



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 05, 2023
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 and Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

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

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

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

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

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the 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 address the Commission when the item is considered by the Planning & Zoning Commission.

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 August 15, 2023, Planning & Zoning Commission meeting.

- [3b.](#) Consider and act upon a Final Plat for Starview, Phase 1, Block A, Lots 13-36, 3X, 4X, 5X, Block E, Lots 14-16, Block G, Lot 1-20, on 23.1± acres, located on the northwest corner of Lovers Lane and South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (D21-0133)
- [3c.](#) Consider and act upon a request for a Revised Preliminary Site Plan for an Office/Warehouse development, on 26.8± acres, located on the southeast corner of Industry Way and Cook Lane. The property is zoned Planned Development-26 (PD-26) Centex-Prosper Business Park. (D22-0002)
- [3d.](#) Consider and act upon a request for a Final Plat for Coleman Road, Block A, Lot 1, on 3.7± acres, located on the northeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (D22-0005)
- [3e.](#) Consider and act upon a request for a Conveyance Plat for Prosper Town Center, Phase VIII, Block A, Lot 10, on 0.9± acres, located north of East First Street and west of Hays Road. The property is zoned Planned Development-7 (PD-7) Prosper Town Center. (DEVAPP-23-0153)

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 and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may either address the Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

- [4.](#) Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Downtown Office (DTO) to Downtown Retail (DTR), generally located on the southwest corner of West Seventh Street and North Coleman Road. This is a companion case to ZONE-23-0016. (COMP-23-0003).
- [5.](#) Conduct a Public Hearing and consider and act upon a request to rezone 0.2± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), for Mitchell Addition, Block 3, Lot 3D, located on the southwest corner of West Seventh Street and North Coleman Road. (ZONE-23-0016)
- 6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 7. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, September 1, 2023, 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) 569-1011 at least 48 hours prior to the meeting time.



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday August 15, 2023, 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, Michael Pettis, Cameron Reeves, Josh Carson, Glen Blanscet

Staff Present: David Hoover, Director of Development Services; Dakari Hill, Senior Planner; Jerron Hicks, Planner; Reynaldo Merlos, Planning Tech

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the August 1, 2023, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Revised Conveyance Plat for St. Martin de Porres, Block A, Lots 1R, 2R, and 5, on 39.7± acres, located north of US-380 and west of South Teel Parkway. The property is zoned Planned Development-40 (PD-40) Gates of Prosper and Specific Use Permit-15 (S-15) St. Martin de Porres. (DEVAPP23-0021)
- 3c. Consider and act upon a Replat and Revised Conveyance Plat for Prestonwood Addition, Block A, Lot 1R, on 102.7± acres, located on the southwest corner of West Prosper Trail and Cook Lane. The property is zoned Planned Development-26 (PD26) Centex-Prosper Business Park. (DEVAPP-23-0108)
- 3d. Consider and act upon a request for a Revised Site Plan for a House of Worship, on 35.3± acres, located on the southwest corner of West Prosper Trail and Cook Lane. The property is zoned Planned Development-26 (PD-26) Centex-Prosper Business Park. (DEVAPP-23-0112)
- 3e. Consider and act upon a request for a Replat for Gates of Prosper Phase 2, Block A, Lots 4R and 13R, on 7.4± acres, located south of Lovers Lane and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23-0115)
- 3f. Consider and act upon a request for a Site Plan and Façade Plan for a Restaurant, on 1.7± acres, located south of Lovers Lane and west of South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (DEVAPP-23- 0126 & DEVAPP-23-0129)

Commissioner Reeves motions to approve Consent Agenda. Seconded by Petits. Motion passes 6:0.

CITIZEN COMMENTS

No citizen comments.

REGULAR AGENDA

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

Dakari Hill (*Staff*): Presented information regarding Dutch Bros and Home 2 Suites Façade, SUP for St Martin de Porres, Pradera, and upcoming zoning cases.

Chair Brandon Daniel questions when the next meeting for reappointment will be.

David Hoover (*staff*): Answers Chair Brandon Daniel that the reappointment will be Tuesday September 26th. Three chairmen are up for reappointment.

Chair Brandon Daniel comments that there is a Meet and Greet for the commissioners next Tuesday August 22nd.

David Hoover (*staff*): comments that the Comprehensive Plan will be presented to the next Town Council meeting on Tuesday August 22nd. The Public Meeting for the Comprehensive Plan occurred the day after the previous Planning & Zoning Commission meeting.

Chair Brandon Daniel questions if there was public feedback from the Public Meeting for the Comprehensive Plan.

David Hoover (*Staff*): Answers Chair Brandon Daniel that the public gave general support of the Comprehensive Plan.

5. Adjourn.

Motioned by Commissioner Jackson, seconded by Commissioner Carson to adjourn. Motion approved 6:0 at 6:06 p.m.

Reynaldo Merlos, Planning Tech

Michael Pettis, Secretary



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – September 5, 2023

Agenda Item:

Consider and act upon a Final Plat for Starview, Phase 1, Block A, Lots 13-36, 3X, 4X, 5X, Block E, Lots 14-16, Block G, Lot 1-20, on 23.1± acres, located on the northwest corner of Lovers Lane and South Preston Road. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (D21-0133)

Description of Agenda Item:

The purpose of the Final Plat is to begin the initial phase of a residential subdivision. The plat conforms to the Planned Development-67 (PD-67) development standards.

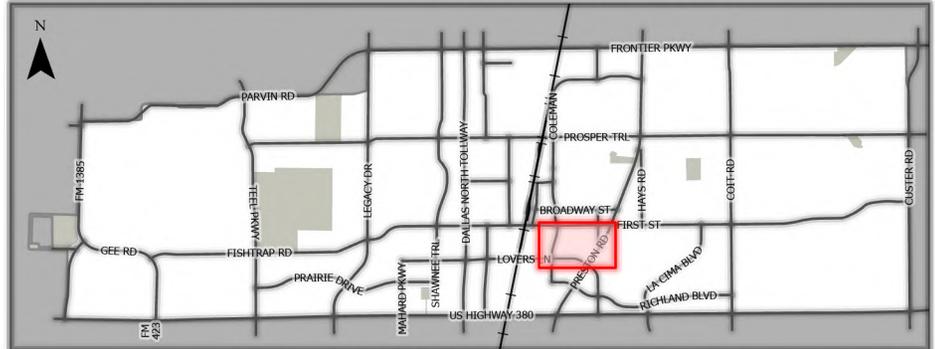
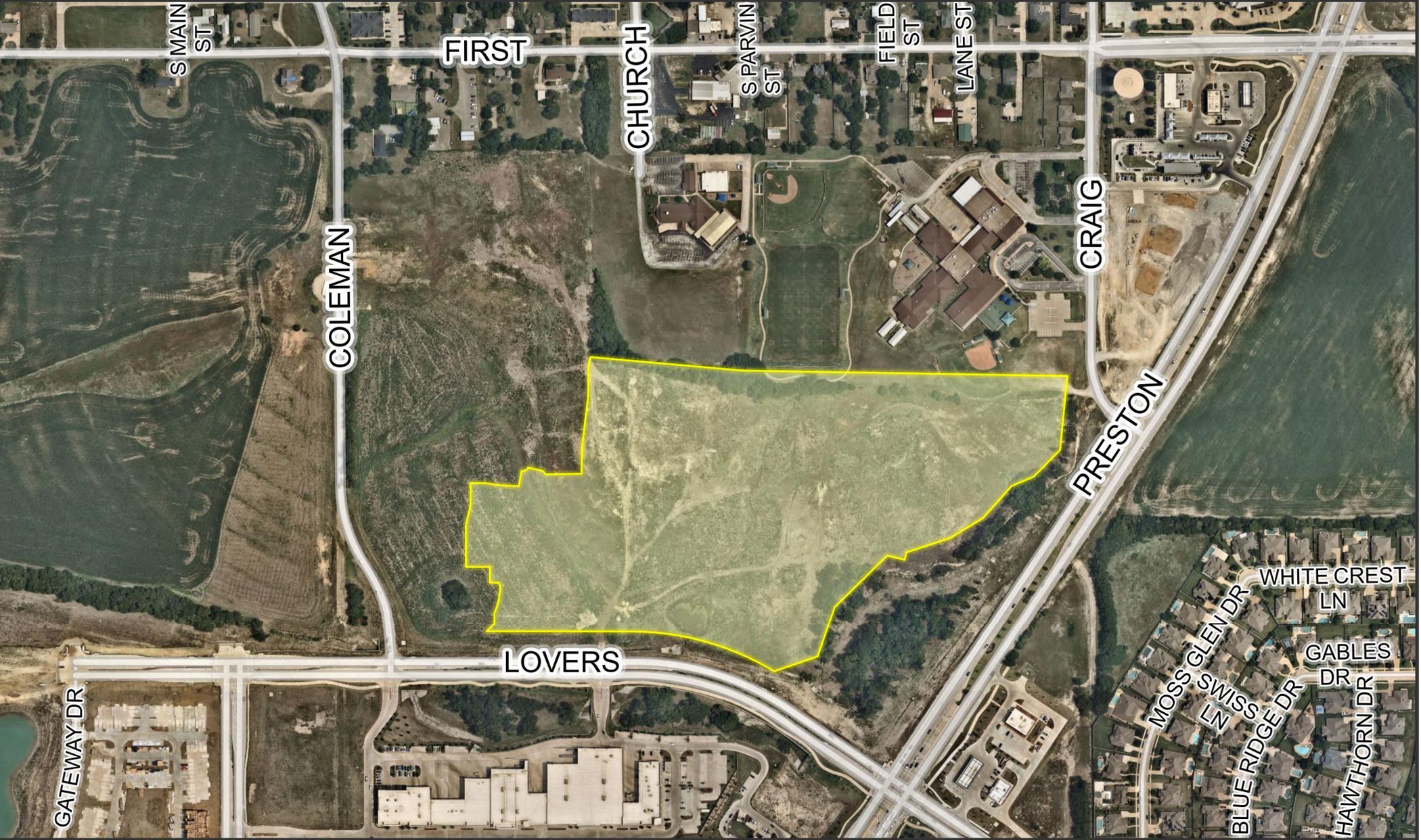
Attachments:

1. Location Map
2. Final Plat

Staff Recommendation:

Staff recommends approval of the Final Plat, subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.

