



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 19, 2024
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

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

Addressing the Planning & Zoning Commission:

Those wishing to address the Planning & 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 & 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 minutes from the November 5, 2024, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Site Plan for a Car Wash on Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0008)

- [3c.](#) Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0012)
- [3d.](#) Consider and act upon a request for a Preliminary Site Plan for Restaurant and Restaurant/Retail Buildings on Gates of Prosper, Phase 3, Block B, Lots 5-7, on 5.7± acres, located on the east side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0068)
- [3e.](#) Consider and act upon a request for a Revised Conveyance Plat of Gates of Prosper, Phase 3, Block B, Lots 2-7, on 35.4± acres, located on the northwest corner of Preston Road and US Highway 380. (DEVAPP-23-0209)
- [3f.](#) Consider and act upon a request for a Site Plan for a Restaurant on Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0111)
- [3g.](#) Consider and act upon a request for a Final Plat of Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0114)
- [3h.](#) Consider and act upon a request for a Façade Plan for a Restaurant on Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0112)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a “Public Comment Request Form” and present it to a staff member prior to the meeting.

REGULAR AGENDA:

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

- [4.](#) Conduct a Public Hearing and consider and act upon a request to amend Planned Development-26 (Prosper Business Park), on 71.1± acres, to reduce the minimum side setback adjacent to Technology Lane, located on the northeast corner of Mike Howard Lane and Safety Way. (ZONE-24-0023)
- [5.](#) Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 6. 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 Friday, November 15, 2024, and remained so posted at least 72 hours 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

Pursuant to Town of Prosper Ordinance No. 13-63, all speakers other than Town of Prosper Staff are limited to three (3) minutes per person, per item, which may be extended for an additional two (2) minutes with approval of a majority vote of the Town Council.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council 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 & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 5, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:00 p.m.

Commissioners Present: Chair Brandon Daniel, Vice Chair Damon Jackson, Secretary Josh Carson, Sekou Harris, John Hamilton, Matthew Furay, and Glen Blanscet.

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

2. Recitation of the Pledge of Allegiance.

3. Election of Officers

Commissioner Hamilton made a motion to nominate Chair Brandon Daniel as Chair. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

Commissioner Hamilton made a motion to nominate Commissioner Damon Jackson as Vice Chair. The motion was seconded by Commissioner Sekou Harris. The motion was carried unanimously by a vote of 7-0.

Commissioner Hamilton made a motion to nominate Commissioner Josh Carson as Secretary. The motion was seconded by Commissioner Sekou Harris. The motion was carried unanimously by a vote of 7-0.

CONSENT AGENDA

- 4a. Consider and act upon the minutes from the October 15, 2024, Planning & Zoning Commission regular meeting.**
- 4b. Consider and act upon a request for a Site Plan for Office Warehouses on Prosper Business Park, Block B, Lots 9-11, on 5.7± acres, located on the northeast corner of Mike Howard Lane and Safety Way. (DEVAPP-23-0138)**
- 4c. Consider and act upon a request for a Final Plat of Prosper Business Park, Block B, Lots 9-11, on 5.7± acres, located on the northeast corner of Mike Howard Lane and Safety Way. (DEVAPP-23-0141)**
- 4d. Consider and act upon a request for a Site Plan for an Amenity Center on Windsong Ranch Phase 6E Addition, Block X, Lot 3, on 1.9± acres, located on the northwest corner of Bridges Drive and Verdin Street. (DEVAPP-24-0018)**

- 4e. Consider and act upon a request for a revised Site Plan of the Silo Park Addition, Block A, Lots 3R1 and 3R2, located on the northeast corner of McKinley Street and Broadway Street. (DEVAPP-24-0104)**
- 4f. Consider and act upon a request for a Replat of Silo Park Addition, Block A, Lots 3R1 and 3R2, located on the northeast corner of McKinley Street and Broadway Street. (DEVAPP-24-0078)**
- 4g. Consider and act upon a request for a Site Plan for a Middle School on Prosper Middle School No. 7 Addition, Block A, Lot 1, on 36.9± acres, located on the west side of Legacy Drive and 1,555± feet north of Prosper Trail. (DEVAPP-24-0102)**
- 4h. Consider and act upon a request for a Final Plat of Prosper Middle School No. 7 Addition, Block A, Lot 1, on 36.9± acres, located on the west side of Legacy Drive and 1,555± feet north of Prosper Trail. (DEVAPP-24-0100)**
- 4i. Consider and act upon a request for a Site Plan of a Town Park in Windsong Ranch, Phase 7B, Block E, Lot 12, on 7.7± acres, located on the northwest corner of Sandhills Lane and Good Hope Road. (DEVAPP-24-0105)**

Commissioner Blanscet made a request to pull Items 4b, 4c, 4d, 4g, and 4h from the Consent Agenda for further review.

Commissioner Hamilton made a motion to approve Items 4a, 4e, 4f, and 4i. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

For Item 4b, Mr. Hill informed the Commissioners that an amendment will be presented at a later date to allow a setback reduction.

Commissioner Blanscet asked if the buildings north of the property have the same setback that is being requested. Mr. Hill responded that the buildings do not have the same setback and that the reason for this request is so the to provide screening from Atmos to the east when driving on Mike Howard Lane.

Commissioner Harris asked why this plan is being approved before the amendment rather than together. Mr. Hill stated that this will be the last phase of the development and that the building permit will be held until the amendment is approved. Mr. Hoover provided further explanation for the timeline and details about the project.

Commissioner Blanscet made a motion to approve Items 4b and 4c. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

For Item 4d, Commissioners expressed concerns and asked questions regarding the parking for the development and the differences to the parking arrangement along Bridges Drive in comparison with Toliver Drive and Verdin Street.

Staff explained that the parking on Bridges Drive is different from Toliver Drive and Verdin Street due to it being a wider road. The parking has been approved by Engineering and Fire Staff. There is currently no set parking ratio for this use, but staff wanted as much parking as possible. Parking is permitted along public streets.

Commissioner Blanscet made a motion to approve Item 4d. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

For Item 4g, Commissioners and Staff discussed the type of screening placed between schools and residential development. Staff explained that typically, a living screen is applied between a public school and a residential development.

Commissioner Jackson made a motion to approve Item 4g and 4h. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

- 5. Conduct a Public Hearing and consider and act upon a request to rezone 20.1± acres on Collin County School Land Survey 12, Abstract 147, Tracts 8 & 10 from Agricultural and Commercial Corridor to Planned Development–Commercial Corridor, located on the northwest corner of Dallas Parkway and First Street. (ZONE-24-0007)**

Mr. Hill explained that this item was tabled at the previous Planning & Zoning Commission meeting and Town Staff is requesting Item 5 to be tabled indefinitely to allow additional time for the applicant to finalize their request.

Chair Daniel removed the item from the table and closed the public hearing for Agenda Item 5. Commissioner Hamilton made a motion to table item 5 indefinitely. Commissioner Harris seconded the motion. The motion was carried unanimously by a vote of 7-0.

- 6. Conduct a Public Hearing and consider and act upon a request to rezone 120.5± acres on Collin County School Land Survey 12, Abstract 147, Tract 45 from Planned 2 Page 3 of 3 Development-44 (Single Family & Retail) to a Planned Development with Single Family and Retail uses, located on the southeast corner of Legacy Drive and Frontier Parkway. (ZONE-24-0013)**

Mr. Hill presented the case, detailing the additions and revisions being made from the existing Planned Development-44 to create a new Planned Development.

Chair Daniel removed the item from the table.

Commissioner Jackson asked questions and clarifications regarding lot sizes and whether the lots would be considered high density. Mr. Hill explained that while the lot sizes are smaller those identified for Medium Density areas per the Comprehensive Plan, the total density is within the recommend allowance for Medium Density.

Commissioner Blanscet asked if there would be any residential or commercial changes with the architectural standards from Planned Development-44. Mr. Hill as well as Mr. Hoover explained that the current architectural standards in Planned Development-44 cannot be enforced. These standards cannot be enforced until the new Planned Development is created.

Chair Daniel opened the public hearing.

Clint Richardson presented the proposed development on behalf of the applicant. Items that were discussed between the applicant and Commissioners included the allocation of certain lots to have porches, lot sizes, density and home sizes.

Chair Daniel closed the public hearing.

Commissioner Hamilton stated he was in favor of the proposal and proposed changes.

Commissioner Harris expressed that minimum requirements are important to maintain; however he is in support of moving forward. He expressed concerns about the commercial component.

Commissioner Carson stated he is not in favor of the residential component that is being proposed. He expressed support for the commercial component.

Commissioner Jackson stated he echoes the sentiments of Commissioner Harris and Commissioner Carson and is not in favor of larger homes with less space and is not in favor of the proposal.

Commissioner Blanscet stated he was in favor of the proposal and proposed changes.

Commissioner Furay stated he was not against the proposal but asked Town Staff if this proposal needs to be tabled so the changes can be made by the developer and presented to the Commission at a later time. Mr. Hill informed Commissioner Furay that the changes can be made through the motion.

Chair Daniel stated he was in favor of the changes that have been presented.

Commissioner Blanscet made a motion to approve Item 6 subject to the following changes:

- Type C lots will be added at a minimum of 12,000 square feet and minimum number of 40 lots.
- The maximum number of Type A lots will be 150.
- The maximum lot coverage will be modified from 45% to 50%.
- The description of the wall being built between the commercial and residential developments will be placed by the first development to be built.
- The minimum number of Type B lots will be removed.

Commissioner Hamilton seconded the motion. The motion was carried by a vote of 4-3 with Commissioner Harris, Commissioner Carson, and Commissioner Jackson in opposition.

7. Conduct a Public Hearing and consider and act upon a request to rezone 5.7± acres on George Horn Survey, Abstract 412, Tract 2 from Agricultural to Planned Development–Retail, located on the west side of Custer Road and 470± feet south of Frontier Drive. (ZONE-24-0017)

Mr. Hill presented the item and informed the Commissioners that two letters of opposition were received.

The Commissioners and Staff discussed the types of retail allowed on the north side of the development, the type of screening required adjacent to the surrounding residential uses, and the objection submitted by Rhea's Mill Baptist Church.

Chair Daniel opened the public hearing.

Mr. Oelfke, the applicant, presented the proposal and answered questions from the Commission. He indicated that the use is a private school for four- and five-year-olds that would be open during the week only. There would be 64 students and 10 staff members. Mr. Oelfke explained that there will be no all-parent events. Pick-up and drop-off was discussed, and it would take 15-20 minutes. The hours of operation will be between 8:30 a.m. and 2:30 p.m. with pick up and drop off times before and after these times. It would not conflict with the day care drop off and pick up times with the day care at the church to the south. Mr. Oelfke explained they will abide by the Town's requirements regarding animals on the property.

There was discussion regarding the type of screening between this property and adjacent properties. Staff recommended a living screen on the property proposed to be developed for the school. There are a considerable number of existing trees on the site. It was discussed whether a solid living screen is needed. Mr. Hoover explained that the living screen will not be a requirement if the Commissioners modified the requirement.

Chair Daniel closed the public hearing.

Commissioner Harris made a motion to approve Item 7. Commissioner Furay seconded the motion. The motion was carried by a vote of 6-1 with Commissioner Hamilton in opposition of the living screen and not the development.

Chair Daniel requested that Staff review the screening requirements more so that they can be addressed at the Town Council meeting.

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

Mr. Hill informed the Commissioners of past Town Council actions and upcoming cases for Planning & Zoning Commission consideration. Commissioners and Staff discussed procedures for the work sessions and regular meetings.

Commissioner Carson stated he will not be present at the November 19, 2024, meeting.

Commissioner Hamilton requested that a dialogue be made about living screens as well as parking for pickleball courts.

Commissioner Harris made a motion to adjourn the meeting. The motion was seconded by commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

Adjourn.

The meeting was adjourned at 8:33 p.m.

Trey Ramon, Planning Technician

Josh Carson, Secretary



PLANNING

To: Planning & Zoning Commission **Item No. 3b**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Site Plan for Hunter Gateway Centre, Block A, Lot 1
Meeting: November 19, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for a Car Wash on Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0008)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-2 (Corridor District).

Conformance:

The Site Plan conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The Site Plan consists of a 4,997 square foot car wash and associated vacuum bays.

Access:

Access is provided from Richland Boulevard and US 380 (University Drive) through cross access easements as provided for by current development regulations.

Landscaping, Open Space, and Screening:

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

Companion Item:

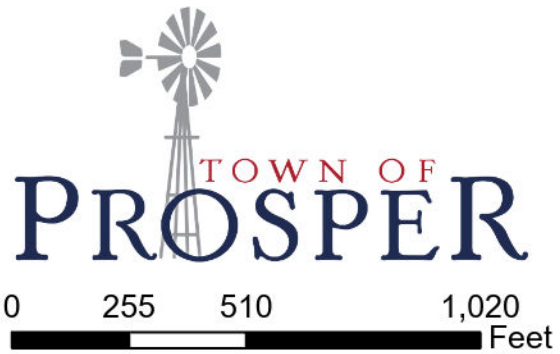
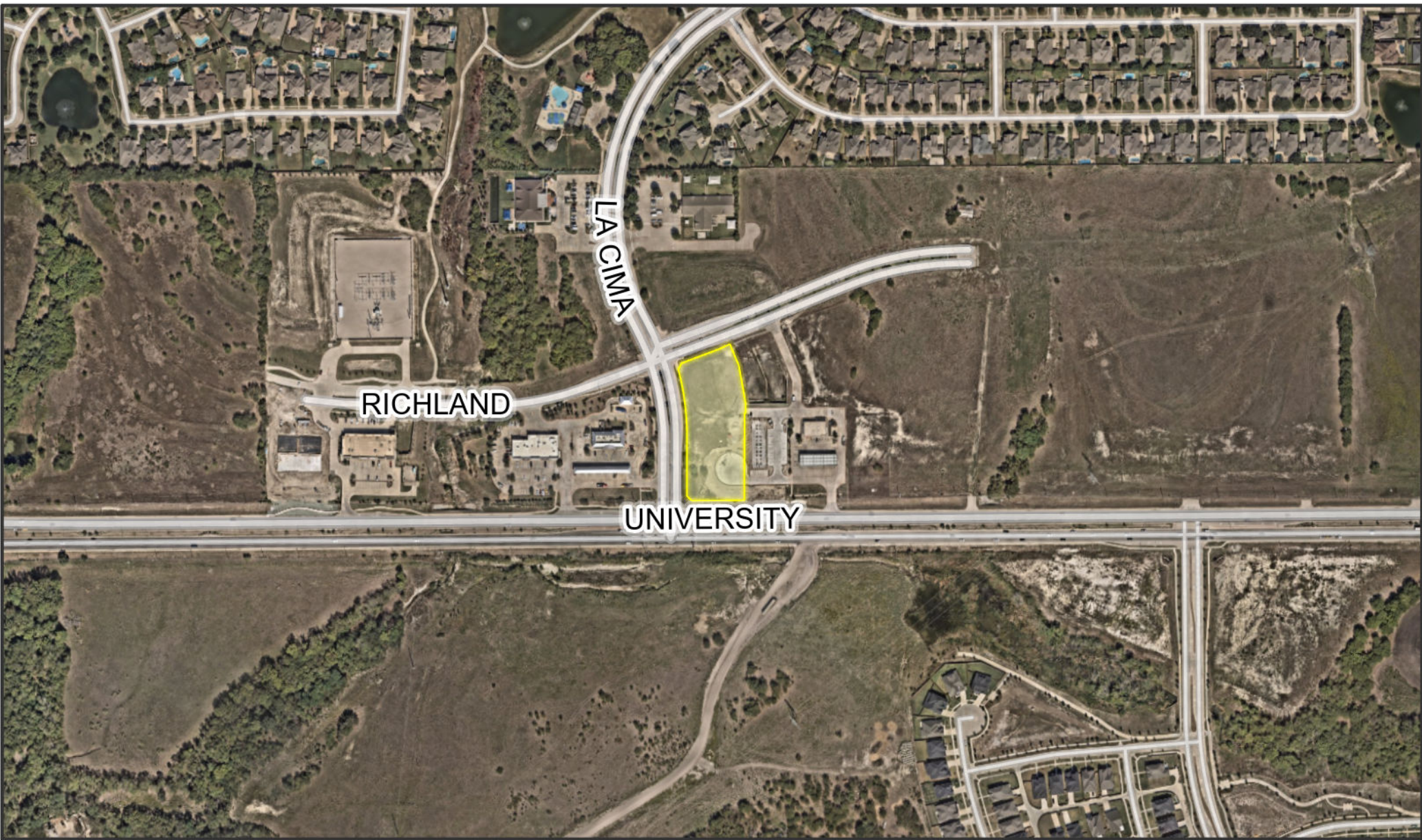
As a companion item, the Final Plat (DEVAPP-23-0012) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.

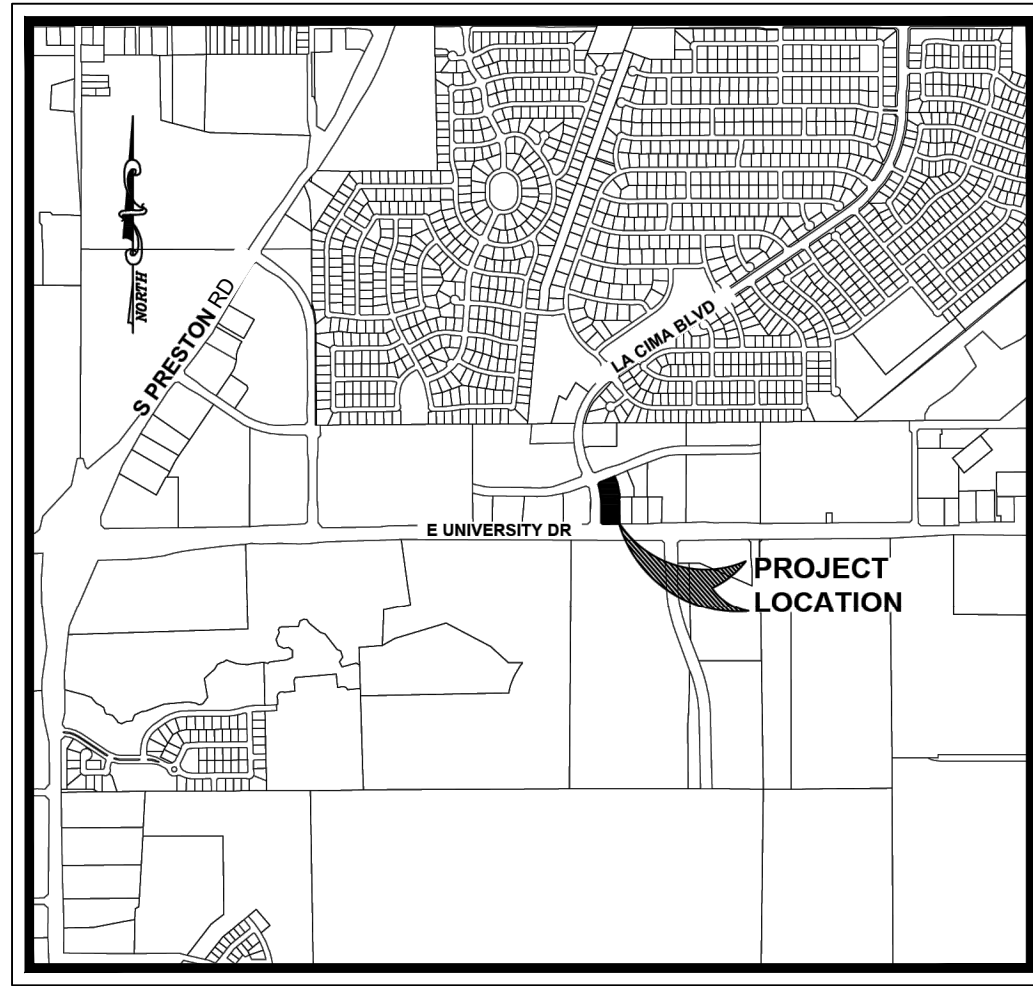


This map for illustration purposes only

DEVAPP-23-0008

Club Car Wash

Site Plan



VICINITY MAP
N.T.S.

SITE DATA SUMMARY	
ZONING	PD-2 (CORRIDOR DISTRICT)
PROPOSED USE	CARWASH
LOT AREA	2.04 ACRES (88,645 SF.)
BUILDING AREA	4,997 SF.
BUILDING HEIGHT	28'-10 1/2" FT.
NUMBER OF STORIES	1
LOT COVERAGE	5.64%
FLOOR AREA RATIO	0.056:1
TOTAL PARKING REQUIRED	10 (1 SPACE PER 500 SF.)
TOTAL PARKING PROVIDED	10
HANDICAP PARKING REQUIRED	1 (1 VAN)
TOTAL VACUUM SERVICE AREA PARKING PROVIDED	23 (1 HANDICAP INCLUDED)
INTERIOR LANDSCAPING REQUIRED	15 SF PER PARKING SPACE 10 SPACES = 150 SF
INTERIOR LANDSCAPING PROVIDED	4,459.43 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	50,185.01 SF
OPEN SPACE REQUIRED	7% (6,205 SF)
OPEN SPACE PROVIDED	14.5% (12,877 SF)

TOWN OF PROSPER SITE PLAN NOTES:

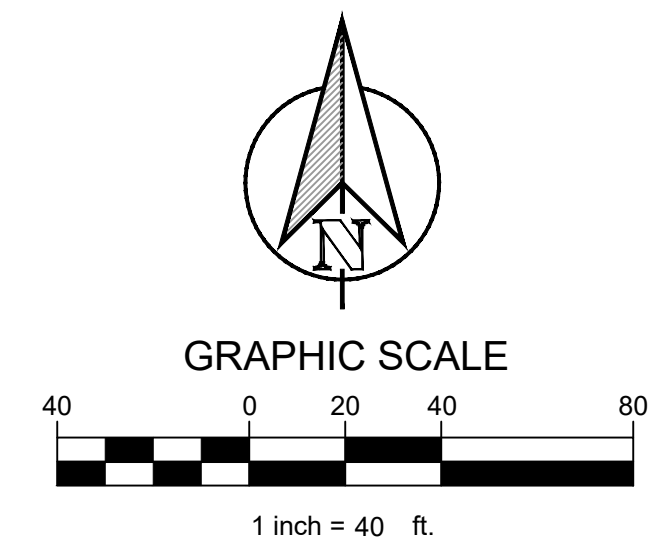
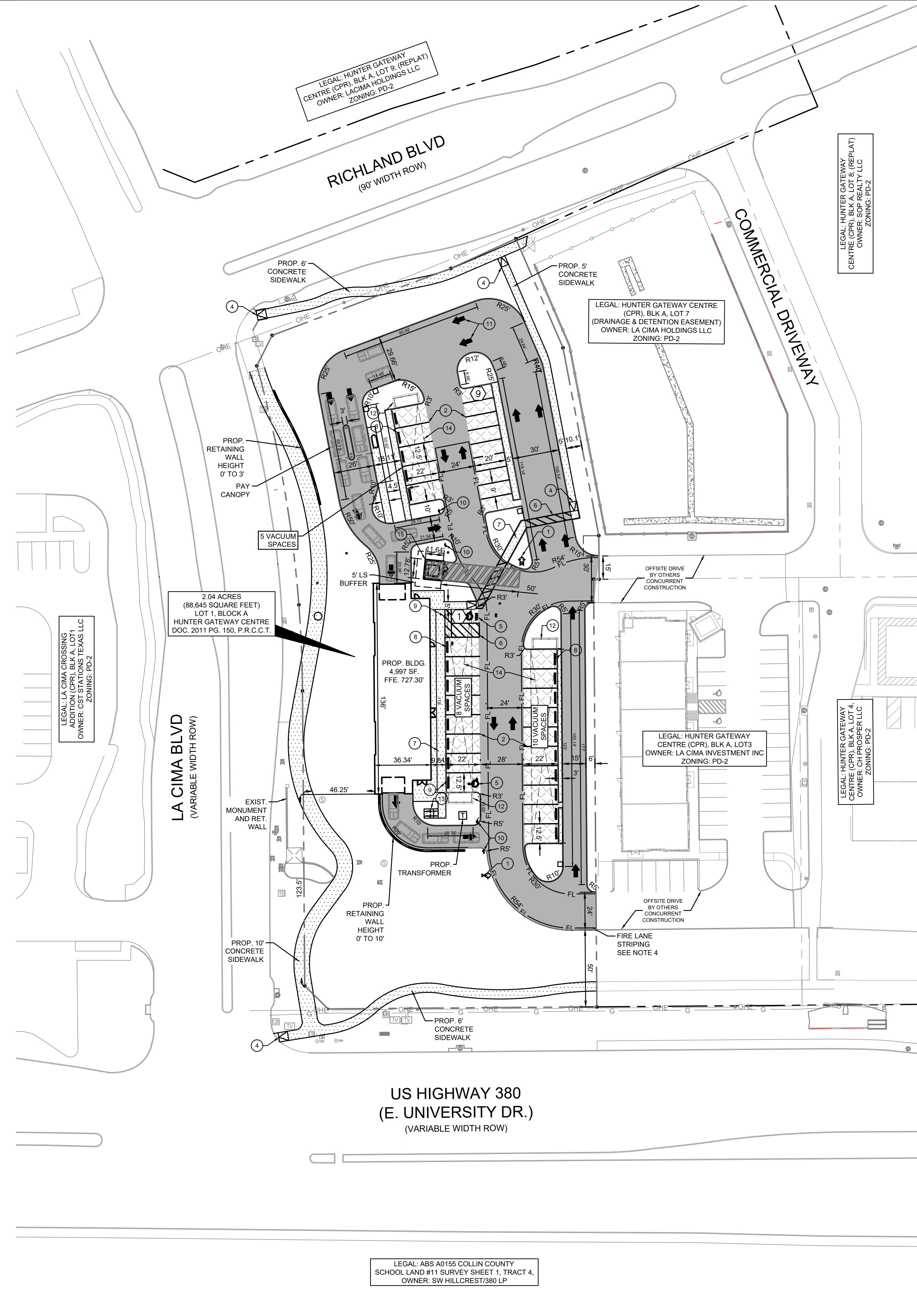
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
- HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
- ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE 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. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN IS 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 BENCHMARKS

BENCHMARK #1
RIM OF STORM SEWER MANHOLE
LOCATED ON RECESSED CURB INLET ON THE
CORNER OF LA CIMA BLVD. & RICHLAND BLVD.
ELEVATION = 718.28'
BENCHMARK #2
RIM OF STORM SEWER MANHOLE LOCATED ON
RECESSED CURB INLET ON THE EASTERLY
SIDE OF LA CIMA BLVD., ELEVATION = 712.16'

CITY BENCHMARKS

BENCHMARK #4
BRONZE DISK STAMPED "TOWN OF PROSPER
SURVEY MONUMENT" LOCATED ON THE
NORTHWEST CORNER OF A CURB INLET LYING
ON THE WEST SIDE OF S. MAIN STREET ±30'
SOUTH OF THE INTERSECTION OF S. MAIN
STREET AND W. 3D STREET.
ELEVATION = 666.47'



LEGEND	
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT

CONSTRUCTION SCHEDULE	
1	PROPOSED FIRE HYDRANT PER CITY STANDARDS
2	4" PARKING STALL STRIPING COLOR: WHITE W/ SHARK GRIP (TYP)
3	CURB & GUTTER, SEE DETAIL SHEET
4	PROPOSED PEDESTRIAN RAMP, SEE DETAIL SHEET
5	HANDICAP SYMBOL W/ SHARK GRIP
6	PAVEMENT STRIPING (TYPICAL)
7	PROPOSED SIDEWALK, SEE DETAIL SHEET
8	PROPOSED CURB STOP (TYPICAL)
9	PROPOSED HANDICAP SIGN
10	DO NOT ENTER SIGN
11	DIRECTIONAL ARROWS AND LETTERING, WHITE (TYPICAL)
12	VACUUM ENCLOSURE(SEE ARCH PLAN DETAILS)
13	BICYCLE PARKING (SEE ARCH PLAN DETAILS)
14	VACUUM CANOPIES (SEE ARCH PLAN FOR DETAILS)
15	DUMPSTER ENCLOSURE (SEE ARCH PLAN FOR DETAILS)

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. REFER TO ARCHITECTURAL PLANS FOR DUMPSTER AND VACUUM ENCLOSURE
4. FIRE LANE STRIPING SHOWN AS OFFSETS FROM CURB AND EASEMENT FOR CLARITY. IN THE FIELD, CONTRACTOR SHALL PLACE STRIPING IN ACCORDANCE WITH CITY AND IFC STANDARDS.

