



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 7, 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 April 23, 2024, Planning & Zoning Commission work session.
- 3b. Consider and act upon the minutes from the April 23, 2024, Planning & Zoning Commission regular meeting.

- [3c.](#) Consider and act upon a request for a Site Plan for an Indoor Commercial Amusement facility on Mav Addition, Block A, Lot 4, on 4.3± acres, located on the north side of First Street and 1,800± feet west of Legacy Drive. (DEVAPP-23-0030)
- [3d.](#) Consider and act upon a request for a Final Plat for an Indoor Commercial Amusement facility on Mav Addition, Block A, Lot 4, on 4.3± acres, located on the north side of First Street and 1,800± feet west of Legacy Drive. (DEVAPP-23-0080)
- [3e.](#) Consider and act upon a request for a Preliminary Site Plan for a Full-Service Hotel, Medical Offices, and Professional Offices, and Professional Offices on Parmar Addition, Block A, Lots 1 & 3, on 23.4± acres, located on the southeast corner of Mahard Parkway and Prairie Drive. (DEVAPP-23-0102)
- [3f.](#) Consider and act upon a request for a Revised Site Plan for a Drive-Through Restaurant on gates of Prosper, Phase 1, Block B, Lot 2, on 1.5± acres, located on the east side of Preston Road and 470± feet north of Richland Boulevard. (DEVAPP-23-0198)
- [3g.](#) Consider and act upon a request for a Site Plan for a Funeral Home on SCI Prosper Trails Addition, Block A, Lots 1-2, on 53.3± acres, located on the west side of Custer Road and 1,900± feet north of University Drive. (DEVAPP-24-0016)
- [3h.](#) Consider and act upon a request to table a rezoning of 47.0± acres from Planned Development-75 to a Planned Development for Multifamily and Mixed-Use, located at the northwest corner of Dallas Parkway and Prosper Trail. (ZONE-24-0001)

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. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 5. 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, May 3, 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) 569-1011 at least 48 hours prior to the meeting time.



MINUTES
Prosper Planning & Zoning Commission
Work Session
Prosper Town Hall
Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, April 23, 2024, 5:00 p.m.

Call to Order / Roll Call

The meeting was called to order at 5:03 p.m.

Commissioners Present: Chair Brandon Daniel (Arrived at 5:06), Vice-Chair Damon Jackson (Arrived at 5:40), Secretary Josh Carson (Arrived at 5:10), Sekou Harris, John Hamilton, Cameron Reeves, and Glen Blanscet.

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

Items for Individual Consideration:

- 1. Discuss the Agenda Items on the April 23, 2024, Planning & Zoning Commission agenda.**
- 2. Discuss a Planned Development (ZONE-24-0001) for a Multifamily and Mixed-Use development called Prosper Arts District, located at the northwest corner of Dallas Parkway and Prosper Trail. This item is on the April 23, 2024, Planning & Zoning Commission agenda.**

Architect, Barry Hand, presented information and pictures illustrating the proposed Planned Development (ZONE-24-0001) for that includes Multifamily and Mixed-use components.

The Commission discussed the proposed Planned Development.

Adjourn.

The meeting was adjourned at 6:00 p.m.

Manuel Ramon, Planning Technician

Josh Carson, Secretary



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 23, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:09 p.m.

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

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

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon the minutes from the April 2, 2024, Planning & Zoning Commission Work Session.
- 3b. Consider and act upon the minutes from the April 2, 2024, Planning & Zoning Commission Regular Meeting.
- 3c. Consider and act upon a request for a Site Plan for Medical Offices on Prosper Center, Block B, Lot 3, on 5.6±, located on the north side of Prairie Drive and 300± feet west of Mahard Parkway. (DEVAPP-23-0093)
- 3d. Consider and act upon a request for a Revised Conveyance Plat of Gates of Prosper, Phase 2, Block B, Lot 2R, and Block D, Lots 2-3, on 114.2± acres, located on the southwest corner of Gateway Drive and Lovers Lane. (DEVAPP-23-0168)
- 3e. Consider and act upon a request for a Site Plan for a Big Box, Gas Pumps with Kiosk, and a Car Wash, on Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0182)
- 3f. Consider and act upon a request for a Final Plat of Frontier Retail Center, Block A, Lot 6, on 16.9± acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0179)
- 3g. Consider and act upon a request for a Façade Plan for a Big Box, Gas Pumps with Kiosk, and a Car Wash, on Frontier Retail Center, Block A, Lot 6, on 16.9±

acres, located on the south side of Frontier Parkway and 250± feet east of Dallas Parkway. (DEVAPP-23-0180)

- 3h. **Consider and act upon a request for a Site Plan for Multifamily Buildings and Leasing Office on Gates of Prosper, Phase 2, Block D, Lot 3, on 16.0± acres, located on the northwest corner of Bravo Way and Richland Boulevard. (DEVAPP-23-0210)**
- 3i. **Consider and act upon a request for a Final Plat of Gates of Prosper, Phase 2, Block D, Lot 3, on 16.0± acres, located on the northwest corner of Bravo Way and Richland Boulevard. (DEVAPP-23-0211)**
- 3j. **Consider and act upon a request for a Façade Plan for Multifamily Buildings and a Leasing Office on Gates of Prosper, Phase 2, Block D, Lot 3, on 16.0± acres, located on the northwest corner of Bravo Way and Richland Boulevard. (DEVAPP-23-0212)**

Commissioner Blanscet made a request that items 3h, 3i, and 3j be pulled from the Consent Agenda for further review.

Commissioner Hamilton made a motion to approve Items 3a, 3b, 3c, 3d, 3e, 3f and 3g. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

Mr. Hill addressed the items pulled from consent, confirming that the 600 unit maximum was met and no significant difference was made to the Site Plan from what was shown on the Preliminary Site Plan. Commissioner Carson then made a motion to approve 3h, 3i, and 3j, which was then seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 7-0.

CITIZEN COMMENTS

Two comments were received for Item 4.

REGULAR AGENDA

- 4. **Conduct a Public Hearing and consider and act upon a request to rezone 47.0± acres from Planned Development-75 to a Planned Development for Multifamily and Mixed-Use, located at the northwest corner of Dallas Parkway and Prosper Trail. (ZONE-24-0001)**

Mrs. Porter presented information about the zoning request, informing the Commissioners about the location, land uses, and other features within the Planned Development. A statement was made that the site plan exhibit is conceptual in nature, and future preliminary site plans and site plans would comply with all Engineering standards, Fire Codes, and so forth.

Commissioner Jackson and Blanscet asked about the number of units proposed for the multifamily buildings, as well as the potential height of the buildings.

Town Staff answered that there will be a maximum of 500 multifamily units allowed in the overall development. The Planned Development standards reduce the Zoning Ordinance size requirement for one- and two-bedroom apartments from 850 square feet to 750 square feet.

Additionally, Efficiency Units at 570 square feet were also introduced in the Planned Development. The maximum amount of efficiency units is ten percent.

Commissioner Daniel opened the Public Hearing.

Lauren Medina introduced the team representing the project.

Architect, Barry Hand, presented the proposed retail village, event center, and Hotel VOZ, mixed-use retail/residential core, parking deck, athletic hotel by the name of Hotel Carbon, as well as multifamily residential. Mr. Hand introduced the concept of compartmentalized pods on the grounds of Hotel VOZ.

Commissioner Harris asked questions about the expected timeline of the phases and how they may coincide with and benefit from the 2026 World Cup.

House of Tangram CEO, Sean Ellis, informed Commissioner Harris that the multi-family buildings on the north end of the project and the structure of Hotel Carbon should be up and open to touring by 2026.

Commissioners discuss the project with the applicants, including items such as the expected demographic for the multifamily tenants, phasing of the project with attention to the multifamily timing versus the retail and amenities, and leasing options for the multifamily before and after the World Cup.

Mr. Hand confirmed that if the multifamily were to be completed by the World Cup, there could be a scenario where a large number of renters could leave once it is over; however, they do not expect the project to be completed that fast and are more so aiming for the structures to be up for showcasing and full occupancy by late 2026 or early 2027.

Commissioner Carson asks if they have considered eliminating the proposed surface parking and expanding the parking garage.