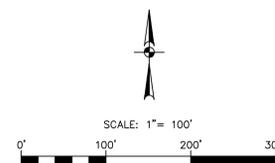
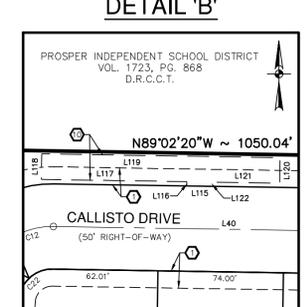
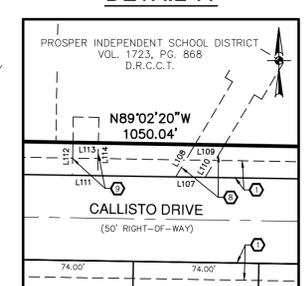
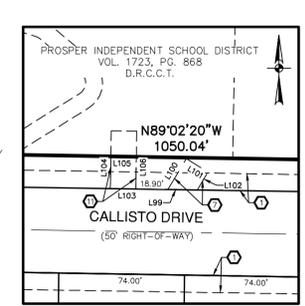
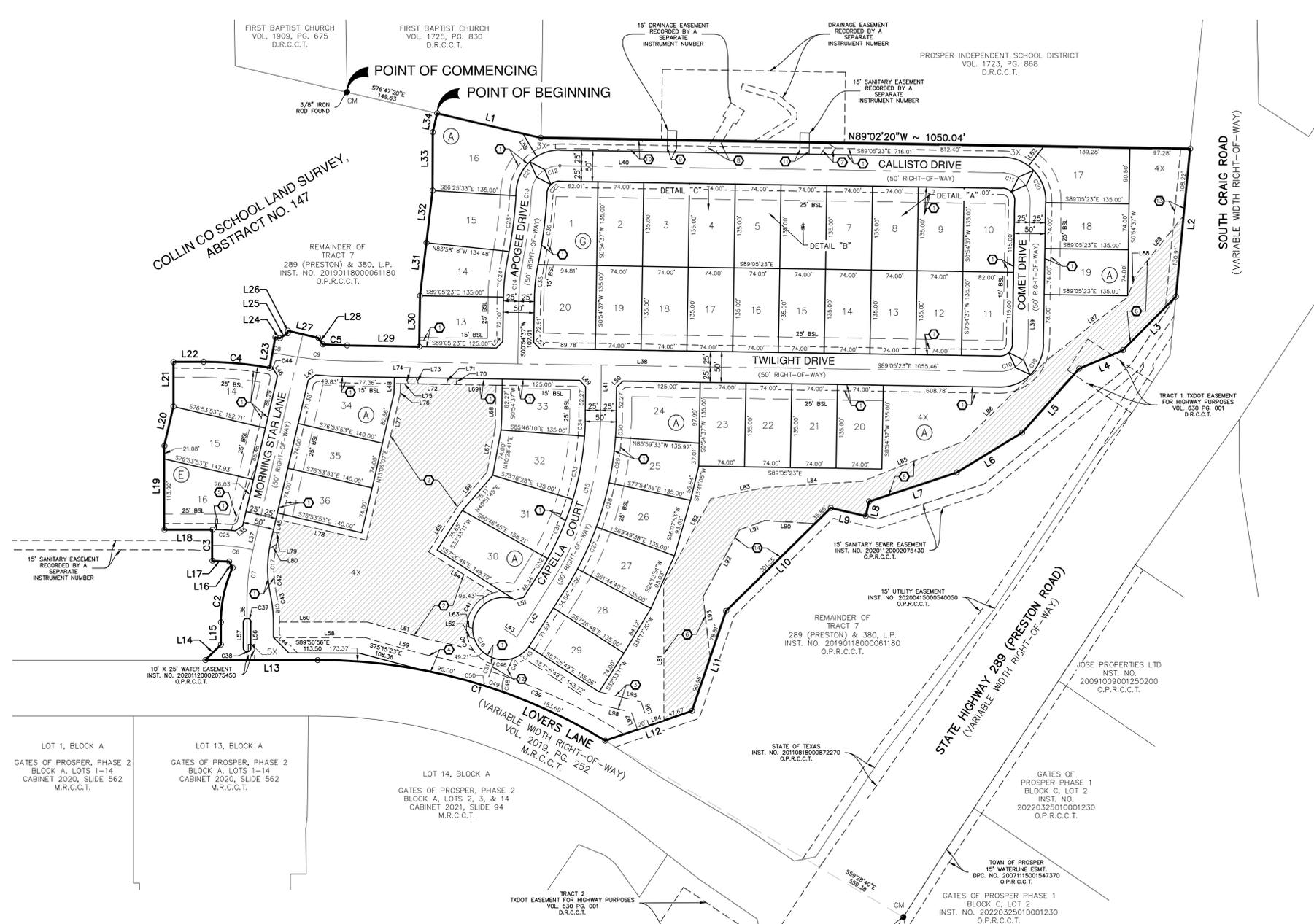


D21-0133

Starview

Final Plat

This map for illustration purposes only



LEGEND

- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- AC ACRE(S)
- CM CONTROL MONUMENT
- SF SQUARE FEET
- BSL BUILDING SETBACK LINE
- FOUND 3/8" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
- CENTERLINE

NOTES

- BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.
- THE SUBJECT PROPERTY IS LOCATED IN DESIGNATED ZONE X AS ILLUSTRATED PER PANEL 48085C0235J WITH AN EFFECTIVE DATE OF JUNE 2, 2009.
- NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
- 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.
- LOT 4X IS OPEN SPACE LOT FOR PUBLIC TRAIL, ACCESS, AND LANDSCAPE PURPOSE AND WILL BE OWNED AND MAINTAINED BY THE HOA.
- ALL LANDSCAPE EASEMENT MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.

KEYNOTES

- (A) BLOCK LETTER
- (1) 10-FOOT UTILITY EASEMENT (BY THIS PLAT)
- (2) VARIABLE WIDTH DRAINAGE EASEMENT (1.937 AC.) (BY THIS PLAT)
- (3) 20-FOOT SANITARY SEWER EASEMENT (0.110 AC.) (BY THIS PLAT)
- (4) 25-FOOT LANDSCAPE EASEMENT (BY THIS PLAT)
- (5) VARIABLE WIDTH VISIBILITY, ACCESS AND MAINTENANCE EASEMENT (BY THIS PLAT)
- (6) VARIABLE WIDTH EROSION CONTROL HAZARD SETBACK AND DRAINAGE EASEMENT (1.545 AC.) (BY THIS PLAT)
- (7) 15-FOOT DRAINAGE EASEMENT (0.006 AC.) (BY THIS PLAT)
- (8) 15-FOOT DRAINAGE EASEMENT (0.008 AC.) (BY THIS PLAT)
- (9) 15-FOOT DRAINAGE EASEMENT (0.007 AC.) (BY THIS PLAT)
- (10) 15-FOOT DRAINAGE EASEMENT (0.049 AC.) (BY THIS PLAT)
- (11) 15-FOOT SANITARY SEWER EASEMENT (0.007 AC.) (BY THIS PLAT)
- (12) VARIABLE WIDTH EMERGENCY ACCESS EASEMENT (0.029 AC.) (BY THIS PLAT)
- (13) 15-FOOT LANDSCAPE EASEMENT (BY THIS PLAT)
- (14) VARIABLE WIDTH DRAINAGE EASEMENT (0.296 AC.) (BY THIS PLAT)

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N76°42'20"W	171.90'	L31	S67°10'4"W	86.04'	L61	S74°04'26"E	100.75'	L91	N69°51'47"E	43.81'
L2	N53°24'21"E	239.13'	L32	S67°10'4"W	84.59'	L62	N69°17'08"W	12.38'	L92	N28°40'06"E	122.08'
L3	N44°14'16"E	121.56'	L33	S67°10'4"W	83.82'	L63	N69°17'08"W	10.53'	L93	N63°37'45"W	98.79'
L4	N87°01'17"E	76.37'	L34	S13°06'07"W	31.14'	L64	S57°26'49"E	123.15'	L94	N71°09'22"E	25.43'
L5	N41°54'34"E	138.23'	L35	S55°14'4"W	14.83'	L65	S32°33'11"W	86.36'	L95	N76°51'15"W	69.32'
L6	N58°37'33"E	123.72'	L36	N00°00'00"W	103.05'	L66	N40°51'45"E	73.12'	L96	N18°30'38"W	40.73'
L7	N71°43'50"E	149.14'	L37	S13°06'07"W	364.01'	L67	N10°28'41"E	73.88'	L97	S18°30'38"E	29.64'
L8	N12°53'36"E	23.86'	L38	S89°05'23"E	1055.48'	L68	S05°43'37"W	67.74'	L98	S76°51'15"E	61.85'
L9	S77°06'24"E	58.22'	L39	S45°54'37"W	230.00'	L69	N89°05'23"W	141.48'	L99	N89°05'23"W	17.32'
L10	N45°33'53"E	237.10'	L40	S89°05'23"E	720.15'	L70	S84°48'48"W	10.09'	L100	N30°54'34"E	21.07'
L11	N18°51'38"E	169.77'	L41	S05°43'37"W	87.27'	L71	S84°48'48"W	10.09'	L101	S59°05'27"E	15.00'
L12	N71°09'22"E	148.10'	L42	S32°33'11"W	106.24'	L72	N89°05'23"W	45.36'	L102	S30°54'34"W	12.41'
L13	N89°58'38"E	181.62'	L43	S57°26'49"E	25.00'	L73	S24°32'59"E	11.08'	L103	S89°05'23"E	15.00'
L14	S45°00'00"W	35.24'	L44	S44°55'28"E	35.40'	L74	S24°32'59"E	11.08'	L104	S05°40'10"W	18.98'
L15	S00°00'00"W	35.96'	L45	S13°06'07"W	267.66'	L75	N89°05'23"W	12.84'	L105	N89°02'23"W	15.00'
L16	S28°44'38"E	11.60'	L46	S32°47'19"E	13.92'	L76	N05°43'37"E	16.60'	L106	N05°40'10"E	18.96'
L17	S87°09'52"E	27.21'	L47	S44°26'30"W	15.02'	L77	N13°06'07"E	241.73'	L107	S89°05'23"E	17.33'
L18	N90°00'00"E	77.64'	L48	N05°43'37"E	25.53'	L78	S76°53'53"E	140.00'	L108	S305°37'37"W	22.07'
L19	S00°00'00"E	135.00'	L49	N44°05'23"W	14.14'	L79	S75°03'23"E	10.01'	L109	N89°02'23"W	17.32'
L20	S13°06'07"W	64.95'	L50	S45°54'37"W	14.14'	L80	N59°07'25"E	13.48'	L110	N305°37'37"E	22.05'
L21	S00°00'00"W	71.74'	L51	N74°14'05"E	14.83'	L81	N08°38'38"W	220.48'	L111	S89°05'23"E	15.00'
L22	N90°00'00"E	48.86'	L52	S37°52'59"W	40.34'	L82	N29°14'44"E	156.45'	L112	S05°40'10"E	19.17'
L23	S10°21'28"W	49.96'	L53	S44°05'23"E	14.14'	L83	N78°17'37"E	87.77'	L113	N89°02'23"W	15.00'
L24	N79°38'32"E	7.40'	L54	N45°54'37"E	14.14'	L84	N86°16'41"E	159.47'	L114	N05°40'10"E	19.15'
L25	S57°00'24"W	14.41'	L55	S30°56'21"E	43.22'	L85	N68°31'43"E	174.52'	L115	S89°05'23"E	15.00'
L26	S13°06'07"W	4.41'	L56	N00°00'00"W	41.51'	L86	N46°05'31"E	194.88'	L116	S05°43'34"E	2.50'
L27	N76°53'53"W	50.00'	L57	S00°00'00"W	41.51'	L87	N52°11'56"E	158.97'	L117	S89°05'23"E	85.66'
L28	N30°52'03"W	13.13'	L58	S89°58'24"E	148.19'	L88	N20°28'00"E	38.17'	L118	S05°43'37"W	15.00'
L29	N89°05'23"W	116.68'	L59	S74°04'26"E	98.39'	L89	N39°00'06"E	122.71'	L119	N89°05'23"W	140.38'
L30	S05°43'37"W	82.00'	L60	S89°58'24"E	142.09'	L90	S86°33'51"E	81.03'	L120	N05°43'37"E	15.00'

LINE #	BEARING	LENGTH
L121	S89°05'23"E	39.72'
L122	N05°43'34"E	2.50'

LAND USE SUMMARY		
TYPE 'A' LOTS	MINIMUM SQUARE FOOT	8,440 SF
MINIMUM SETBACKS	25' FRONT, 7' SIDE, 25' REAR	
MINIMUM SIDE SETBACK ADJ TO STREET	15' SIDE ON CORNER LOT	
MINIMUM WIDTH & DEPTH	64' X 125'	
TYPICAL TYPE 'A' LOTS		3
TYPE 'B' LOTS	MINIMUM SQUARE FOOT	9,990 SF
MINIMUM SETBACKS	25' FRONT, 7' SIDE, 25' REAR	
MINIMUM SIDE SETBACK ADJ TO STREET	15' SIDE ON CORNER LOT	
MINIMUM WIDTH & DEPTH	74' X 125'	
TYPICAL TYPE 'B' LOTS		44
GROSS SITE AREA		23.062 AC
RIGHT-OF-WAY DEDICATION		4.344 AC
NET ACREAGE		18.718 AC
LOTS ACREAGE		
RESIDENTIAL LOTS		11.986
NATURAL OPEN SPACE		4
LOT DENSITY		2.038 LOTS/ACRE