FLOODPLAIN NOTE
ACCORDING TO MAP NO. 48085C02551, DATED 06/02/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NON-SHADED ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SITE PLAN		
CASE #: DEVAPP-23-0008. HUNTER GATEWAY CENTRE, BLOCK A, LOT 1		
ZONING DESCRIPTION: PD-2-CORRIDOR DISTRICT		
OWNER: CADET 23, LLC. 850 NEW BURTON RD. SUITE 201 DOVER, DE 19904 jbarnes@clubcarwash.com		
CONTACT NAME: JUSTIN BARNES		
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TX 76021 PH: 817.281.0572		
CONTACT NAME: CLAY CRISTY		
SURVEYOR: EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009		
CONTACT NAME: TYLER RANK		
LEGAL DESCRIPTION: LOT 1 AND LOT 6, BLOCK A HUNTER GATEWAY CENTRE		
CITY: PROSPER	STATE: TEXAS	
COUNTY: COLLIN	SURVEY: H. JAMISON	ABSTRACT NO. 480

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1903 CENTRAL DR. SUITE 406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 11/13/2024

**CLUB CARWASH
HUNTERS GATEWAY CENTER
PROSPER, TX**

No.	DATE	REVISION	BY

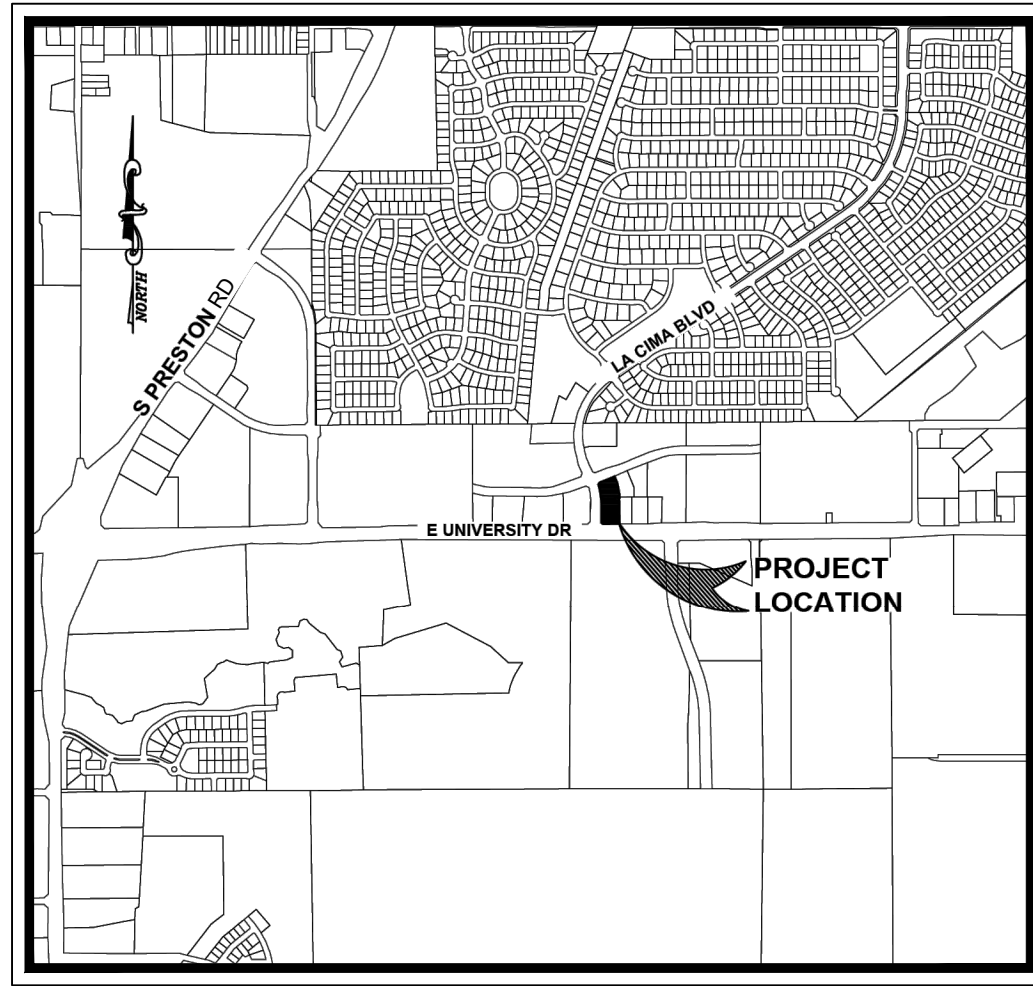
SITE PLAN (1 OF 2)
PAVING & DIMENSIONS

DESIGN: CLC
DRAWN: CLC
CHECKED: CTE
DATE: 11/13/2024

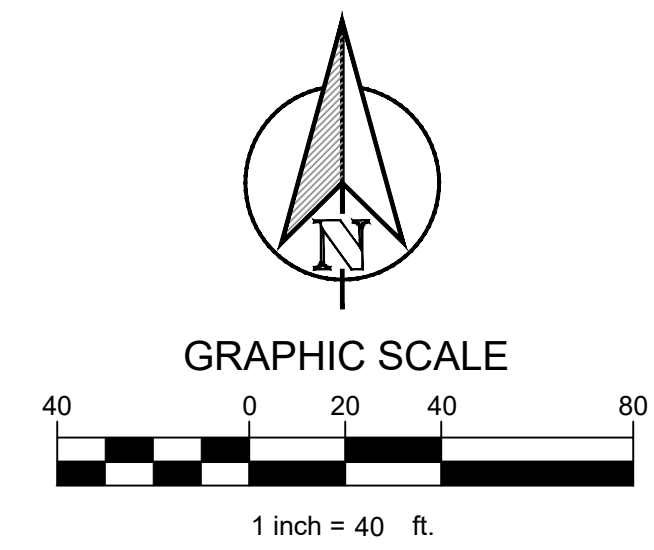
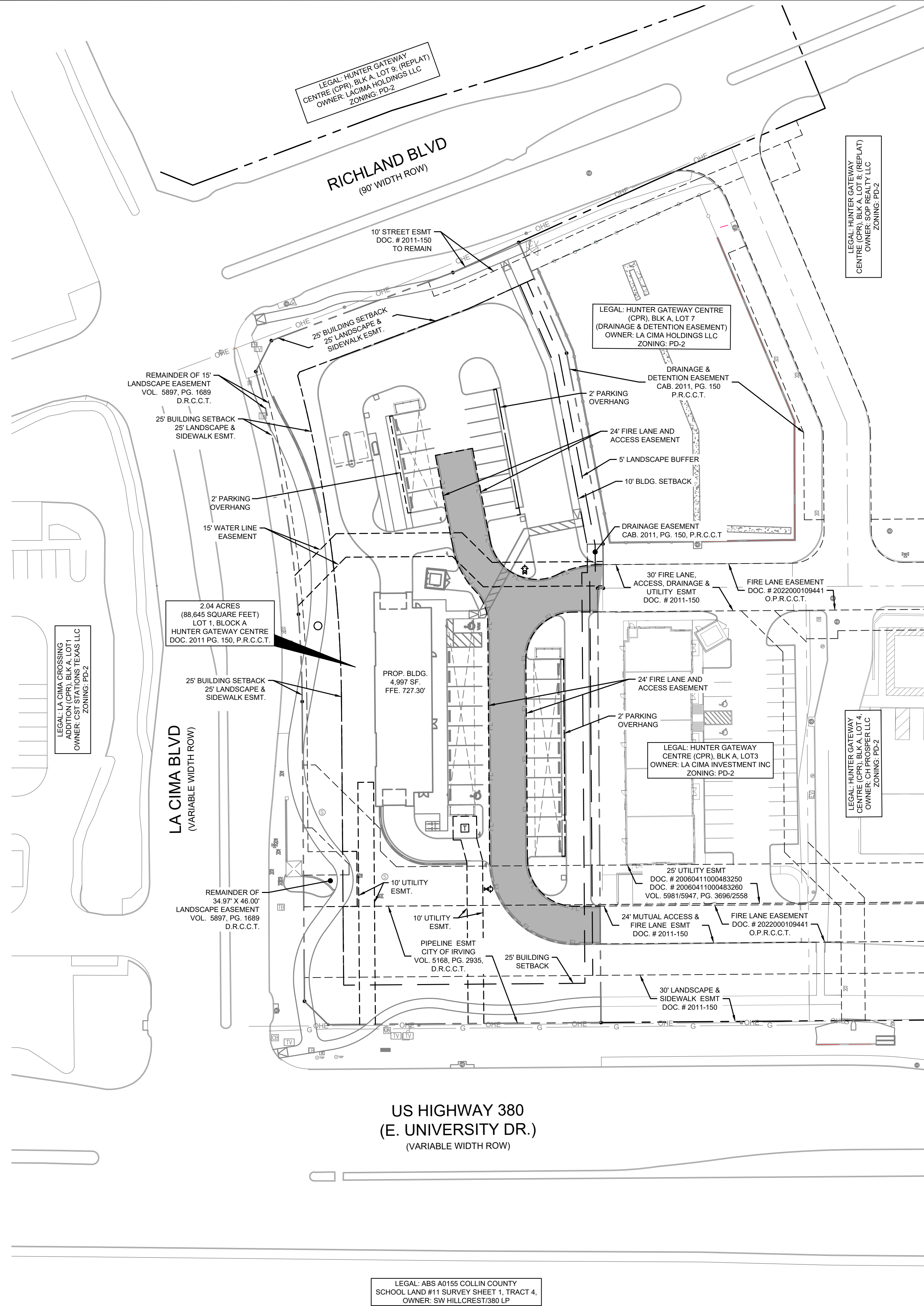
SHEET
SP-1

2023 12





VICINITY MAP
N.T.S.



LEGEND	
	FIRE LANE
	PROPOSED TRANSFORMER

TEXAS REGISTRATION #14199

PHONE: 817.281.0572
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
WWW.CLAYMOORE.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 11/13/2024

**CLUB CARWASH
HUNTERS GATEWAY CENTER
PROSPER, TX**

- TOWN OF PROSPER SITE PLAN NOTES:
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 - ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE 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 IS 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 BENCHMARKS
BENCHMARK #1
RIM OF STORM SEWER MANHOLE
LOCATED ON RECESSED CURB INLET ON THE
CORNER OF LA CIMA BLVD. & RICHLAND BLVD.
ELEVATION = 718.28'
BENCHMARK #2
RIM OF STORM SEWER MANHOLE LOCATED ON
RECESSED CURB INLET ON THE EASTERLY
SIDE OF LA CIMA BLVD., ELEVATION = 712.16'

CITY BENCHMARKS
BENCHMARK #4
BRONZE DISK STAMPED "TOWN OF PROSPER
SURVEY MONUMENT" LOCATED ON THE
NORTHWEST CORNER OF A CURB INLET LYING
ON THE WEST SIDE OF S. MAIN STREET ±30'
SOUTH OF THE INTERSECTION OF S. MAIN
STREET AND W. 3D STREET.
ELEVATION = 666.47'

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DUMPSTER LOCATIONS.
 - REFER TO ARCHITECTURAL PLANS FOR DUMPSTER AND VACUUM ENCLOSURE

FLOODPLAIN NOTE
ACCORDING TO MAP NO. 48085C02551, DATED 06/02/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SITE PLAN		
CASE #: DEVAPP-23-0008. HUNTER GATEWAY CENTRE, BLOCK A, LOT 1		
ZONING DESCRIPTION: PD-2-CORRIDOR DISTRICT		
OWNER: CADET 23, LLC. 850 NEW BURTON RD. SUITE 201 DOVER, DE 19904 jbarnes@clubcarwash.com		
CONTACT NAME: JUSTIN BARNES		
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE 406 BEDFORD, TX 76021 PH: 817.281.0572		
CONTACT NAME: CLAY CRISTY		
SURVEYOR: EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009		
CONTACT NAME: TYLER RANK		
LEGAL DESCRIPTION: LOT 1 AND LOT 6, BLOCK A HUNTER GATEWAY CENTRE		
CITY: PROSPER	STATE: TEXAS	
COUNTY: COLLIN	SURVEY: H. JAMISON	ABSTRACT NO. 480

NO.	DATE	REVISION	BY

**SITE PLAN (2 OF 2)
EASEMENTS & SETBACKS**

DESIGN:	CLC
DRAWN:	CLC
CHECKED:	CLC
DATE:	11/13/2024
SHEET	
SP-1.1	
2023	13

PLOT DATE: CAMERON_EHN_10/31/2024
FILE PATH: Z:\PROJECTS\PROJECTS\2023-082 CLUB CARWASH PROSPER\CADD\SHEETS\SP-1.1 SITE PLAN.DWG





PLANNING

To: Planning & Zoning Commission
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Final Plat of Hunter Gateway Centre, Block A, Lot 1
Meeting: November 19, 2024

Item No. 3c

Agenda Item:

Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0012)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-2 (Corridor District).

Conformance:

The Final Plat conforms to the development standards of Planned Development-2.

Description of Agenda Item:

The purpose of this Final Plat is to combine two lots (Lots 1 and 6) into one lot (Lot 1) and dedicate and abandon easements for the development of a car wash.

Companion Item:

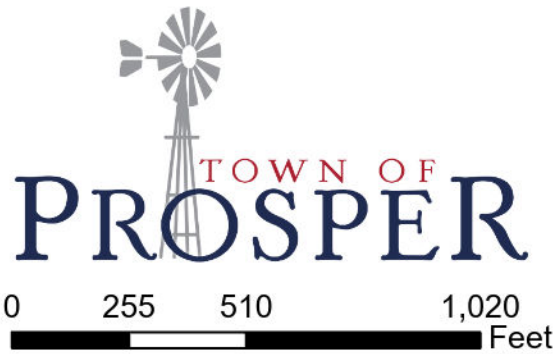
As a companion item, the Site Plan (DEVAPP-23-0008) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.

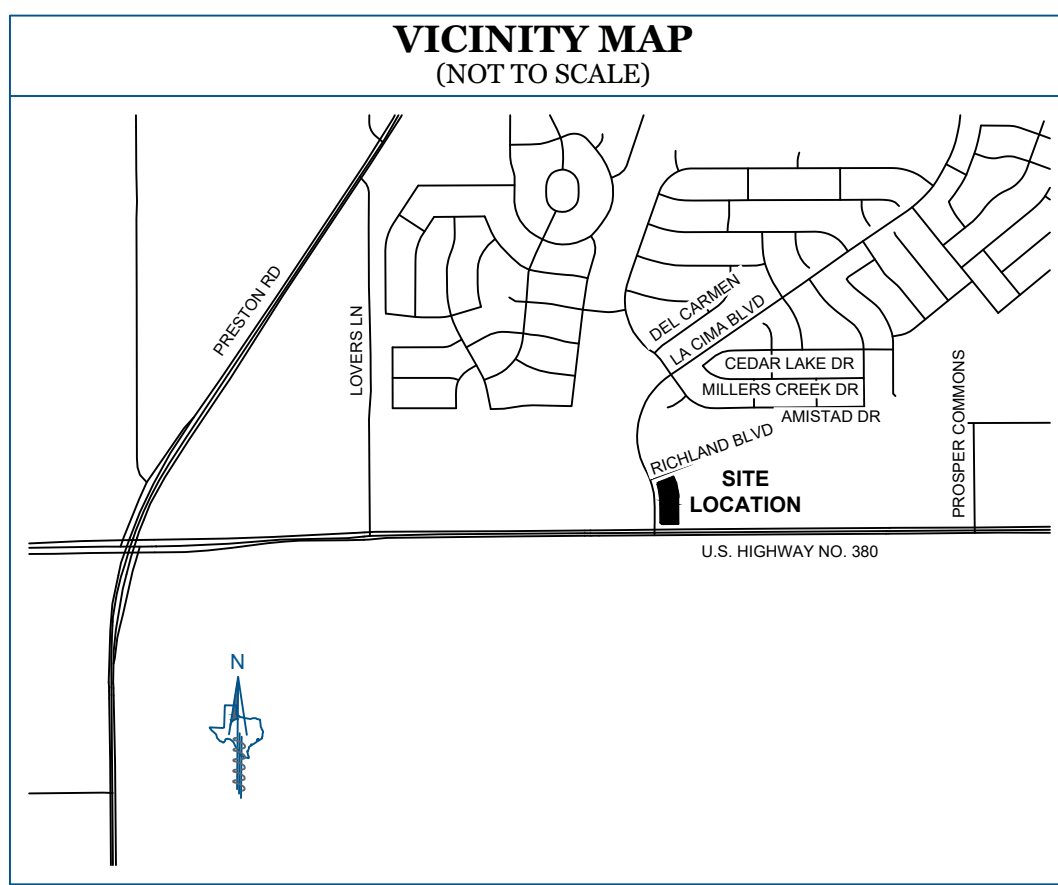


This map for illustration purposes only

DEVAPP-23-0012

Club Car Wash

Final Plat



LEGEND

PG	= PAGE
VOL	= VOLUME
CAB.	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

GENERAL NOTES

- The purpose of this final plat is to combine two (2) lots into one (1) lot and abandon and dedicate easements for development purposes.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48085C0235J. No floodplain exists on this site.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System.
- Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum. (Texas North Central Zone - 4202).
- Landscape Easements shall be exclusive unless otherwise shown on this plat.
- Easements are further shown on page 2.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

Know All Men By These Presents:

That I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this _____ day of _____, 2024.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises, with the right and privilege at all time of the Town of Prosper, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon, and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to Town standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a Replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any "homeowners' association hereafter established for the owners of lots in this subdivision and/or the owner of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the Town of Prosper, as presently in effect or as may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law. This Landscape Easement shall be void of utilities and other elements unless otherwise approved on the plat.

SURVEYOR

Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER

ClayMoore Engineering, Inc.
Contact: Clay Cristy
301 S. Coleman, Suite: 40
Prosper, TX 75078
(817) 281-0572

OWNER

CADET 23, LLC.
Contact: Peter Mavoides, President/CEO
1591 E. Prathersville Road
Columbia, MO 65202
(609) 415-3505

JOB NUMBER	2304.014
DATE	02/08/2024
REVISION	11/13/2024
DRAWN BY	EN/DJJ



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

EASEMENT LABELS

- (A) 30' FIRE LANE, MUTUAL ACCESS, DRAINAGE & UTILITY EASEMENT
VOL. 2011, PG. 150, P.R.C.C.T.
ABANDONED BY THIS PLAT (HATCHED AREA)
- (B) 24' MUTUAL ACCESS & FIRE LANE EASEMENT
VOL. 2011, PG. 150, P.R.C.C.T.
ABANDONED BY THIS PLAT (HATCHED AREA)
- (C) 15' SANITARY SEWER EASEMENT
VOL. 2011, PG. 150, P.R.C.C.T.
ABANDONED BY THIS PLAT
- (D) DRAINAGE EASEMENT
VOL. 2011, PG. 150, P.R.C.C.T.
- (E) CALLED 7,704 SQ. FT.
RECIPROCAL OPERATING AND EASEMENT AGREEMENT
DOC. NO. 2022000109441, O.P.R.C.C.T.
HATCHED AREA ABANDONED BY THIS PLAT
- (F) TEMPORARY TURN-AROUND EASEMENT
DOC. NO. 20211123002395620
ABANDONED BY THIS PLAT
- (G) 15' WATERLINE EASEMENT
DEDICATED BY THIS PLAT
- (H) 30' LANDSCAPE & SIDEWALK EASEMENT
VOL. 2011, PG. 150, P.R.C.C.T.
- (I) 24' FIRE LANE & MUTUAL ACCESS EASEMENT DEDICATED BY THIS PLAT
- (J) UTILITY EASEMENT DEDICATED BY THIS PLAT

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	804.50'	212.40'	15°07'36"	N 08°00'02" W	211.78'
C2	829.50'	209.28'	14°27'19"	S 07°39'54" E	208.72'
C3	30.00'	47.13'	90°00'11"	S 44°33'08" W	42.43'
C4	30.00'	47.12'	89°59'49"	S 45°26'52" E	42.43'
C5	54.00'	84.82'	89°59'49"	N 45°26'52" W	76.37'
C6	30.00'	22.54'	43°03'20"	N 21°58'38" W	22.02'
C7	54.00'	30.82'	32°42'14"	N 27°09'11" W	30.41'
C8	30.00'	55.30'	105°36'47"	S 63°36'27" E	47.80'
C9	60.00'	27.20'	25°58'30"	N 76°34'24" E	26.97'

LINE TABLE	
LINE	BEARING
L1	N 45°26'17" W
L2	N 26°40'29" E
L3	N 65°28'55" E
L4	S 00°26'21" E
L5	S 89°33'39" W
L6	N 00°26'47" W
L7	N 14°51'57" W
L8	S 89°33'13" W
L9	N 00°26'47" W
L10	N 89°33'13" E
L11	S 00°26'47" E
L12	S 14°51'58" E
L13	S 00°26'47" E
L14	N 44°33'13" E
L15	N 89°33'13" E
L16	S 45°26'47" E
L17	N 89°33'13" E
L18	S 89°33'13" W
L19	N 45°26'47" W
L20	S 89°33'13" W
L21	S 44°33'13" W

LINE TABLE	
LINE	BEARING
L22	S 65°28'55" W
L23	S 69°26'52" W
L24	S 26°40'29" W
L25	S 00°26'14" E
L26	N 89°33'39" E
L27	S 00°26'14" E
L28	S 89°33'39" W
L29	S 00°26'14" E
L30	S 89°33'39" W
L31	S 89°33'13" W
L32	S 00°26'58" E
L33	N 89°33'13" E
L34	S 89°33'13" W
L35	N 00°26'57" W
L36	N 10°48'04" W
L37	N 79°11'56" E
L38	S 10°48'04" E
L39	N 89°33'39" E
L40	N 00°26'14" W
L41	N 89°33'02" E
L42	S 00°26'14" E

CERTIFICATE OF APPROVAL

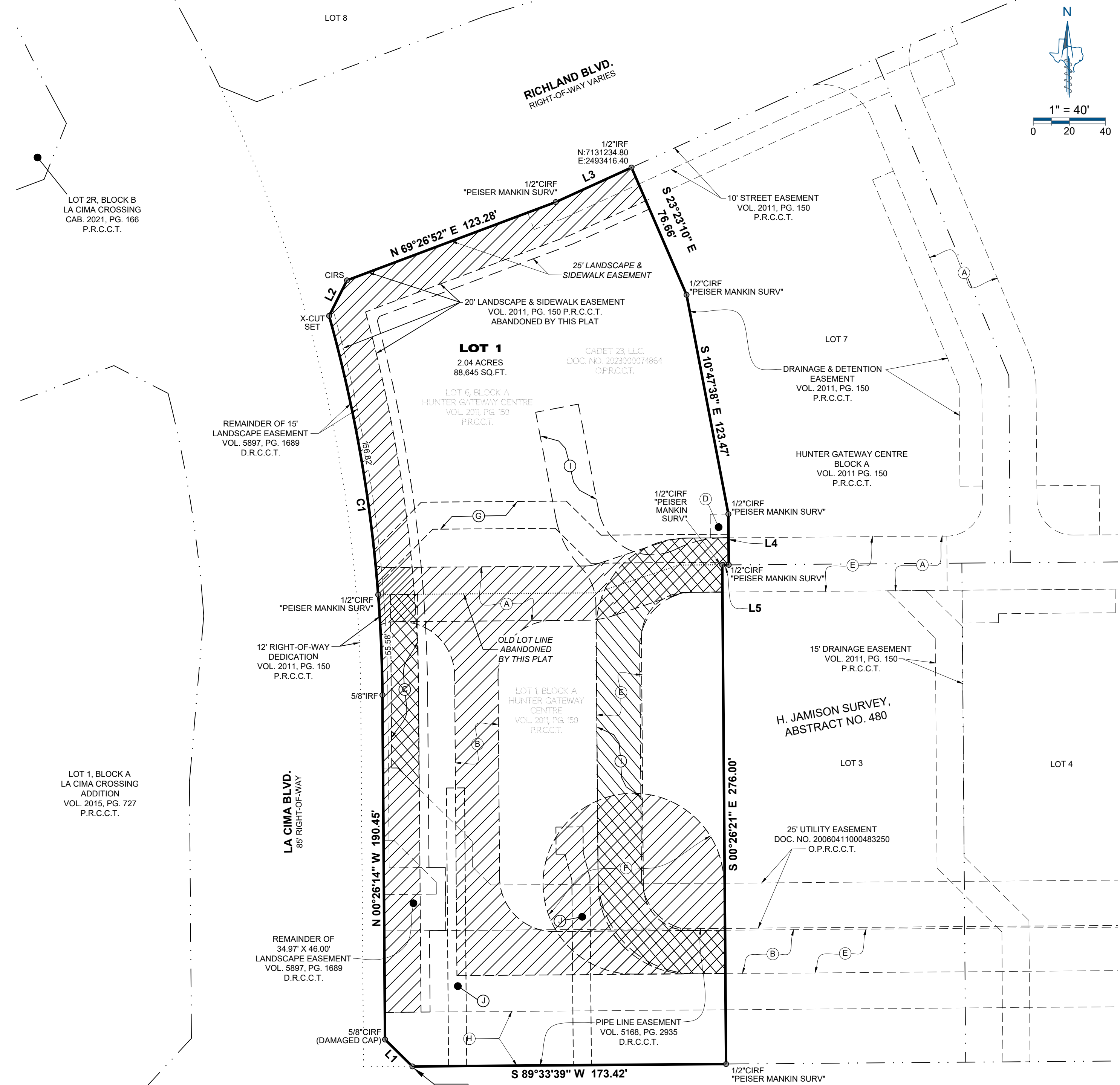
APPROVED on this _____ day of _____, 2024,
by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary _____
Engineering Department _____
Development Services Department _____

CASE NO. DEVAPP-23-0012

**FINAL PLAT
HUNTER GATEWAY
CENTRE
BLOCK A, LOT 1
2.04 ACRES**

A FINAL PLAT OF LOT 1 AND LOT 6, BLOCK A,
HUNTER GATEWAY CENTRE,
RECORDED IN CAB. 2011, PG. 150, P.R.C.C.T.,
H. JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER, COLLIN COUNTY, TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **CADET 23, LLC**, is the owner of a 2.04 acre tract or parcel of land situated in the H. JAMISON SURVEY, ABSTRACT NUMBER 480 in the Town of Prosper, Collin County, Texas, being a tract of land conveyed to CADET 23, LLC by Special Warranty Deed of record in Instrument Number 2023000074864 of the Official Public Records of Collin County, Texas and being all of Lot 1 and Lot 6, Block A, Hunter Gateway Centre, a subdivision of record in Cabinet 2011, Page 150 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod with spinner found at the intersection of the north right-of-way line of U.S. Highway No. 380 (right-of-way varies) and the cut-off line between the north right-of-way line of said U.S. Highway No. 380 and the east line of La Cima Boulevard (right-of-way varies), being a southwest corner of said Lot 1 and the southeast corner of a 12' right-of-way dedication recorded in Cabinet 2011, Page 150;

THENCE, N45°26'17"W, along said cut-off line, a distance of 21.21 feet to a 5/8" iron rod with a yellow plastic cap (damaged) at the intersection of said cut-off line and the east right-of-way line of said La Cima Boulevard, being a southwest corner of said Lot 1;

THENCE, along the east right-of-way line of said La Cima Boulevard, being the common west line of said Lot 1 and said Lot 6, the following two (2) courses and distances:

- N00°28'14"W, a distance of 190.45 feet to a 5/8" iron rod found at the beginning of a tangent curve to the left;
- In a northwesterly direction and along said tangent curve to the left, having a radius of 804.50 feet, a chord bearing of N08°00'02"W, a chord length of 211.78 feet, a delta angle of 15°07'36", an arc length of 212.40 feet to an X-cut set at the intersection of the east right-of-way line of said La Cima Boulevard and a cut-off line between the east right-of-way line of La Cima Boulevard and the south right-of-way line of Richland Boulevard (right-of-way varies), being a northwest corner of said Lot 6;

THENCE, N26°40'29"E, along said cut-off line, a distance of 22.02 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of said cut-off line and the south right-of-way line of said Richland Boulevard, being a northwest corner of said Lot 6;

THENCE, along the south right-of-way line of said Richland Boulevard, being the north line of said Lot 6, the following two (2) courses and distances:

- N69°26'52"E, a distance of 123.28 feet to a 1/2" iron rod found with red plastic cap stamped "PEISER MANKIN SURV" found, being the north corner of said Lot 6;
- N65°28'55"E, a distance of 46.00 feet to a 1/2" iron rod found, being the northwest corner of Lot 7, Block A of said Hunter Gateway Centre and the northeast corner of said Lot 6;

THENCE, along the west line of said Lot 7, being the common east line of said Lot 6, the following three (3) courses and distances:

- S23°23'10"E, a distance of 76.66 feet to a 1/2" iron rod with red plastic cap stamped "PEISER MANKIN SURV" found;
- S10°47'38"E, a distance of 123.47 feet to a 1/2" iron rod with red plastic cap stamped "PEISER MANKIN SURV" found;
- S00°26'21"E, a distance of 28.09 feet to a 1/2" iron rod with red plastic cap stamped "PEISER MANKIN SURV" found in the north line of Lot 3, Block A of said Gateway Centre, being the southwest corner of said Lot 7 and the southeast corner of said Lot 6;

THENCE, S89°33'39"W, along the north line of said Lot 3, being the common south line of said Lot 6, a distance of 3.59 feet to a 1/2" iron rod with red plastic cap stamped "PEISER MANKIN SURV" found, being the northwest corner of said Lot 3 and the northeast corner of said Lot 1;

THENCE, S00°26'21"E, along the west line of said Lot 3, being the common east line of said Lot 1, a distance of 276.00 feet to a 1/2" iron rod with red plastic cap stamped "PEISER MANKIN SURV" found in the north right-of-way line of said U.S. Highway No. 380, being the southwest corner of said Lot 3 and the southeast corner of said Lot 1;

THENCE, S89°33'39"W, along the north right-of-way line of said U.S. Highway No. 380, being the common south line of said Lot 1, a distance of 173.42 feet to the **POINT OF BEGINNING**, containing 2.04 acres or 88,645 square feet, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **CADET 23, LLC**, does hereby adopt this plat, designating herein described property as **HUNTER GATEWAY CENTRE, BLOCK A, LOT 1**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon, **CADET 23, LLC**, does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
- The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements in approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall, at all times, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas

WITNESS, my hand, this _____ day of _____, 2024.