The applicant responded that the intent is to offer multiple parking options to the tenants.

Commissioner Carson asked if a park would be required.

Town Staff answered that the Park Master Plan does not have a park designed in this location; however, there is a requirement for 30 percent of open space for multifamily with an overall open space requirement for the development of 15 percent. Additionally, the open space must be usable.

Commissioners discussed with the applicant the intended demographics of the intended residents and users of the development with discussion about whether the development would be geared towards family activities.

Commissioners requested information about the proposed Extended Stay Hotel that is the rehabilitation part of the medical offices.

The applicant indicated that there will be ten units in the tower that can be used for recovery purposes. When it is not occupied, the units are serviced by the hotel.

Commissioner Jackson asked if the rooms in the tower would be considered short-term rentals. Town Staff answered that it would not.

Chairman Daniel asked Mr. Ellis about the certainty of the VOZ Hotel.

Mr. Ellis stated that they are firm in their decision to have it, as well as how important it is that it be built with the proposed wedding venue in mind.

The Commissioners and applicants further discussed the proposed hotels.

There was discussion regarding the proposed 24 public art installations.

Chairman Daniel opened the floor to public comments and to anyone who wishes to come forward.

Daniel Floyd, of 1651 Birdsong Lane, Prosper, TX, spoke in favor of Item 4 and the developer's direct approach to involving the neighborhood in the conversation about this project.

Carleen Hardin, also of 1651 Birdsong Lane, Prosper, TX, did not wish to speak; however, she wanted her support for Item 4 noted for the record.

Chairman Daniel closed the floor to public comments.

Commissioner Carson asked Town Staff for the location of the future Pradera development and its proximity to this proposal.

Town Staff informed Commissioner Carson that the Pradera property will be 1,200 feet to the north.

Commissioner Carson asked when this case is expected to go before the Town Council at the earliest.

Town Staff answered that the earliest would be on May 28th.

Commissioner Carson asked if there is any Town involvement as far as roadways or utilities that would need to happen before the project can begin.

Engineer Mike Martini answered that there have been discussions with the Town and that there should be capacity for this development and that the project is not hindered by anything that needs to be completed by the time they start building.

Chairman Daniel asked Town Staff what had been discussed regarding building materials.

Town Staff answered that the specifics of the development agreement had not yet been addressed as the Planned Development standards would be reviewed by the Planning & Zoning Commission and Town Council first. The development agreement would follow this process.

Commissioner Blanscet expressed his concerns over the proposed retail development being in a floodplain and whether they will need to go through FEMA for permits.

Mr. Martini explained that a full flood study will be done at the time of the preliminary site plan. Any further limitations will be determined when the study is completed. The intention is to reclaim as much as possible for the development.

Town Staff informed the Commissioners that the Town of Prosper does allow floodplain reclamation.

Chairman Daniel closed the Public Hearing.

The Commissioners summarized their thoughts about the proposal and expressed concerns and recommendations related to phasing, the multifamily residential unit size and number, floodplain, etc. There was a desire to have a joint work session with the Town Council.

Commissioner Reeves motioned to table Item 4 to the May 7, 2024, Planning & Zoning Commission meeting. Commissioner Hamilton seconded the motion.

The motion was carried unanimously by a vote of 7-0.

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

Mr. Hill informs the commissioners of the Town Council action and upcoming cases for Planning & Zoning Commission action.

6. Adjourn.

The meeting was adjourned at 8:19 p.m.

Manuel Ramon, Planning Technician

Josh Carson, Secretary



PLANNING

To: Planning & Zoning Commission
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – May 7, 2024

Item No. 3c

Agenda Item:

Consider and act upon a request for a Site Plan for an Indoor Commercial Amusement facility on Mav Addition, Block A, Lot 4, on 4.3± acres, located on the north side of First Street and 1,800± feet west of Legacy Drive. (DEVAPP-23-0030)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services and Floodplain.

Zoning:

The property is zoned Planned Development-113 (Office).

Conformance:

The Site Plan conforms to the development standards of Planned Development-113.

Description of Agenda Item:

The Site Plan consists of a 73,645 square foot building with a first-floor area of 57,345 square feet and a 16,300 square foot mezzanine. The facility is designed for volleyball.

Access:

Access is provided from First Street through cross access to the existing development to the south. Cross access is not necessary as the property to the west is developed for a church and the property to the north and east is floodplain.

Landscaping, Open Space, and Screening:

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

The Zoning Ordinance requires screening adjacent to property zoned for residential use. The property to the north and east is zoned for single family use; however, there is a significant amount of adjacent floodplain in this area, extending approximately 480 feet north of the property and 440

feet east of the property. As such, staff recommends a living screen rather than a six-foot masonry screening wall. The living screen will utilize a combination of existing and new trees along the north and east sides of the property (see attachment). The use of a living screen is subject to Planning & Zoning Commission approval.

Major Creek:

The proposed commercial development complies with the requirements for the provision of three amenities adjacent to a major creek.

Companion Item:

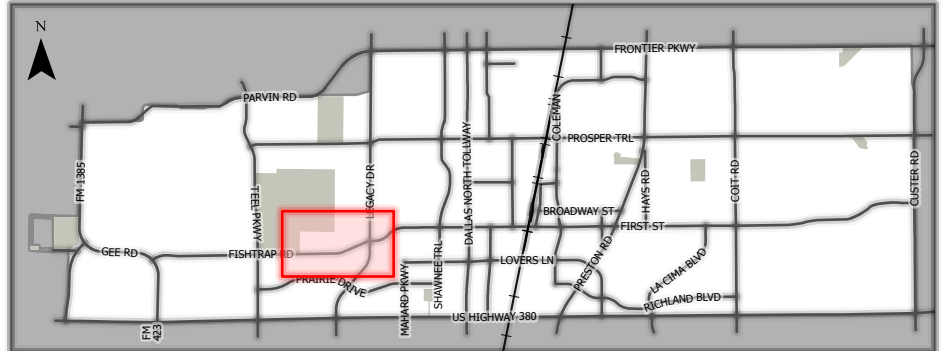
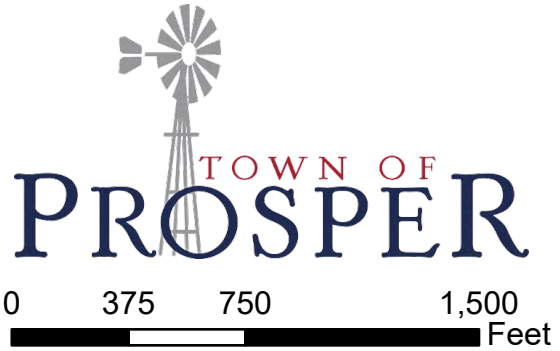
As a companion item, the Final Plat (DEVAPP-23-0080) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Landscape Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan with the use of a living screen.



DEVAPP-23-0030
1 UNITED VOLLEYBALL CENTER
 Site Plan

This map for illustration purposes only

GENERAL NOTES:

- ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

SITE NOTES:

- TRACT IS ZONED: PD-113 (PLANNED DEVELOPMENT).
- SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- HIGH INTENSITY LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE PHOTOMETRICS PLAN IN ARCH. PLANS).
- ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS MUST BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- ALL PAVEMENT MARKING WITHIN THE TOWN OF PROSPER RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH THE TOWN OF PROSPER SPECIFICATIONS.
- ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE BUILDING INSPECTION DIVISION OF BUILDING DEPARTMENT.
- ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES MUST BE INSTALLED PRIOR TO ANY GRADING.
- THE TOWN OF PROSPER ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- ENGINEER CONTACT: MR. JOHN RHODES, (770) 368-1399.
- CONTRACTOR MUST COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND

	PROPERTY LINE
	PARKING COUNT
	FIRE LANE
	FIRE LANE STRIPING
	TRAFFIC SIGN
	PAINTED TRAFFIC ARROWS
	CONTROL POINT LOCATION
	RETAINING WALL
	FIRE LANE AREA