LOT	BLOCK	AREA
13	Block A	11020 SF
14	Block A	10660 SF
15	Block A	11859 SF
16	Block A	16702 SF
17	Block A	13238 SF
18	Block A	9990 SF
19	Block A	9990 SF
20	Block A	9990 SF
21	Block A	9990 SF
22	Block A	9990 SF
23	Block A	9990 SF
24	Block A	12690 SF
25	Block A	11459 SF
26	Block A	11182 SF
27	Block A	11182 SF
28	Block A	10629 SF
29	Block A	9990 SF
30	Block A	12680 SF
31	Block A	12950 SF
32	Block A	12097 SF
33	Block A	11547 SF
34	Block A	13051 SF
35	Block A	10360 SF
36	Block A	10360 SF

LOT	BLOCK	AREA
1	Block G	11560 SF
2	Block G	9990 SF
3	Block G	9990 SF
4	Block G	9990 SF
5	Block G	9990 SF
6	Block G	9990 SF
7	Block G	9990 SF
8	Block G	9990 SF
9	Block G	9990 SF
10	Block G	10984 SF
11	Block G	10984 SF
12	Block G	9990 SF
13	Block G	9990 SF
14	Block G	11182 SF
15	Block G	9990 SF
16	Block G	9990 SF
17	Block G	9990 SF
18	Block G	9990 SF
19	Block G	9990 SF
20	Block G	13334 SF

LOT	BLOCK	AREA
14	Block E	13984 SF
15	Block E	13005 SF
16	Block E	13251 SF

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	895.00'	31°16'38"	S74°23'05"E	482.52'
C2	210.50'	24°33'46"	S72°37'21"W	89.55'
C3	386154.00'	0°00'29"	S90°00'00"E	50.00'
C4	595.00'	10°21'28"	N84°48'16"W	107.42'
C5	595.00'	3°46'16"	N87°12'15"W	39.16'
C6	300.00'	12°41'06"	N83°39'27"W	66.28'
C7	300.00'	13°06'07"	S63°04'4"	68.45'
C8	620.00'	0°51'44"	N79°12'39"W	9.33'
C9	620.00'	10°18'36"	S83°56'05"E	111.41'
C10	45.00'	90°00'00"	N45°54'37"E	63.64'
C11	45.00'	90°00'00"	N44°05'23"W	63.64'
C12	45.00'	87°53'08"	S46°58'03"W	62.45'
C13	770.00'	8°30'13"	N71°6'35"E	114.17'
C14	300.00'	10°37'04"	S61°30'9"W	55.52'
C15	500.00'	31°38'34"	N16°43'54"E	272.64'
C16	50.00'	258°31'16"	S181°11'2"E	77.43'
C17	190.50'	25°31'38"	S02°01'8"W	84.17'
C18	211.50'	12°23'31"	N61°24'6"W	45.78'
C19	70.00'	90°00'00"	N45°54'37"E	98.99'
C20	70.00'	53°40'40"	N25°55'43"W	63.21'
C21	70.00'	55°12'57"	S30°37'57"W	64.88'
C22	20.00'	87°53'08"	S46°58'03"W	27.76'
C23	745.00'	6°57'18"	N73°30'6"E	90.38'
C24	325.00'	10°37'04"	S61°30'9"W	60.14'
C25	325.00'	4°48'04"	N85°51'34"W	27.23'
C26	925.00'	41°71'51"	N30°24'16"E	39.37'
C27	925.00'	8°04'58"	N24°12'51"E	74.00'
C28	925.00'	8°04'58"	N16°10'25"E	74.00'
C29	925.00'	8°04'58"	N8°02'56"E	74.00'
C30	925.00'	3°05'50"	N22°7'32"E	28.38'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	475.00'	12°29'42"	N22°19'24"E	103.38'
C32	475.00'	31°05'56"	N305°13'3"E	274.27'
C33	475.00'	12°29'42"	N102°28'41"E	103.38'
C34	475.00'	31°05'56"	N23°41'4"E	275.27'
C35	275.00'	10°37'04"	S61°30'9"W	50.89'
C36	795.00'	8°30'13"	N71°6'35"E	117.88'
C37	6.00'	180°00'00"	N90°00'00"W	12.00'
C38	6.00'	180°00'00"	N90°00'00"E	12.00'
C39	920.00'	21°49'22"	N68°22'04"W	348.29'
C40	60.00'	22°50'57"	S23°11'14"E	23.77'
C41	60.00'	69°03'22"	S38°33'59"W	68.02'
C42	180.50'	25°31'38"	S02°01'8"W	79.76'
C43	221.50'	17°13'17"	N34°45'3"W	66.33'
C44	595.00'	0°05'25"	N79°12'20"W	0.94'
C45	90.00'	23°51'56"	S47°14'51"W	20.68'
C46	90.00'	31°26'23"	N88°28'59"E	27.09'
C47	288.00'	7°45'34"	S23°28'33"W	38.97'
C48	30.00'	35°00'34"	S2°05'29"W	18.00'
C49	895.00'	21°12'44"	N71°36'03"W	34.21'
C50	30.00'	33°03'29"	N35°50'34"E	17.07'
C51	312.00'	5°38'19"	N22°07'59"E	30.69'

FINAL PLAT
 STARVIEW PHASE 1
 LOTS 14-36, 3X, 4X, 5X, BLOCK A
 LOTS 14-16, BLOCK E
 LOT 1-20, BLOCK G

CASE NO. D21-0133

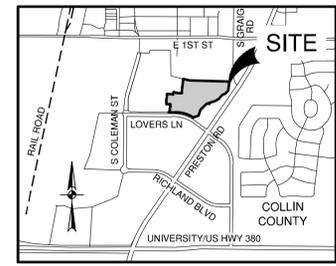
BEING 23.062 ACRES SITUATED IN THE COLLIN CO SCHOOL LAND SURVEY, ABSTRACT NO. 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS.

OWNER/DEVELOPER:
 289 (PRESTON) & 380, L.P.
 ONE COWBOYS WAY, SUITE 100
 FRISCO, TEXAS 75034
 TEL: (972) 543-2412
 CONTACT: THOMAS WALKER, CFO/TREASURER

47 RESIDENTIAL LOTS
 3 COMMON AREA LOTS

ENGINEER:
 PAPE DAWSON CONSULTING ENGINEERS, LLC.
 TEL: (214) 420-8494
 CONTACT: LANCE STEWART, P.E.

6185 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214-420-8494
 TEXAS ENGINEERING FIRM #770 | TEXAS SURVEYING FIRM #1019490
 DATE OF PREPARATION: AUGUST 29, 2023



LOCATION MAP

OWNER'S CERTIFICATE:

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, 289 (PRESTON) & 380, L.P. IS THE OWNER OF A TRACT OF LAND, SITUATED IN COLLIN CO SCHOOL SURVEY, ABSTRACT NO. 1147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO 289 (PRESTON) & 380, L.P. IN DEED RECORDED IN INSTRUMENT NUMBER 20190118000061180 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 3/8-INCH IRON ROD AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FIRST BAPTIST CHURCH IN DEED RECORDED IN VOLUME 1725, PAGE 880, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), SAME BEING ON THE MOST SOUTHERN NORTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT;

THENCE: S 76°47'20" E, ALONG THE SOUTH LINE OF SAID FIRST BAPTIST CHURCH TRACT AND THE MOST SOUTHERN NORTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, A DISTANCE OF 149.63 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", ALSO BEING THE POINT OF BEGINNING;

THENCE: S 76°47'20" E, ALONG THE SOUTH LINE OF SAID FIRST BAPTIST CHURCH TRACT AND THE MOST SOUTHERN NORTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, A DISTANCE OF 171.90 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR THE SOUTHEAST CORNER OF SAID FIRST BAPTIST CHURCH TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PROSPER INDEPENDENT SCHOOL DISTRICT IN DEED RECORDED IN VOLUME 1723, PAGE 868 (D.R.C.C.T.);

THENCE: S 89°02'20" E, ALONG THE SOUTH LINE OF SAID PROSPER INDEPENDENT SCHOOL DISTRICT TRACT AND THE MOST SOUTHERN NORTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, A DISTANCE OF 1050.04 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOR THE SOUTHWEST CORNER OF SAID PROSPER INDEPENDENT SCHOOL DISTRICT TRACT AND THE NORTHEAST CORNER OF SAID 289 (PRESTON) & 380, L.P. TRACT, SAME ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH CRAIG ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE: S 05°34'21" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH CRAIG ROAD AND THE EAST LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, A DISTANCE OF 239.13 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE: OVER AND ACROSS SAID 289 (PRESTON) & 380, L.P. TRACT, THE FOLLOWING COURSES AND DISTANCES:

- S 44°44'16" W, A DISTANCE OF 121.56 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 67°10'17" W, A DISTANCE OF 76.73 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 41°54'34" W, A DISTANCE OF 138.23 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 58°37'33" W, A DISTANCE OF 123.72 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 71°43'50" W, A DISTANCE OF 149.14 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 12°53'36" W, A DISTANCE OF 23.86 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 77°06'24" W, A DISTANCE OF 58.22 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 45°33'53" W, A DISTANCE OF 237.10 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 18°51'38" W, A DISTANCE OF 169.77 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 71°09'22" W, A DISTANCE OF 148.10 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON"; ON THE SOUTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF LOVERS LANE (A VARIABLE WIDTH RIGHT-OF-WAY), RECORDED IN VOLUME 2019, PAGE 252, MAP RECORD, COLLIN COUNTY, TEXAS (M.P.C.C.T.) ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 895.00 FEET, A CENTRAL ANGLE OF 31°16'35.76", A CHORD BEARING AND DISTANCE OF N 74°20'05" W, 482.52 FEET, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "KHA" FOR THE NORTHWEST CORNER CLIP OF LOT 2, BLOCK C, GATES OF PROSPER PHASE 1, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, RECORDED IN INSTRUMENT NUMBER 20220325010001230 (O.P.R.C.C.T.), SAME BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289 (PRESTON ROAD) (VARIABLE WIDTH RIGHT-OF-WAY), BEARS S 59°28'40" E, A DISTANCE OF 559.38 FEET.

THENCE: ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 488.56 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", ON THE SOUTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT, SAME BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE;

THENCE: S 89°58'38" W, CONTINUING ALONG THE SOUTH LINE OF SAID 289 (PRESTON) & 380, L.P. TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID LOVERS LANE, A DISTANCE OF 181.62 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE: OVER AND ACROSS SAID 289 (PRESTON) & 380, L.P. TRACT, THE FOLLOWING COURSES AND DISTANCES:

- N 45°00'00" E, A DISTANCE OF 35.24 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 00°00'00" E, A DISTANCE OF 35.96 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 210.50 FEET, A CENTRAL ANGLE OF 24°53'45.72", A CHORD BEARING AND DISTANCE OF N 12°13'21" E, 89.55 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 90.24 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 28°44'38" W, A DISTANCE OF 11.60 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 87°09'52" W, A DISTANCE OF 27.21 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 386154.06 FEET, A CENTRAL ANGLE OF 0°00'28.64", A CHORD BEARING AND DISTANCE OF N 00°00'00" W, 50.00 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 90°00'00" W, A DISTANCE OF 77.64 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 00°00'00" W, A DISTANCE OF 135.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 13°06'07" E, A DISTANCE OF 64.95 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 00°00'00" E, A DISTANCE OF 71.74 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 90°00'00" E, A DISTANCE OF 48.86 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", SAME BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 10°21'28.44", A CHORD BEARING AND DISTANCE OF S 84°49'16" E, 107.42 FEET;
ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 107.56 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 10°21'28" E, A DISTANCE OF 49.96 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 79°38'32" E, A DISTANCE OF 7.40 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 57°00'24" E, A DISTANCE OF 14.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 13°06'07" E, A DISTANCE OF 4.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 76°53'53" E, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 35°52'03" E, A DISTANCE OF 13.13 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 3°46'16.32", A CHORD BEARING AND DISTANCE OF S 87°12'19" E, 39.16 FEET;
ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 39.16 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
S 89°05'23" E, A DISTANCE OF 116.68 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 00°54'37" E, A DISTANCE OF 82.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 06°51'04" E, A DISTANCE OF 86.04 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 06°51'04" E, A DISTANCE OF 84.59 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";
N 00°11'34" E, A DISTANCE OF 93.82 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE: N 13°06'07" E, A DISTANCE OF 31.14 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.062 ACRES OR 1,004,567 SQUARE FEET OF LAND MORE OR LESS.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 289 (PRESTON) & 380, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS STARVIEW PHASE 1, AN ADDITION TO THE TOWN OF PROSPER, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES, THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF. THE TOWN OF PROSPER AND PUBLIC UTILITY ENTITIES 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 SAID EASEMENTS. THE TOWN OF PROSPER AND PUBLIC UTILITY ENTITIES 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 OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE TOWN OF PROSPER, TEXAS.