BY: _____
Peter Mavoides, President and CEO

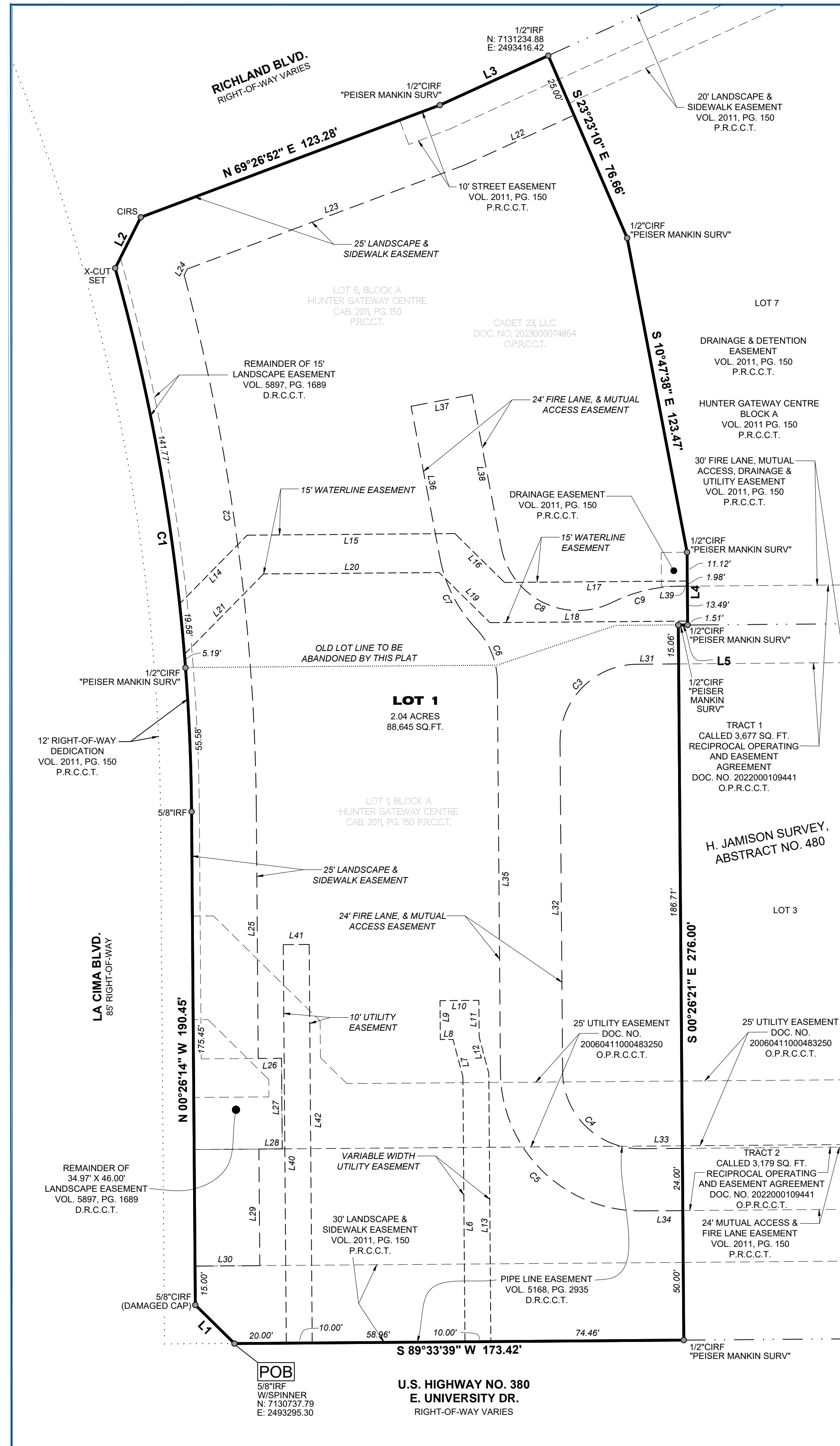
STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Peter Mavoides, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

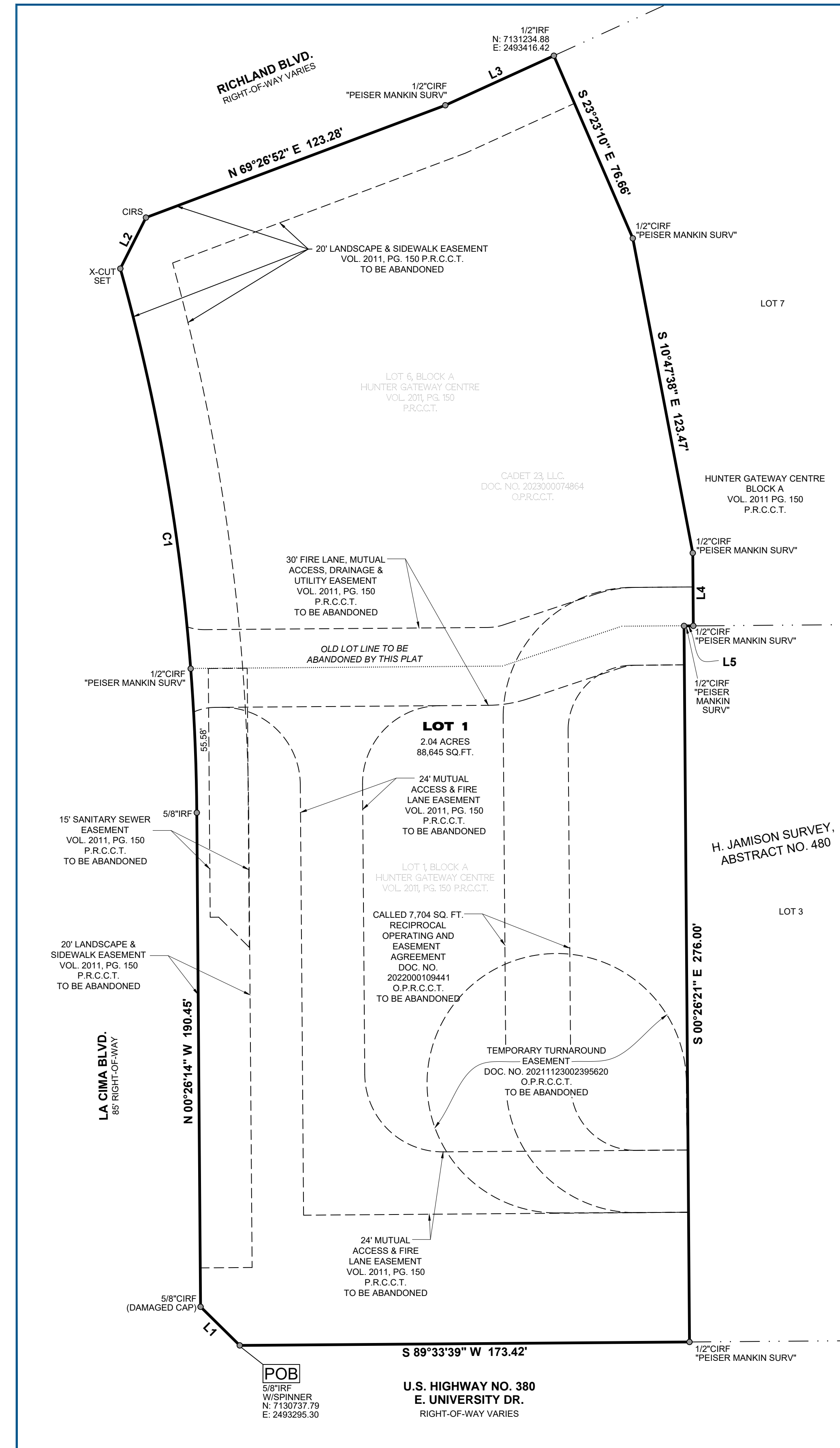
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

**PROPOSED EASEMENTS TO BE DEDICATED BY THIS PLAT
& EXISTING EASEMENTS TO REMAIN**



EXISTING EASEMENTS TO BE ABANDONED

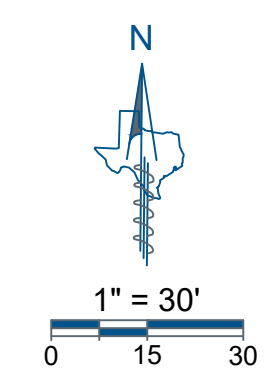


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SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
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ENGINEER
ClayMoore Engineering, Inc.
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(817) 281-0572

OWNER
CADET 23, LLC
Contact: Peter Mavoides, President/CEO
1591 E. Prathersville Road
Columbia, MO 65202
(609) 415-3505



CASE NO. DEVAPP-23-0012

**FINAL PLAT
HUNTER GATEWAY
CENTRE
BLOCK A, LOT 1
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TOWN OF PROSPER, COLLIN COUNTY, TEXAS

JOB NUMBER
2304.014
DATE
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REVISION
11/13/2024
DRAWN BY
EN/DJJ

Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177



PLANNING

To: Planning & Zoning Commission **Item No. 3d**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Gates of Prosper, Block B, Lots 5-7
Meeting: November 19, 2024

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Restaurant and Restaurant/Retail Buildings on Gates of Prosper, Phase 3, Block B, Lots 5-7, on 5.7± acres, located on the east side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0068)

Future Land Use Plan:

The Future Land Use Plan designates this area as Town Center.

Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-67.

Description of Agenda Item:

The Preliminary Site Plan consists of three buildings on three lots, totaling 26,228 square feet. The uses and sizes of the buildings are shown for each lot below:

- Lot 5: Restaurant/Retail Building – 9,081 SF
- Lot 6: Restaurant/Retail Building – 8,883 SF
- Lot 7: Restaurant Building – 8,264 SF

Access:

Access is provided from Preston Road.

Landscaping, Open Space, and Screening:

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

Companion Item:

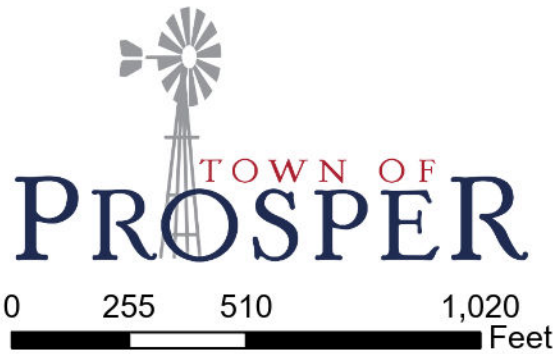
As a companion item, the Revised Conveyance Plat (DEVAPP-24-0209) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.



DEVAPP-24-0068
 Gates of Prosper, Phase 3
 Block B, Lots 5-7
 Preliminary Site Plan

This map for illustration purposes only

LEGEND

FL	EXISTING FIRE LANE	FH	FIRE HYDRANT
FL	PROPOSED FIRE LANE	FDC	FIRE DEPARTMENT CONNECTION
FL	PROPOSED BUILDING	S	SANITARY SEWER MANHOLE
	PROPOSED CONTOUR - MAJOR	T	TRANSFORMER PAD
	PROPOSED CONTOUR - MINOR		CURB INLET
	EXISTING CONTOUR - MAJOR		GRATE INLET
	EXISTING CONTOUR - MINOR		JUNCTION BOX OR WYE INLET
	BARRIER FREE RAMP (BFR)		HEADWALL
	ACCESSIBLE PARKING SYMBOL	TYP	TYPICAL
WM	WATER METER (AND VAULT)	SSE	SANITARY SEWER EASEMENT
JB	JUNCTION BOX	WE	WATER EASEMENT
MH	MANHOLE	DE	DRAINAGE EASEMENT
		BFR	BARRIER FREE RAMP
		BL	BUILDING LINE/SETBACK
		CI	CURB INLET
		GI	GRATE INLET
		WI	WYE INLET
		EX	EXISTING
		PROP.	PROPOSED

**SITE DATA SUMMARY TABLE
BLOCK B, LOT 5**

ZONING/PROPOSED USE	RESTAURANT/RETAIL	PD-67
LOT AREA/ SQ. FT. AND AC	72,957.11 SF: 1.67AC	
BUILDING AREA (gross square footage)	9,081 GSF	
	(4540 RETAIL; 4541 REST)	
	ADDITIONAL 860 SF PATIO	
BUILDING HEIGHT	40' 1 (STORY)	
MAX HEIGHT = 40'		
LOT COVERAGE	12.5%	
FLOOR AREA RATIO (for non-residential zoning)	.12:1	
TOTAL PARKING REQUIRED	70 SPACES	
RESTAURANT(100)= 46 SP		
RETAIL(250)=19 SP		
PATIO(200)= 5 SP		
TOTAL PARKING PROVIDED	73 SURFACE SPACES	
TOTAL HANDICAP REQUIRED	3 SPACES	
TOTAL HANDICAP PROVIDED	4 SPACES	
INTERIOR LANDSCAPING REQUIRED	1,125 SQ. FT.	
INTERIOR LANDSCAPING PROVIDED	2,888 SQ. FT.	
IMPERVIOUS SURFACE	41,102 SQ. FT.	
USABLE OPEN SPACE REQUIRED	5,107 SQ. FT. (7%)	
USABLE OPEN SPACE PROVIDED	6,066 SQ. FT. (8.3%)	

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

**SITE DATA SUMMARY TABLE
BLOCK B, LOT 6**

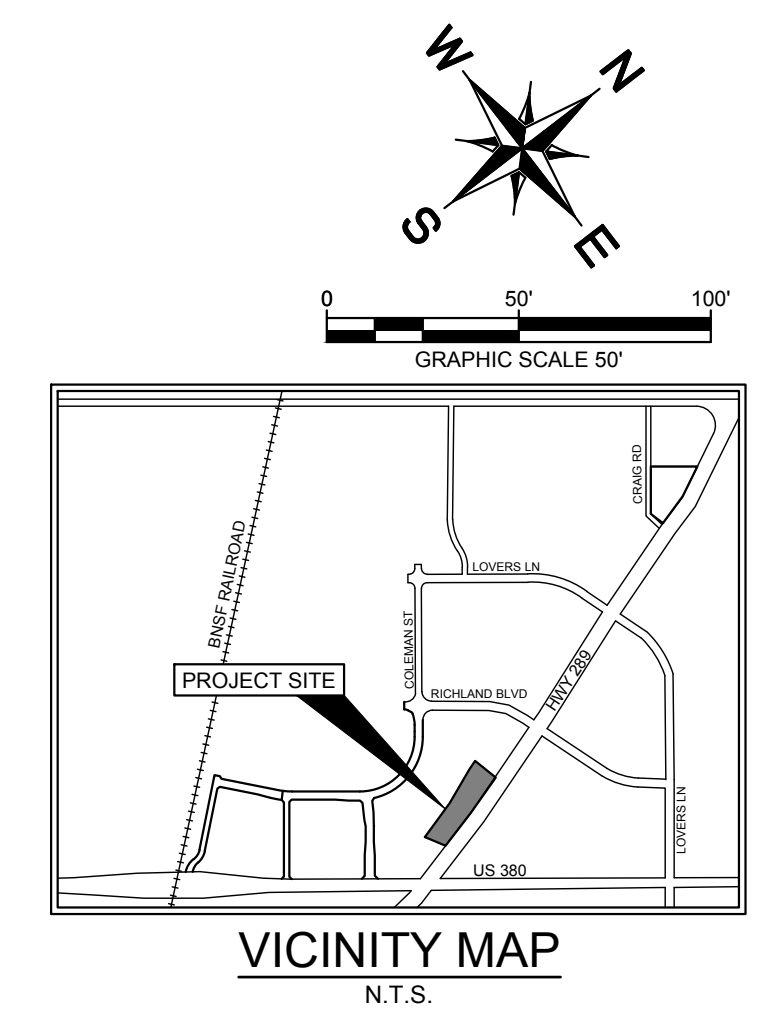
ZONING/PROPOSED USE	RESTAURANT/RETAIL	PD-67
LOT AREA/ SQ. FT. AND AC	85,398.96 SF: 1.96AC	
BUILDING AREA (gross square footage)	8,883 GSF	
	(4441 RETAIL; 4442 REST)	
	ADDITIONAL 550 SF PATIO	
BUILDING HEIGHT	40' 1 (STORY)	
MAX HEIGHT = 40'		
LOT COVERAGE	10.4%	
FLOOR AREA RATIO (for non-residential zoning)	.11:1	
TOTAL PARKING REQUIRED	66 SPACES	
RESTAURANT(100)= 45 SP		
RETAIL(250)=19 SP		
PATIO(200)= 3 SP		
TOTAL PARKING PROVIDED	100 SURFACE SPACES	
TOTAL HANDICAP REQUIRED	5 SPACES	
TOTAL HANDICAP PROVIDED	5 SPACES	
INTERIOR LANDSCAPING REQUIRED	1,560 SQ. FT.	
INTERIOR LANDSCAPING PROVIDED	2,840 SQ. FT.	
IMPERVIOUS SURFACE	50,647 SQ. FT.	
USABLE OPEN SPACE REQUIRED	5,977 SQ. FT. (7%)	
USABLE OPEN SPACE PROVIDED	6,689 SQ. FT. (7.8%)	

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

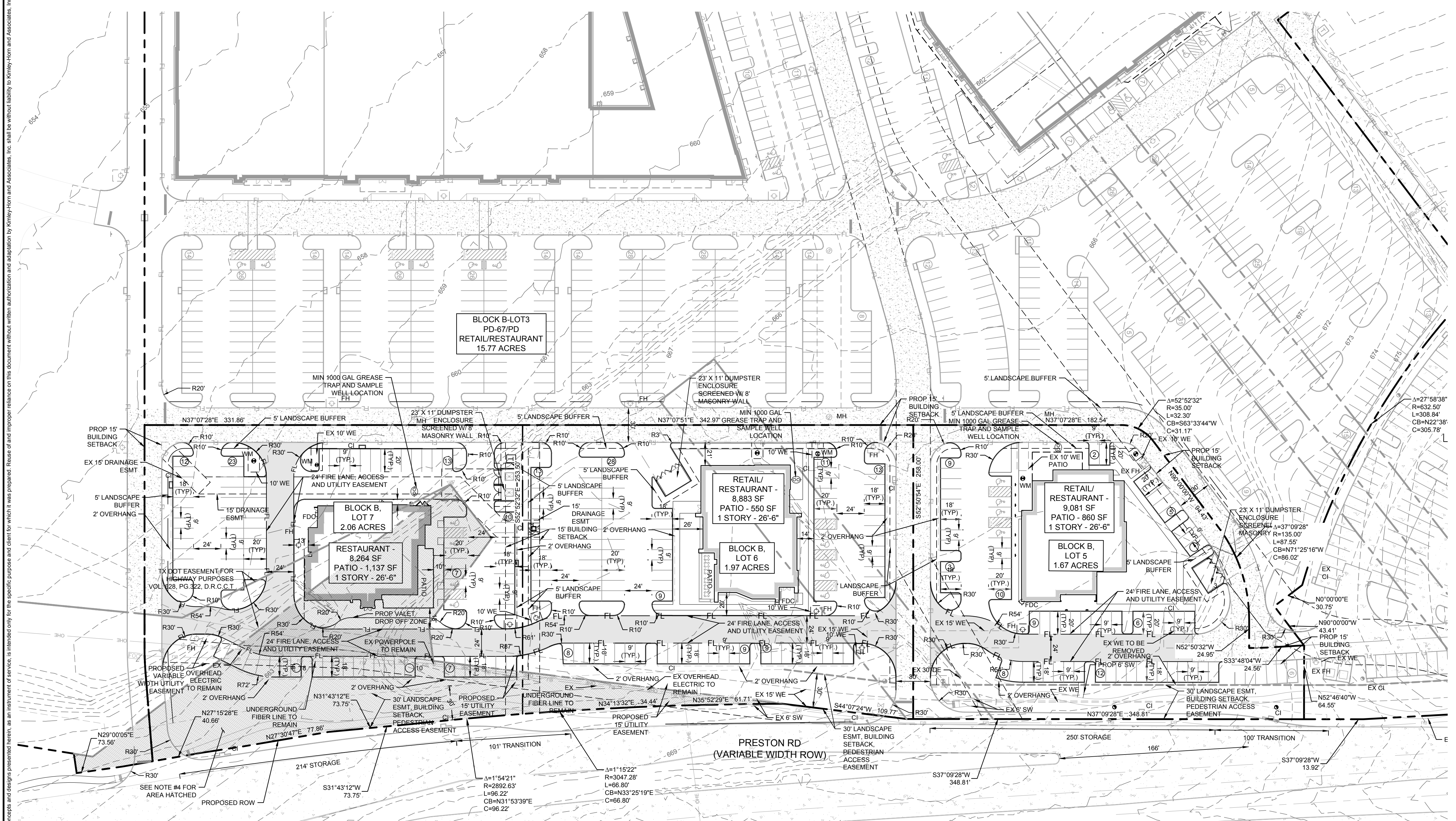
**SITE DATA SUMMARY TABLE
BLOCK B, LOT 7**

ZONING/PROPOSED USE	RESTAURANT	PD-67
LOT AREA/ SQ. FT. AND AC	89,898 SF: 2.06 AC	
BUILDING AREA (gross square footage)	8,264 GSF	
	ADDITIONAL 1,137 SF PATIO	
BUILDING HEIGHT (number of stories)	27'-11" 1 (STORY)	
MAX HEIGHT = 40'		
LOT COVERAGE	9.19%	
FLOOR AREA RATIO (for non-residential zoning)	.09:1	
TOTAL PARKING REQUIRED (RESTAURANT/100)=83 SP (PATIO/200)=6 SP	89 SPACES	
TOTAL PARKING PROVIDED	90 SURFACE SPACES	
TOTAL HANDICAP REQUIRED	4 SPACES	
TOTAL HANDICAP PROVIDED	4 SPACES	
INTERIOR LANDSCAPING REQUIRED	1,350 SQ. FT.	
INTERIOR LANDSCAPING PROVIDED	2,954 SQ. FT.	
IMPERVIOUS SURFACE	50,647 SQ. FT.	
USABLE OPEN SPACE REQUIRED	6,293 SQ. FT. (7%)	
USABLE OPEN SPACE PROVIDED	6,783 SQ. FT. (7.5%)	

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS



NOTE:
 1. ALL OPEN SPACE AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN PD-67
 2. FINAL DUMPSTER/TRASH SERVICE LAYOUTS TO BE PROVIDED WITH FINAL DESIGN OF EACH BLOCK AND LOT.
 3. ALL DIMENSIONS PROVIDED ARE FROM THE FACE OF CURB.
 4. PRIOR TO THE RELEASE FOR CONSTRUCTION, THE HATCHED PROPERTY WILL BE PLACED UNDER THE OWNERSHIP OF GOP#3 LLC AND THE TXDOT EASEMENT WILL BE RELEASED.



NOTES

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 7. THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
 8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

**PRELIMINARY SITE PLAN
GATES OF PROSPER - PHASE 3
BLOCK B, LOTS 5-7
DEVAPP-24-0068
Being All Of The
GATES OF PROSPER PHASE 3, BLOCK B,
LOTS 5, 6, AND 7
Town of Prosper, Collin County, Texas
Submitted: November 07, 2024**

Owner/Developer: GOP #3, LLC
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Nicholas Link
 Phone: (972)-497-4854

Engineer: Kimley-Horn and Associates, Inc.
 200 East Davis Street Suite 100
 Frisco, Texas 75069
 Contact: Rachel Korus, P.E.
 Phone: (469)-301-2594

Surveyor: Kimley-Horn and Associates, Inc.
 6160 Warren Parkway Suite 210
 Frisco, TX 75034
 Contact: Michael Marx, RPLS
 Phone: (972)-731-2191

NO.	REVISIONS	DATE	BY

Kimley»Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2560 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

THE GATES OF PROSPER - PHASE 3

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-2

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and indemnification by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANNING

To: Planning & Zoning Commission **Item No. 3e**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Revised Conveyance Plat of Gates of Prosper, Block B, Lots 5-7
Meeting: November 19, 2024

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of Gates of Prosper, Phase 3, Block B, Lots 2-7, on 35.4± acres, located on the northwest corner of Preston Road and US Highway 380. (DEVAPP-23-0209)

Future Land Use Plan:

The Future Land Use Plan designates this area as Town Center.

Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Conformance:

The Revised Conveyance Plat conforms to the development standards of Planned Development-67.

Description of Agenda Item:

On December 19, 2023, the Planning & Zoning Commission approved a Revised Conveyance Plat for Gates of Prosper, Phase 3, Block B, Lots 2-6. A preliminary site plan has been submitted for Lots 5 and 6 and shows that Lot 6 will be subdivided into two lots, creating a new Lot 7. Therefore, the Revised Conveyance Plat has been updated to reflect the new Lot 7.

Prior to filing the plat, the TxDOT easement and property ownership will be adjusted along Preston Road in accordance with the proposed right-of-way line shown on the Revised Conveyance Plat.

Companion Item:

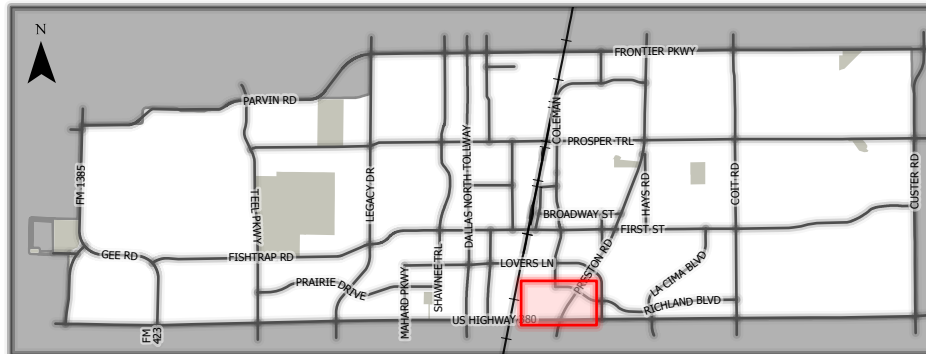
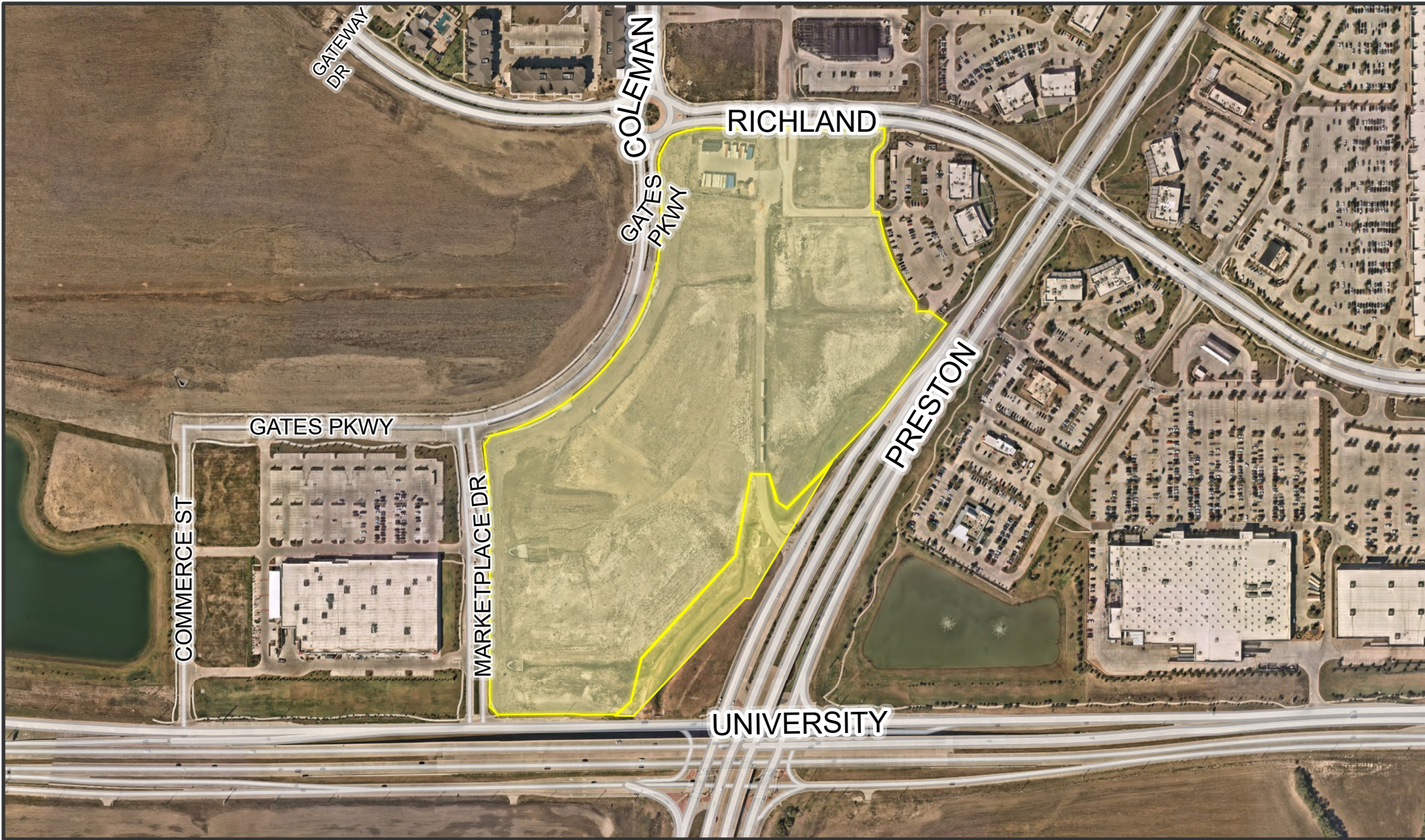
As a companion item, the Preliminary Site Plan (DEVAPP-24-0068) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat
3. Previously Approved Revised Conveyance Plat

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat subject to adjusting the TxDOT easement and property ownership along Preston Road prior to recordation.