SITE DATA

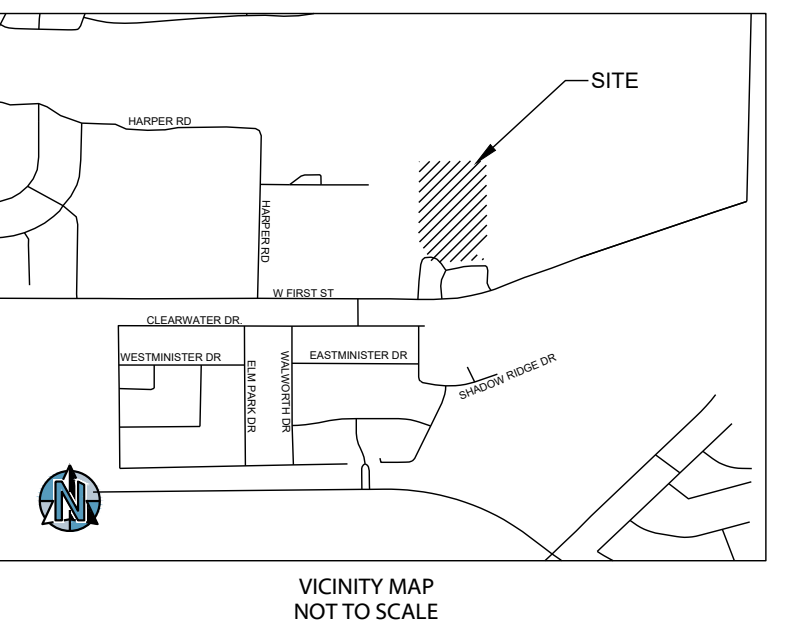
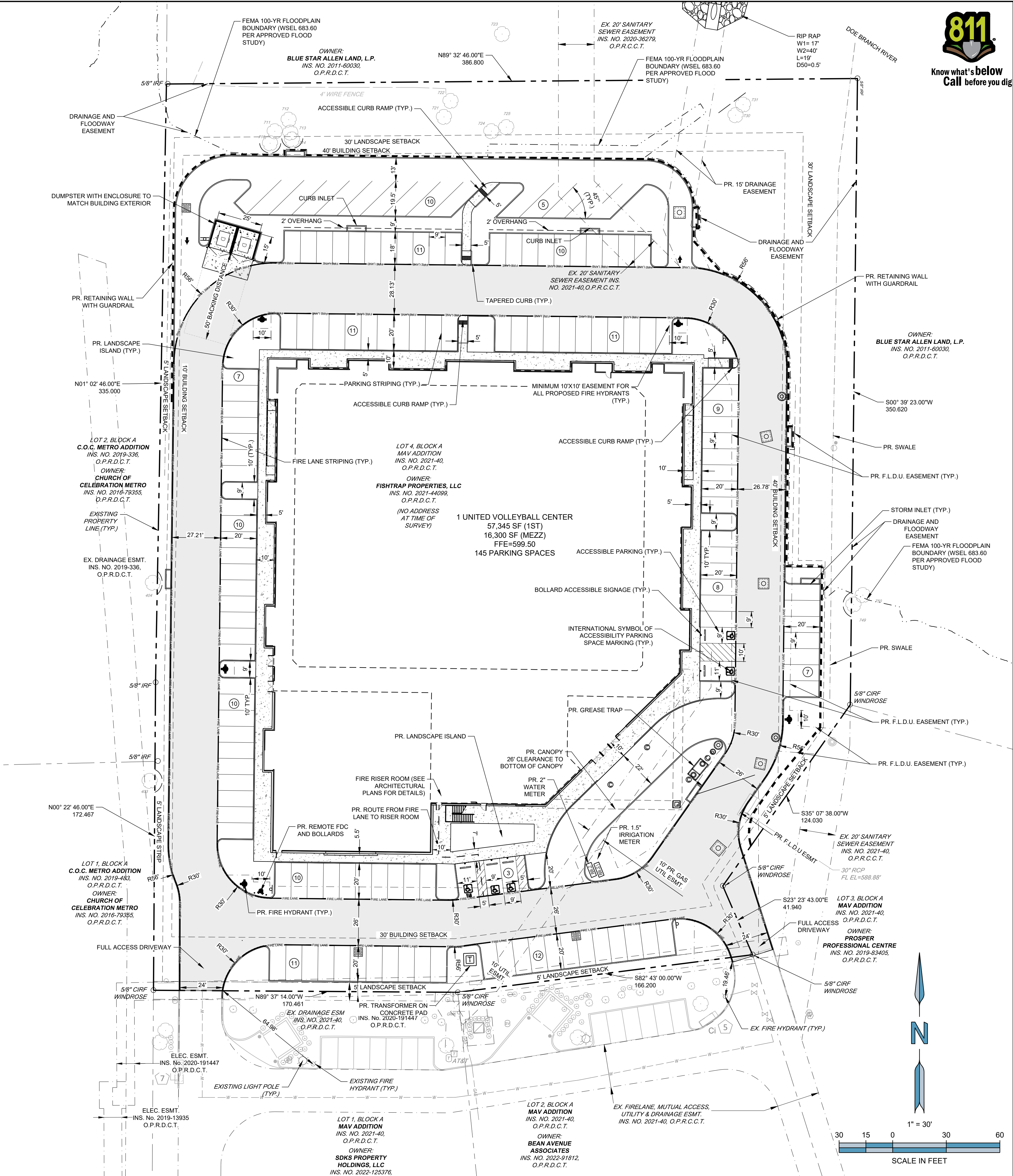
ZONING:	PLANNED DEVELOPMENT-113 (OFFICE)
PROPOSED USE:	COMMERCIAL AMUSEMENT/INDOOR
TOTAL SITE AREA:	4.34 AC.
DISTURBED AREA:	3.95 AC.
PERVIOUS SURFACE AREA:	1.09 AC.
IMPERVIOUS SURFACE AREA:	3.25 AC.
OPEN SPACE AREA REQUIRED:	7.00% (13,236.37 SF)
OPEN SPACE AREA PROVIDED:	9.11% (17,227.53 SF)
LANDSCAPE BUFFER - NORTH:	30 FT
LANDSCAPE BUFFER - SOUTH:	5 FT
LANDSCAPE BUFFER - EAST:	30 FT
LANDSCAPE BUFFER - WEST:	5 FT
LANDSCAPE BUFFER - SOUTHEAST:	5 FT
LANDSCAPE BUFFER - SOUTH:	30 FT
LANDSCAPE BUFFER - EASTWEST:	40/10 FT
LANDSCAPE BUFFER - NORTH:	40 FT
BUILDING AREA:	57,345 S.F. (1ST FL) + 16,300 S.F. (MEZZANINE) = 73,645 S.F. TOTAL
FLOOR AREA RATIO MAXIMUM:	0.51
FLOOR AREA RATIO PROPOSED:	0.3891
LOT COVERAGE MAXIMUM:	30%
LOT COVERAGE PROPOSED:	29.8%
BUILDING HEIGHT PROPOSED:	40 FT (1 STORY + MEZZANINE)
PARKING RATIO REQUIRED:	1 SPACE/73 GUESTS AT MAXIMUM DESIGNED CAPACITY
PARKING PROVIDED:	145 SPACES (BASED ON 435 MAX. OCCUPANCY)
ACCESSIBLE PARKING REQUIRED:	5 SPACES
ACCESSIBLE PARKING PROVIDED:	5 SPACES

CONTROL POINT TABLE

POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
300	5/8" CIRS "S&A CONTROL"	7,135,965.10	2,474,913.22	595.19'
301	5/8" CIRS "S&A CONTROL"	7,135,786.51	2,475,110.94	597.05'
302	5/8" CIRS "S&A CONTROL"	7,135,769.43	2,475,001.84	599.09'
303	5/8" CIRS "S&A CONTROL"	7,135,763.55	2,474,864.16	599.90'
304	5/8" CIRS "S&A CONTROL"	7,135,765.23	2,474,742.42	600.22'
305	5/8" CIRS "S&A CONTROL"	7,136,114.12	2,475,104.41	579.18'
306	5/8" CIRS "S&A CONTROL"	7,136,117.23	2,474,969.19	587.99'
307	5/8" CIRS "S&A CONTROL"	7,136,276.51	2,474,985.32	582.35'
308	5/8" CIRS "S&A CONTROL"	7,136,132.17	2,474,862.22	587.18'
309	X CUT SET	7,135,734.17	2,475,035.75	599.52'
310	X CUT SET	7,135,740.27	2,474,744.32	600.31'
311	X CUT SET	7,135,680.94	2,474,987.71	601.98'