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 2023.

BY:

289 (PRESTON) & 380, L.P. ONE COWBOYS WAY FRISCO, TEXAS 75034

THOMAS WALKER (NAME) CFO/TREASURER (TITLE)

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, THOMAS WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYOR'S STATEMENT:

THAT I, MARK L. BESHEAR DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED 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, COLLIN COUNTY, TEXAS.

DATED THIS THE _____ DAY OF _____, 2023.

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.

MARK L. BESHEAR REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6824 FRM REGISTRATION NO. 10194390 PAPE DAWSON CONSULTING ENGINEERS, LLC 6105 TENNYSON PARKWAY, SUITE 210 PLANO, TEXAS 75024 TELE. 214-420-8494 EMAIL: MBESHEAR@PAPE-DAWSON.COM

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARK L. BESHEAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CERTIFICATE OF APPROVAL:

APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

_____ TOWN SECRETARY

_____ ENGINEERING DEPARTMENT

_____ DEVELOPMENT SERVICES DEPARTMENT

OWNER/DEVELOPER:

289 (PRESTON) & 380, L.P. ONE COWBOYS WAY, SUITE 100 FRISCO, TEXAS 75034 TEL: (972) 543-2412 CONTACT: THOMAS WALKER, CFO/ TREASURER

ENGINEER:

PAPE DAWSON CONSULTING ENGINEERS, LLC. TEL: (214) 420-8494 CONTACT: LANCE STEWART, P.E.

FINAL PLAT STARVIEW PHASE 1 LOTS 13-36, 3X, 4X, 5X, BLOCK A LOTS 14-16, BLOCK E LOT 1-20, BLOCK G

CASE NO. D21-0133 BEING 23.062 ACRES SITUATED IN THE COLLIN CO SCHOOL LAND SURVEY, ABSTRACT NO. 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS.



6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214-420-8494 TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #10194390 DATE OF PREPARATION: AUGUST 29, 2023

Access will be provided from Industrial Way, Safety Way, and Cook Lane. The Revised Preliminary Site Plan (D22-0002) conforms to the Planned Development-26 (PD-26) development standards.

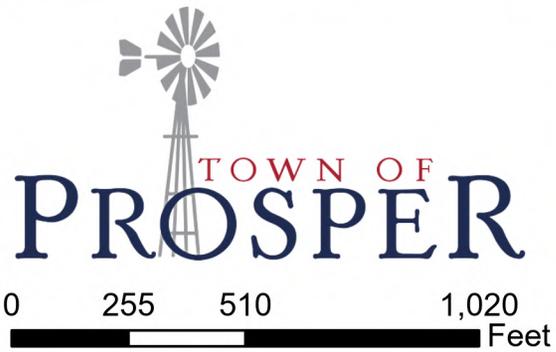
Attached Documents:

1. Location Map
2. Revised Preliminary Site Plan

Staff Recommendation:

Staff recommends approval of the Revised Preliminary Site Plan, subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.



This map for illustration purposes only

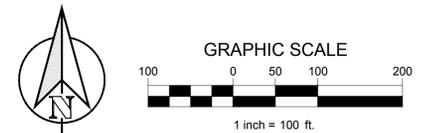
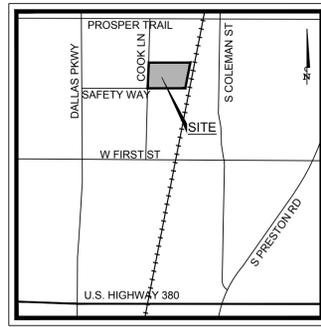
D22-0002

Prosper Business Park

Revised Preliminary Site Plan

SITE DATA SUMMARY

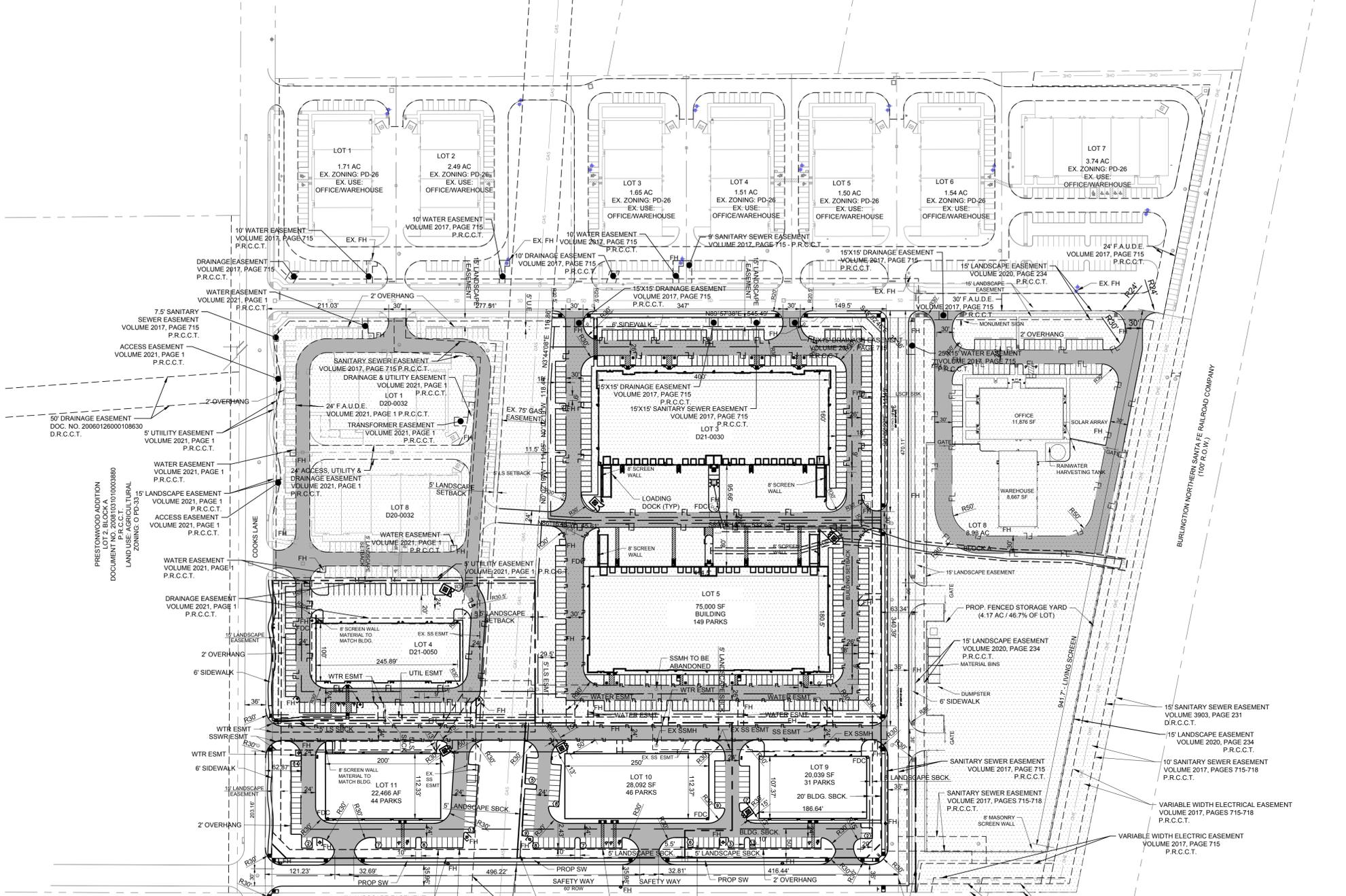
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT.# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.		PARKING LOT LANDSCAPING		OPEN SPACE		
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.	REQ. (15 SF PER PARKING SPACE)	PROV.	REQ. (7% SITE AREA), SQ. FT.	PROV. (SQ. FT.)
3	PD-26	OFFICE 0%/ WAREHOUSE 100%	4.86	211,567	64,000	26' - 1 STORY	50% MAX	30.3%	0.5:1 MAX	0.079:1	1 SPACE / 1000 SF (Warehouse)	64	165	6	9	2,475	4,160	14,810	19,570
4	PD-26	OFFICE 30%/ WAREHOUSE 70%	2.62	114,308	25,000	26' - 1 STORY	50% MAX	21.9%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1 SPACE / 1000 SF (Warehouse)	39	62	3	3	930	1,310	8,002	20,483
5	PD-26	OFFICE 0%/ WAREHOUSE 100%	4.76	207,186	75,000	26' - 1 STORY	50% MAX	36.2%	0.5:1 MAX	0.079:1	1 SPACE / 1000 SF (Warehouse)	75	149	6	7	2,235	2,320	14,503	15,881
8	PD-26	OFFICE 30%/ WAREHOUSE 70%	8.93	388,955	20,543	26' - 1 STORY	50% MAX	5.3%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1 SPACE / 1000 SF (Warehouse)	32	52	3	3	780	2,155	27,227	31,133
9	PD-26	OFFICE 30%/ WAREHOUSE 70%	1.46	63,706	20,039	26' - 1 STORY	50% MAX	31.5%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1 SPACE / 1000 SF (Warehouse)	31	31	2	2	465	1,704	4,459	10,078
10	PD-26	OFFICE 30%/ WAREHOUSE 70%	1.88	81,800	28,092	26' - 1 STORY	50% MAX	34.3%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1 SPACE / 1000 SF (Warehouse)	44	46	2	2	690	1,860	5,726	7,006
11	PD-26	OFFICE 30%/ WAREHOUSE 70%	2.32	101,035	22,466	26' - 1 STORY	50% MAX	22.2%	0.5:1 MAX	0.079:1	1 SPACE / 350 sf (Office) 1 SPACE / 1000 SF (Warehouse)	35	44	2	2	660	1,465	7,072	18,440



TOWN OF PROSPER PRELIMINARY SITE PLAN GENERAL NOTES:

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

- DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
- ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
- BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
- SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
- FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
- THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
- BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
- THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
- DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. AMENDMENT 507.5.1
- AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS "CROW FLIES." AMENDMENT 507.5.1
- FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
- FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
- THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
- A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
- THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
- ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
- 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.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE PRELIMINARY SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
- ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
- SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- 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.