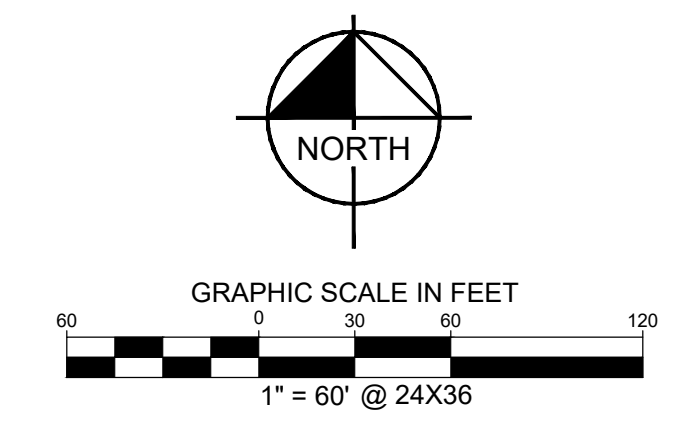
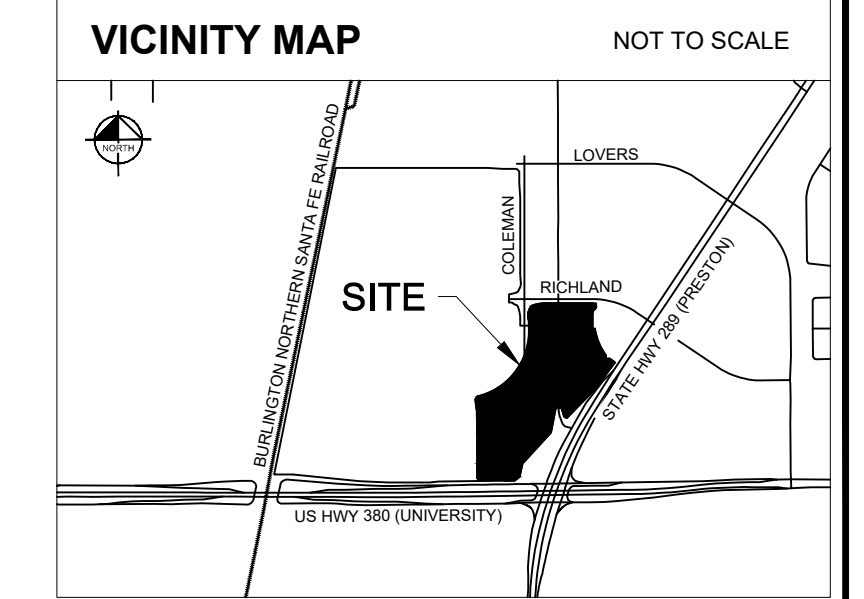
This map for illustration purposes only

DEVAPP-23-0209

Gates of prosper Phase 3
Block B, Lots 2-7

25

Revised Conveyance Plat



LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	ALUMINUM DISK MONUMENT FOUND
---	IRON ROD FOUND
---	IRON ROD FOUND WITH CAP
---	IRON ROD SET WITH CAP
---	TEXAS DEPARTMENT OF TRANSPORTATION
---	"C" CUT FOUND
---	"X" CUT FOUND
---	"X" CUT SET
---	DEED RECORDS OF COLLIN COUNTY, TEXAS
---	MAP RECORDS OF COLLIN COUNTY, TEXAS
---	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	O.P.R.C.C.T.
---	DRAINAGE EASEMENT
---	FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
---	H.B.T.E. HIKER & BIKE TRAIL EASEMENT
---	L.P.A.E. LANDSCAPE & PUBLIC ACCESS EASEMENT
---	S.E. STREET EASEMENT
---	S.S.E. SANITARY SEWER EASEMENT
---	U.E. UTILITY EASEMENT
---	W.E. WATER EASEMENT

NOTES:

- All corners set are monumented with a 5/8-inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
- According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

**REVISED CONVEYANCE PLAT
GATES OF PROSPER, PHASE 3
BLOCK B, LOTS 2 - 7**

AN ADDITION TO THE TOWN OF PROSPER

35.365 ACRES SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755, & THE JOHN
YARNELL SURVEY, ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

November - 2024
CASE # DEVAPP-23-0209

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
P. (972) 497-4367
Contact: Tom Walker

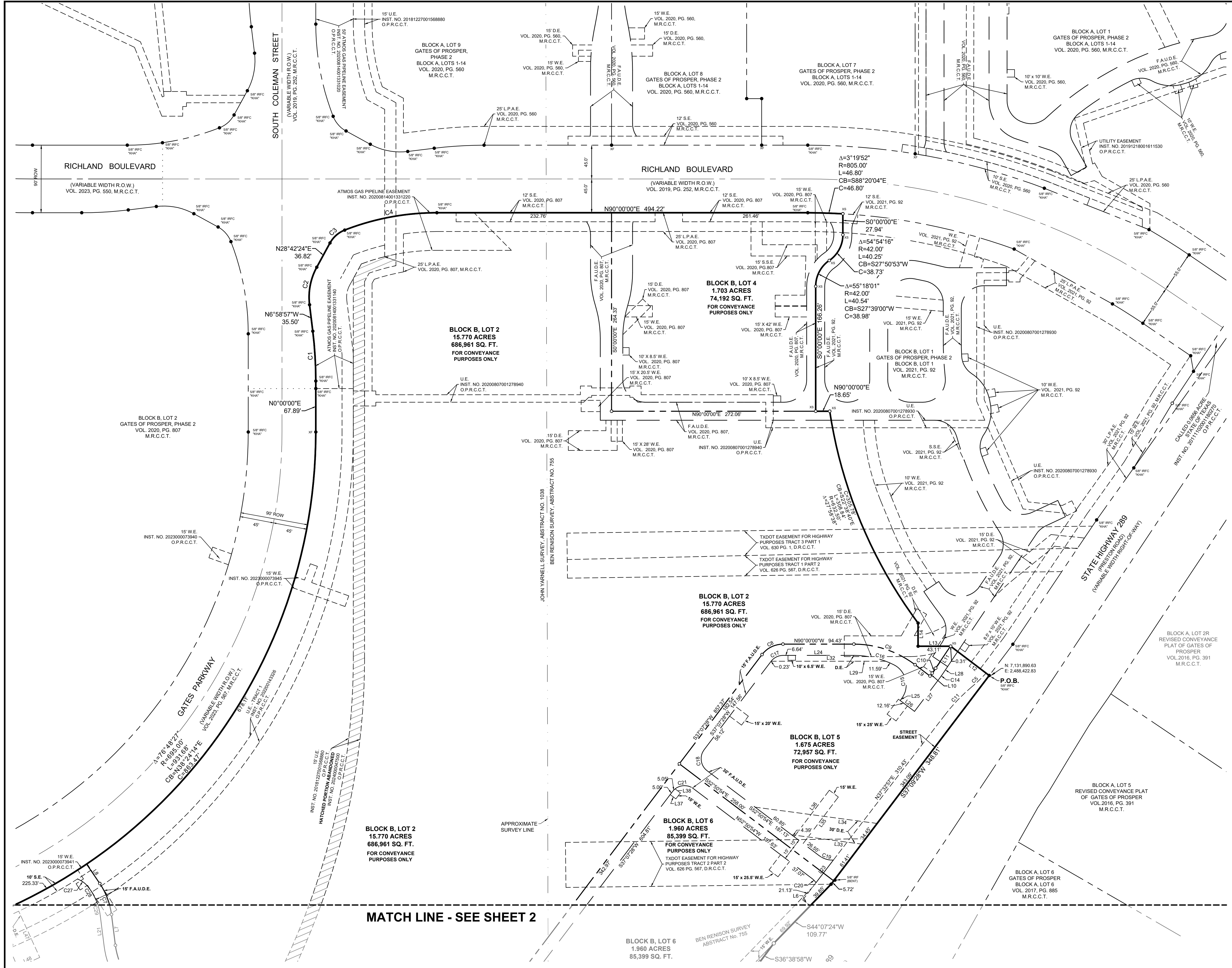
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	11/05/2024	068109030	1 OF 3

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, TX 75069
P (469) 301-2580
F (972) 335-3779
Contact: Rachel Korus, P.E.

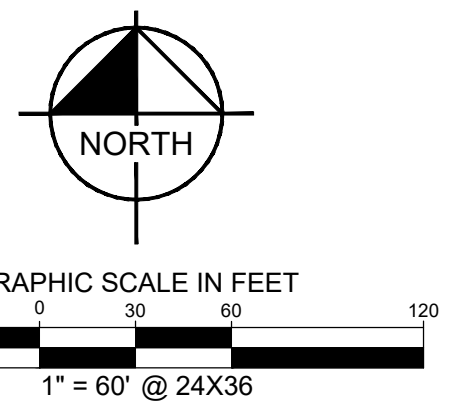
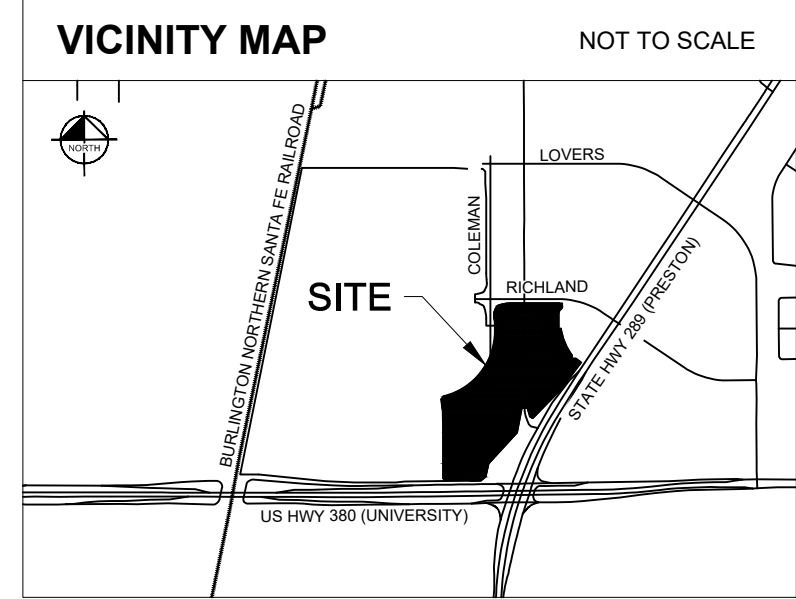
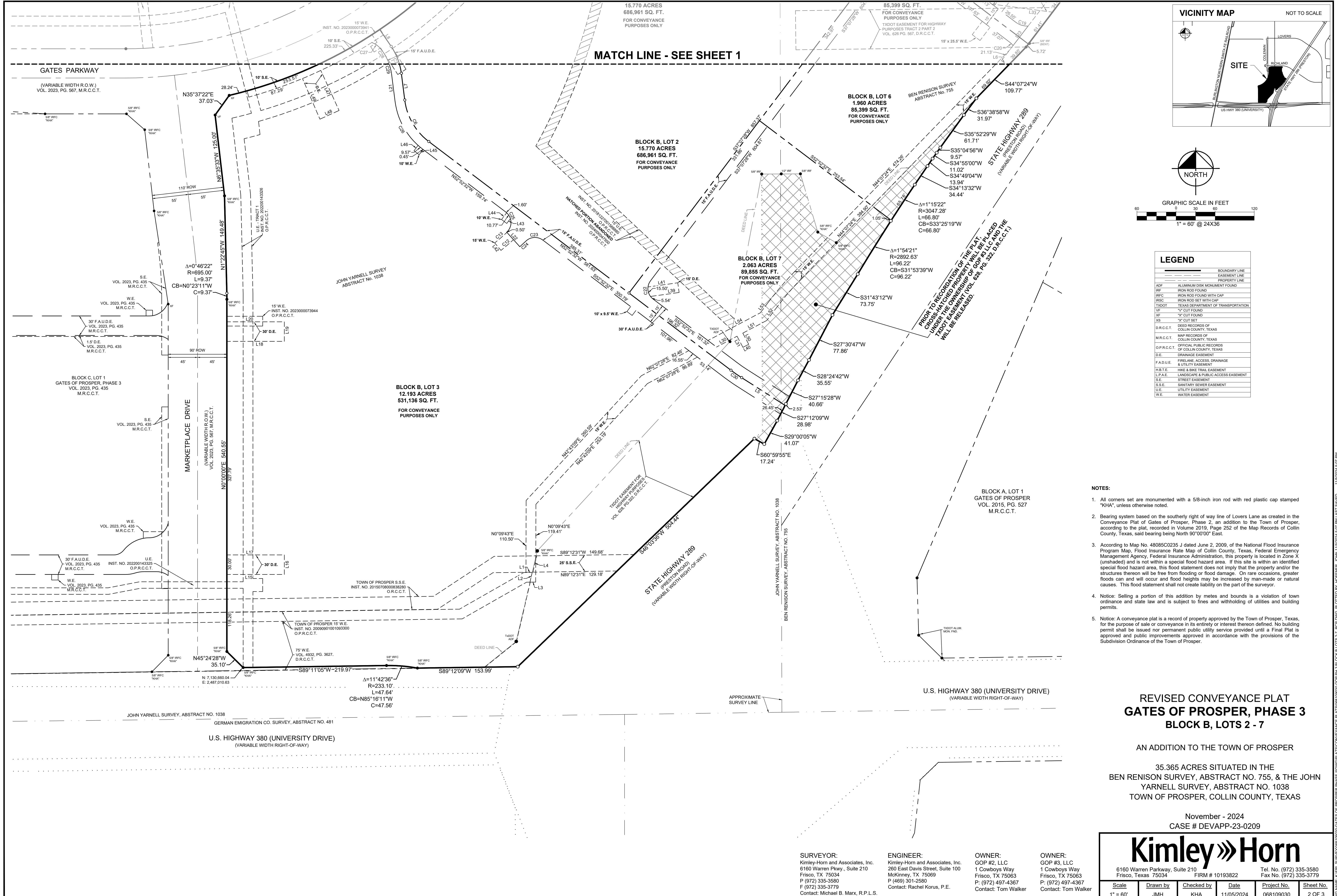
OWNER:
GOP #2, LLC
1 Cowboys Way
Frisco, TX 75063
P (972) 497-4367
Contact: Tom Walker

OWNER:
GOP #3, LLC
1 Cowboys Way
Frisco, TX 75063
P (972) 497-4367
Contact: Tom Walker



MATCH LINE - SEE SHEET 2

DWG NAME: K:\P\FW_SURVEY\068109030-GATES OF PROSPER PHASE 3\CONVEYANCE PLAT\068109030-GOP#13-BLOCK B LOTS 2-7_NCP.DWG PLOTTED BY: HOFENR, JOHN 11/05/2024 5:07 PM LAST SAVED: 11/05/2024 5:07 PM



LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	PROPERTY LINE
ADP	ALUMINUM DISK MONUMENT FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
TADOT	TEXAS DEPARTMENT OF TRANSPORTATION
VF	"V" CUT FOUND
XF	"X" CUT FOUND
XS	"X" CUT SET
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.E.	DRAINAGE EASEMENT
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L.P.A.E.	LANDSCAPE & PUBLIC ACCESS EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

- NOTES:**
- All corners set are monumented with a 5/8-inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
 - According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, natural floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

**REVISED CONVEYANCE PLAT
GATES OF PROSPER, PHASE 3
BLOCK B, LOTS 2 - 7**

AN ADDITION TO THE TOWN OF PROSPER

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BEN RENISON SURVEY, ABSTRACT NO. 755, & THE JOHN
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November - 2024
CASE # DEVAPP-23-0209

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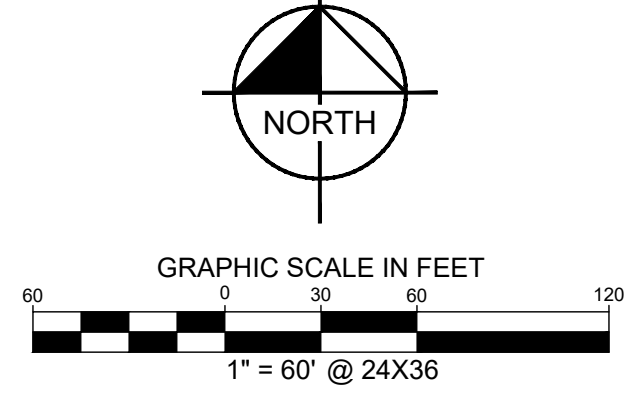
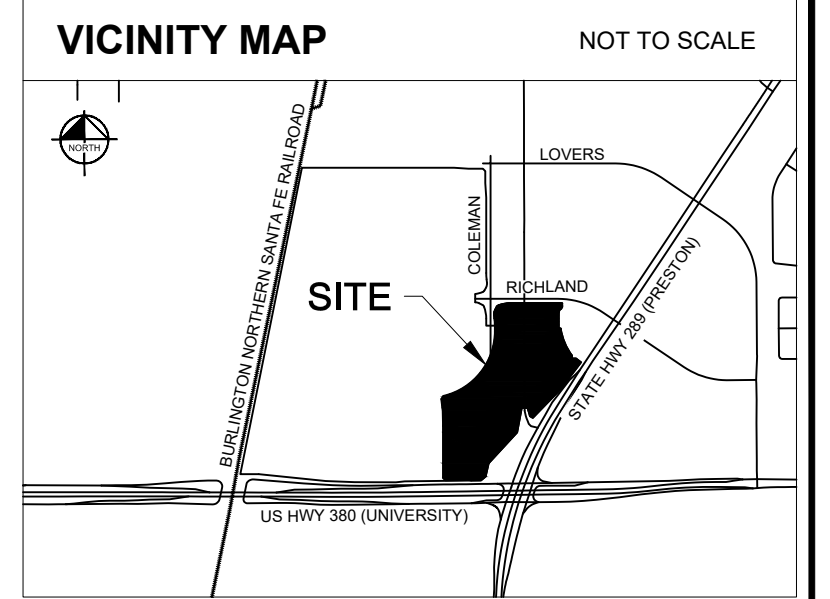
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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D:\WORK\2024\DEVAPP-23-0209\GATES OF PROSPER\PHASE 3\CONVEYANCE PLAT\BLOT2-7_TCF.DWG PLOTTED BY: HOFENR, JOHN 11/05/2024 5:07 PM LAST SAVED: 11/05/2024 5:07 PM

Previously Approved Conveyance Plat



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M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
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L.P.A.E.	LANDSCAPE & PUBLIC ACCESS EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT



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REVISED CONVEYANCE PLAT GATES OF PROSPER, PHASE 3 BLOCK B, LOTS 2 - 6

AN ADDITION TO THE TOWN OF PROSPER

32.857 ACRES SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755, & THE JOHN
YARNELL SURVEY, ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

December - 2023
CASE # DEVAPP-23-0209

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

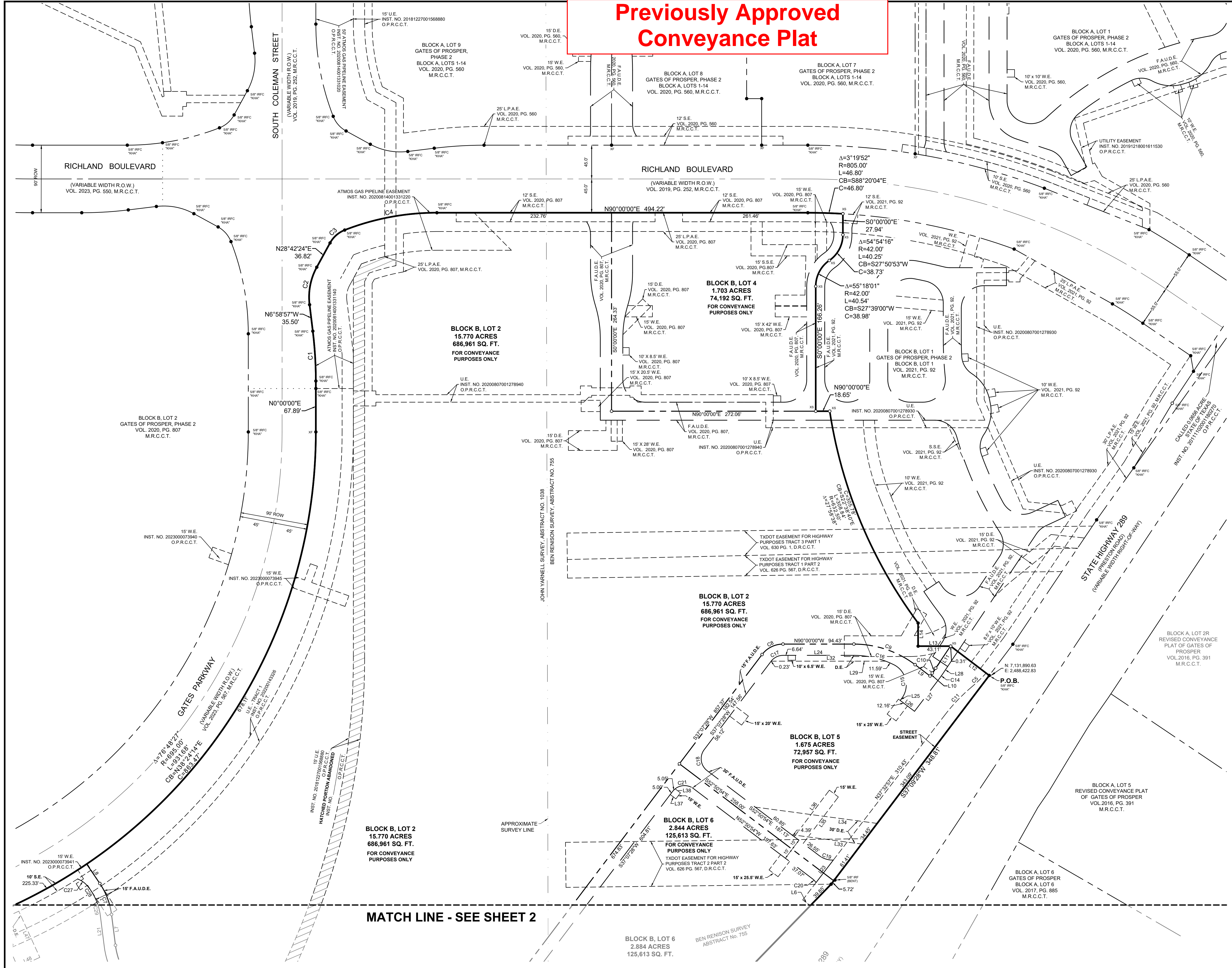
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	12/12/2023	068109030	1 OF 3

SURVEYOR:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Michael B. Marx, R.P.L.S.

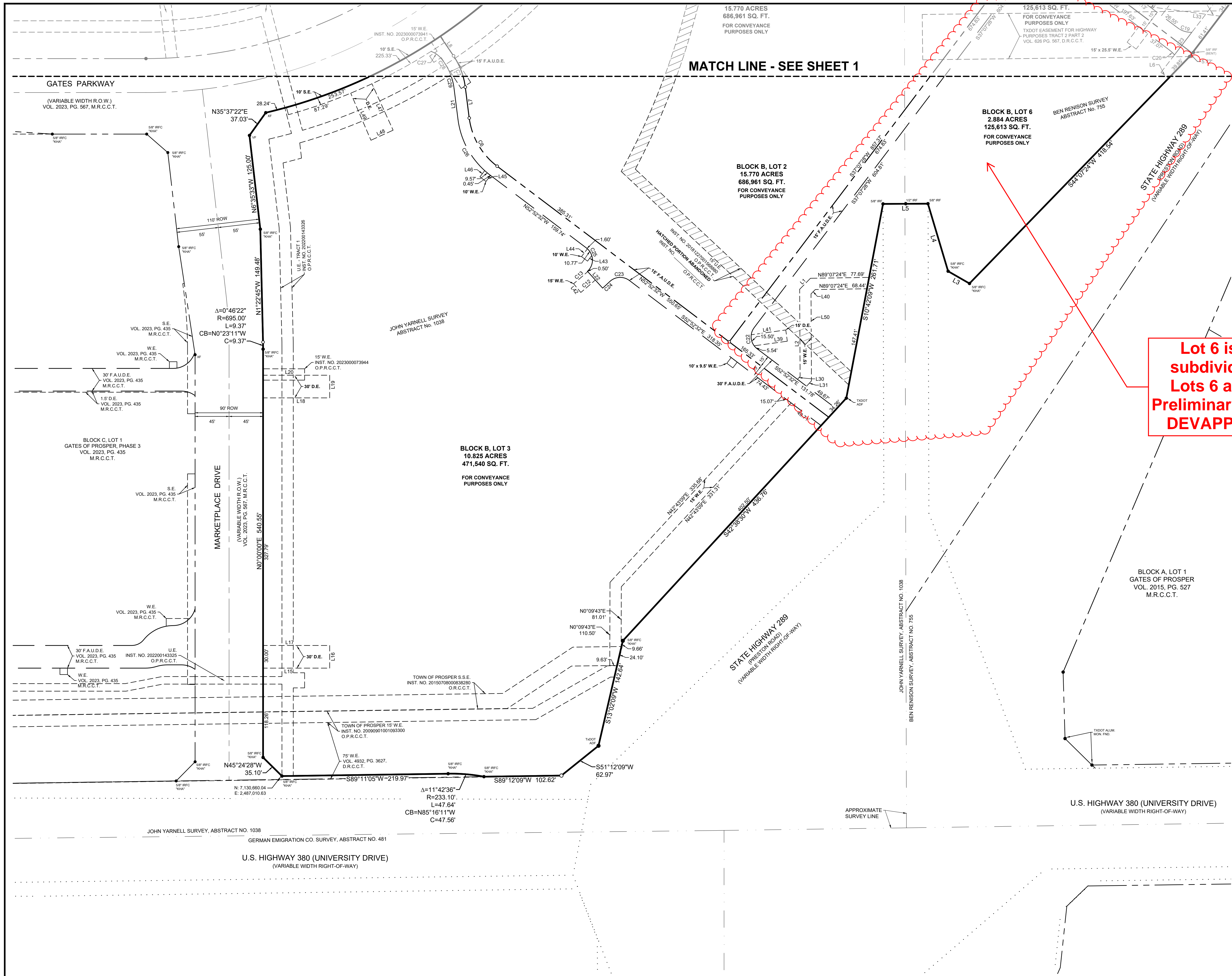
ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, TX 75069
P (469) 301-2580
F (972) 335-3779
Contact: Rachel Korus, P.E.

OWNER:
GOP #2, LLC
1 Cowboys Way
Frisco, TX 75063
P:
Contact: Tom Walker

OWNER:
GOP #3, LLC
1 Cowboys Way
Frisco, TX 75063
P:
Contact: Tom Walker

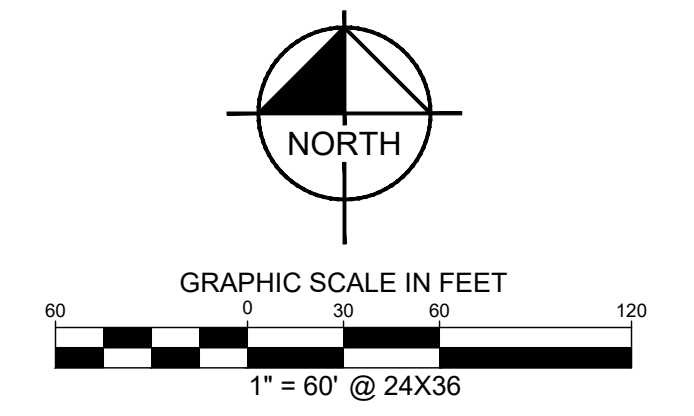
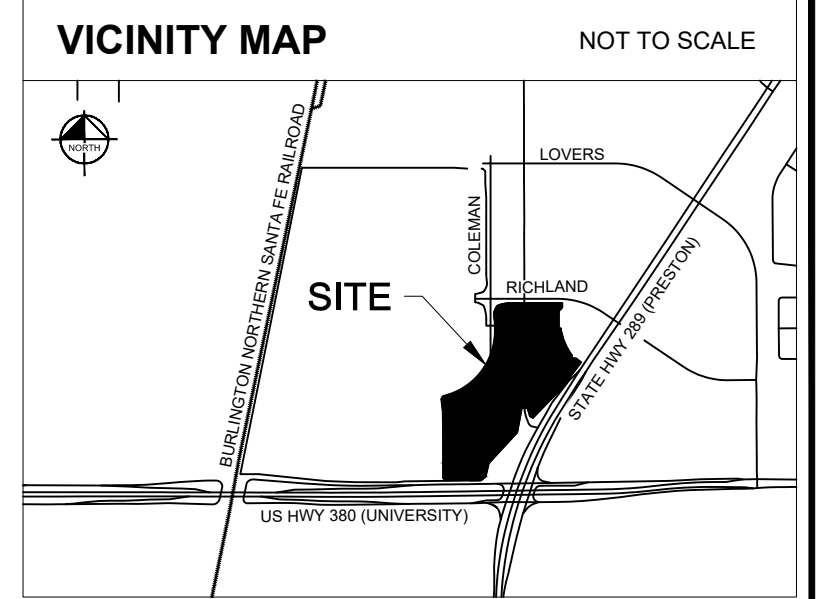


12/12/2023 3:18 PM \\HORN\KIMLEY\PROJECTS\2023\DEVAPP\23-0209\GATES OF PROSPER\PHASE 3\REVISED CONVEYANCE PLAT\BEN RENISON SURVEY, ABSTRACT NO. 755 & JOHN YARNELL SURVEY, ABSTRACT NO. 1038\GATES OF PROSPER, PHASE 3\BLOCK B, LOTS 2-6.dwg



MATCH LINE - SEE SHEET 1

Lot 6 is being subdivided into Lots 6 and 7 per Preliminary Site Plan DEVAPP-24-0068



LEGEND	
---	BOUNDARY LINE
- - -	EASEMENT LINE
---	PROPERTY LINE
---	ALUMINUM DISK MONUMENT FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	IRON ROD SET WITH CAP
TADOT	TEXAS DEPARTMENT OF TRANSPORTATION
LF	"X" CUT FOUND
XF	"X" CUT FOUND
XS	"X" CUT SET
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.E.	DRAINAGE EASEMENT
F.A.D.U.E.	FIRELANE ACCESS, DRAINAGE & UTILITY EASEMENT
H.B.T.E.	HIKE & BIKE TRAIL EASEMENT
L.P.A.E.	LANDSCAPE & PUBLIC ACCESS EASEMENT
S.E.	STREET EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

- NOTES:**
- All corners set are monumented with a 5/8-inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 - Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2, an addition to the Town of Prosper, according to the plat, recorded in Volume 2019, Page 252 of the Map Records of Collin County, Texas, said bearing being North 90°00'00" East.
 - According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.