TOWN OF PROSPER SITE PLAN NOTES:

- 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 ALWAYS MAINTAINED FOR THE PROPERTY.
- 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.
- THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE.
- 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 FIRE FIGHTING 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.
- THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET.
- THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET.
- DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
- FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. LANDSCAPE AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT.
- 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 R3, R3.3 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 THE "CROW FLIES".
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 FLOOR AREA OF 5,500 SQUARE FEET OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE.
- 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 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.
- APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
- ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
- SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
- ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
- IMPACT FEES WILL BE ASSESSED PER 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 SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
- THE TOWN CURRENTLY CONTRACTS WITH REPUBLIC SERVICES FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972.870.9424.
- THE FOLLOWING THREE (3) FLOODPLAIN AMENITIES ARE BEING PROPOSED:
 - BUILDING ORIENTATION SUCH THAT THE ENTIRE SIDE OF THE BUILDING ADJACENT TO THE FLOOD PLAIN IS NOT THE BACK OF THE BUILDING.
 - A 30 FOOT LANDSCAPE EDGE ADJACENT TO THE FLOODPLAIN OF THE MAJOR CREEK WITH A DOUBLE ROW OF THREE (3) INCH CALIBER TREES PLANTED ON 30 FOOT CENTERS.
 - BUILDING TO HAVE THE SAME BUILDING MATERIALS AND ARCHITECTURAL ELEMENTS ON ALL FOUR SIDES.



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TUBESING SOLUTIONS
 2020 DIPLOMAT DR.
 DALLAS, TX 75234

CONTACT: MR. AARON CASEY

1 UNITED VOLLEYBALL CENTER

LOT 4 - FIRST STREET
 PROSPER, DENTON COUNTY, TX 75078

PROJECT:

SEAL:

SEAN FAULKNER
 LICENSED PROFESSIONAL ENGINEER
 92581
 3-8-24

REVISIONS

REVISIONS	DATE
APPLICANT/OWNER FISHTRAP PROPERTIES, LLC TUBESING SOLUTIONS 2020 DIPLOMAT DR. DALLAS, TX 75234 CONTACT: AARON CASEY	

PROJECT MANAGER: JSE

DRAWING BY: JMR

JURISDICTION: TOWN OF PROSPER

DATE: 02/23/2024

TITLE:

LOT 4 - FIRST STREET
 PROSPER, DENTON COUNTY, TX 75078
 MAV ADDITION, BLOCK A, LOT 4

SITE PLAN

SHEET NUMBER:

DEVAPP-23-0030

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1196.002

K:\1196-TSC\1196.002_1 UNITED VOLLEYBALL CENTER\CVL_GSCAD\DCS\SITE PLAN.DWG

GENERAL LANDSCAPE NOTES: (SEE TOWN OF PROSPER NOTES ON L-2)

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- NEW OR PROPOSED PLANT MATERIALS WILL BE MEASURED AND SIZED ACCORDING TO THE TEXAS ASSOCIATION OF NURSERY (TAN) STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- REFER TO TM-1 TREE MITIGATION PLAN FOR LOCATION, SIZE, AND SPECIES OF EXISTING/PRESERVED TREES. REFER TO IRRIGATION PLANS FOR LAYOUT AND DESCRIPTION OF IRRIGATION SYSTEM.
- ALL SCREENING TO BE VEGETATIVE. REFER TO PLANT SCHEDULE FOR HEIGHTS OF EVERGREEN SCREENING TREES.

SECTION 2.5 LANDSCAPING GENERAL STANDARDS:

- A. ALL REQUIRED LANDSCAPED OPEN AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL. MULCH OR OTHER MATERIALS CAN BE USED AROUND REQUIRED SHRUB AND TREE PLANTINGS.**

LANDSCAPE REQUIREMENTS:

SECTION 2.6 LANDSCAPE AREA REQUIREMENTS:

LANDSCAPE PERIMETER:
 NORTH: 30' LANDSCAPE STRIP, (1) LARGE TREE EVERY 30 LF
 387 LF / 30 LF X 1 LARGE TREE = 13 LARGE TREES REQUIRED
 1 EXISTING TREE & 13 LARGE TREES PROPOSED
 (1) 3-GALLON SHRUB EVERY 5 LF FOR LIVING SCREEN
 387 LF / 5 LF X 1 SHRUB = 78 SHRUBS REQUIRED
 78 SHRUBS PROPOSED

EAST: 30' LANDSCAPE STRIP, (1) LARGE TREE EVERY 30 LF
 350 LF / 30 LF X 1 LARGE TREE = 12 LARGE TREES REQUIRED
 13 LARGE TREES PROPOSED
 9 EVERGREEN TREES AND 23 EVERGREEN SHRUBS PROPOSED ALONG THE EDGE OF FLOODPLAIN FOR SCREENING PURPOSES

SOUTH-EAST: 5' LANDSCAPE STRIP, (1) SMALL TREE & (1) 5 GAL SHRUB EVERY 15 LF
 103 LF / 15 LF X 1 SMALL TREE & 1 SHRUB = 7 SMALL TREES & 7 SHRUBS REQUIRED
 7 TREES & 14 SHRUBS PROPOSED

SOUTH: 5' LANDSCAPE STRIP, (1) SMALL TREE & (1) 5 GAL SHRUB EVERY 15 LF
 337 LF / 15 LF X 1 SMALL TREE & 1 SHRUB = 22 SMALL TREES & 22 SHRUBS REQUIRED
 22 TREES & 71 SHRUBS PROPOSED

WEST: 5' LANDSCAPE STRIP, (1) SMALL TREE & (1) 5 GAL SHRUB EVERY 15 LF
 507 LF / 15 LF X 1 SMALL TREE & 1 SHRUB = 34 SMALL TREES & 34 SHRUBS REQUIRED
 18 TREES & 61 SHRUBS PROPOSED
 16 SMALL TREES MOVED TO THE NORTH AND EAST BUFFER DUE TO THE DRAINAGE SWALE ON THE WEST SIDE. (THE TREE MARKED WITH #)

NOTE: ONE FIVE-GALLON SHRUB = TWO THREE-GALLON SHRUB

PARKING LOT LANDSCAPE: 15 SF OF LANDSCAPING PER 1 PARKING SPACE
 15 SF X 145 PARKING SPACE = 2,175 SF LANDSCAPING AREA REQUIRED
 4,167 LANDSCAPING AREA PROPOSED

1 LANDSCAPED ISLAND EVERY 15 PARKING SPACES
 145 PARKING SPACES / 15 = 10 LANDSCAPED ISLANDS REQUIRED
 22 LANDSCAPED ISLANDS PROPOSED

MIN. (1) LARGE TREE ON EACH ISLAND @ 15FT O.C. WITH SHRUBS @ 3FT O.C.
 22 ISLANDS X 1 LARGE TREE = 22 LARGE TREES REQUIRED
 22 LARGE TREES PROPOSED

EVERY PARKING SPACE SHALL BE WITHIN 150 FEET OF A TREE TRUNK.