LEGEND	
	PROPERTY LINE
	EASEMENT/SETBACK (AS NOTED)
	FIRE LANE
	PREVIOUSLY APPROVED
	FIRE HYDRANT
	FDC
	EASEMENT/SETBACK (AS NOTED)

FLOODPLAIN NOTE

NO PORTION OF THIS TRACT LIES WITHIN A 100-YEAR FLOOD PLAIN, OR IN A FLOOD HAZARD AREA ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48085C0235J, WITH EFFECTIVE DATE OF JUNE 2, 2009

PROSPER BUSINESS PARK

CASE #: D22-0002

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

CONTACT NAME: ROCKY HUSSMAN

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

CONTACT NAME: MATT MOORE

LEGAL DESCRIPTION:
LOT 8-11, BLOCK A, LOT 8, BLOCK B, PROSPER BUSINESS PARK AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS AND BEING A PORTION OF THE COLLIN COUNTY SCHOOL SURVEY, ABSTRACT NUMBER 147, COLLIN COUNTY TEXAS

CITY: TOWN OF PROSPER STATE: TEXAS

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

TEXAS FIRM #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, 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: DREW DONOSKY
P.E. No. 125651 Date: 8/29/2023

PROSPER BUSINESS PARK

PROSPER, TEXAS

NO.	DATE	REVISION

PRELIMINARY SITE PLAN

SHEET
PSP

DESIGN: CWP
DRAWN: CWP
CHECKED: MAM
DATE: 8/29/2023

File No: D21 13

PLOTTED BY: DREW DONOSKY
PLOT DATE: 8/29/2023 10:09 AM
LOCATION: Z:\PROJECTS\PROJECTS\2021-075 CROSSLAND PH 5\CAAD SHEETS\PSP\PSP.DWG
LAST SAVED: 8/28/2023 4:56 PM



PLANNING

To: Planning & Zoning Commission **Item No. 3d**

From: Jerron Hicks, Planner

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – September 5, 2023

Agenda Item:

Consider and act upon a request for a Final Plat for Coleman Road, Block A, Lot 1, on 3.7± acres, located on the northeast corner of Lovers Lane and South Coleman Street. The property is zoned Planned Development-67 (PD-67) Gates of Prosper. (D22-0005)

Description of Agenda Item:

The purpose of the Final Plat is to build one right of way lot. The plat conforms to the Planned Development-67 (PD-67) development standards.

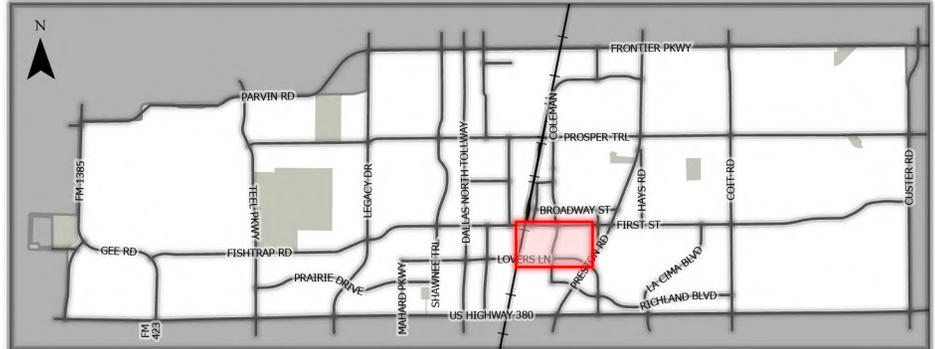
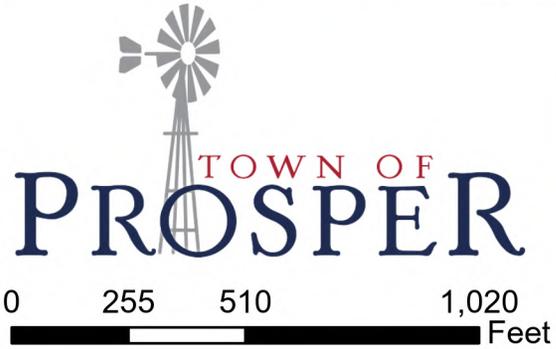
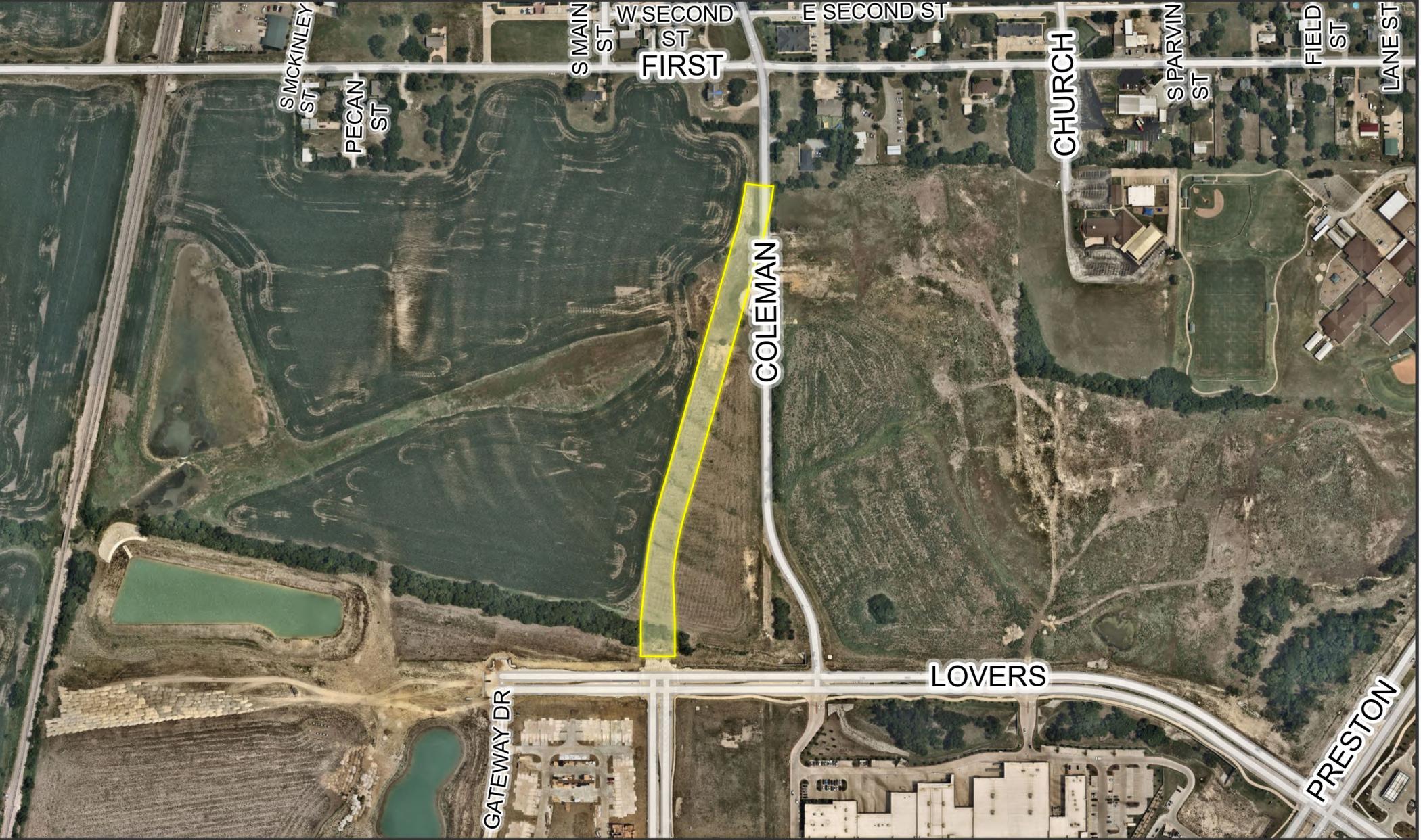
Attached Documents:

1. Location Map
2. Final Plat

Staff Recommendation:

Town staff recommends approval of the Final Plat, subject to:

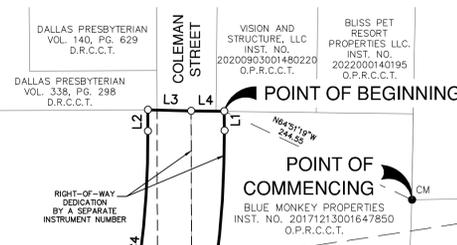
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.



D22-0005
Coleman Road

Final Plat

This map for illustration purposes only



CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Includes curves C1 through C4.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Includes lines L1 through L4.

OWNER'S CERTIFICATE: STATE OF TEXAS, COUNTY OF COLLIN. WHEREAS, 183 LAND CORPORATION, BLUE STAR LAND, L.P., AND 289 (PRESTON) & 380, L.P. ARE THE OWNERS OF A TRACT OF LAND, SITUATED IN COLLIN CO SCHOOL SURVEY, ABSTRACT NO. 147, TOWN OF PROSPER, COLLIN COUNTY, TEXAS...

COMMENCING AT A FOUND 5/8-INCH IRON ROD AT AN EXTERIOR ELL CORNER OF SAID 289 (PRESTON) & 380, L.P. TRACT, AND BEING ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO BLUE MONKEY PROPERTIES IN DEED RECORDED IN INSTRUMENT NUMBER 20171213001647850 (O.P.R.C.C.T.);

THENCE: OVER AND ACROSS SAID BLUE MONKEY PROPERTIES TRACT, SAID 289 (PRESTON) & 380, L.P. TRACT, SAID BLUE STAR LAND, L.P. TRACT AND SAID 183 LAND CORPORATION TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 00°25'59" E, A DISTANCE OF 22.60 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 15°52'33" W, A DISTANCE OF 926.53 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 02°25'12" E, A DISTANCE OF 143.71 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

S 00°00'00" E, A DISTANCE OF 115.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 05°23'08" E, A DISTANCE OF 152.02 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 15°52'33" E, A DISTANCE OF 926.53 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 00°25'59" W, A DISTANCE OF 24.99 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE: S 88°39'44" E, ALONG THE NORTH LINE OF SAID 183 LAND CORPORATION, THE SOUTH LINE OF SAID DALLAS PRESBYTERIAN TRACT, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID COLEMAN STREET, A DISTANCE OF 51.09 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE: S 89°14'19" E, ALONG THE NORTH LINE OF SAID BLUE MONKEY PROPERTIES TRACT, THE SOUTH RIGHT-OF-WAY LINE OF SAID COLEMAN STREET AND THE SOUTH LINE OF SAID VISION AND STRUCTURE, LLC TRACT, A DISTANCE OF 38.94 SQUARE FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.672 ACRES OR 159,967 SQUARE FEET OF LAND MORE OR LESS.

OWNER'S DEDICATION: NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, 183 LAND CORPORATION, BLUE STAR LAND, L.P., AND 289 (PRESTON) & 380, L.P., ACTING HEREBY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS COLEMAN ROAD...

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2023. BY: 183 LAND CORPORATION, ONE COWBOYS WAY, FRISCO, TEXAS 75034

THOMAS WALKER (NAME), CFO/TREASURER (TITLE), STATE OF TEXAS, COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, THOMAS WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES ON: _____

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2023. BY: BLUE STAR LAND, L.P., ONE COWBOYS WAY, FRISCO, TEXAS 75034

THOMAS WALKER (NAME), CFO/TREASURER (TITLE), STATE OF TEXAS, COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, THOMAS WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES ON: _____

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2023. BY: 289 (PRESTON) & 380, L.P., ONE COWBOYS WAY, FRISCO, TEXAS 75034

THOMAS WALKER (NAME), CFO/TREASURER (TITLE), STATE OF TEXAS, COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, THOMAS WALKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES ON: _____

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.