**REVISED CONVEYANCE PLAT
GATES OF PROSPER, PHASE 3
BLOCK B, LOTS 2 - 6**

AN ADDITION TO THE TOWN OF PROSPER
32.857 ACRES SITUATED IN THE
BEN RENISON SURVEY, ABSTRACT NO. 755, & THE JOHN
YARNELL SURVEY, ABSTRACT NO. 1038
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

December - 2023
CASE # DEVAPP-23-0209

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
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Contact: Tom Walker

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JMH	KHA	12/12/2023	068109030	2 OF 3



PLANNING

To: Planning & Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Gates of Prosper, Phase 3, Block B, Lot 7
Meeting: November 19, 2024

Item No. 3f

Agenda Item:

Consider and act upon a request for a Site Plan for a Restaurant on Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0111)

Future Land Use Plan:

The Future Land Use Plan designates this area as Town Center.

Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Conformance:

The Site Plan conforms to the development standards of Planned Development-67.

Description of Agenda Item:

The Site Plan consists of an 8,264 square foot restaurant with a 1,137 square foot outdoor patio.

An adjustment to the TxDOT easement and property ownership along Preston Road is ongoing; construction on the restaurant may begin after this has been completed.

Access:

Access is provided from Preston Road.

Landscaping, Open Space, and Screening:

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

Companion Item:

As companion items, the Final Plat (DEVAPP-24-0114) and the Façade Plan (DEVAPP-24-0112) are on this Planning & Zoning Commission agenda.

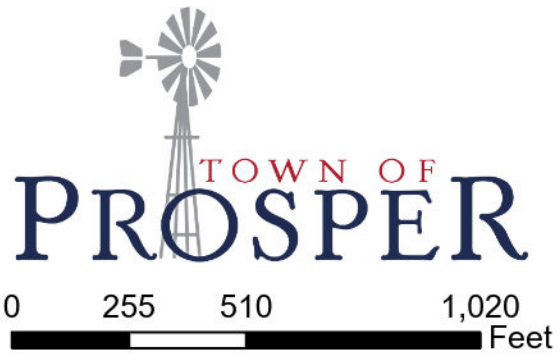
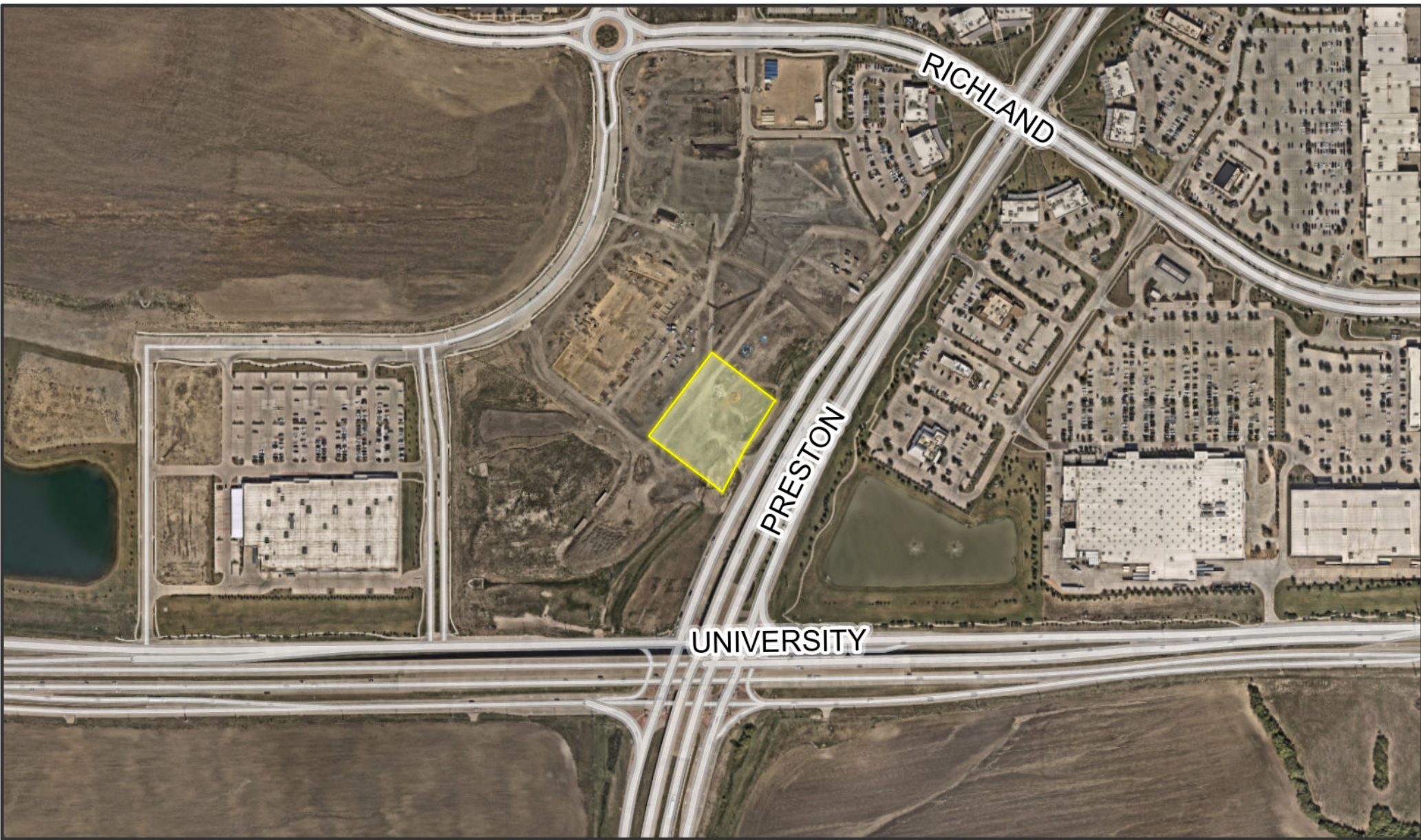
Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan subject to:

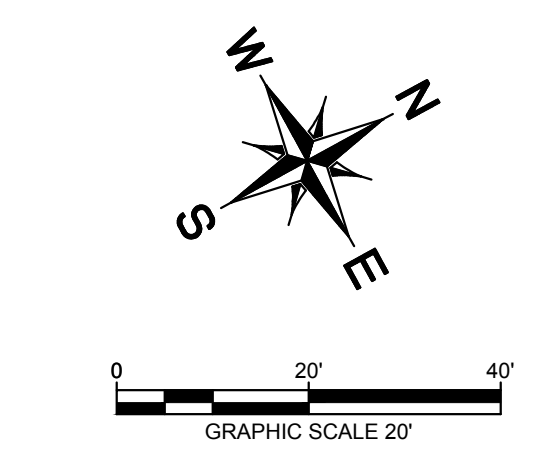
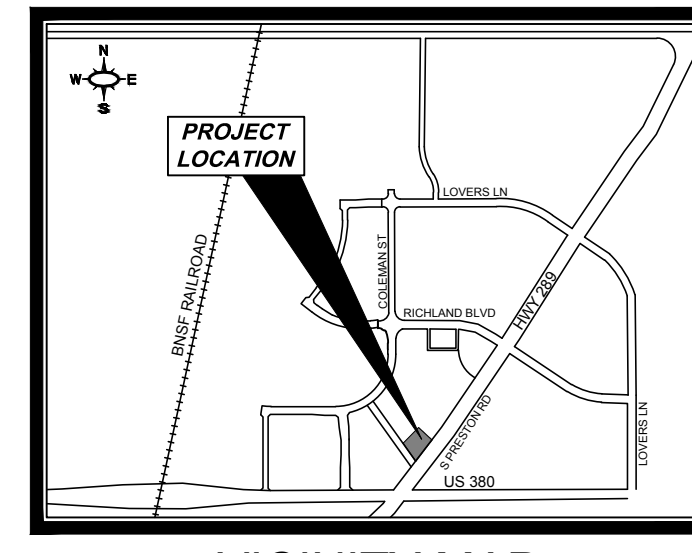
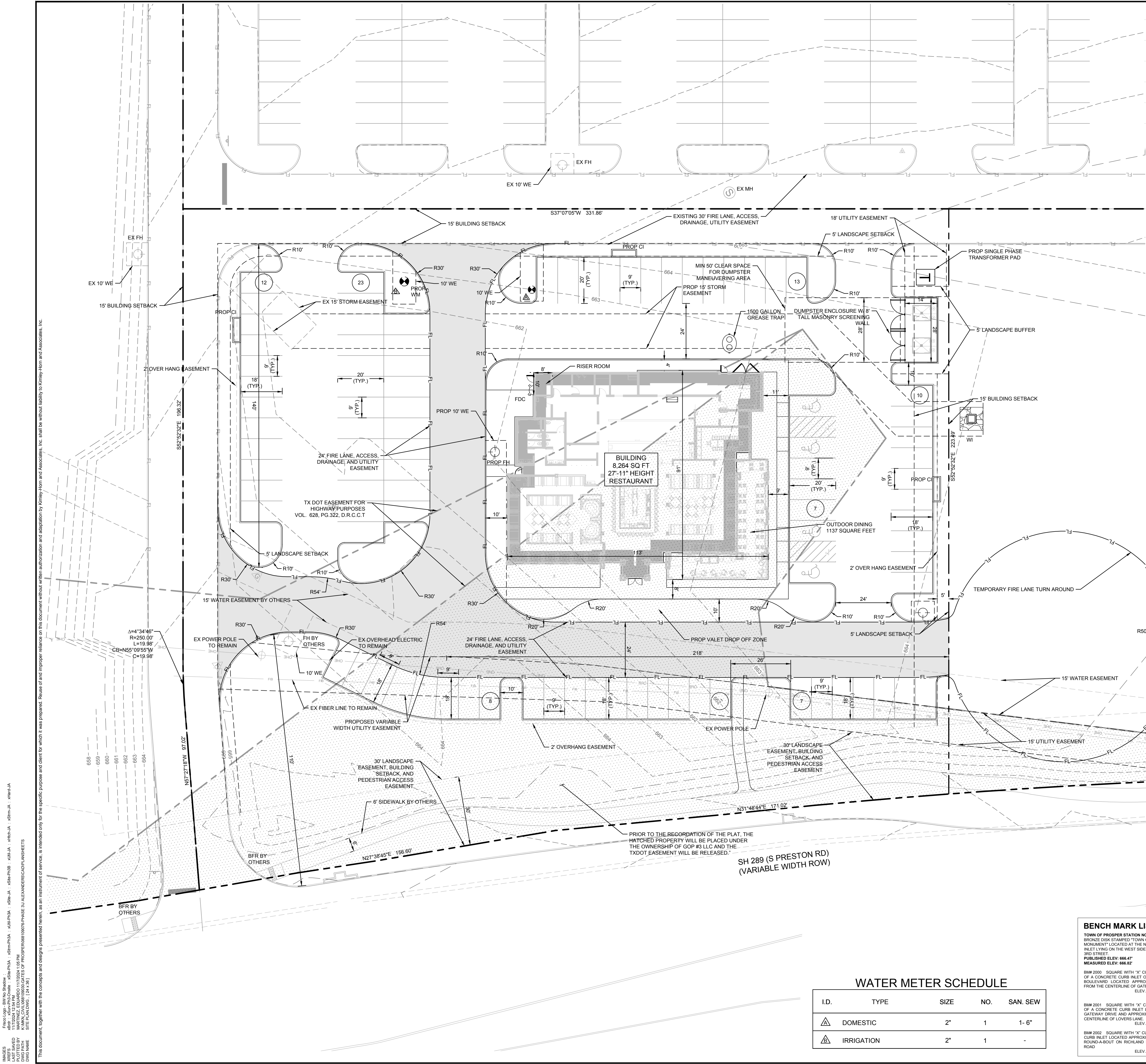
1. An adjustment of a TxDOT easement and property ownership along Preston Road prior to the release for construction; and
2. Town Council approval of the Façade Plan (DEVAPP-24-0112).



DEVAPP-24-0111
 Gates of Prosper Phase 3
 Block B, Lot 7

Site Plan

This map for illustration purposes only



LEGEND

FL	PROPOSED FIRE LANE
FL	PROPOSED BUILDING
---	PROPOSED CONTOUR - MAJOR
---	PROPOSED CONTOUR - MINOR
---	EXISTING CONTOUR - MAJOR
---	EXISTING CONTOUR - MINOR
---	BARRIER FREE RAMP (BFR)
---	ACCESSIBLE PARKING SYMBOL
---	NUMBER OF PARKING SPACES
---	WATER METER (AND VAULT)
---	FIRE HYDRANT
---	FDC
---	SANITARY SEWER MANHOLE
---	TRANSFORMER PAD
---	CURB INLET
---	GRATE INLET
---	JUNCTION BOX OR WYE INLET
---	HEADWALL
---	TYP
---	SSE
---	SANITARY SEWER EASEMENT
---	WE
---	WATER EASEMENT
---	DE
---	DRAINAGE EASEMENT
---	BFR
---	BARRIER FREE RAMP
---	SW
---	SIDEWALK
---	BL
---	BUILDING LINE/SETBACK
---	CI
---	CURB INLET
---	GI
---	GRATE INLET
---	WI
---	WYE INLET
---	JB
---	JUNCTION BOX
---	MH
---	MANHOLE
---	EX
---	EXISTING
---	PROP.
---	PROPOSED

NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

- 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 SUMMARY TABLE

ZONING/PROPOSED USE	PD-87 RESTAURANT
LOT AREA/ SQ. FT. AND AC	89,898 SF; 2.06 AC
BUILDING AREA (gross square footage)	8,264 GSF
BUILDING HEIGHT (number of stories)	27'-11" (1 STORY)
MAX HEIGHT = 40'	
LOT COVERAGE	9.19%
FLOOR AREA RATIO (for non-residential zoning)	.09:1
TOTAL PARKING REQUIRED (1:100 FOR RESTAURANT 1:200 FOR PATIO)	89 SPACES
TOTAL PARKING PROVIDED	90 SURFACE SPACES
TOTAL HANDICAP REQUIRED	4 SPACES
TOTAL HANDICAP PROVIDED	4 SPACES
INTERIOR LANDSCAPING REQUIRED	1,350 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	2,220 SQ. FT.
IMPERVIOUS SURFACE	50,647 SQ. FT.
USABLE OPEN SPACE REQUIRED	6,293 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	6,875 SQ. FT. (7.6%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS



SITE PLAN
GATES OF PROSPER - PHASE 3
BLOCK B, LOT 7
J ALEXANDERS
DEVAPP-24-0111
Being 2.06 Acres Out Of The
BRADLEY SURVEY Abstract No. 86
Town of Prosper, Collin County, Texas
Submitted: NOV 07, 2024

Owner:
 GOP #3, LLC
 1 Cowboys Way
 Frisco, Texas 75034
 Contact: Nicholas Link
 Phone: (972)-497-4854

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 260 East Davis Street Suite 100
 McKinney, Texas 75069
 Contact: Rachel Korus, P.E.
 Phone: (469)-301-2594

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW
△	DOMESTIC	2"	1	1-6"
△	IRRIGATION	2"	1	-

BENCH MARK LIST

TOWN OF PROSPER STATION NO. 4
 BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED AT THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF S. MAIN AND 307' SOUTH OF W. 3RD STREET.
 PUBLISHED ELEV: 466.47'
 MEASURED ELEV: 466.82'

BM# 2000 SQUARE WITH "X" CUT LOCATED ON THE SOUTH SIDE OF A CONCRETE CURB INLET LOCATED ON THE SOUTH SIDE OF RICHLAND BOULEVARD LOCATED APPROXIMATELY 90 FEET SOUTHWEST FROM THE CENTERLINE OF GATEWAY DRIVE.
 ELEV = 657.47'

BM# 2001 SQUARE WITH "X" CUT LOCATED ON THE WEST SIDE OF A CONCRETE CURB INLET LOCATED ON THE WEST SIDE OF GATEWAY DRIVE AND APPROXIMATELY 100 FEET SOUTH OF THE CENTERLINE OF LOVERS LANE.
 ELEV = 661.89'

BM# 2002 SQUARE WITH "X" CUT ON THE BACK OF A CONCRETE CURB INLET LOCATED APPROXIMATELY 600 FEET SOUTH OF THE ROUNDABOUT ON RICHLAND BOULEVARD, WEST OF PRESTON ROAD.
 ELEV = 658.02'

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse and improper reliance on this document without written authorization and delineation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
 KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TEXAS 75069
 TEL: 469-301-2594 FAX: 469-301-2594 WWW.KIMLEY-HORN.COM
 DATE: 07/10/2024
 SCALE: AS SHOWN
 DESIGNED BY: KEW
 DRAWN BY: EMI
 CHECKED BY: JCR
 PROJECT: KHA PROJECT 068-09076
 DATE: 07/10/2024
 SCALE: AS SHOWN
 DESIGNED BY: KEW
 DRAWN BY: EMI
 CHECKED BY: JCR

Kimley-Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
 PHONE: 469-301-2590 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928

GATES OF PROSPER PHASE 3
J ALEXANDERS
SITE PLAN
 SHEET NUMBER
C-03

REVISIONS
 No. DATE BY



PLANNING

To: Planning & Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Final Plat of Gates of Prosper, Phase 3, Block B, Lot 7
Meeting: November 19, 2024

Item No. 3g

Agenda Item:

Consider and act upon a request for a Final Plat of Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0114)

Future Land Use Plan:

The Future Land Use Plan designates this area as Town Center.

Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Conformance:

The Final Plat conforms to the development standards of Planned Development-67.

Description of Agenda Item:

The purpose of this Final Plat is to dedicate necessary easements for the development of Lot 7.

Companion Item:

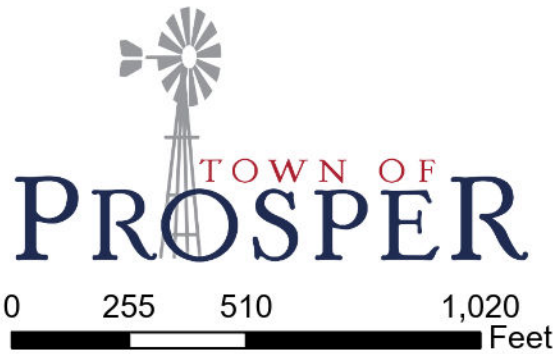
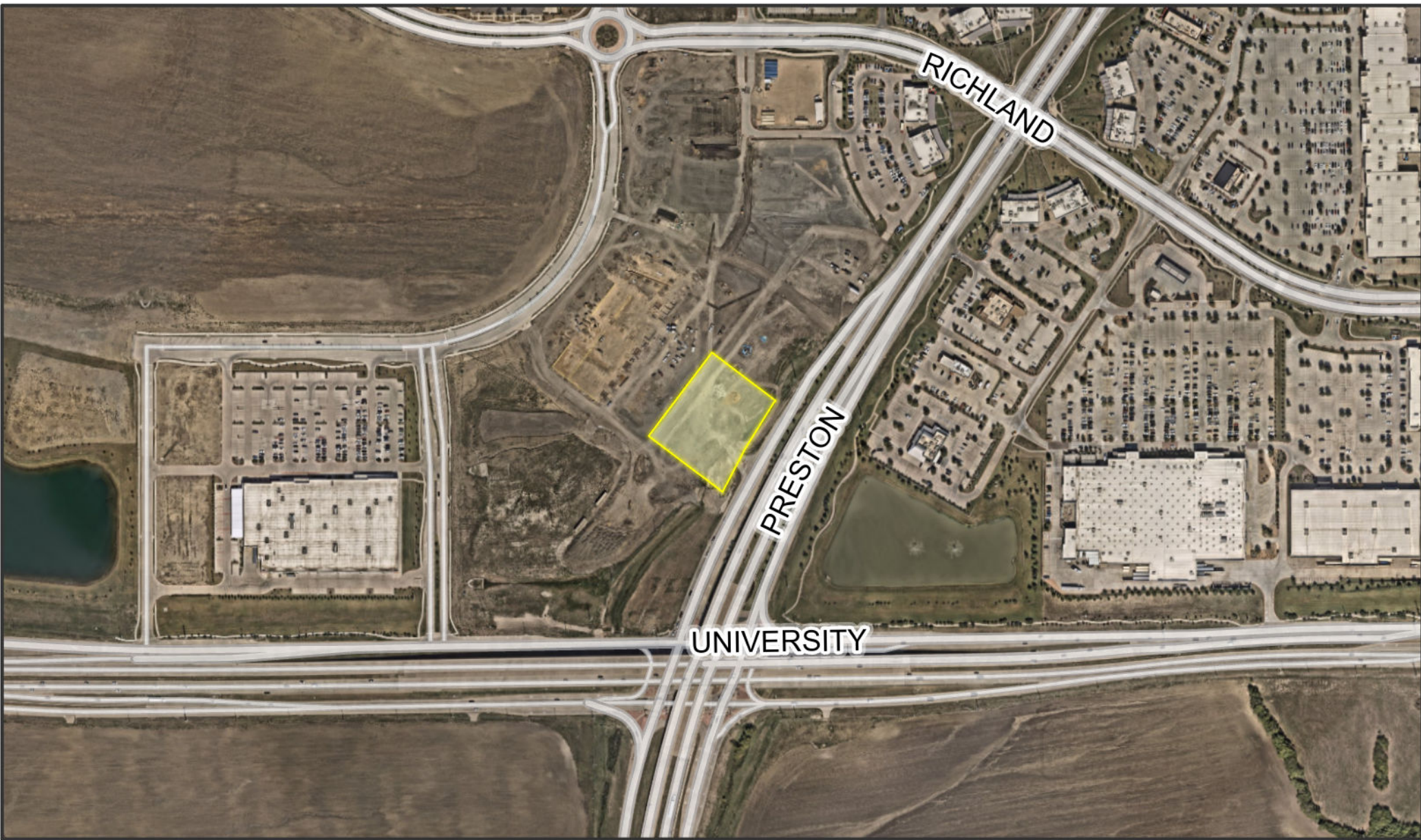
As companion items, the Site Plan (DEVAPP-24-0111) and the Façade Plan (DEVAPP-24-0112) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Final Plat

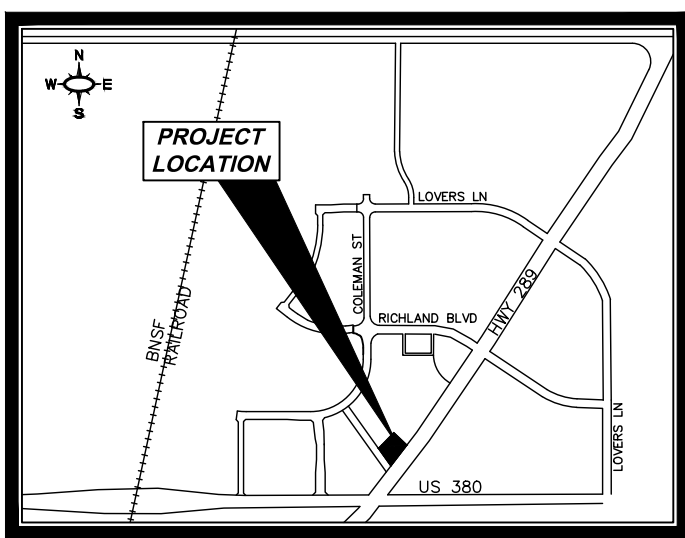
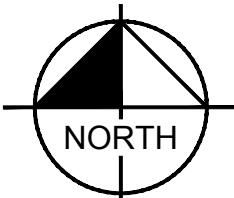
Town Staff Recommendation:

Town Staff recommends approval of the Final Plat subject to Town Council approval of the Site Plan (DEVAPP-24-0111) and Façade Plan (DEVAPP-24-0112).



DEVAPP-24-0114
 Gates of Prosper Phase 3
 Block B, Lot 7
 Final Plat

This map for illustration purposes only



VICINITY MAP
N.T.S.

LINE TYPE LEGEND

Table with 2 columns: Line Style and Description. Includes Boundary Line, Adjacent Property Line, Existing Easement Line, Proposed Easement Line, and Denial of Access Line.

LEGEND

Table with 5 columns: No., Radius, Delta, Chord Bearing, Chord, Length. Lists curve data for various points along the plat.

NOTES:

- 1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
2. Bearing system based on the southerly right of way line of Lovers Lane as created in the Conveyance Plat of Gates of Prosper, Phase 2...
3. According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas...
4. Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law...
5. The purpose of this Final Plat is to create Lot 7 and dedicate necessary easements for development.
6. Prior to the recordation of the plat, the hatched property will be placed under the ownership of GOP #3 LLC and the TxDOT easement will be released.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction...

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person of the general public for ingress and egress to other real property, and for the purpose of general public vehicular use and access, and for the Fire Department, Police, and emergency use in along, upon, and across said premises...

LANDSCAPE EASEMENT

The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the Town may require any similar or additional restrictions at its sole discretion.

LEGAL DESCRIPTION

WHEREAS GOP #3, LLC is the owner of a 2.0636 acre (89,892 square foot) tract of land situated in the John Yarnell Survey, Abstract No. 1038, and the Ben Renison Survey, Abstract No. 755, City of Prosper, Collin County, Texas; said tract being part of Block B, Lots 3 and 6, Gates of Prosper, Phase 3 Block B, Lots 2-6, an addition to the City of Prosper according to the plat recorded in Instrument No. _____, Official Public Records, Collin County, Texas; said tract being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "KHA" set at the easternmost corner of said Lot 2, and being in the northwest right-of-way line of State Highway 289 (a variable width right-of-way);

THENCE South 37°09'28" West, along the southeast line of said Block B, and along the said northwest right-of-way line of State Highway 289, a distance of 348.81 feet to a 5/8-inch iron rod with cap stamped "KHA" found;

THENCE South 44°07'24" West, continuing along the said northwest right-of-way line, and the said southeast line of Block B, a distance of 109.77 feet to a point, being at the beginning of a curve to the left with a radius of 3,128.19 feet, a central angle of 4°12'09", and a chord bearing and distance of South 34°52'40" West, 229.40 feet, and being in the northwest line of right-of-way abandoned by TxDOT in Instrument No. _____, said Official Public Records;

THENCE along the said northwest line of right-of-way abandoned by TxDOT, the following nine (9) calls:

In a southwesterly direction, departing the said southeast line of Block B, with said curve to the left, an arc distance of 229.45 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the POINT OF BEGINNING, being at the beginning of a non-tangent curve to the left with a radius of 3,128.19 feet, a central angle of 0°01'09", and a chord bearing and distance of South 32°47'10" West, 1.05 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 1.05 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 31°49'07" West, a distance of 169.97 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 27°39'11" West, a distance of 154.07 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 28°16'00" West, a distance of 2.53 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 57°27'18" West, a distance of 79.05 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner, being at the beginning of a tangent curve to the right with a radius of 250.00 feet, a central angle of 04°34'46", and a chord bearing and distance of North 55°09'55" West, 19.98 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 19.98 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 52°52'32" West, a distance of 30.44 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 52°52'32" West, at a distance of 0.55 feet passing the southeast line of Lot 3, said Block B, and continuing in all a total distance of 165.88 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE North 37°07'28" East, at a distance of 20.00 feet passing the west corner of said Lot 6, and continuing along the northwest line of said Lot 6 in all a total distance of 331.86 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE South 52°52'32" East, departing the said northwest line, at a distance of 216.51 feet passing the southeast line of said Lot 6, and continuing in all a total distance of 253.54 feet to the POINT OF BEGINNING and containing 89,892 square feet or 2.0636 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, GOP #3, LLC, acting herein by and through its duly authorized officer, does hereby certify and adopt this final plat designating the herein above described property as GATES OF PROSPER, PHASE 3, BLOCK B, LOT 7, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. GOP #3, LLC, does herein certify the following:

- 1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this _____ day of _____, 2024.

BY: GOP #3, LLC

BY:

Authorized Signature

Tom Walker, Treasurer

STATE OF TEXAS \$

COUNTY OF COLLIN \$

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2024 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

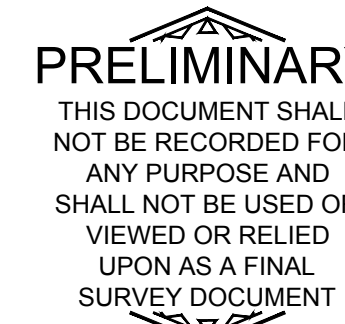
Development Services Department

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael Cleo Billingsley, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this _____ day of _____, 2024.



Michael Cleo Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-335-6511
michael.billingsley@kimley-horn.com

STATE OF TEXAS \$

COUNTY OF COLLIN \$

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

Notary Public, State of Texas

DEVAPP-24-0114

FINAL PLAT

GATES OF PROSPER, PHASE 3,

BLOCK B, LOT 7

2.0636 ACRES

JOHN YARNELL SURVEY, ABSTRACT NO. 1038

BEN RENISON SURVEY, ABSTRACT NO. 755

TOWN OF PROSPER, COLLIN COUNTY, TEXAS



801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10194040 Tel. No. (817) 335-6511 www.kimley-horn.com

Table with 5 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: 1" = 30', GRW, MCB, 11/6/2024, 060008600, 1 OF 1

LINE TABLE with columns: NO., BEARING, LENGTH. Lists line segments L35 through L68 with their respective bearings and lengths.



PLANNING

To: Planning & Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Façade Plan for Gates of Prosper, Phase 3, Block B, Lot 7
Meeting: November 19, 2024

Item No. 3h

Agenda Item:

Consider and act upon a request for a Façade Plan for a Restaurant on Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0112)

Future Land Use Plan:

The Future Land Use Plan designates this area as Town Center.

Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Conformance:

The Façade Plan conforms to the development standards of Planned Development-67.

Description of Agenda Item:

The Façade Plan is for an 8,264 square foot restaurant with a 1,137 square foot outdoor patio.