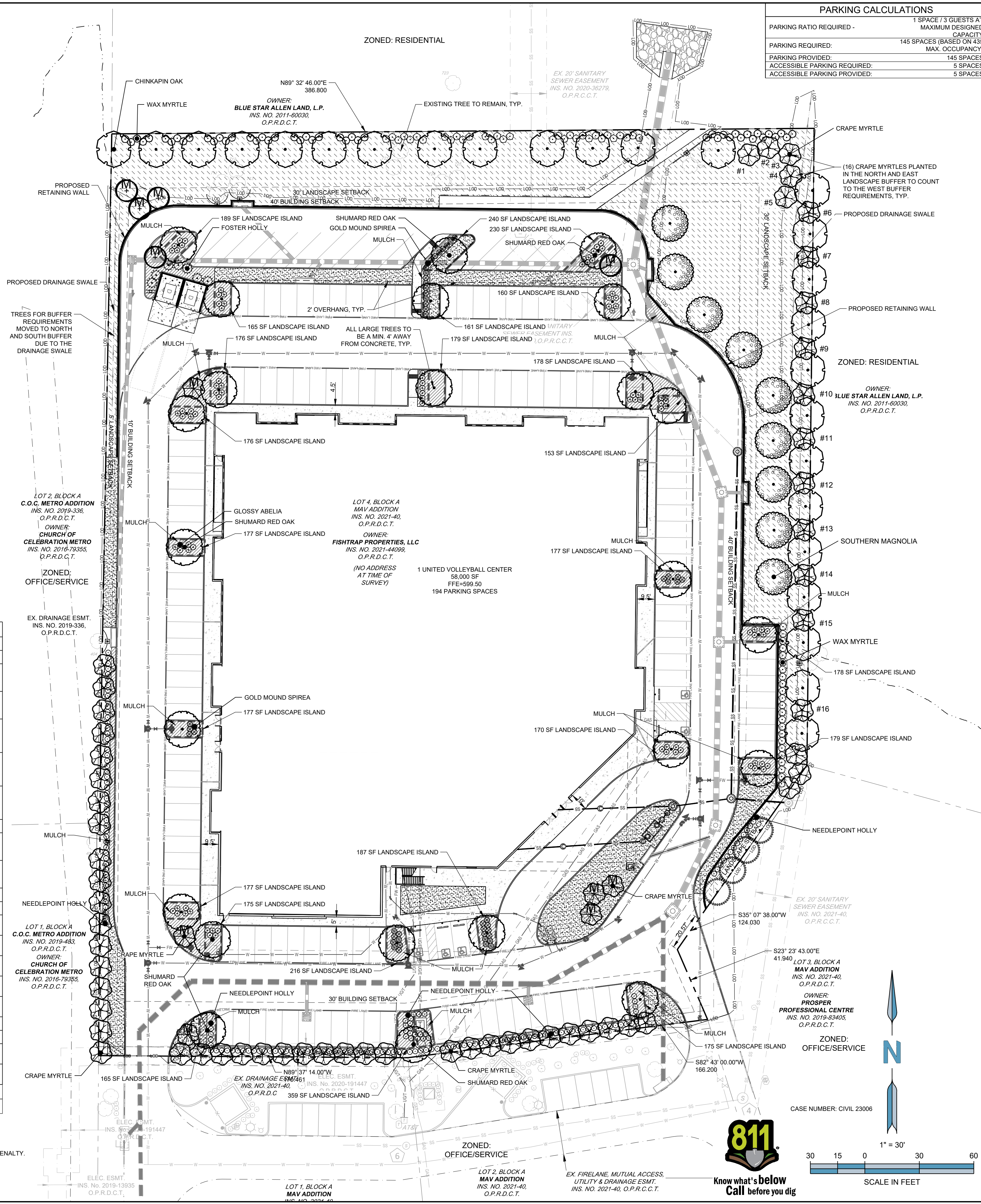
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
(Symbol)	4	ILEX VOMITORIA / YAUPON HOLLY	B & B	3" CAL	7' HT. MIN. / 4' SPR MIN.
(Symbol)	59	LAGERSTROEMIA INDICA / CRAPE MYRTLE	B & B	3" CAL	7' HT. MIN. / 4' SPR MIN.
(Symbol)	9	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' / SOUTHERN MAGNOLIA	45 GAL	3" CAL	9-10' MIN.
(Symbol)	26	QUERCUS ACUMINATA / CHINKAPIN OAK	B & B	4" CAL (UPSIZING 1" FOR ADDITIONAL MITIGATION)	12' HT. MIN. / 8' SPR MIN.
(Symbol)	24	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL (UPSIZING 1" FOR ADDITIONAL MITIGATION)	12' HT. MIN. / 8' SPR MIN.
MITIGATION TREES					
(M Symbol)	5	CORNUS ASPERIFOLIA / ROUGHLEAF DOGWOOD	B & B	3" CAL	7' HT. MIN. / 4' SPR MIN.
(Symbol)	6	LAGERSTROEMIA INDICA / CRAPE MYRTLE	B & B	3" CAL	7' HT. MIN. / 4' SPR MIN.
SHRUBS					
(+ Symbol)	93	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	7 GAL/2' HT MIN. FULL FOLIAGE		36" o.c.
(Symbol)	174	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY	7 GAL/2' HT MIN. FULL FOLIAGE		36" o.c.
(Symbol)	7	ILEX X ATTENUATA 'FOSTER NO. 2' / FOSTER HOLLY	25 GAL/6' HT MIN. FULL FOLIAGE		72" o.c.
(Symbol)	101	MORELLA CERIFERA / WAX MYRTLE	7 GAL/2' HT MIN. FULL FOLIAGE		48" o.c.
(Symbol)	48	SPIRAEA X BUMALDA 'GOLDMOUND' / GOLD MOUND SPIREA	3 GAL. FULL FOLIAGE		36" o.c.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
SOIL/SEED				
(Symbol)	7,517 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD	
(Symbol)	30,318 SF	SEEDING	SEED	
(Symbol)		MULCH		
(Symbol)		LANDSCAPE ISLAND AREA		

TREE MITIGATION NOTES:

- TREES PLANTED FOR MITIGATION PURPOSES ARE SHOWN AS MITIGATION TREES IN THE PLANT SCHEDULE. REQUIRED CHINKAPIN OAKS AND SHUMARD RED OAKS ARE UPSIZED AN ADDITIONAL INCH TO COUNT TOWARD MITIGATION CREDITS FOR A TOTAL OF 90 INCHES. 6 CRAPE MYRTLES AND 5 ROUGHLEAF DOGWOODS (ABOVE THE REQUIRED TREES) HAVE BEEN PROVIDED FOR ADDITIONAL TREE MITIGATION. THESE TOTAL 95 INCHES PROVIDED TO OFFSET THE MITIGATION PENALTY. A TOTAL OF 83 INCHES FROM UPSIZING AND ADDITIONAL PLANTINGS ARE PROVIDED. TOTAL REMAINING INCHES TO BE RECOMPENSED ARE 304 CALIPER INCHES OR \$53,200 (304.83) X \$175 = \$53,200.
- 4" CALIPER SHUMARD RED OAKS AND 4" CHINKAPIN OAKS MUST BE INSTALLED AT THE TIME OF INSPECTION.
- REFER TO SHEET TM-1 FOR FULL CALCULATIONS.



PARKING CALCULATIONS

PARKING RATIO REQUIRED -	1 SPACE / 3 GUESTS AT MAXIMUM DESIGNED CAPACITY
PARKING PROVIDED:	145 SPACES (BASED ON 435 MAX. OCCUPANCY)
PARKING REQUIRED:	145 SPACES
ACCESSIBLE PARKING REQUIRED:	5 SPACES
ACCESSIBLE PARKING PROVIDED:	5 SPACES

ENGINEER:

FORESITE group

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CONTACT: MR. AARON CASEY

1 UNITED VOLLEYBALL CENTER

LOT 4 - FIRST STREET
 PROSPER, DENTON COUNTY, TX 75078

PROJECT:

SEAL:

LANDSCAPE ARCHITECT
 AARON V. WOODRUFF
 2788
 STATE OF TEXAS
 4/30/24

REVISIONS	DATE

PROJECT MANAGER: JSE
 DRAWING BY: YH
 JURISDICTION: TOWN OF PROSPER
 DATE: 04/30/2024
 TITLE:

LANDSCAPE PLAN

SHEET NUMBER: **L-1**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1196.002