MARK L. BESHEAR, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 6824, FIRM REGISTRATION NO. 10194390, PAPE DAWSON CONSULTING ENGINEERS, LLC, 6105 TENNYSON PARKWAY, SUITE 210, PLANO, TEXAS 75024, TELE: 214-420-8494, EMAIL: MBESHEAR@PAPE-DAWSON.COM

STATE OF TEXAS, COUNTY OF COLLIN

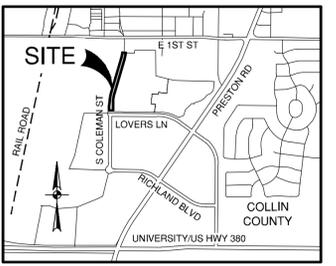
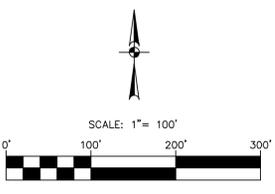
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARK L. BESHEAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES ON: _____

CERTIFICATE OF APPROVAL: APPROVED THIS ____ DAY OF _____, 20____ BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS

____ TOWN SECRETARY, _____ ENGINEERING DEPARTMENT, _____ DEVELOPMENT SERVICES DEPARTMENT



LEGEND

- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
VOL., PG. VOLUME, PAGE
INST. NO. INSTRUMENT NUMBER
AC ACRE(S)
CM CONTROL MONUMENT
SF SQUARE FEET
FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
CENTERLINE

NOTES

- 1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.
2. THE SUBJECT PROPERTY IS LOCATED IN DESIGNATED ZONE X AS ILLUSTRATED PER PANEL 48085C0235J WITH AN EFFECTIVE DATE OF JUNE 2, 2009.
3. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
4. 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.

KEYNOTES

- (A) BLOCK LETTER
APPROXIMATE LOCATION OF THE CENTERLINE OF AN EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, (NO WIDTH GIVEN), (VOL. 740, PG. 53, D.R.C.C.T.) ABANDONED BY ORDINANCE NO. ____ TOWN OF PROSPER, TEXAS
EXISTING TOWN OF PROSPER WATER EASEMENT (INST. NO. 20201120002075460, O.P.R.C.C.T.)
EXISTING TOWN OF PROSPER SANITARY SEWER EASEMENT (INST. NO. 20201120002075420, O.P.R.C.C.T.)
EXISTING TOWN OF PROSPER WATER EASEMENT (INST. NO. 20201120002075440, O.P.R.C.C.T.) ABANDONED BY ORDINANCE NO. ____ TOWN OF PROSPER, TEXAS
EXISTING 50' ATMOS GAS PIPELINE EASEMENT (INST. NO. 20200814001331020, O.P.R.C.C.T.)
EXISTING 10' X 25' WATER EASEMENT (INST. NO. 20201120002075450, O.P.R.C.C.T.)
EXISTING 15' UTILITY EASEMENT (INST. NO. 20190130000096920, O.P.R.C.C.T.)
APPROXIMATE LOCATION 20' X 20' EASEMENT SOUTHWESTERN BELL TELEPHONE COMPANY (VOL. 746, PG. 575, D.R.C.C.T.) ABANDONED BY ORDINANCE NO. ____ TOWN OF PROSPER, TEXAS
EXISTING TOWN OF PROSPER SANITARY SEWER EASEMENT (INST. NO. 20201120002075420, O.P.R.C.C.T.)

FINAL PLAT COLEMAN ROAD LOT 1, BLOCK A

CASE NO. D22-0005

BEING 3.672 ACRES SITUATED IN THE COLLIN CO SCHOOL LAND SURVEY, ABSTRACT NO. 147, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS.

OWNER/DEVELOPER: 289 (PRESTON) & 380, L.P., ONE COWBOYS WAY, SUITE 100, FRISCO, TEXAS 75034, TEL: (972) 543-2412, CONTACT: THOMAS WALKER, CFO/TREASURER



ENGINEER: PAPE DAWSON CONSULTING ENGINEERS, LLC, TEL: (214) 420-8494, CONTACT: LANCE STEWART, P.E.

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214-420-8494, TEXAS ENGINEERING FIRM #770 | TEXAS SURVEYING FIRM #10194390, DATE OF PREPARATION: AUGUST 29, 2023



PLANNING

To: Planning & Zoning Commission **Item No. 3e**
From: Jerron Hicks, Planner
Through: David Hoover, Director of Development Services
Re: Planning & Zoning Commission Meeting – September 5, 2023

Agenda Item:

Consider and act upon a request for a Conveyance Plat for Prosper Town Center, Phase VIII, Block A, Lot 10, on 0.9± acres, located north of East First Street and west of Hays Road. The property is zoned Planned Development-7 (PD-7) Prosper Town Center. (DEVAPP-23-0153)

Description of Agenda Item:

The purpose of this Conveyance Plat is to convey a portion of the tract to another entity. The Conveyance Plat conforms to the Planned Development-7 (PD-7) development standards.

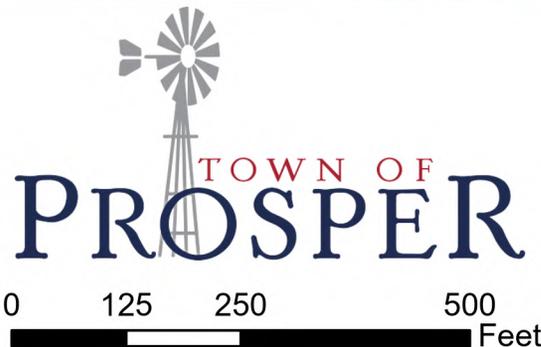
Attached Documents:

1. Location Map
2. Conveyance Plat

Staff Recommendation:

Staff recommends approval of the Conveyance Plat, subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Conveyance Plat.



DEVAPP-23-0153

Prosper Town Center VIII

18

Conveyance Plat

This map for illustration purposes only



PLANNING

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

From: Dakari Hill, Senior Planner

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – September 5, 2023

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend the Future Land Use Plan from Downtown Office (DTO) to Downtown Retail (DTR), generally located on the southwest corner of West Seventh Street and North Coleman Road. This is a companion case to ZONE-23-0016. (COMP-23-0003).

Description of Agenda Item:

Staff has received a request to rezone 0.2± acres from Single Family-15 (SF-15) to Downtown Retail (DTR) to allow for a commercial building with office and retail uses, located on the southwest corner of West Seventh Street and North Coleman Road. (ZONE-23-0016)

Rezoning requests, which do not conform to the Future Land Use Plan, shall be accompanied by a request to amend the Future Land Use Plan. The Comprehensive Plan document anticipates the Town will encounter “development proposals that do not directly reflect the purpose and intent of the land use pattern as shown on the Future Land Use Plan map.”

Land use districts designated on the Future Land Use Plan are intended to depict general areas where land uses are considered appropriate for an area, and such districts are not intended to be parcel specific. If the Planning & Zoning Commission and Town Council believe the property located on the southwest corner of West Seventh Street and North Coleman Road is more appropriately classified as Downtown Retail on the Future Land Use Plan, then it would be appropriate to reclassify the property.

Comprehensive Factors:

Changes in overall development patterns that deviate from the Plan's recommendations could impact the ultimate capacity of the community.

The Plan states, "it should be incumbent upon the applicant making such a proposal to provide evidence that the proposal meets the aforementioned considerations, supports community goals and objectives as set forth within this Plan, and represents long term economic and/or social benefits for the community as a whole, not just a short-term financial gain for whoever is developing the project."

The applicant provided the attached letter (attachment 3), in response.

The document recommends that "development proposals that are inconsistent with the Future Land Use Plan map (or that do not meet its general intent)" should be reviewed based on the following questions and should be reviewed on their own merit. The responses to each criterion are listed below:

1. Will the proposed change enhance the site and the surrounding area?

- *"Yes, the proposed change will enhance the site and the surrounding area by promoting a vibrant and mixed-use environment, revitalizing the downtown core, and creating spaces for people to work, live, and socialize."*

2. Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?

- *"Yes, the proposed 'Mixed-Use Downtown' designation represents a better use than the current designation because it aligns with the evolving needs and aspirations of the community, fostering a dynamic and interconnected urban environment."*

3. Will the proposed use impact adjacent residential areas in a negative manner?

- *"No, the proposed mixed-used development is designed to minimize any negative impact on adjacent residential areas. Buffer zones, appropriate design elements, and community engagement will be employed to ensure compatibility."*

4. Will the proposed use be compatible with and/or enhance adjacent residential uses?

- *"Yes, the mixed-used development will be carefully designed to be compatible with adjacent residential uses, offering amenities and services that benefit residents without compromising their quality of life."*

5. Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?

- *"Yes, the mixed-use development will be designed to harmonize with adjacent uses in terms of appearance, hours of operation, and overall compatibility, promoting a cohesive and attractive urban fabric."*

6. Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?

- *“Yes, the mixed-use development will present significant benefits to public health, safety, welfare, and social well-being by creating a lively, accessible, and inclusive urban environment that promotes community engagement and social interactions.”*

7. Would it contribute to the Town’s long term economic stability?

- *“Yes, the proposed mixed-use development will contribute to the Town’s long-term economic stability by attracting investments, generating tax revenue, and supporting local businesses, thereby strengthening the overall economic resilience of the community.”*

The Plan also recommends that “it is important to recognize that proposals not directly consistent with the Plan could reflect higher and better long-term uses than those originally envisioned and shown on the Future Land Use Plan map for a particular area. This may be due to changing markets, demographics, and/or economic trends that occur at some point in the future after the Plan is adopted. These proposals should be approved and the Future Land Use Plan map should be amended accordingly if such changes occur, especially if there are demonstrated significant social and/or economic benefits to the Town of Prosper.”

Legal Obligations and Review:

The Town Council is required to hold a Public Hearing prior to acting on an amendment to the Future Land Use Plan.

Attachments:

1. Aerial Map
2. Current FLUP Map
3. Request Letter

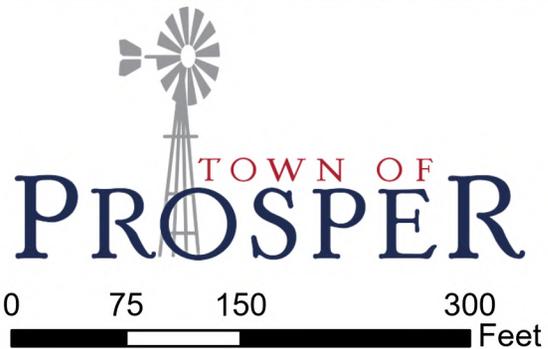
Staff Recommendation:

There are two options for a recommendation, subject to the action taken on the companion case for the amendment to the Future Land Use Plan (COMP-23-0003).

1. If the Town Council recommends approval of the amendment to the Future Land Use Plan, the Commission should recommend approval of the rezoning request.
2. If the Town Council recommends denial of the amendment to the Future Land Use Plan, the Council should recommend denial of the rezoning request.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on September 26, 2023.