Companion Item:

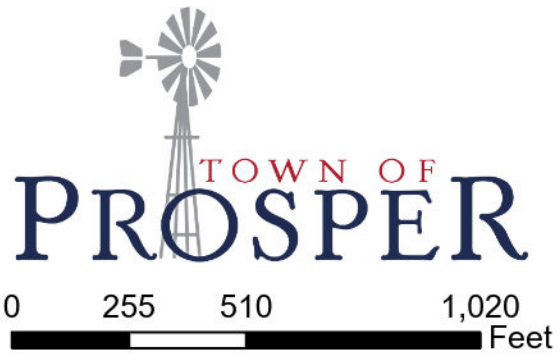
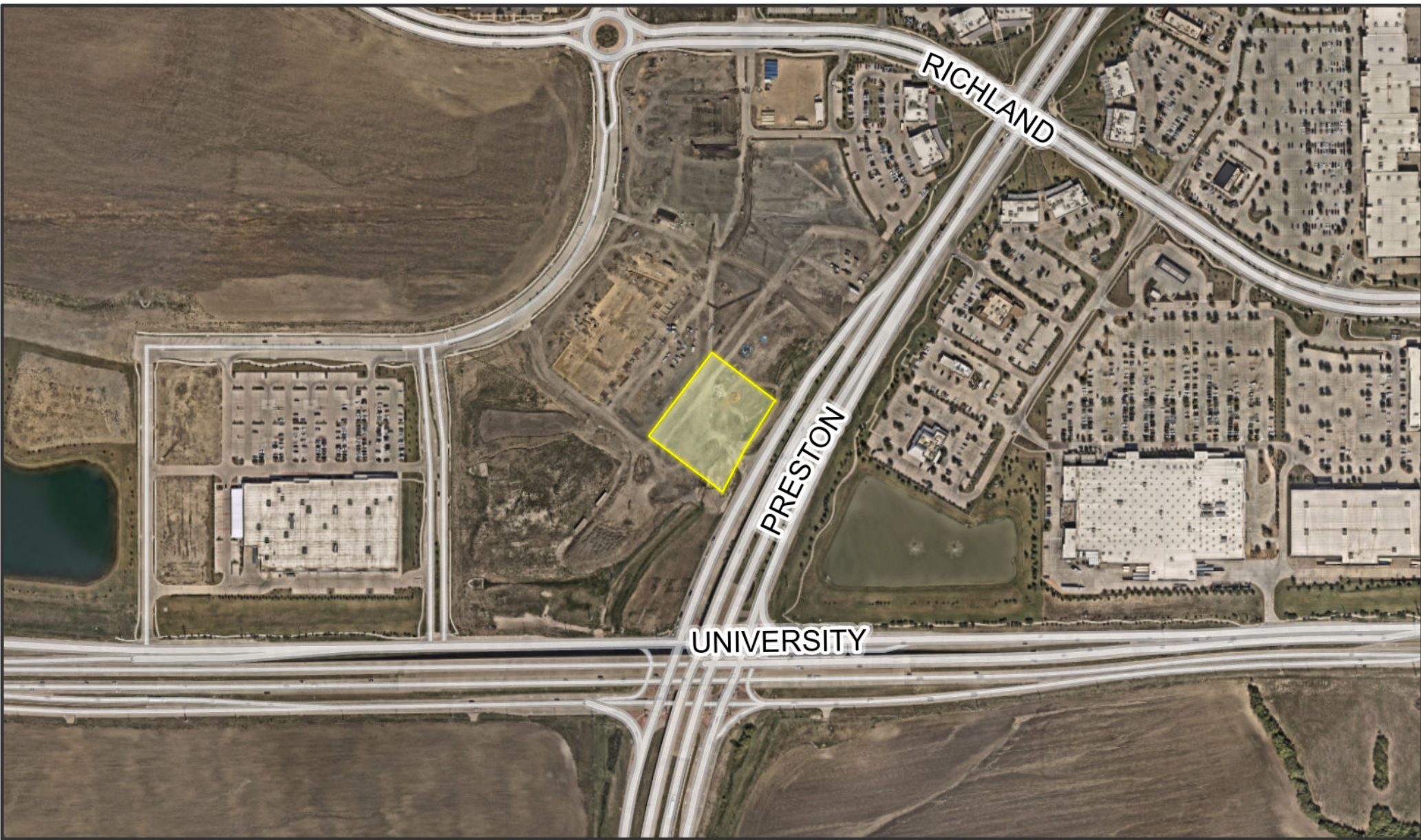
As companion items, the Site Plan (DEVAPP-24-0111) and the Final Plat (DEVAPP-24-0114) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Façade Plan

Town Staff Recommendation:

Town Staff recommends approval of the Façade Plan, subject to Town Council approval.



DEVAPP-24-0111
 Gates of Prosper Phase 3
 Block B, Lot 7

This map for illustration purposes only



PROJECT CONTACT INFORMATION

ARCHITECT:
CONQUEST DESIGN AND DEVELOPMENT GROUP, L.L.C.
14901 QUORUM DRIVE STE. 600
DALLAS, TEXAS 75254
PHONE: (214) 695-0290
CONTACT: DARLYN ATWOOD

OWNER:
GOP #3, LLC
1 COWBOYS WAY
FRISCO, TEXAS 75034
CONTACT: NICHOLAS LINK
PHONE: (972) 497-4554

ENGINEER (SUBMITTING AGENT):
KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
TEL. NO. (469) 301-2590
CONTACT: KAITLIN MAHLMANN, P.E.

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

ABBREVIATIONS LEGEND

- BRICK VENEER:**
- BR-01**
SIZE: Modular, Thin (3 5/8" x 7-5/8" x 1/2")
MFR: Upchurch Kimbrough - Watsontown Brick
PRODUCT: Manhattan Series - Coal KT Clear
BR-01.1 - (3 5/8" x 3 5/8" x 1/2")
 - BR-02**
SIZE: Modular, Thin (2-1/4" x 7-5/8" x 9/16")
MFR: Upchurch Kimbrough - Marion Ceramics
PRODUCT: Square Edge Vee Brick - 510 Cobblestone
BR-02.1 - (2-1/4" x 7-5/8" x 15/16")
 - BR-03**
SIZE: Modular, Thin (2-1/4" x 7-5/8" x 9/16")
MFR: Upchurch Kimbrough - Marion Ceramics
PRODUCT: Square Edge Vee Brick - 710 Seashell
BR-03.1 - (2-1/4" x 7-5/8" x 15/16")
- STONE VENEER:**
- ST-01**
PRODUCT: Upchurch Kimbrough - UK Blanco
SIZE: Thin Veneer Limestone Flats Rocked - Sawn Top & Bottom
Cut to Size (Nominal: 8" x Random Chopped Lengths x 1-1/2")
- METAL TRIM:**
- MT-01 (Secondary)**
USE: Ornamental metal as secondary material, per PD
MFR: Pac-Clad
PRODUCT: Pac-Tile WT Cantled Fascia - Dark Bronze Anodized
SIZE: 5-1/2" - 13-1/2"
- GROUT:**
- GR-09**
MFR: CEMEX
PRODUCT: Custom Color Masonry Cement - Cream 1100
SIZE: 3/8"
LOCATION: BR-02, BR-03, ST-01
 - GR-10**
MFR: CEMEX
PRODUCT: Custom Color Masonry Cement - Midnight 1020
SIZE: 3/8"
LOCATION: BR-01
- ALUMINUM FINISH:**
- MP-02**
MFR: GEOLAM
PRODUCT: Extruded aluminum channels with a wood-plastic composite black finish
Size: 2" x 1 1/4"

EXT. ELEVATIONS KEYNOTES

1. GREASE PUMP PORT.
2. CO2 REFILL PORT.
3. GAS SUPPLY AND METER.
4. SWITCH GEAR AND METER.
5. WATER SUPPLY.
6. FIRE SUPPLY LINE.
7. NOT USED.
8. KEY BOX FDC.
9. DOWNSPOUT NOZZLE.

FACADE PLAN
GATES OF PROSPER - PHASE 3 ALEXANDERS
DEVAPP - 24-0112 BEING 2.06 ACRES OUT OF
THE BRADLY SURVEY ABSTRACT NO. 86 TOWN,
COLLIN COUNTY, TEXAS SUBMITTED: JULY 2,
2024

PROJECT NUMBER
24.0016

SHEET NUMBER
A-200.1
ELEVATIONS - EXTERIOR



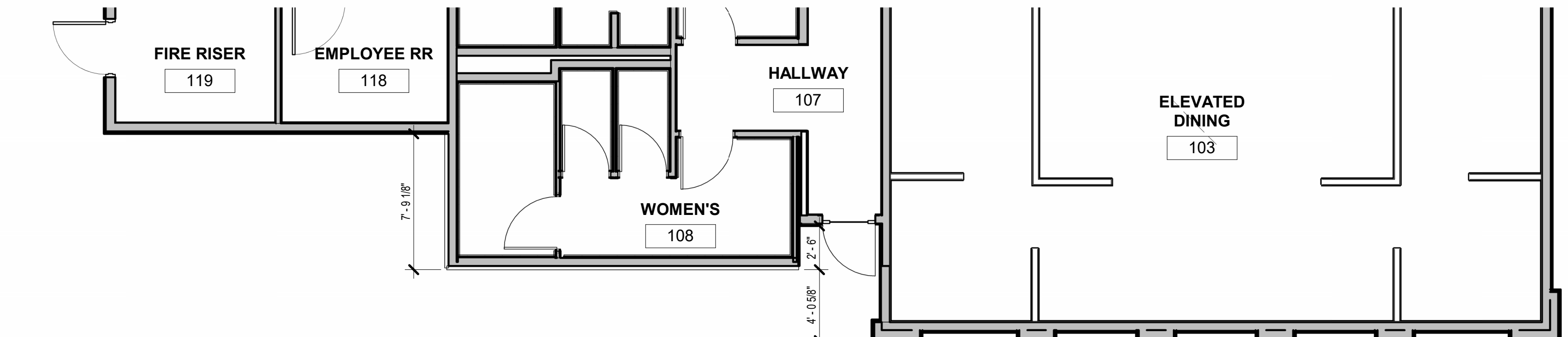
LEFT ELEVATION SURFACE GROSS AREA

MATERIAL TYPE	AREA	RATIO
BR-01	555 SF	27%
BR-02	372 SF	18%
BR-03	102 SF	5%
GL-01	307 SF	15%
MT-01	195 SF	10%
ST-01	506 SF	25%
TOTAL: 6	2038 SF	100%

LEFT ELEVATION SURFACE NET AREA

MATERIAL TYPE	AREA	RATIO
BR-01	555 SF	32%
BR-02	372 SF	22%
BR-03	102 SF	6%
MT-01	195 SF	11%
ST-01	506 SF	29%
TOTAL: 5	1731 SF	100%

1 EXTERIOR - LEFT ELEVATION - SOUTHWEST
SCALE: 3/16" = 1'-0"



1.1 LEFT PROJECTION PLAN
SCALE: 3/16" = 1'-0"



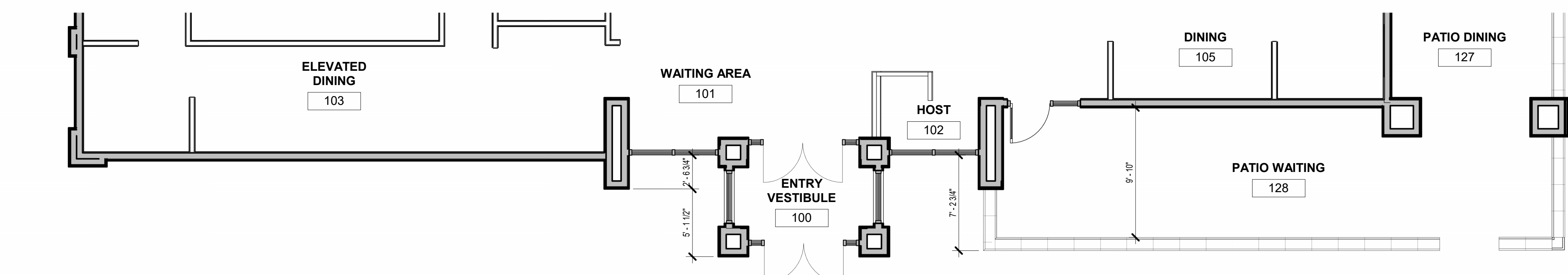
FRONT ELEVATION SURFACE GROSS AREA

MATERIAL TYPE	AREA	RATIO
BR-01	727 SF	26%
BR-02	36 SF	1%
BR-03	238 SF	9%
GL-01	870 SF	31%
MT-01	265 SF	10%
ST-01	635 SF	23%
TOTAL: 6	2772 SF	100%

FRONT ELEVATION SURFACE NET AREA

MATERIAL TYPE	AREA	RATIO
BR-01	727 SF	38%
BR-02	36 SF	2%
BR-03	238 SF	13%
MT-01	265 SF	14%
ST-01	635 SF	33%
TOTAL: 5	1902 SF	100%

2 EXTERIOR - FRONT ELEVATION - SOUTHEAST
SCALE: 3/16" = 1'-0"



2.1 FRONT PROJECTION PLAN
SCALE: 3/16" = 1'-0"



07/31/2025

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
DIMENSIONS-NOTIFY ARCHITECT
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION

DRAWING ISSUE

NO	DESCRIPTION	DATE

PROJECT CONTACT INFORMATION

ARCHITECT:
CONQUEST DESIGN AND DEVELOPMENT GROUP, L.L.C.
14901 QUORUM DRIVE STE. 600
DALLAS, TEXAS 75254
PHONE: (214) 695-0290
CONTACT: DARYL ATWOOD

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1 COWBOYS WAY
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CONTACT: NICHOLAS LINK
PHONE: (972)-497-4854

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260 EAST DAVIS STREET, SUITE 100
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MFR: Upchurch Kimbrough - Marion Ceramics
PRODUCT: Square Edge Vee Brick - 510 Cobblestone
BR-02.1 - (2-1/4" x 7-5/8" x 15/16")
 - BR-03**
SIZE: Modular, Thin (2-1/4" x 7-5/8" x 9/16")
MFR: Upchurch Kimbrough - Marion Ceramics
PRODUCT: Square Edge Vee Brick - 710 Sessathill
BR-03.1 - (2-1/4" x 7-5/8" x 15/16")
- STONE VENEER:**
- ST-01**
PRODUCT: Upchurch Kimbrough - UK Blanco
SIZE: Thin Veneer Limestone Flats Rocked - Sawn Top & Bottom
Cut to Size (Nominal: 8" x Random Chopped Lengths x 1-1/2")
- METAL TRIM:**
- MT-01 (Secondary)**
USE: Ornamental metal as secondary material, per PD
MFR: Pac-Cad
PRODUCT: Pac-Tile WT Canted Fascia - Dark Bronze Anodized
SIZE: 5-1/2" - 13-1/2"
- GROUT:**
- GR-09**
MFR: CEMEX
PRODUCT: Custom Color Masonry Cement - Cream 1100
SIZE: 3/8"
LOCATION: BR-02, BR-03, ST-01
 - GR-10**
MFR: CEMEX
PRODUCT: Custom Color Masonry Cement - Midnight 1020
SIZE: 3/8"
LOCATION: BR-01
- ALUMINUM FINISH:**
- MP-02**
MFR: GEOLAM
PRODUCT: Extruded aluminum channels with a wood-plastic composite black finish
Size: 2" x 1 1/4"

EXT. ELEVATIONS KEYNOTES

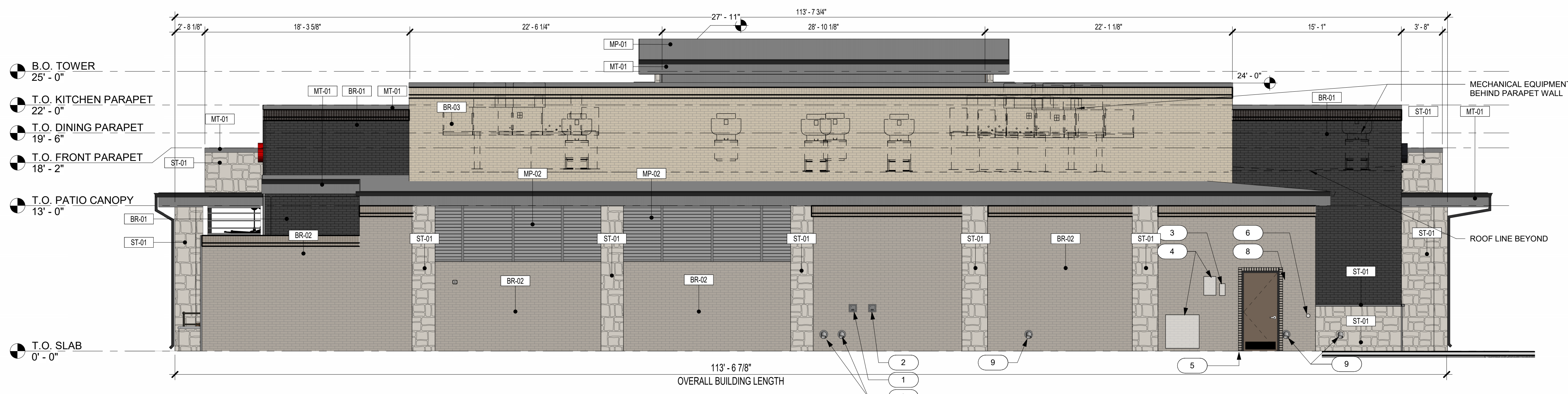
1. GREASE PUMP PORT.
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3. GAS SUPPLY AND METER.
4. SWITCH GEAR AND METER.
5. WATER SUPPLY.
6. FIRE SUPPLY LINE.
7. NOT USED.
8. KEY BOX FDC.
9. DOWNSPOUT NOZZLE.

FACADE PLAN
GATES OF PROSPER - PHASE 3 J. ALEXANDERS
DEVAPP - 24-0112 BEING 2.06 ACRES OUT OF
THE BRADLY SURVEY ABSTRACT NO. 86 TOWN,
COLLIN COUNTY, TEXAS SUBMITTED: JULY 2,
2024

PROJECT NUMBER
24.0016

SHEET NUMBER
A-200.2
ELEVATIONS - EXTERIOR

DATE OF PRINTING: 11/15/2024 12:13:33 PM



REAR ELEVATION GROSS SURFACE AREA

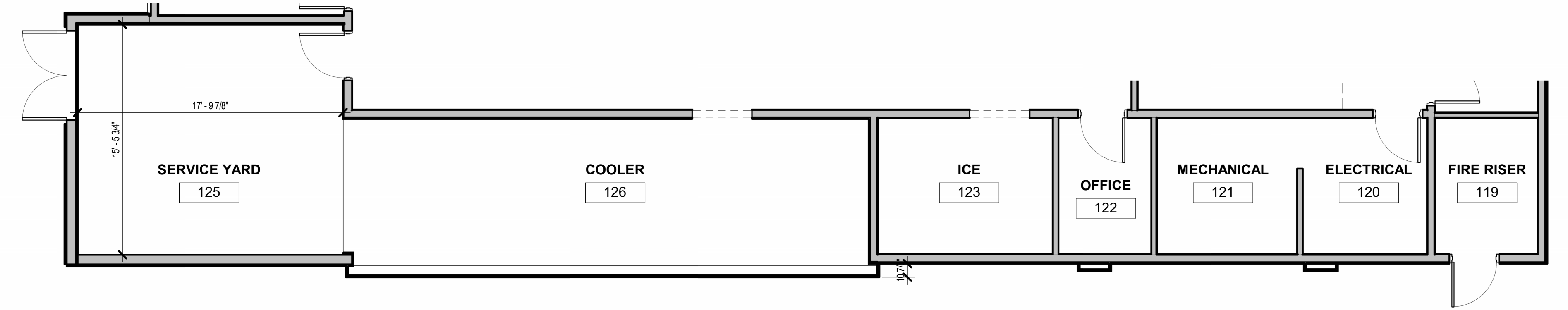
MATERIAL TYPE	AREA	RATIO
BR-01	292 SF	11%
BR-02	711 SF	28%
BR-03	869 SF	34%
GL-01	24 SF	1%
MP-02	163 SF	6%
MT-01	202 SF	8%
ST-01	297 SF	12%
TOTAL: 7	2557 SF	100%

REAR ELEVATION NET SURFACE AREA

MATERIAL TYPE	AREA	RATIO
BR-01	292 SF	12%
BR-02	711 SF	28%
BR-03	869 SF	34%
MP-02	163 SF	6%
MT-01	202 SF	8%
ST-01	297 SF	12%
TOTAL: 6	2533 SF	100%

1 EXTERIOR - REAR ELEVATION - NORTHWEST

SCALE: 3/16" = 1'-0"



1.1 REAR PROJECTION PLAN

SCALE: 3/16" = 1'-0"



RIGHT ELEVATION GROSS SURFACE AREA

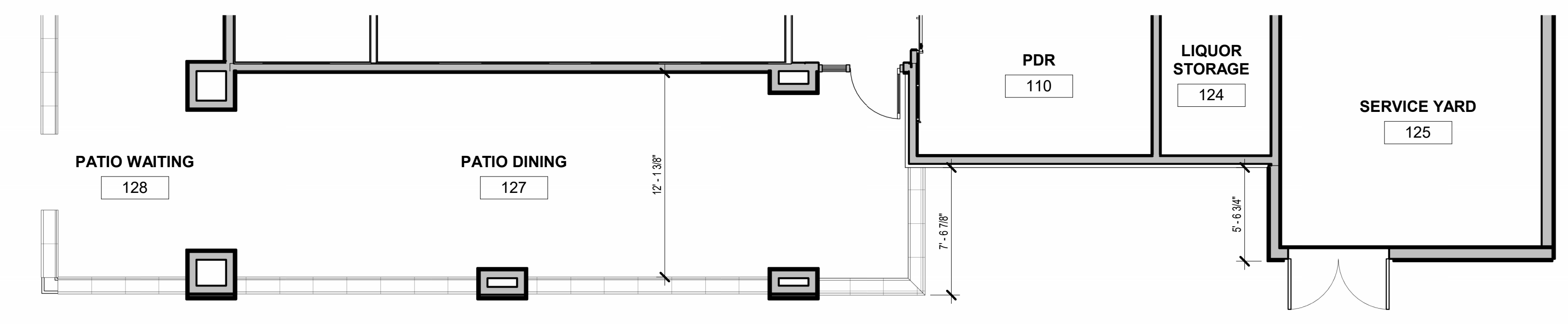
MATERIAL TYPE	AREA	RATIO
BR-01	664 SF	31%
BR-02	123 SF	6%
BR-03	199 SF	9%
GL-01	399 SF	19%
MT-01	203 SF	9%
ST-01	554 SF	26%
TOTAL: 6	2142 SF	100%

RIGHT ELEVATION NET SURFACE AREA

MATERIAL TYPE	AREA	RATIO
BR-01	664 SF	38%
BR-02	123 SF	7%
BR-03	199 SF	11%
MT-01	203 SF	12%
ST-01	554 SF	32%
TOTAL: 5	1743 SF	100%

2 EXTERIOR - RIGHT ELEVATION - NORTHEAST

SCALE: 3/16" = 1'-0"



2.1 RIGHT ELEVATION WALLS

SCALE: 3/16" = 1'-0"



07/31/2025

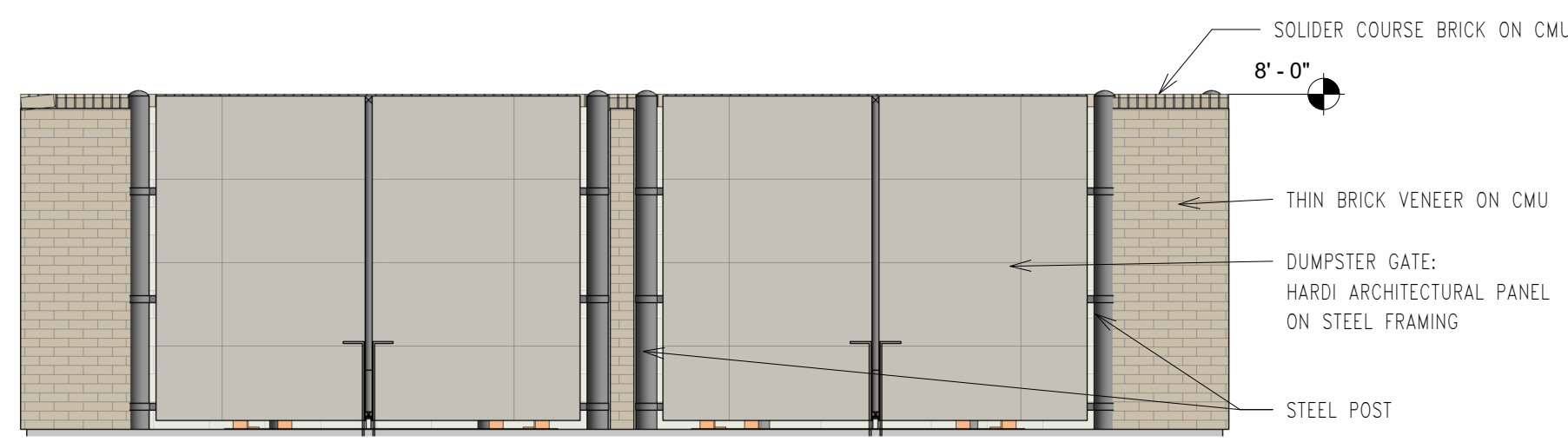
J. ALEXANDERS - PROSPER
THE GATES OF PROSPER
HWY 380 & PRESTON RD
PROSPER, TX 75080

J. ALEXANDERS
RESTAURANT

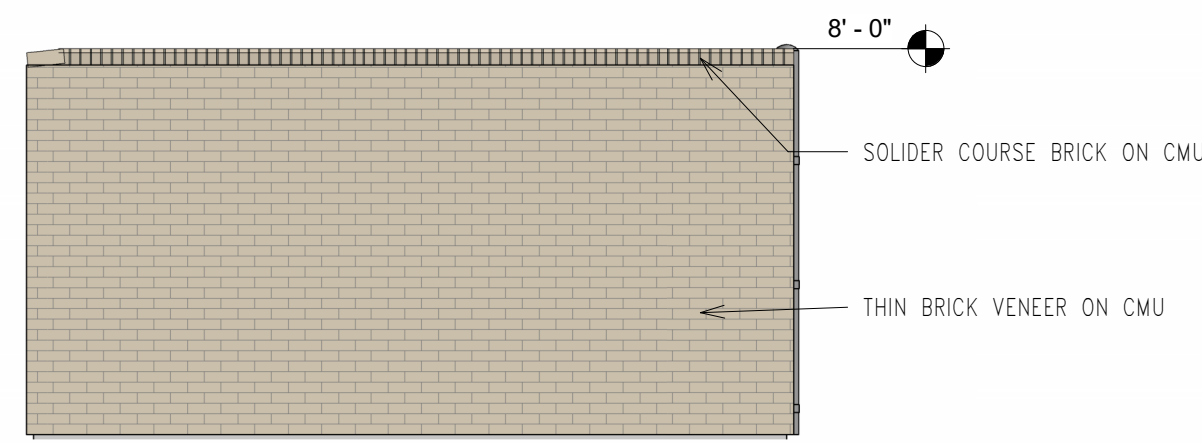
DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY
ALL EXISTING CONDITIONS AND
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DRAWING ISSUE

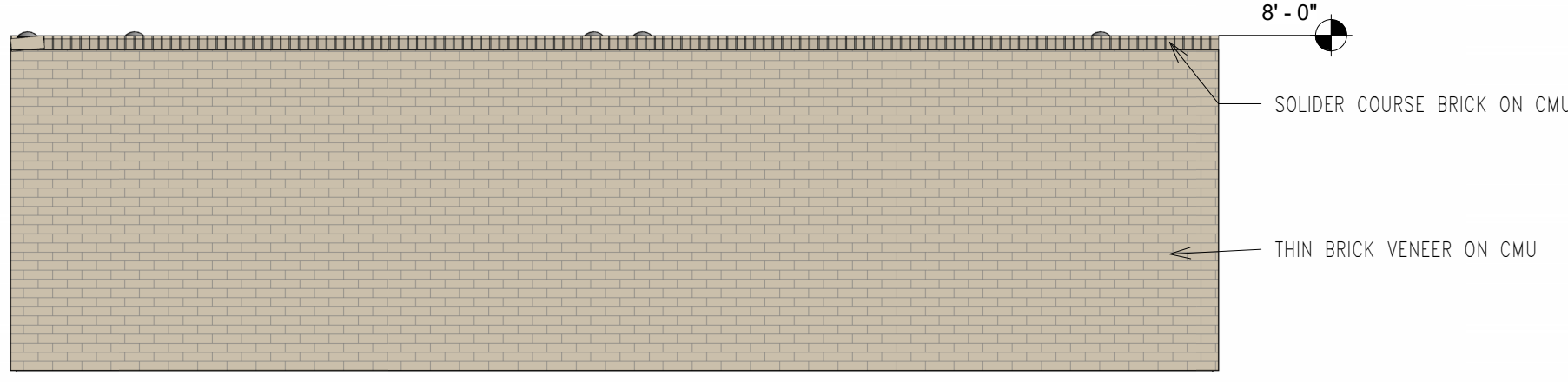
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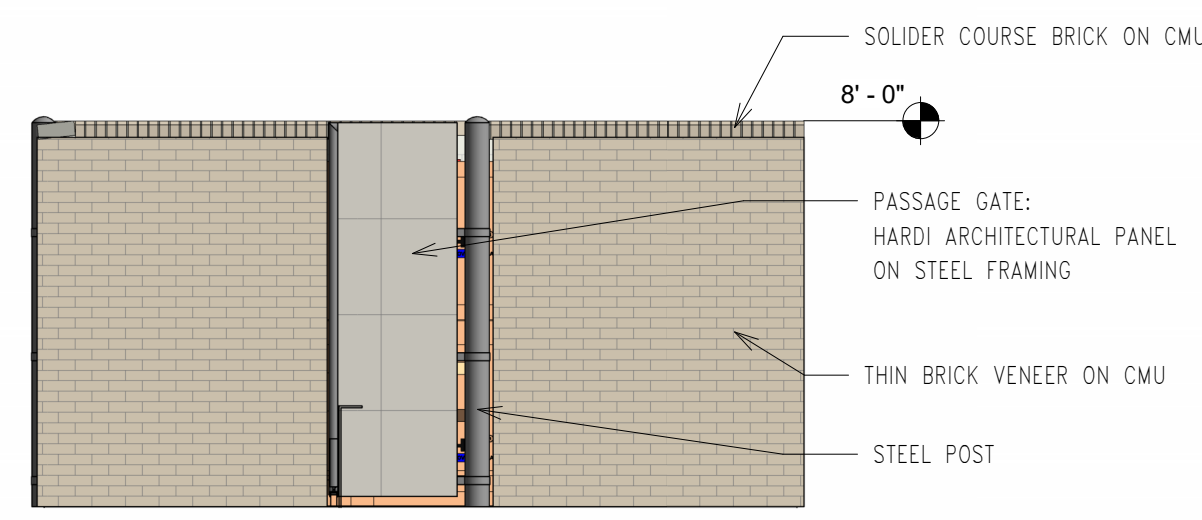
6 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