811
 Know what's below
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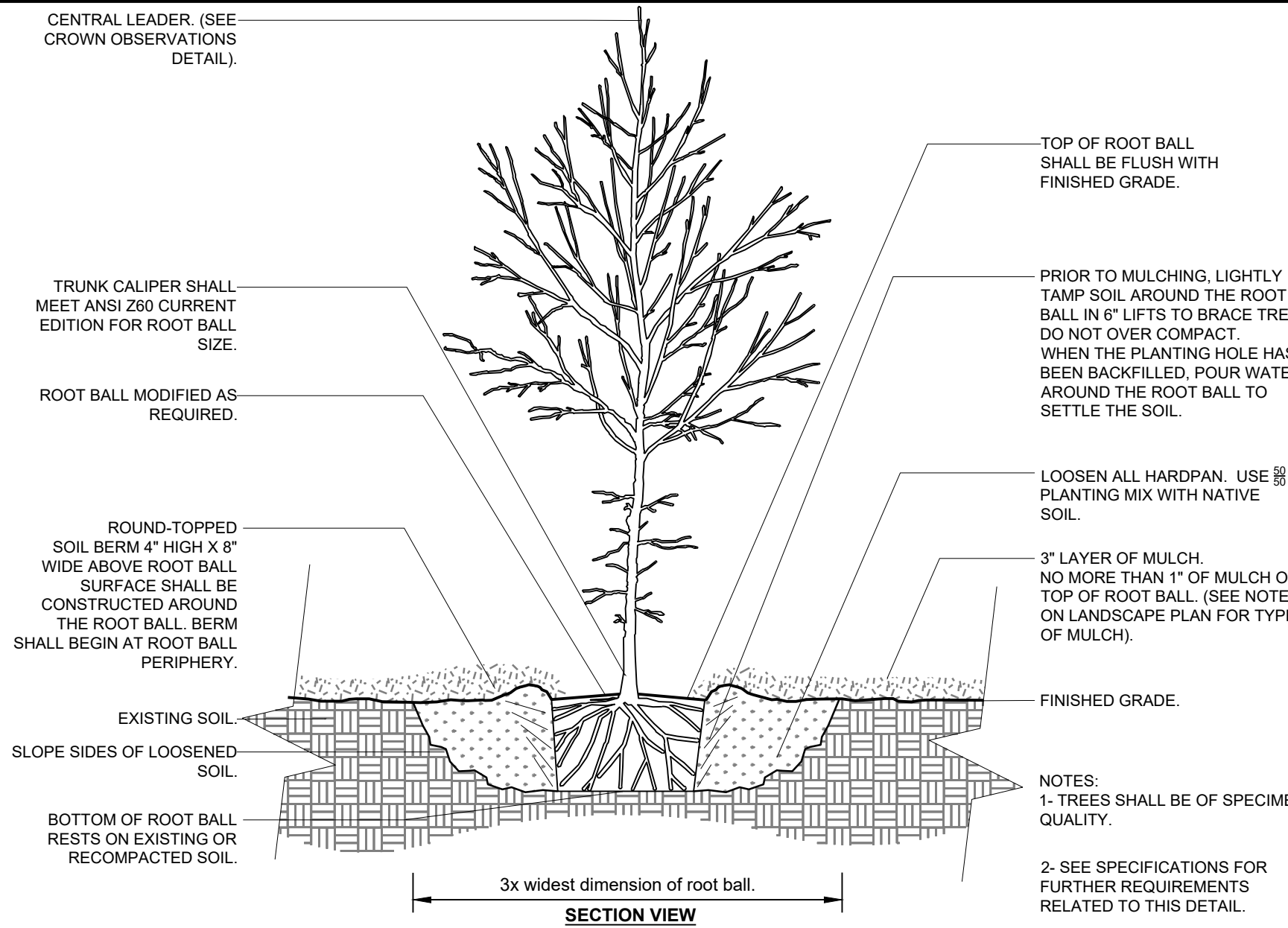
CASE NUMBER: CIVIL 23006

TOWN OF PROSPER LANDSCAPE NOTES:

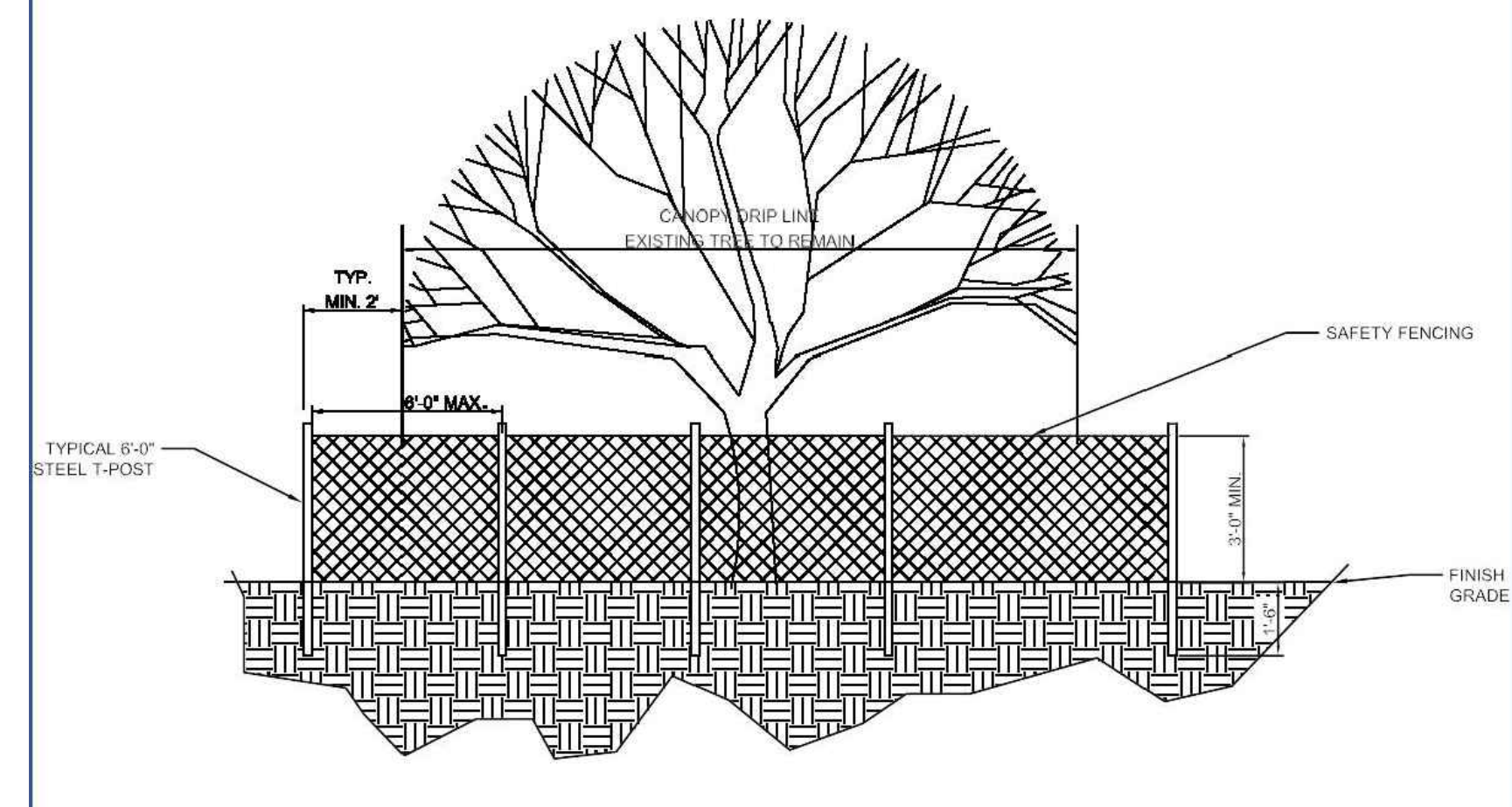
1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
5. TREES MUST BE PLANTED FOUR (4) FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER HEALTHY ROOT GROWTH.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
8. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
9. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
10. BURLAP, TWINE, AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
11. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
12. A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
13. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
14. TOPSOIL SHALL BE A MINIMUM OF EIGHT (8) INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
15. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF THREE (3) INCHES OF MULCH.
16. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET.
17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED THIRTY (30) INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
18. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRAD OF SLOPE.
19. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3) FEET IN WIDTH. ALL BEDS LESS THAN THREE (3) FEET IN WIDTH SHALL BE GRASS, GROUND COVER, OR SOME TYPE OF FIXED PAVING.
20. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
21. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN THIRTY (30) DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF PROSPER.
22. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
23. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DIVISION IS REQUIRED FOR EACH IRRIGATION SYSTEM.
24. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
25. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE (3 FT HORIZONTAL TO 1 FT VERTICAL).
26. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRAD OF THE BERM PRIOR TO ACCEPTANCE.
27. ALL WALKWAYS SHALL MEET ADA AND TAS REQUIREMENTS.
28. CONTACT TOWN OF PROSPER PARKS AND RECREATION DIVISION AT (972) 569-1160 FOR LANDSCAPE INSPECTION. NOTE THAT LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
29. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER'S PUBLIC WORKS DEPARTMENT STANDARDS.
30. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, THE CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE TOWN.