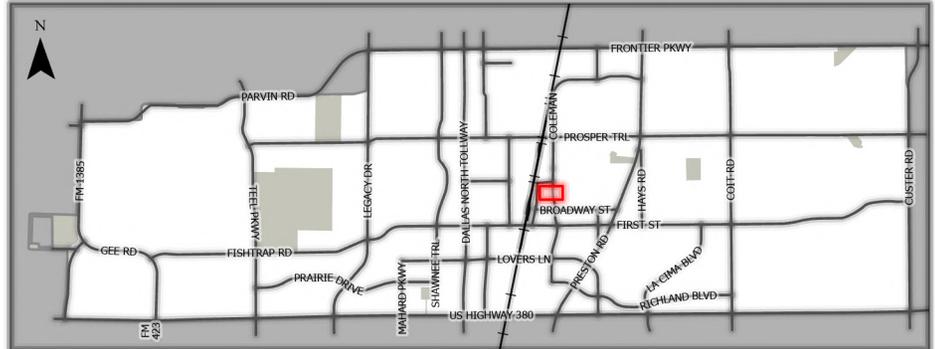
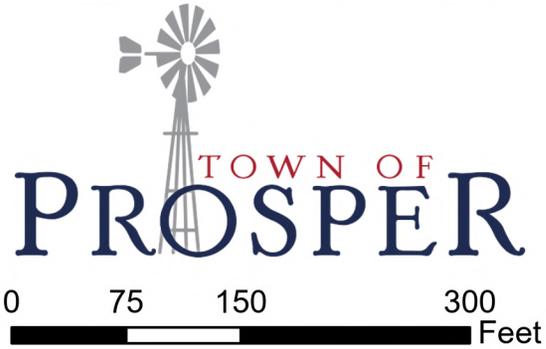
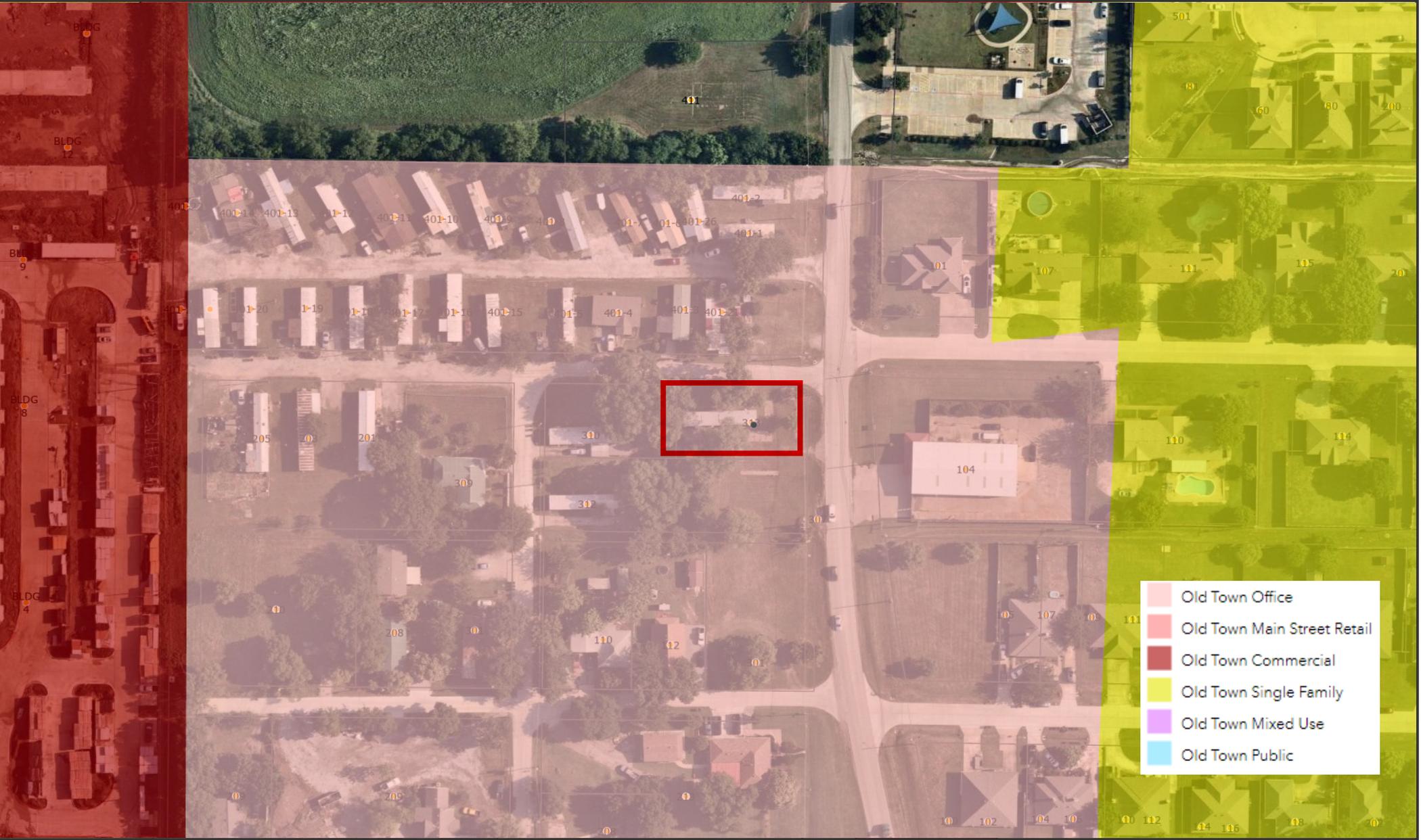


This map for illustration purposes only

COMP-23-0003

313 N Coleman St

Comprehensive Plan
Amendment



COMP-23-0003

313 N Coleman St

Current FLUP

This map for illustration purposes only

Subject: Letter of Intent for Future Land Use Plan Amendment - 313 N Coleman St, Prosper, TX 75078

Dear Sir/Madam,

I am writing on behalf of Lamda Partners LLC, a company committed to "Building Prosperous Spaces," and we hereby express our intent to apply for a Future Land Use Plan Amendment for the property located at 313 N Coleman St, Prosper, TX 75078.

Property Details:

Subject Property Acreage: Approximately 0.2099 acres

Property Location: The subject property is situated on the northeast corner of Coleman St and 7th St in Prosper's downtown at 313 N Coleman St, Prosper, TX 75078.

The primary purpose of this Future Land Use Plan Amendment is to seek a change in the current land use designation for the aforementioned property. Currently designated for [insert current land use designation], we propose to amend it to "Mixed-Use Downtown" in alignment with the long-term vision for the Prosper Downtown Revitalization Program.

Reasons for Future Land Use Plan Amendment:

Alignment with Community Vision: The proposed "Mixed-Use Downtown" designation aligns with the town's vision for a vibrant and thriving downtown area that combines commercial, residential, and cultural elements. Our project will contribute to the realization of this vision.

Contribution to Downtown Revitalization: By amending the Future Land Use Plan to accommodate mixed-use development, we can contribute significantly to the ongoing Prosper Downtown Revitalization Program. This will lead to a more attractive and economically prosperous downtown core.

Sustainable Growth: The "Mixed-Use Downtown" designation promotes sustainable urban planning principles, fostering a compact and walkable community that reduces dependence on private vehicles and encourages public transportation usage.

Economic Impact: The proposed development aims to create a mixed-use space that includes office and retail components. This will attract businesses, stimulate economic activity, and support local entrepreneurship.

Response to Questions:

- Will the proposed change enhance the site and the surrounding area?

Yes, the proposed change will enhance the site and the surrounding area by promoting a vibrant and mixed-use environment, revitalizing the downtown core, and creating spaces for people to work, live, and socialize.

- Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?

Yes, the proposed "Mixed-Use Downtown" designation represents a better use than the current designation because it aligns with the evolving needs and aspirations of the community, fostering a dynamic and interconnected urban environment.

- Will the proposed use impact adjacent residential areas in a negative manner?

No, the proposed mixed-use development is designed to minimize any negative impact on adjacent residential areas. Buffer zones, appropriate design elements, and community engagement will be employed to ensure compatibility.

- Will the proposed use be compatible with and/or enhance adjacent residential uses?

Yes, the mixed-use development will be carefully designed to be compatible with adjacent residential uses, offering amenities and services that benefit residents without compromising their quality of life.

- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?

Yes, the mixed-use development will be designed to harmonize with adjacent uses in terms of appearance, hours of operation, and overall compatibility, promoting a cohesive and attractive urban fabric.

- Does the proposed use present a significant benefit to the public health, safety, welfare, and/or social well-being of the community?

Yes, the mixed-use development will present significant benefits to public health, safety, welfare, and social well-being by creating a lively, accessible, and inclusive urban environment that promotes community engagement and social interactions.

- Would it contribute to the Town's long-term economic stability?

Yes, the proposed mixed-use development will contribute to the Town's long-term economic stability by attracting investments, generating tax revenue, and supporting local businesses, thereby strengthening the overall economic resilience of the community.

We assure you of our commitment to meeting all the necessary requirements and guidelines throughout the Future Land Use Plan Amendment process. If any additional information or documentation is required, please do not hesitate to contact us at the provided contact details.

Thank you for considering our request for the Future Land Use Plan Amendment. We eagerly anticipate the opportunity to collaborate with the Prosper Town Planning and Zoning Department to bring this vision to reality and contribute to the continued prosperity of the town.

Sincerely,
Lamda Partners LLC
Harisha Dodda
Manohar Kunamneni



PLANNING

To: Planning & Zoning Commission **Item No. 5**
From: Dakari Hill, Senior Planner
Through: David Hoover, Director of Development Services
Re: Planning & Zoning Commission Meeting – September 5, 2023

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone 0.2± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), for Mitchell Addition, Block 3, Lot 3D, located on the southwest corner of West Seventh Street and North Coleman Road. (ZONE-23-0016)

Description of Agenda Item:

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Residential	Downtown Office
North	Single Family-15	Residential	Downtown Office
East	Planned Development-112 (PD-112)	Office/Service	Downtown Office
South	Single Family-15	Residential	Downtown Office
West	Single Family-15	Residential	Downtown Office

Requested Zoning – The purpose of this request is to rezone the property from Single Family-15 (SF-15) to Downtown Retail (DTR). The existing home will be demolished and replaced with a commercial building with office and retail uses. The Downtown Retail District allows for both office and retail uses while the Downtown Office District only allows for office uses. Prior to development, the developer will be required to submit a Site Plan for review and approval by the Planning & Zoning Commission.

Future Land Use Plan:

The Future Land Use Plan recommends Downtown Office. The proposed zoning request does not conform to the Future Land Use Plan.

Thoroughfare Plan:

This property has direct access to North Coleman Street.

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:

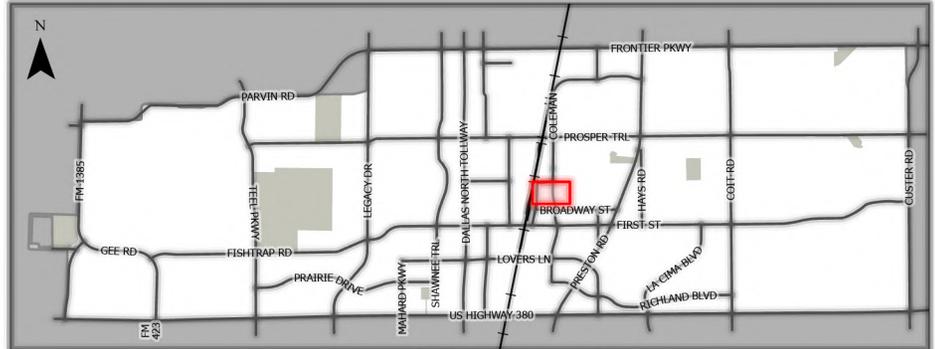
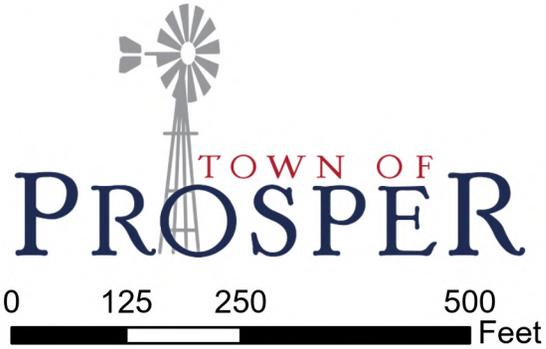
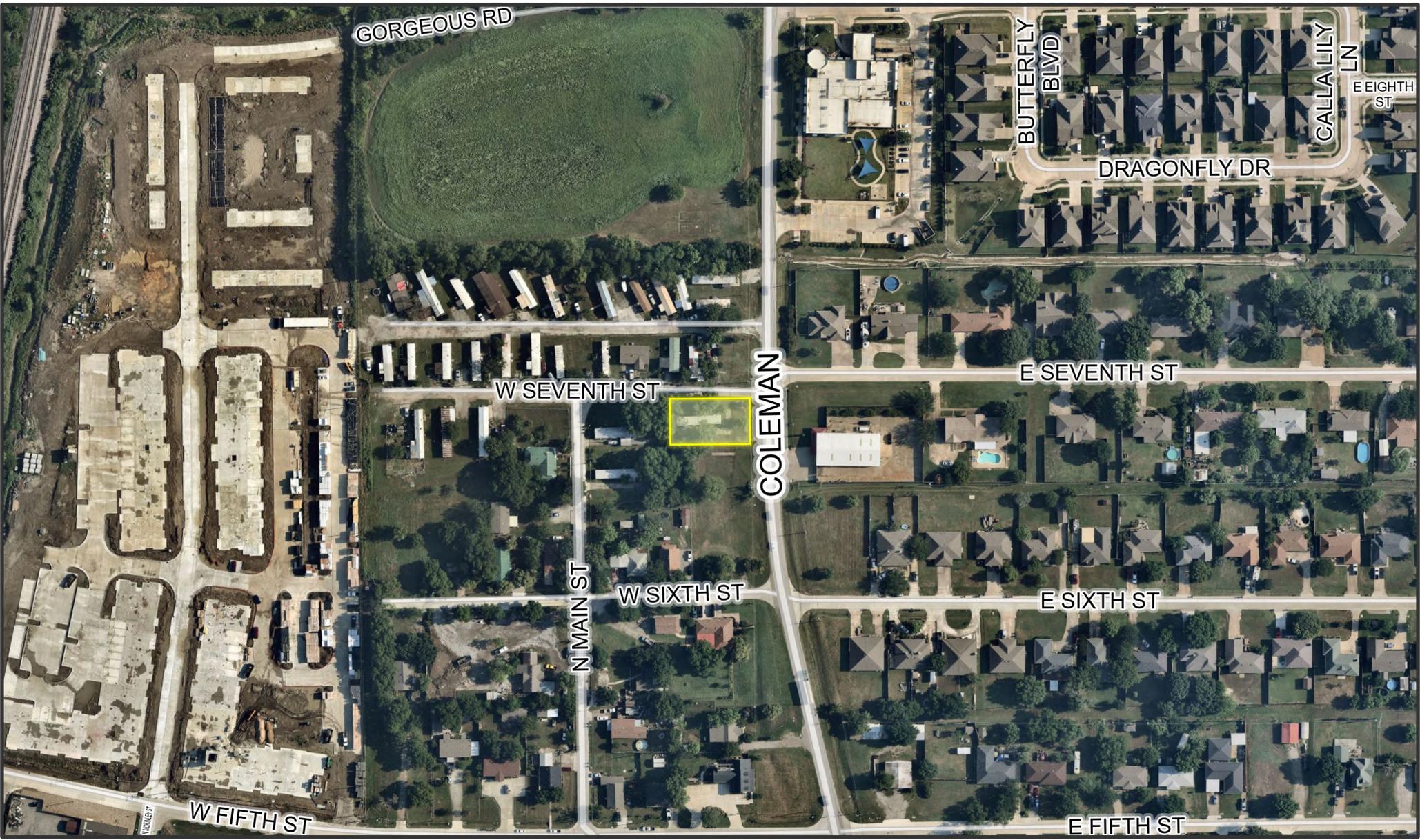
1. Aerial and Zoning Maps
2. Zoning Exhibit
3. Letter of Intent

Staff Recommendation:

Town Staff recommends approval of the request to rezone 0.2± acres from Single Family-15 (SF-15) to Downtown Retail (DTR), for Mitchell Addition, Block 3, Lot 3D, located on the southwest corner of West Seventh Street and North Coleman Road. This zoning change would not be seen as out of character with the neighborhood due to properties further south on Coleman Road being zoned Downtown Retail. Additionally, the Downtown Master Plan that was approved in 2022 states “niche retail is recommended along Preston Road and at the northern end of Coleman”. Further, the Town’s Zoning Ordinance allows for a fifty percent reduction in required parking for the Downtown Retail district. The zoning change will be compatible with existing uses on Coleman, compatible with the Downtown Master Plan, and mitigates the parking impact more than a rezoning to Downtown Office.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on September 26, 2023.

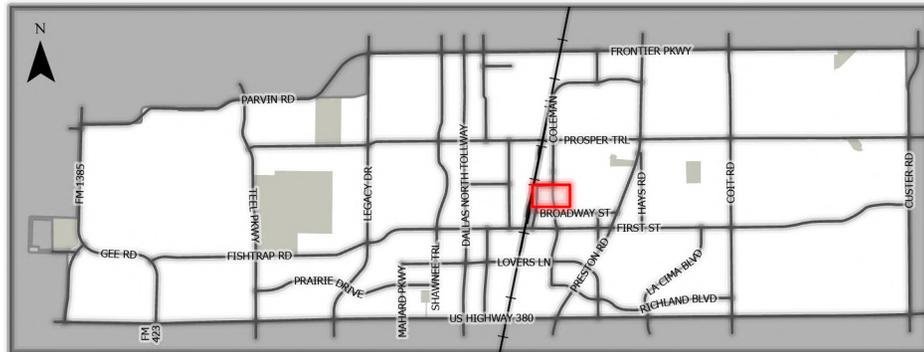
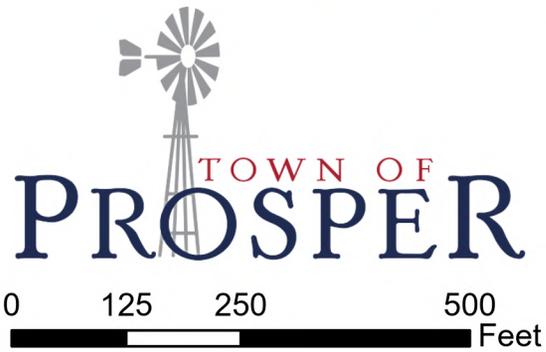
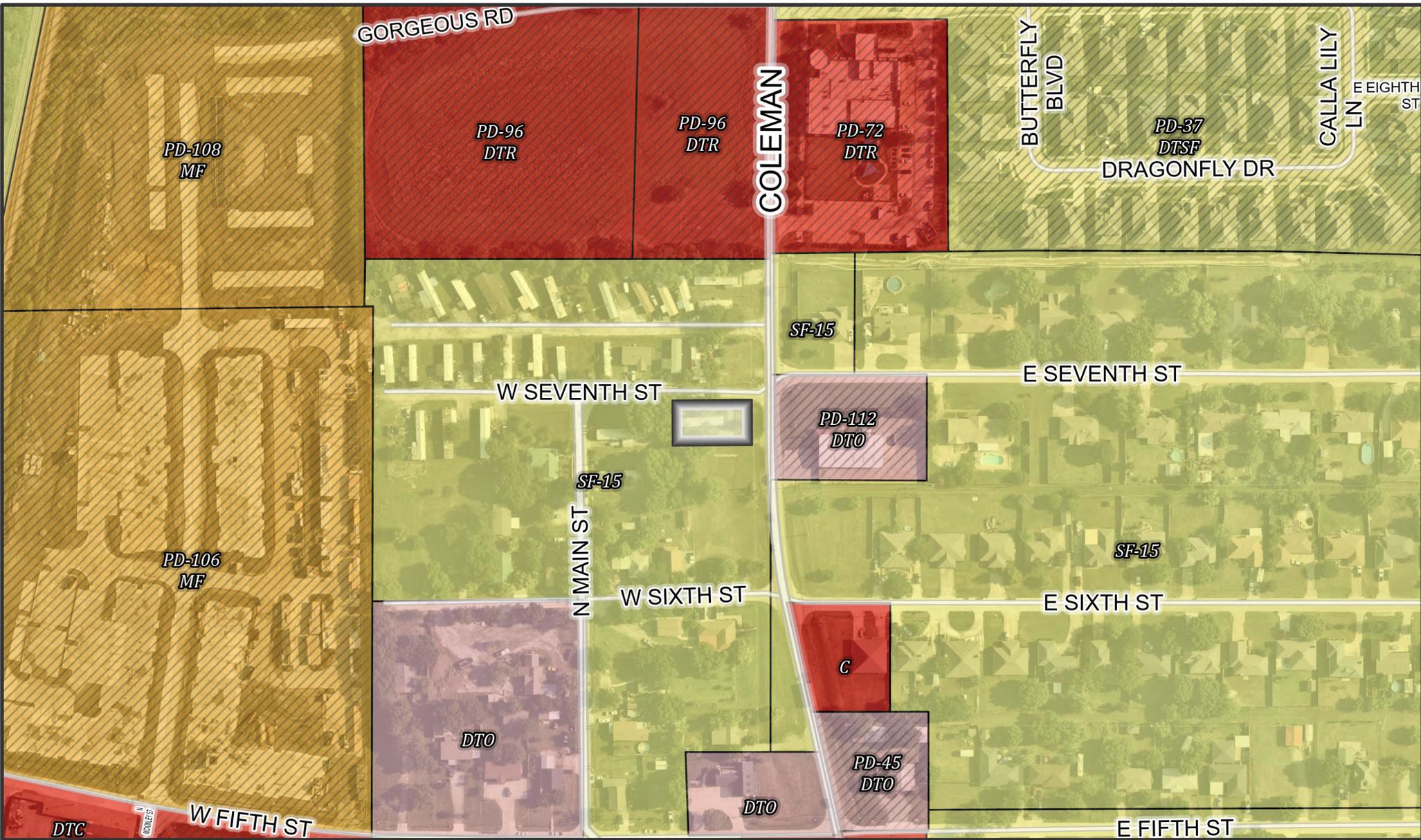


ZONE-23-0016

313 N Coleman St

Straight Zoning

This map for illustration purposes only



ZONE-23-0016

313 N Coleman St

Straight Zoning

This map for illustration purposes only

Subject: Letter of Intent for Zoning Change from SF15 to Downtown Retail (DTR) - 313 N Coleman St, Prosper, TX 75078

Dear Sir/Madam,

I am writing on behalf of Lamda Partners LLC, a company committed to "Building Prosperous Spaces," and we hereby express our intent to apply for a zoning change to Downtown Retail (DTR) for the property located at 313 N Coleman St, Prosper, TX 75078.

The primary purpose of this zoning application is to develop office spaces on the aforementioned property. The proposed gross building area is estimated to be between 2500 to 3500 square feet. Through this development, we aim to contribute to the ongoing Prosper Downtown Revitalization Program, which has already shown great promise in enhancing the heart of this growing city.

Our interest in Prosper began with our participation in The Discover Downtown Series, an enlightening experience that allowed us to truly understand the potential and charm of this vibrant community. As a result of this, we made the decision to invest in a property within the downtown area, and we are excited about the opportunities it presents.

By building office spaces in Prosper's downtown, we believe there will be several benefits that will positively impact both the local economy and the community at large. As outlined in our earlier communications, some of the advantages include:

Economic Growth: The development of office spaces will attract businesses, which will, in turn, lead to increased economic activity and stimulate further growth in the area.

Job Creation: The establishment of office spaces will generate job opportunities for the local workforce, contributing to a decrease in unemployment rates and promoting work-life balance for residents.

Community Engagement: A thriving downtown with office spaces can serve as a gathering place for community events, cultural activities, and social gatherings, fostering a strong sense of pride and connectedness among residents.

Increased Foot Traffic: The presence of office spaces will bring more people into the downtown area regularly, leading to increased foot traffic for nearby retail and service establishments, thus supporting local businesses.

Tax Revenue and Sustainability: The rise in commercial activity will result in higher tax revenues, which can be reinvested in public services, infrastructure

improvements, and other community initiatives. Additionally, by revitalizing the downtown area, we can contribute to a more sustainable city planning approach.

We assure you that our proposed development will align with the goals and guidelines of the Prosper Downtown Revitalization Program and that we are fully committed to creating a project that will contribute positively to the community and its vision for the future.

We kindly request your guidance and support throughout the zoning change process. If you require any additional information or documentation, please do not hesitate to contact us at the provided contact details.

Thank you for considering our letter of intent. We look forward to working closely with the Prosper Town Planning and Zoning Department to bring this project to fruition and contribute to the continued prosperity of the town.

Sincerely,
Lamda Partners LLC
Harisha Dodda
Manohar Kunamneni