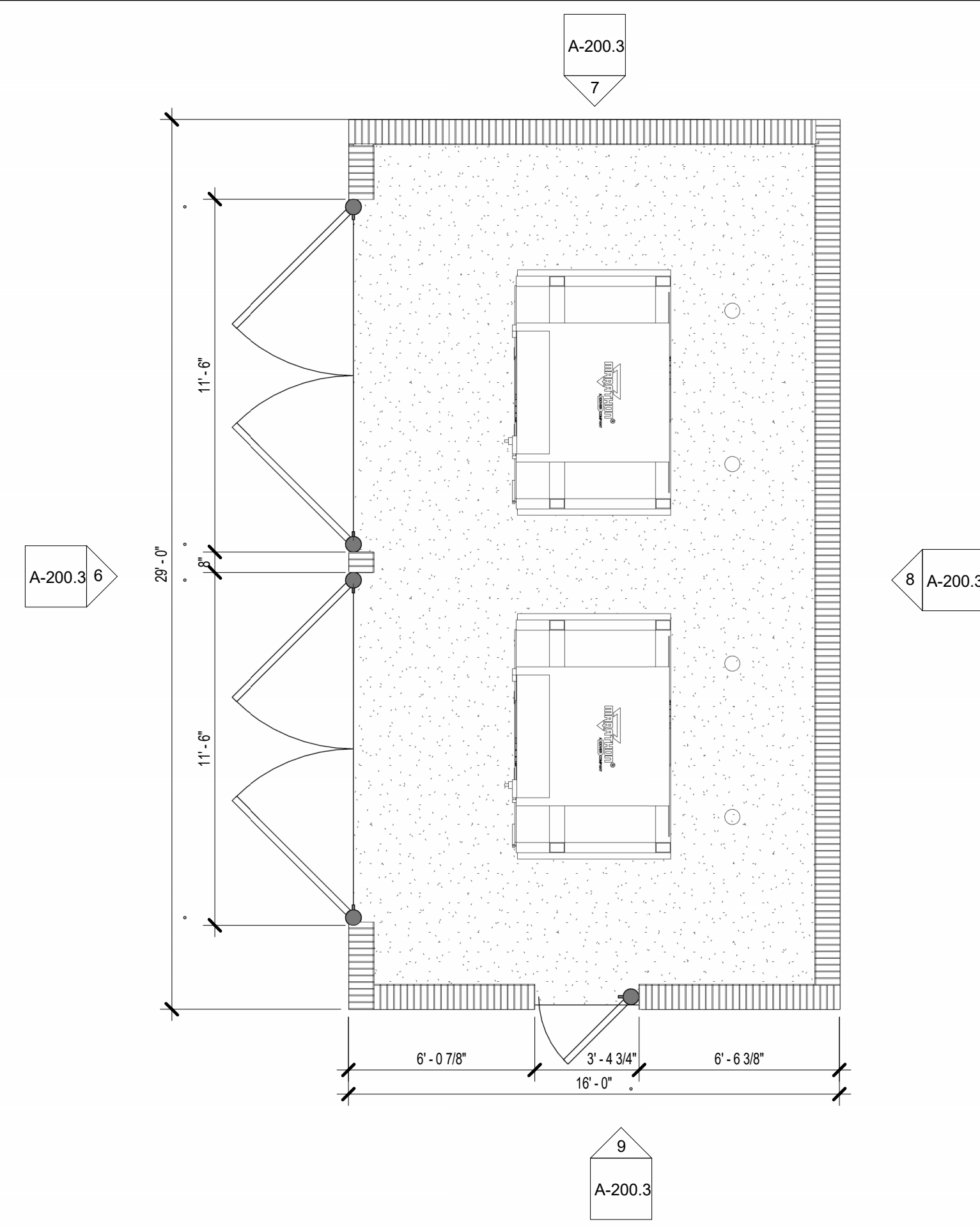
7 TRASH ENCLOSURE - LEFT ELEVATION
1/4" = 1'-0"



8 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"

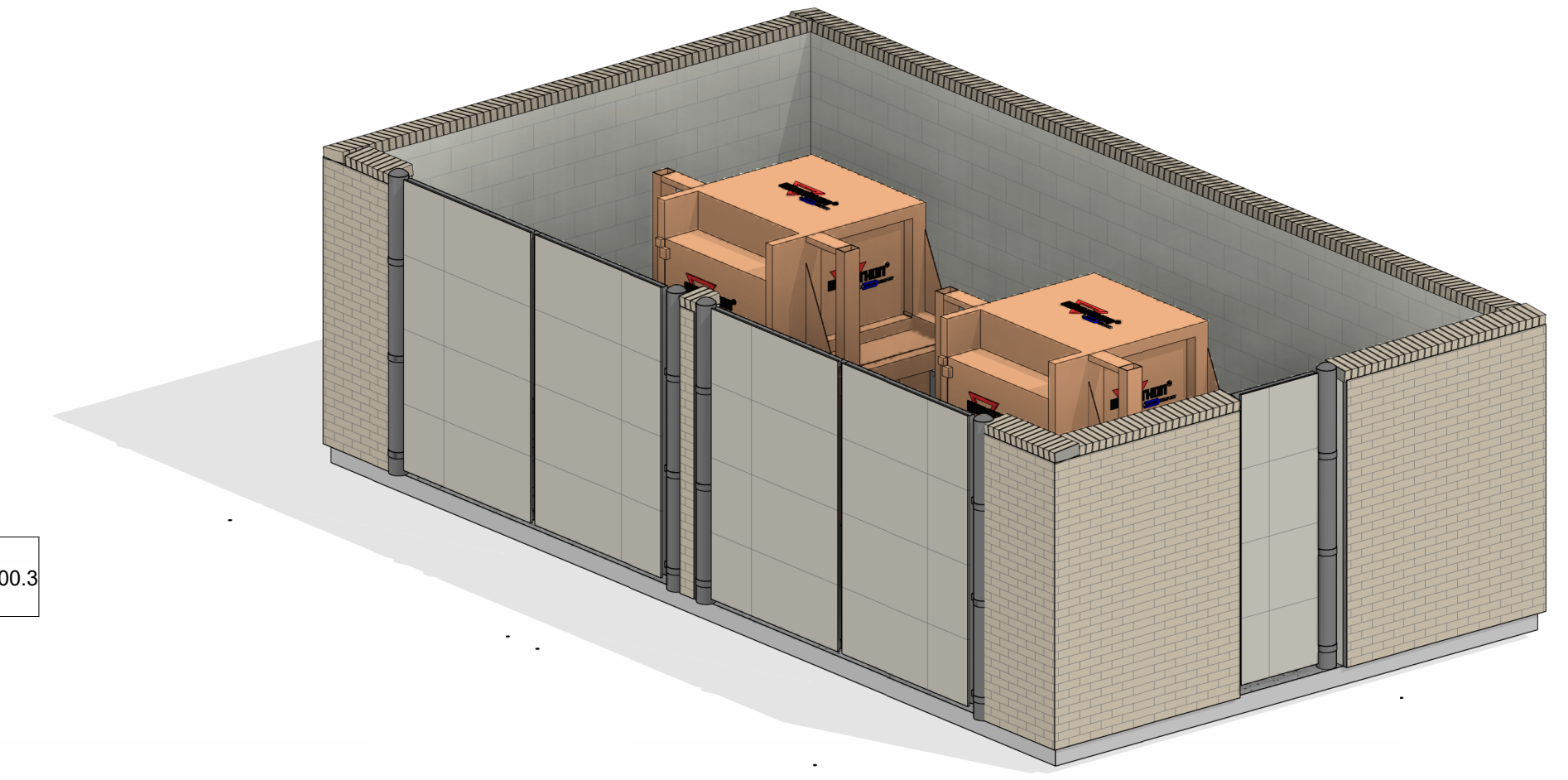


9 TRASH ENCLOSURE - RIGHT ELEVATION
1/4" = 1'-0"

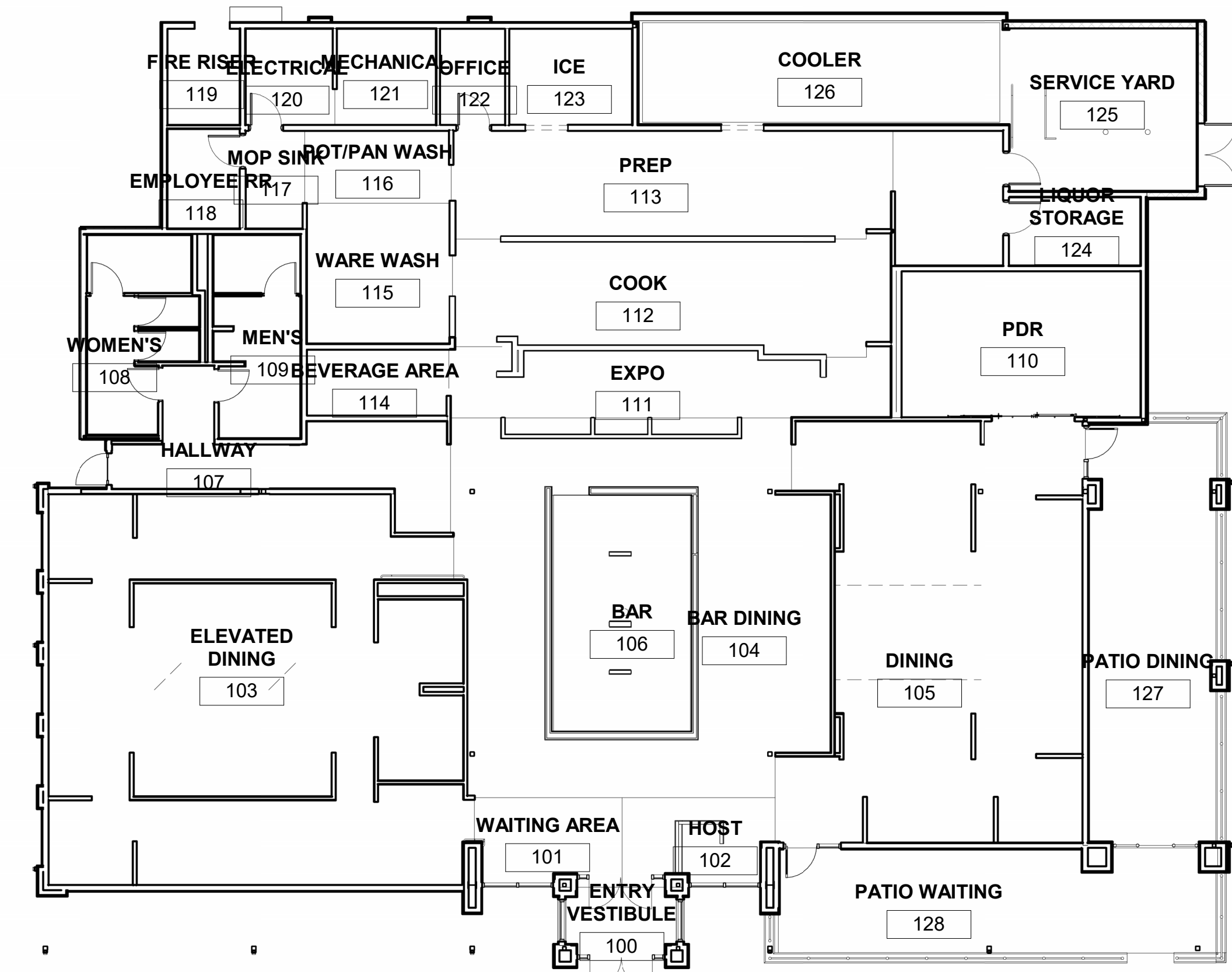


10 ENLARGED PLAN @ TRASH ENCLOSURE
1/4" = 1'-0"

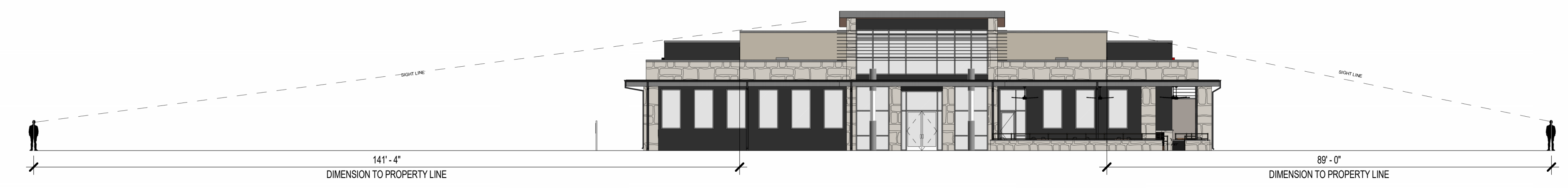
TRASH ENCLOSURE



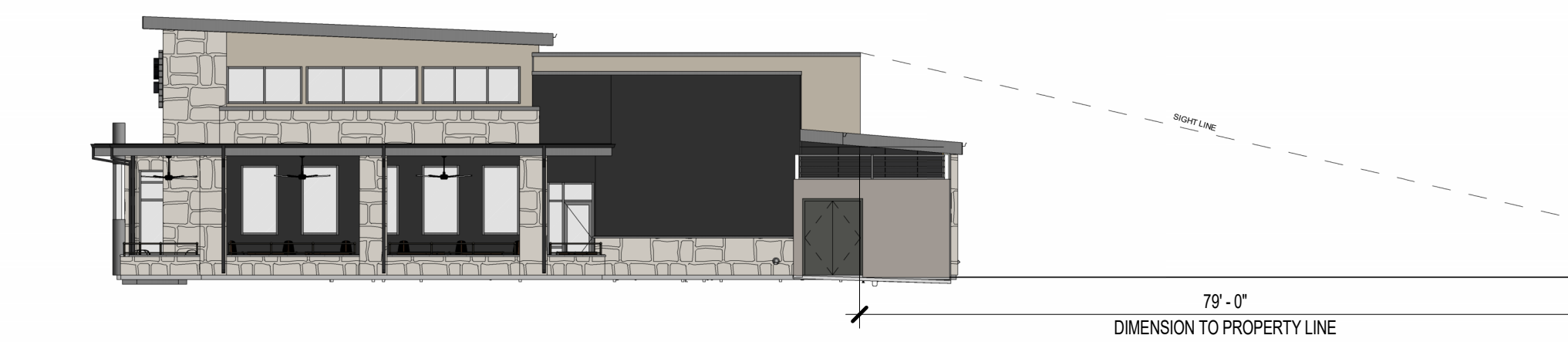
5 TRASH ENCLOSURE - 3D VIEW



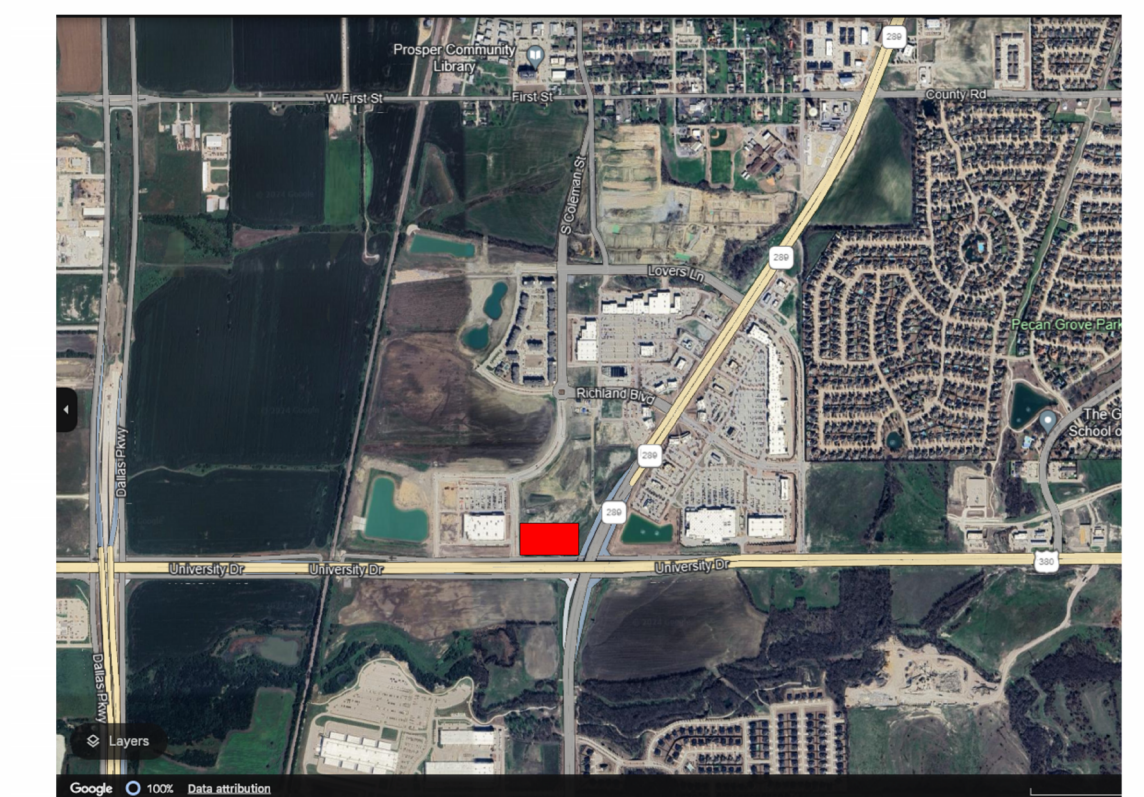
3 KEY FLOOR PLAN
3/32" = 1'-0"



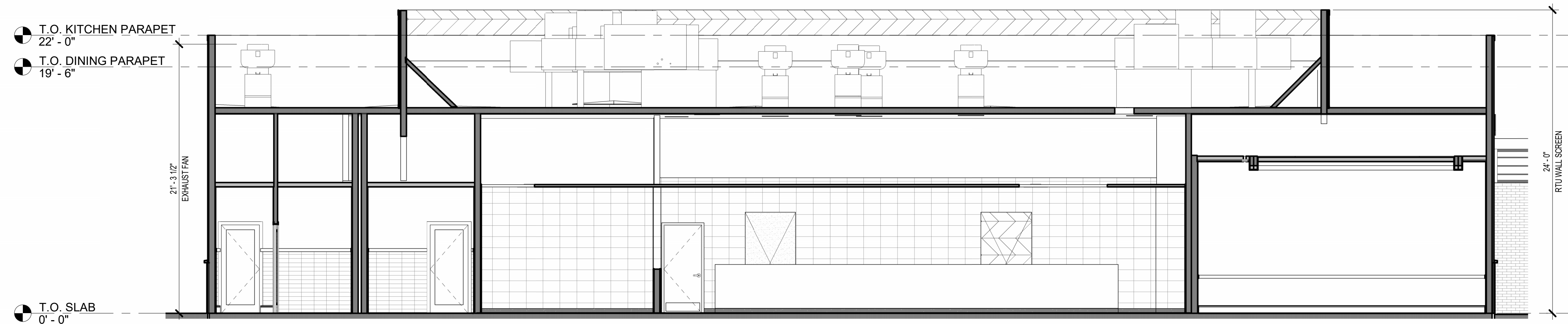
11 EXTERIOR - FRONT ELEVATION - SOUTHEAST SIGHT LINES
1/16" = 1'-0"



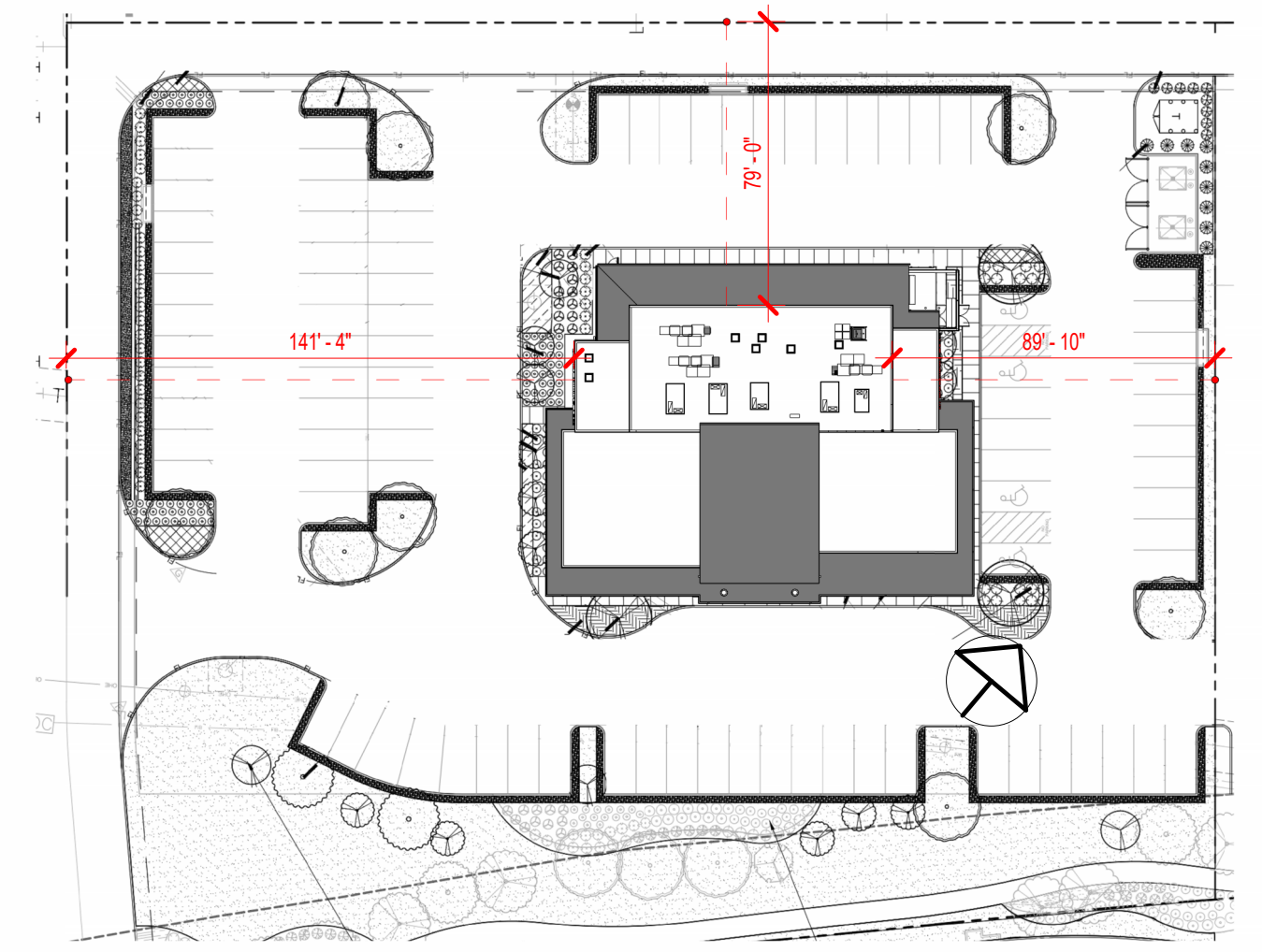
12 EXTERIOR - RIGHT ELEVATION - NORTHEAST SIGHT LINES
1/16" = 1'-0"



1 VICINITY MAP
1" = 160'-0"



4 CROSS SECTION
3/16" = 1'-0"



2 FACADE KEY PLAN
1" = 50'-0"



FACADE PLAN
GATES OF PROSPER - PHASE 3 J. ALEXANDERS
DEVAPP - 24-0112 BEING 2.06 ACRES OUT OF
THE BRADLEY SURVEY ABSTRACT NO. 86 TOWN
COLLIN COUNTY, TEXAS SUBMITTED: JULY 2,
2024

PROJECT NUMBER
24.0016

SHEET NUMBER

A-200.3
ELEVATIONS - EXTERIOR

DATE OF PRINTING - 11/15/2024 12:14:01 PM



PLANNING

To: Planning & Zoning Commission **Item No. 4**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Amendment to Planned Development-26 to Reduce the Setback Adjacent to Technology Lane
Meeting: November 19, 2024

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend Planned Development-26 (Prosper Business Park), on 71.1± acres, to reduce the minimum side setback adjacent to Technology Lane, located on the northeast corner of Mike Howard Lane and Safety Way. (ZONE-24-0023)

Future Land Use Plan:

The Future Land Use Plan recommends Business Park.

Zoning:

The property is zoned Planned Development-26.

Thoroughfare Plan:

This property has direct access to Mike Howard Lane.

Parks Master Plan:

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

Legal Obligations and Review:

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

Attached Documents:

1. Aerial & Zoning Maps
2. Exhibit A – Boundary Exhibit

3. Exhibit B – Letter of Intent
4. Exhibit C – Development Standards
5. Exhibit D – Conceptual Plan

Description of Agenda Item:

The purpose of this request is to amend Planned Development-26 to allow for a reduced side yard setback adjacent to Technology Lane for Prosper Business Park, Block B, Lot 9. Currently, the required side yard setback adjacent to a street is 50 feet.

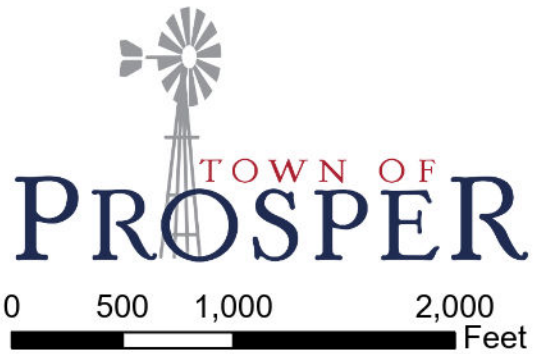
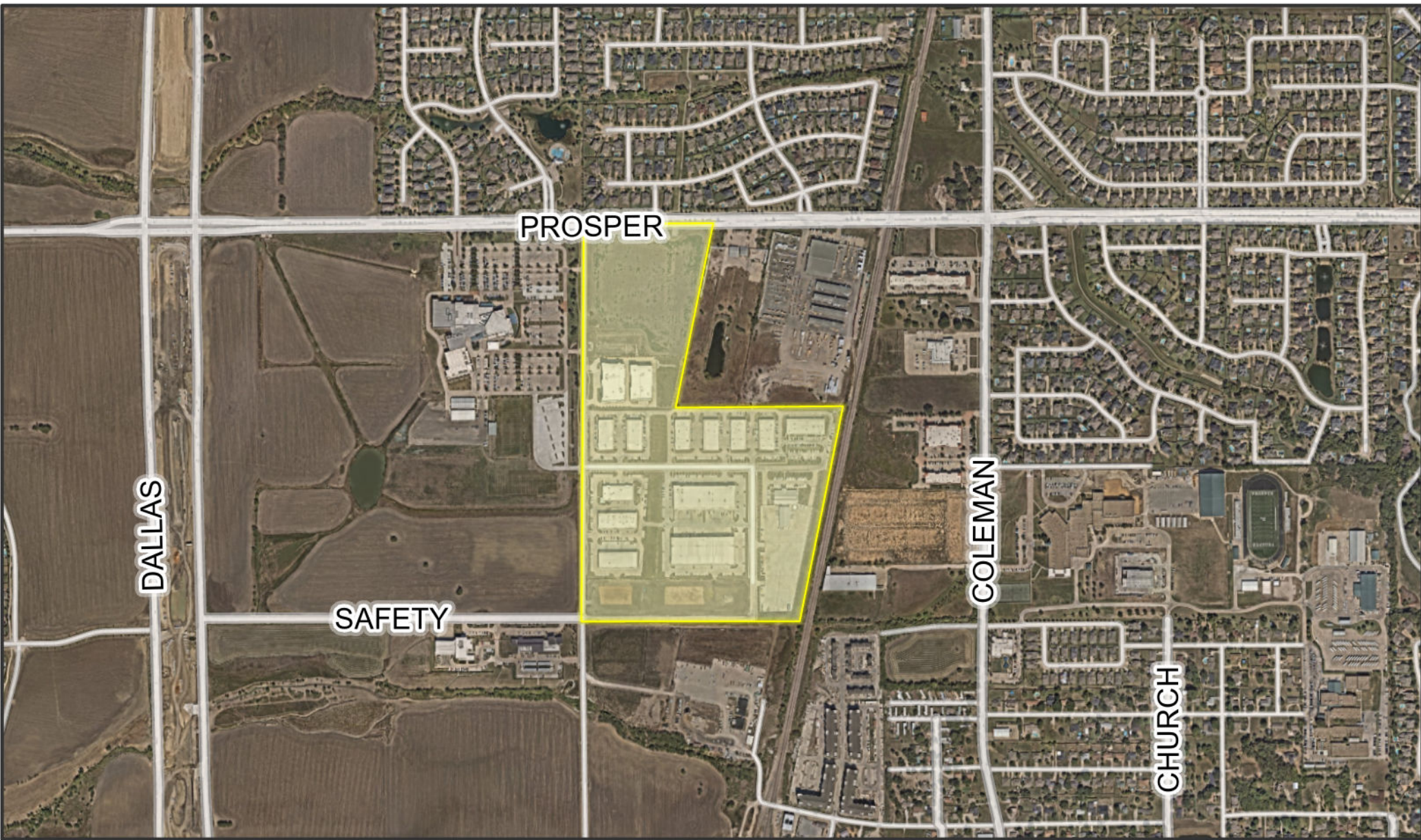
The site plan (Exhibit D) shows the building on Lot 9 having a side yard setback of 20 feet adjacent to Technology Lane, which is a 30-foot reduction of the required side yard setback. Lot 9 is located along Technology Lane, an internal street within the development. The amendment will only permit the reduction on this lot. This reduced side yard setback will provide additional screening for the storage yard to the east of the development.

