16



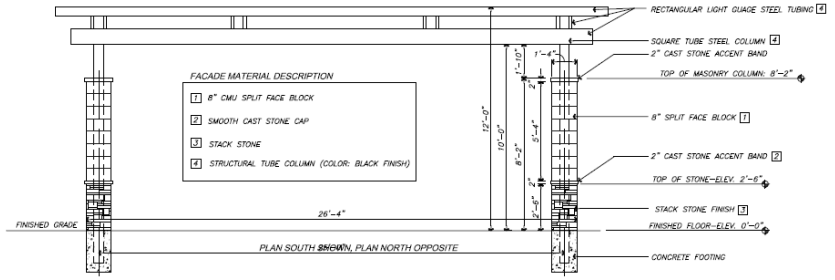
ELEVATION - FULL SERVICE CANOPY | SCALE: 1/4"=1'-0" | 17



ELEVATION - FULL SERVICE CANOPY | SCALE: 1/4"=1'-0" | 18



ELEVATION - GAZEBO SITTING AREA | SCALE: 3/8"=1'-0" | 20



ELEVATION - GAZEBO SITTING AREA | SCALE: 3/8"=1'-0" | 19

EXHIBIT "F"

EXTERIOR ELEVATIONS - CANOPYS
SUPER SPLASH CAR CAR CENTER
BLOCK A, LOT 1
6.00 ACRES OF LAND (GROSS)
4.901 ACRES OF LAND (NET)
J. MORTON SURVEY, ABSTRACT NO. 793
TOWN OF PROSPER, DENTON COUNTY, TX.

TOWN OF PROSPER PROJECT NO:
ZONING: ZR-0002
DATE: 08/03/2026 SHEET 6 OF 6