TOWN OF PROSPER LANDSCAPE MAINTENANCE NOTES:

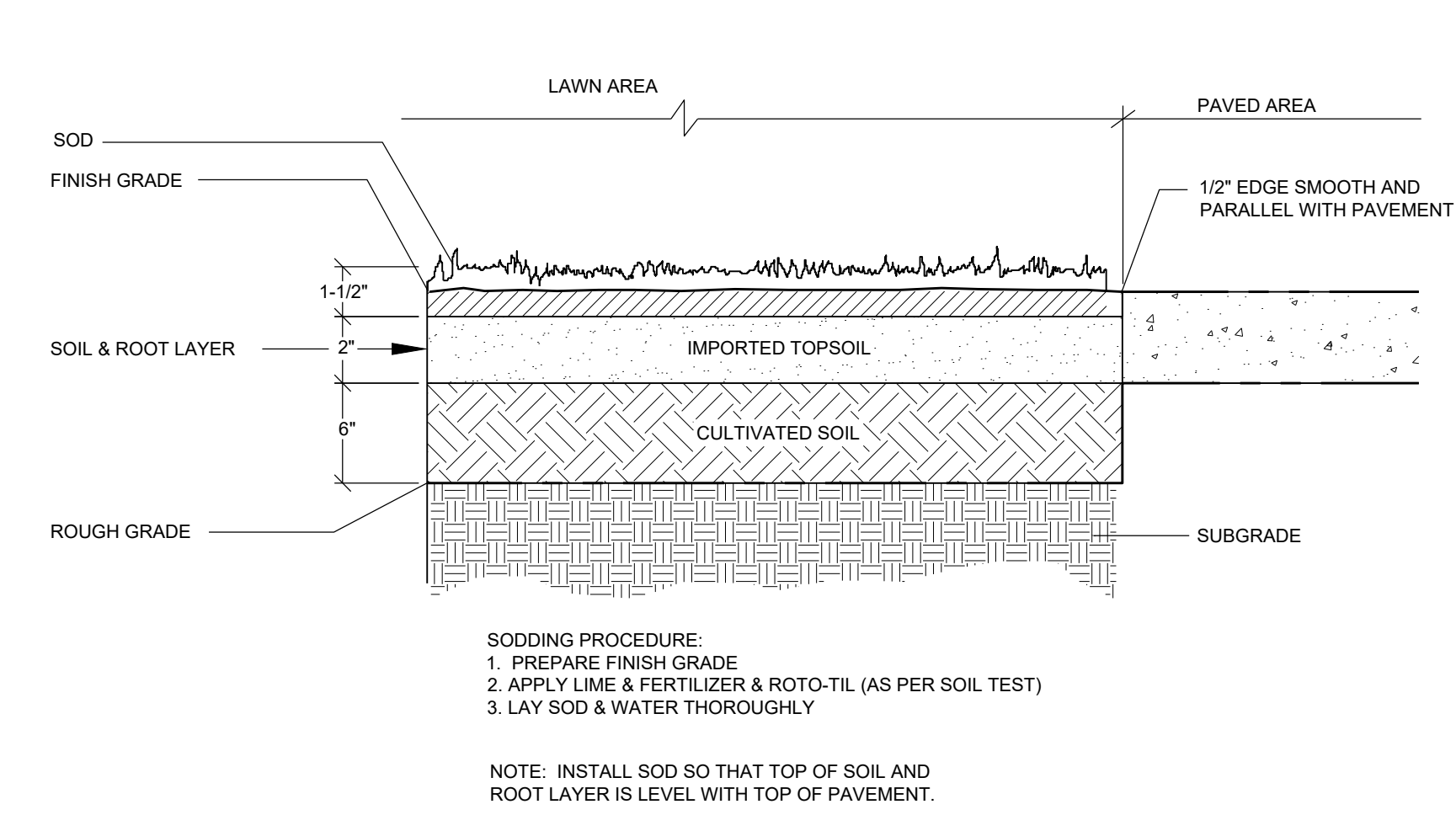
1. THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING REQUIRED BY THIS ORDINANCE. ALL PLANT MATERIAL SHALL BE PERPETUALLY MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS THAT DIE SHALL BE REPLACED BY PROPERTY OWNER, TENANT OR AGENT WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN 30 DAYS OF NOTIFICATION BY THE TOWN OR A DATE APPROVED BY THE TOWN.
2. ALL TREES LOCATED ON TOWN PROPERTY SHALL BE CARED FOR BY THE TOWN UNLESS THAT RESPONSIBILITY IS TRANSFERRED TO ANOTHER ENTITY THROUGH A COUNCIL-APPROVED AGREEMENT. THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT SHALL ENSURE THAT THE TOWN, OR ITS CONTRACTOR, MONITORS AND CARES FOR TREES IN A WAY THAT PROMOTES A HEALTHY AND GROWING URBAN FOREST. IS PERFORMED ACCORDING TO ANSI A300, "STANDARDS FOR TREE CARE OPERATIONS," AND TREE CARE BEST MANAGEMENT PRACTICES PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. IT SHALL BE UNLAWFUL TO REMOVE, PRUNE, DAMAGE OR OTHERWISE HARM TREES ON TOWN PROPERTY WITHOUT PERMISSION FROM THE DIRECTOR OF THE PARKS AND RECREATION DEPARTMENT. THE PARKS AND RECREATION DEPARTMENT SHALL BE RESPONSIBLE FOR DEVELOPING AND UPDATING AN ANNUAL WORK PLAN. THIS WORK PLAN SHALL DOCUMENT WHAT MAINTENANCE ACTIVITIES ARE BEING PERFORMED AND SCHEDULED EACH YEAR. THE PARKS AND RECREATION BOARD MAY APPOINT AN ADVISORY COMMITTEE TO FOCUS ON ISSUES AND INITIATIVES THAT PERTAIN TO ANY URBAN FOREST THAT IS LOCATED ON PUBLIC LANDS.