Town Staff Recommendation:

Town Staff recommends approval of the request to amend Planned Development-26 (Prosper Business Park), on 71.1± acres, to reduce the minimum side setback adjacent to Technology Lane on Prosper Business Park, Block B, Lot 9, located on the northeast corner of Mike Howard Lane and Safety Way.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the December 10, 2024, Town Council meeting.

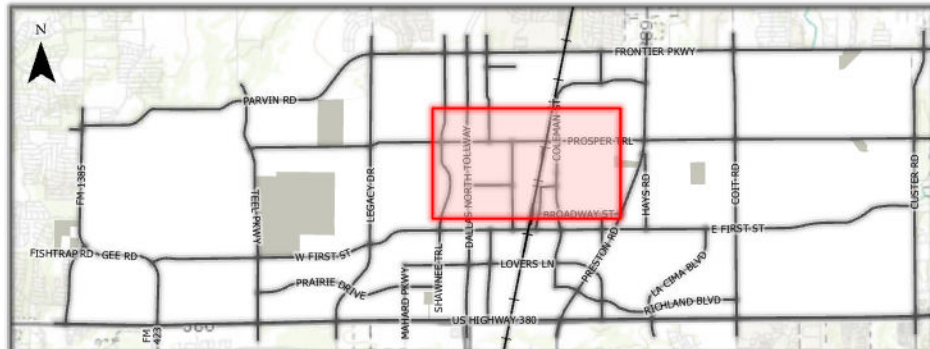
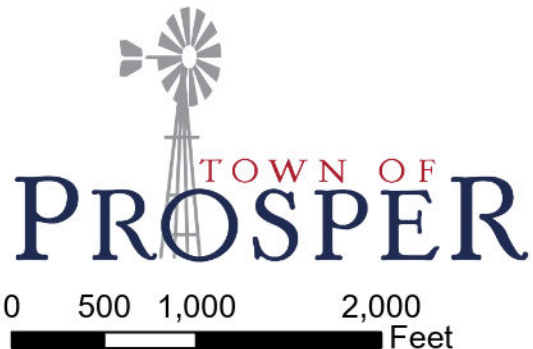
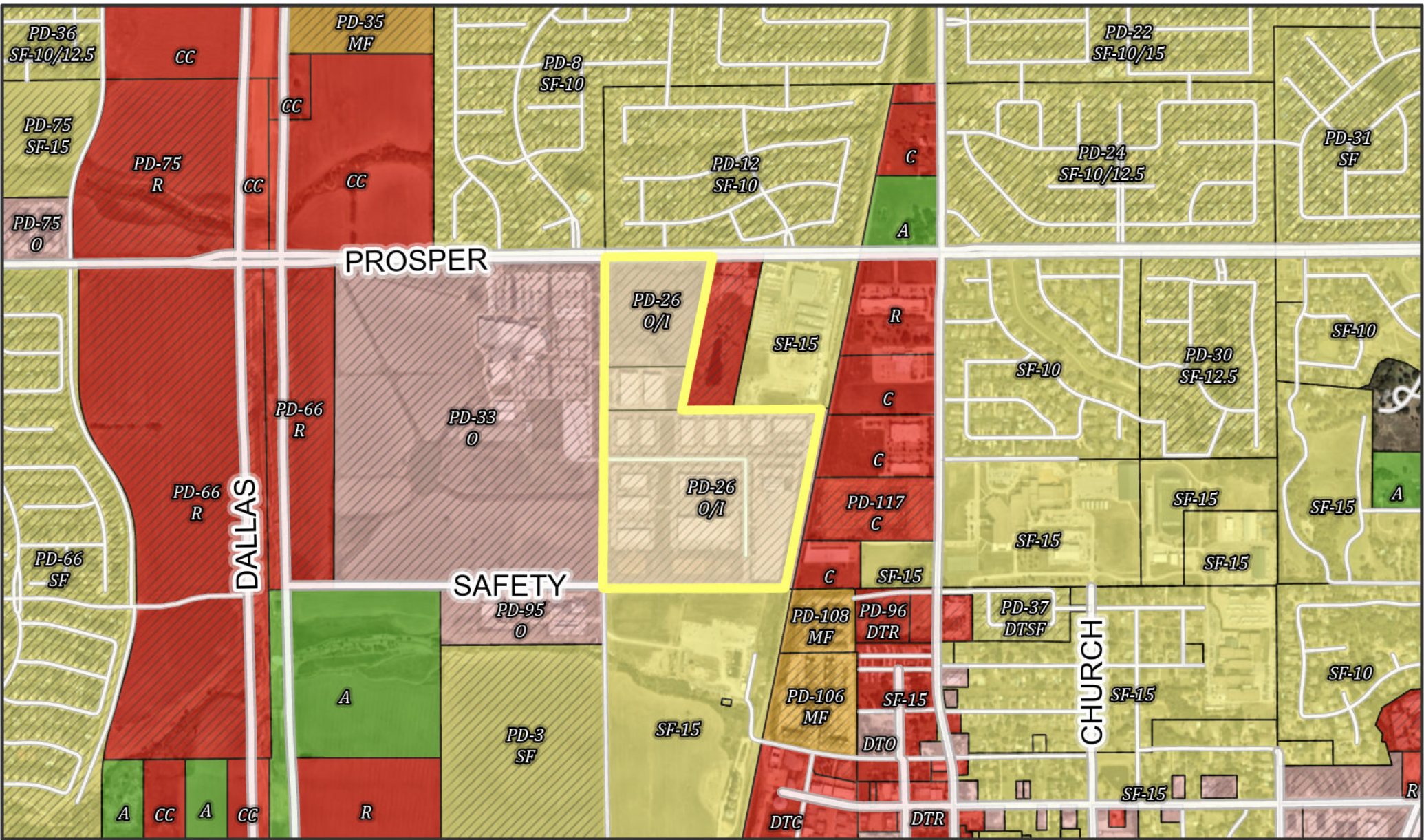


This map for illustration purposes only

ZONE-24-0023

Prosper Business Park

Planned Development

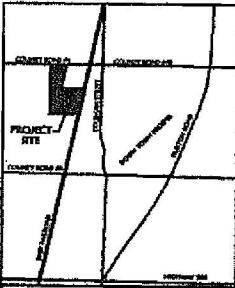


ZONE-24-0023

Prosper Business Park

Planned Development

This map for illustration purposes only



LOCATION MAP



THE THOROUGHFARE ALIGNMENT SHOWN ON THIS SHEET IS FOR ILLUSTRATION PURPOSES AND DOES NOT SET FINAL ALIGNMENT. THE ALIGNMENT WILL BE DETERMINED AT TIME OF FINAL PLAN.
NO 100 YEAR FLOOD PLAIN ON SITE

PROPERTY DESCRIPTION
71.07 ACRES

BEING a tract or parcel of land situated in the Collin County School Survey, Abstract Number 147, City of Prosper, Collin County, Texas. Some being a portion of that certain tract described to Tomlin Properties, Trustee, by instrument of record in Volume 2949, Page 46, Deed Records, Collin County, Texas, said tract or parcel being more particularly described by metes and bounds as follows:

COMMENCING at a Railroad Splice found at the intersection of the centerline of County Road No. 4 and the West right-of-way line of the B.N.S.F. Railroad (a 100' right-of-way), said Railroad Splice also being the Northwest corner of the Hope Lumber tract;

THENCE along the West right-of-way line of said railroad, South 11°57'00" West a distance of 1250.00 feet to THE PLACE OF BEGINNING;

THENCE continuing along said railroad, South 11°57'00" West a distance of 1445.64 feet to a 5/8" iron rod set for corner;

THENCE departing said railroad right-of-way line, North 89°40'28" West a distance of 1428.45 feet to a 5/8" iron rod set for corner;

THENCE North 00°47'13" East a distance of 2629.91 feet to a 5/8" iron rod set for corner, said iron rod also being on the centerline of said County Road No. 4;

THENCE along centerline of County Road No. 4, South 89°59'12" East, a distance of 850.39 feet to a 5/8" iron rod set for corner;

THENCE leaving said centerline of County Road No. 4, South 11°56'20" West, a distance of 1299.84 feet to a 5/8" iron rod set for corner;

THENCE South 89°59'00" East a distance of 1099.88 feet to the west line of said railroad and the PLACE OF BEGINNING and CONTAINING 71.07 acres of land.

PROSPER INDUSTRIAL 102 JV
V. 5599, PG. 02451 DRCTCT
71.07 GROSS ACRES
70.20 NET ACRES
COLLIN COUNTY SCHOOL SURVEY
ABSTRACT NUMBER 147

ZONING EXHIBIT "A"
COOK ADDITION ZONING
2 05 - 12
COLLIN COUNTY SCHOOL SURVEY
ABSTRACT NUMBER 147
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
EXISTING ZONING = SF-15
PROPOSED ZONING = PD-OFFICE

PREPARED BY:
LAND ADVISORS, LTD.
4255 HELLWAY CIRCLE
ADDICKS, TEXAS 75001
972-239-0767

ZONING EXHIBIT FOR ZONING CASE #Z05-12 PROSPER INDUSTRIAL 102 JV CITY OF PROSPER, TEXAS		LAND ADVISORS, LTD. <small>4255 HELLWAY CIRCLE</small> <small>ADDICKS, TEXAS 75001</small> <small>972-239-0767</small>	
DATE	SCALE	FILE	SHEET
8/1/05	1"=200'	COOK ZONING	1

ZONE-24-0023

Exhibit "B"

Letter of Intent

The purpose of this amendment of Ordinance No. 17-85 (Planned Development-26) is to reduce the minimum side yard setback for the building on Prosper Business Park, Block B, Lot 9, adjacent to Technology Lane. The reduced setback will allow for increased screening of the storage yard to the east of the property.

ZONE-24-0023

Exhibit "C"

Development Standards

This tract shall develop under the regulations of Ordinance No. 17-85 (Planned Development-26) as it exists or may be amended with the following amendments:

1.0 Size of Yards

1.1 The setback requirements within this Planned Development District are amended as follows:

- Minimum Side Yard:
 - Twenty (20) feet adjacent to Technology Lane for the building constructed on Prosper Business Park, Block B, Lot 9.

PLOTTED BY: SANTIAGO DURAN
 PLOT DATE: 11/1/2024 9:51 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-054_CROSSLAND PHASE 6\CADD\SHEETS\SITE PLAN\SP-1 SITE PLAN (2 OF 2).DWG
 LAST SAVED: 11/1/2024 9:26 AM

- 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.
- LANDSCAPING 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.

BENCHMARKS:

NO. 1
 "X"-CUT AT THE TERMINUS OF THE EXISTING SIDEWALK ON THE WEST SIDE OF COOK LANE, +/- 1450' SOUTH OF THE CENTERLINE INTERSECTION OF COOK LANE AND PROSPER TRAIL.
 ELEV: 635.56'

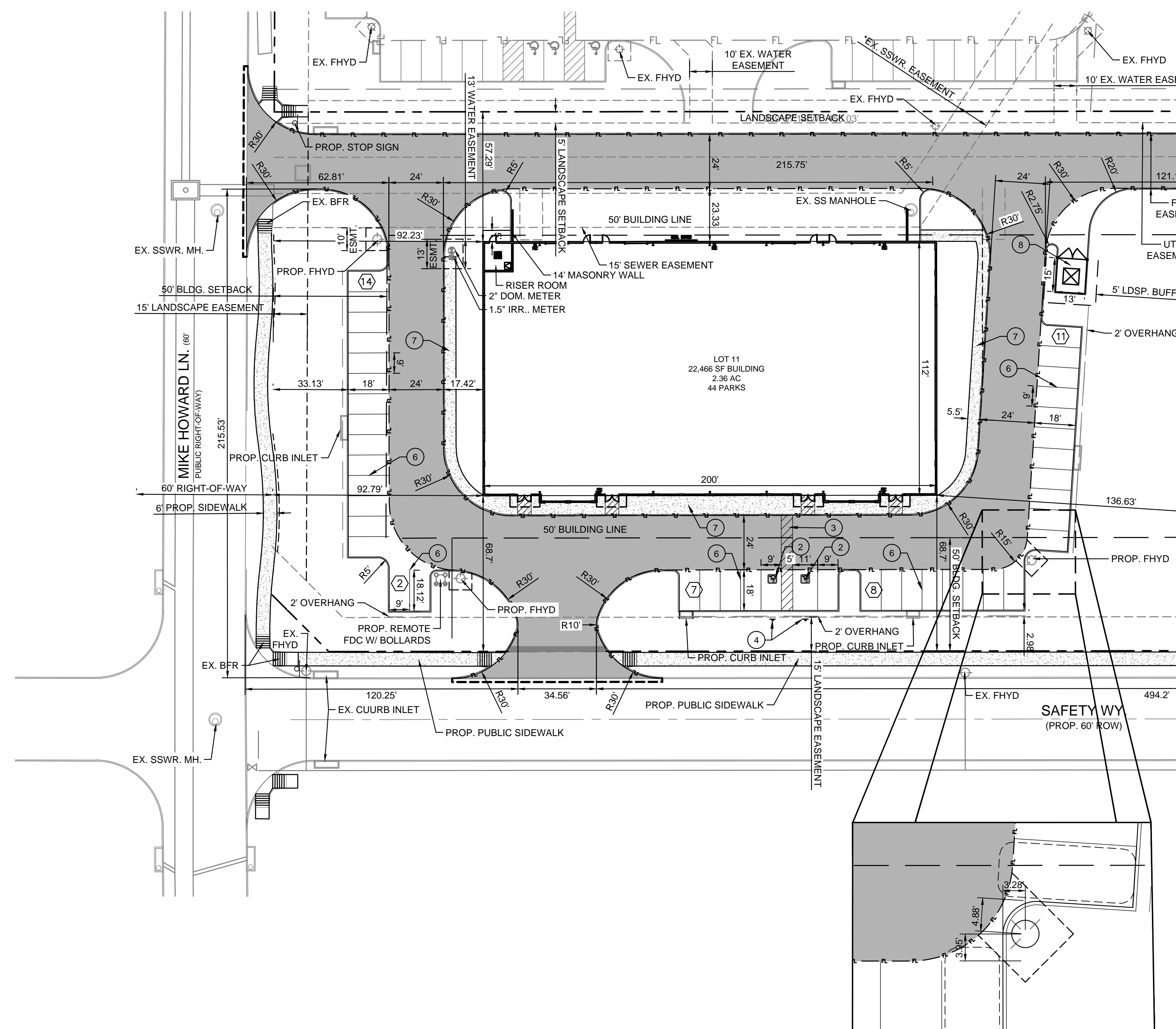
NO. 2
 SQUARE CUT ON THE SOUTH END OF A HEADWALL, ON THE EAST SIDE OF COOK LANE, +/- 1050' SOUTH OF THE CENTERLINE INTERSECTION OF COOK LANE AND PROSPER TRAIL.
 ELEV: 636.18'

GENERAL SITE PLAN NOTES:

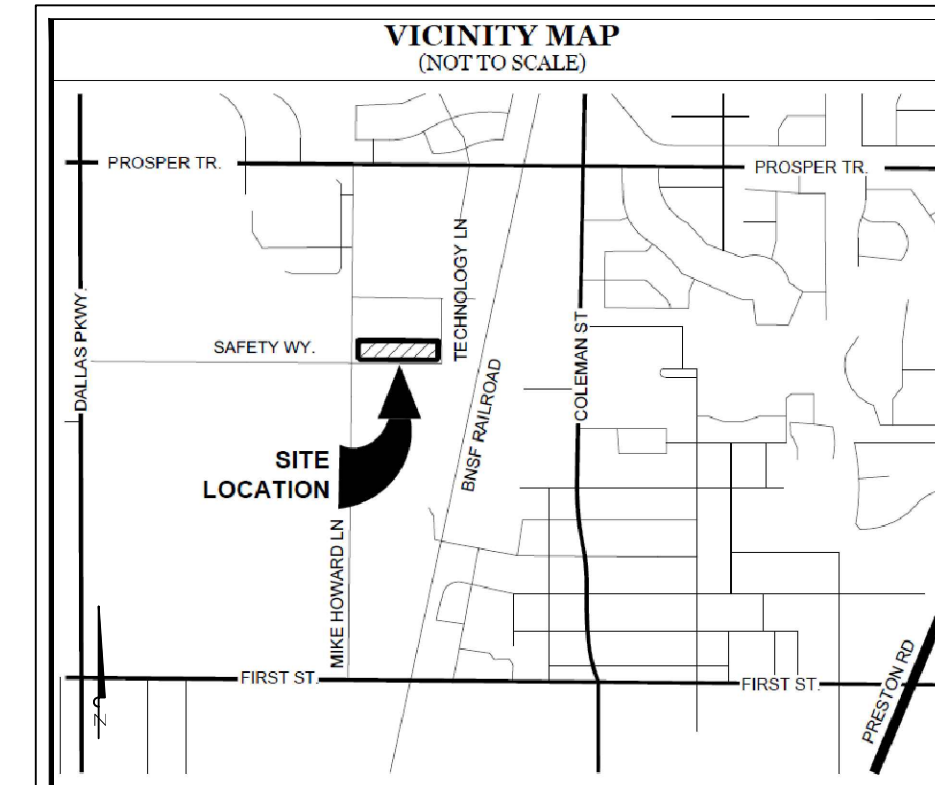
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

WATER METER SCHEDULE						
LOT	SYMBOL	TYPE	SIZE	NO.	WASTEWATER	REMARKS
LOT 9		DOM.	2"	1	6"	PROPOSED
		IRR.	1.5"	1		PROPOSED
LOT 10		DOM.	2"	1	6"	PROPOSED
		IRR.	1.5"	1		PROPOSED
LOT 11		DOM.	2"	1	6"	PROPOSED
		IRR.	1.5"	1		PROPOSED

SITE DATA SUMMARY																							
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT.# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING				HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)	PARKING LOT LANDSCAPING		OPEN SPACE		INTERIOR LANDSCAPING	
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ.		PROV.	REQ. (15 SF PER SPACE)	PROV.	REQ. (7% SITE AREA), SQ. FT.	PROV. (SQ. FT.)	REQ. (15 SF PER PKNG. SPACE)
9	PD-26	OFFICE (6,012 SF)/ WAREHOUSE (14,027 SF)	1.47	63,938	20,039	26' - 1 STORY	50% MAX	31.3%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office)	33	33	2	2	59,889	94%	495	1,704	4,476	2,345	495	7,497
10	PD-26	OFFICE (8,428 SF)/ WAREHOUSE (19,664 SF)	1.87	81,618	28,092	26' - 1 STORY	50% MAX	34.4%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office)	45	46	2	2	77,369	95%	690	1,860	5,713	2,389	690	7,306
11	PD-26	OFFICE (6,740 SF)/ WAREHOUSE (15,726 SF)	2.36	102,684	22,466	26' - 1 STORY	50% MAX	21.9%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office)	36	42	2	2	80,222	78%	630	1,465	7,188	20,997	660	28,240



MATCH SHEET SP-2



CONSTRUCTION SCHEDULE	
2	PROPOSED HANDICAP SYMBOL
3	PROPOSED PAVEMENT STRIPING
4	PROPOSED HANDICAP SIGN
5	PROPOSED CURB STOP
6	4' PARKING STALL STRIPING COLOR: WHITE (TYP)
7	PROPOSED CONCRETE SIDEWALK
8	DUMPSTER WITH 8 FT MASONRY ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

SITE PLAN
CASE#: DEVAPP-23-0138
 PROSPER BUSINESS PARK, BLOCK B, LOTS 9-11

OWNER:
 CROSSLAND TEXAS INDUSTRIAL
 861 N. COLEMAN ST
 PROSPER, TX 75078
 PH: 972.347.5659
 CONTACT NAME: ROCKY HUSSMAN

APPLICANT/ENGINEER:
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572
 CONTACT NAME: DREW DONOSKY

ARCHITECT:
 ALLIANCE ARCHITECTS
 1600 N. COLLINS BLVD. STE #1000
 RICHARDSON, TX 75080
 PH: 972.233.0400
 CONTACT NAME: ZACH WELDY

LEGAL DESCRIPTION:
 PROSPER BUSINESS PARK, BLOCK B, LOTS 9-11

CITY: TOWN OF PROSPER
STATE: TEXAS

COUNTY: COLLIN
SURVEY: COLLIN COUNTY SCHOOL
ABSTRACT NO.: 147

TEXAS FIRM #14190

CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS
 DREW DONOSKY
 123651
 LICENSED PROFESSIONAL ENGINEER
 11/1/2024

**PROSPER BUSINESS PARK
 PHASE 6
 PROSPER, TX**

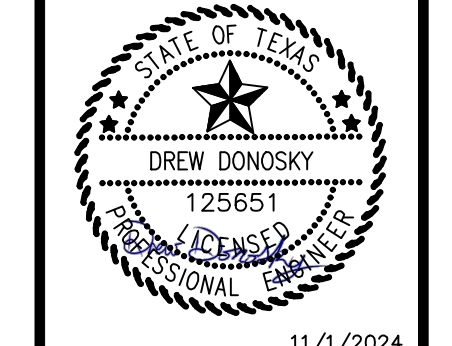
NO.	DATE	REVISION	RDS	BY
1	7/23/2024	CORRECTED FEE		

SITE PLAN (1 OF 2)

DESIGN: RS
 DRAWN: CWP
 CHECKED: ASD
 DATE: 10/31/2024

SHEET
SP-1

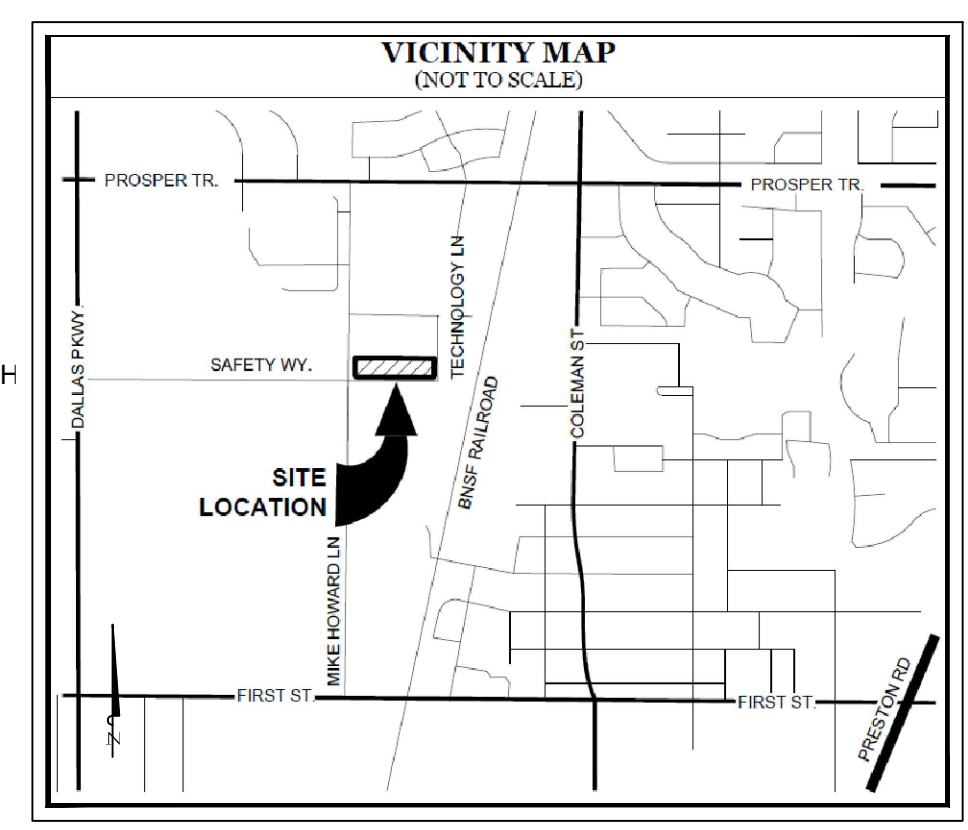
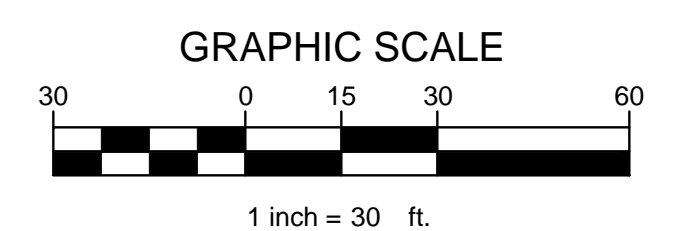
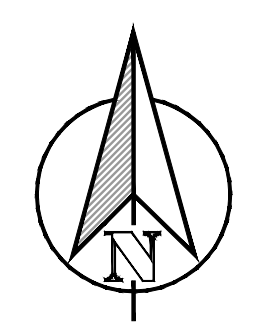
CM File No: 2023-054



**PROSPER BUSINESS PARK
 PHASE 6
 PROSPER, TX**

NO.	DATE	REVISION	BY
1	7/23/2024	CORRECTED FEE	RS
			BT

SITE PLAN (2 OF 2)



CONSTRUCTION SCHEDULE	
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4	PROPOSED HANDICAP SIGN
5	PROPOSED CURB STOP
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**SITE PLAN
 CASE#: DEVAPP-23-0138**
 PROSPER BUSINESS PARK, BLOCK B, LOTS 9-11

OWNER:
 CROSSLAND TEXAS INDUSTRIAL
 861 N. COLEMAN ST
 PROSPER, TX 75078
 PH: 972.347.5659
 CONTACT NAME: ROCKY HUSSMAN

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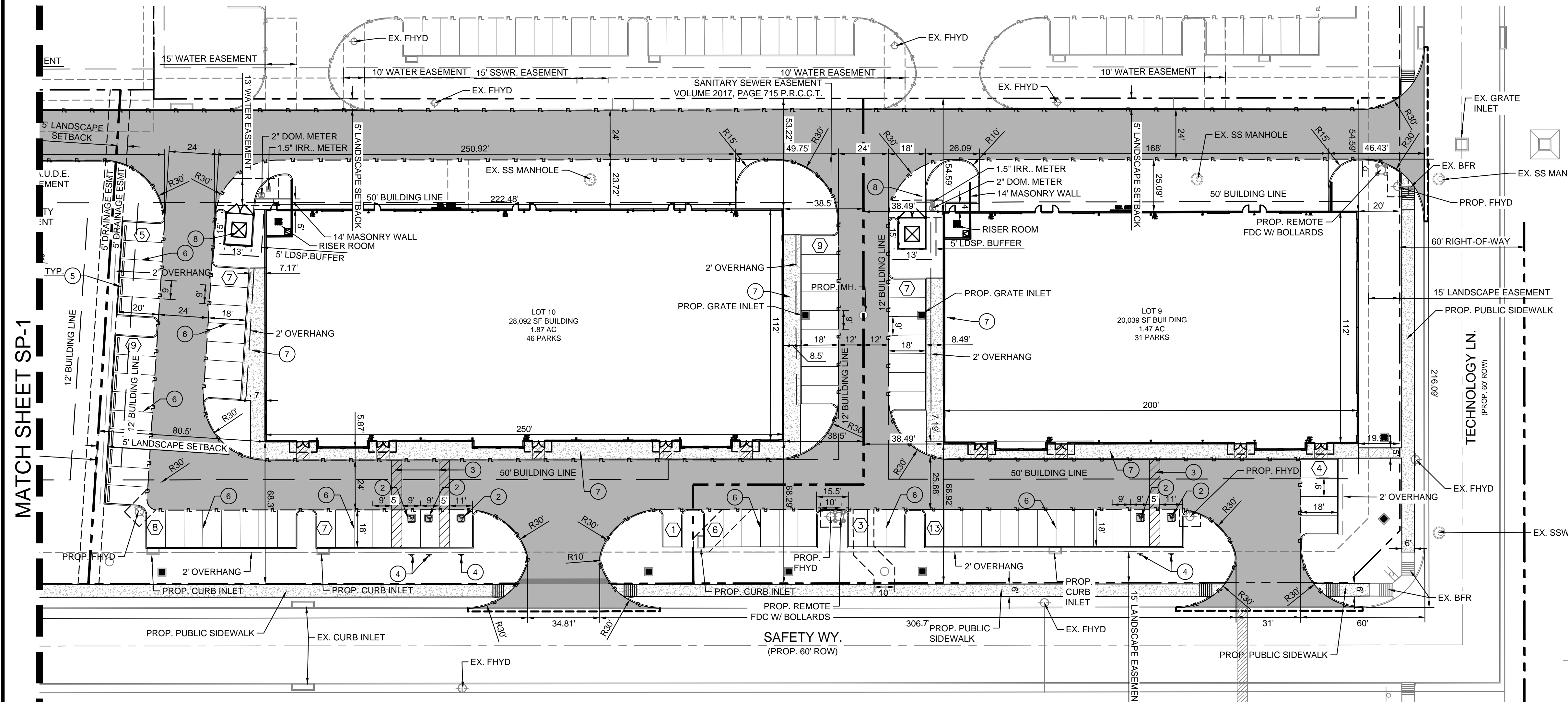
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CITY: TOWN OF PROSPER
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SURVEY: COLLIN COUNTY SCHOOL
ABSTRACT NO.: 147

DESIGN:	RS
DRAWN:	CWP
CHECKED:	ASD
DATE:	10/31/2024
SHEET SP-1	



MATCH SHEET SP-1

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LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT.# ST.)	LOT COVERAGE				FLR AREA RATIO				PARKING				HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)	PARKING LOT LANDSCAPING		OPEN SPACE		INTERIOR LANDSCAPING	
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							REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.		PROV.	REQ.	PROV.			
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PLOTTED BY: SANTIAGO DURAN
 PLOT DATE: 11/1/2024 9:52 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-054 CROSSLAND PHASE 6\CADD\SHEETS\SITE PLAN\SP-1 SITE PLAN (2 OF 2).DWG
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