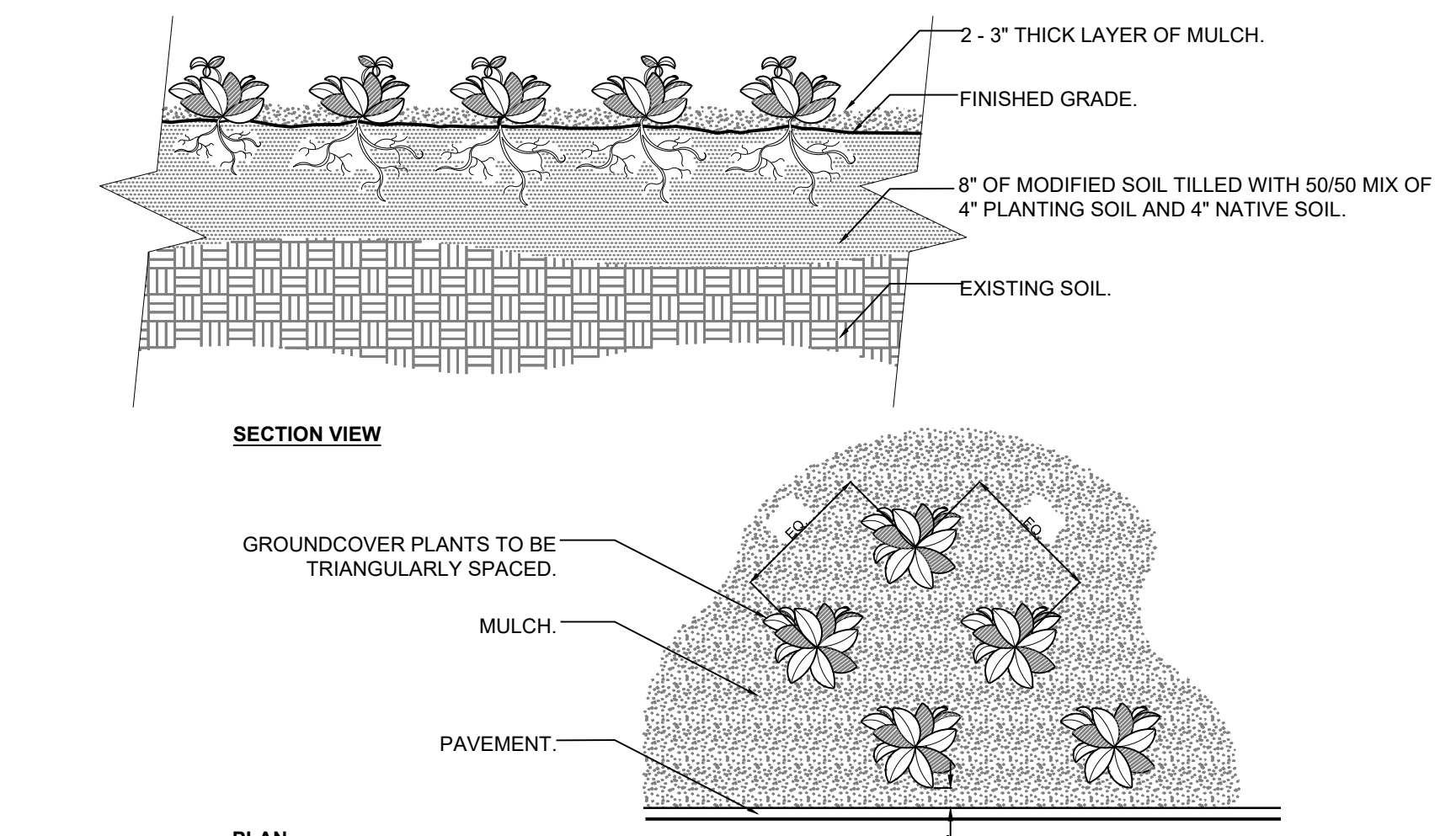
4 TREE PLANTING
1/2" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
0000-01



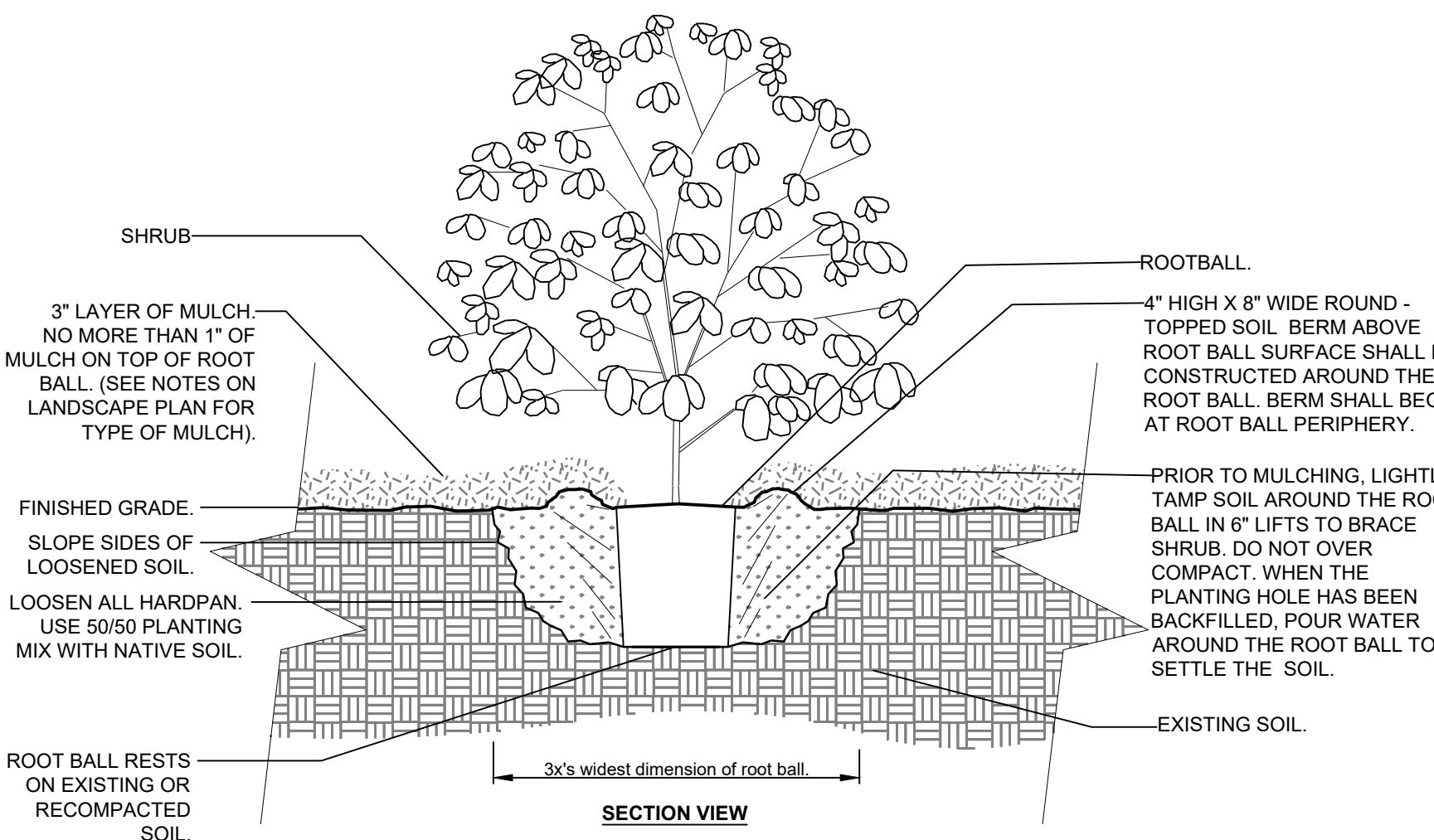
5 TREE PROTECTION
NOT TO SCALE
PROSPER, TX ZONING ORDINANCE
SECTION 3.15.9
0000-01



1 SOD INSTALLATION
NOT TO SCALE
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
0002-01



2 GROUND COVER
3/4" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
0003-01



3 SHRUB PLANTING
3/4" = 1'-0"
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
0001-01

ENGINEER:

TBPE Firm No. F-12878
 Foresite Group, LLC
 4925 Greenville Avenue
 Suite 480
 Dallas, TX 75206
 D/B/A Foresite Consulting Group of Texas, LLC.

| 214.939.7123
 | 1.770.368.1944
 www.foresitegroup.net

TUBESING SOLUTIONS
 2020 DIPLOMAT DR.
 DALLAS, TX 75234
 CONTACT: MR. AARON CASEY

1 UNITED VOLLEYBALL CENTER
 LOT 4 - FIRST STREET
 PROSPER, DENTON COUNTY, TX 75078

SEAL:

REVISIONS	DATE

PROJECT MANAGER: JSE
 DRAWING BY: YH
 JURISDICTION: TOWN OF PROSPER
 DATE: 04/30/2024
 TITLE:

LANDSCAPE DETAILS

SHEET NUMBER: **L-2**

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB FILE NUMBER: 1196.002



PLANNING

To: Planning & Zoning Commission

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – May 7, 2024

Item No. 3d

Agenda Item:

Consider and act upon a request for a Final Plat for an Indoor Commercial Amusement facility on Mav Addition, Block A, Lot 4, on 4.3± acres, located on the north side of First Street and 1,800± feet west of Legacy Drive. (DEVAPP-23-0080)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services and Floodplain.

Zoning:

The property is zoned Planned Development-113 (Office).

Conformance:

The Final Plat conforms to the development standards of Planned Development-113.

Description of Agenda Item:

The purpose of this Final Plat is to dedicate easements necessary for the development of an Indoor Commercial Amusement facility designed for volleyball.

Companion Item:

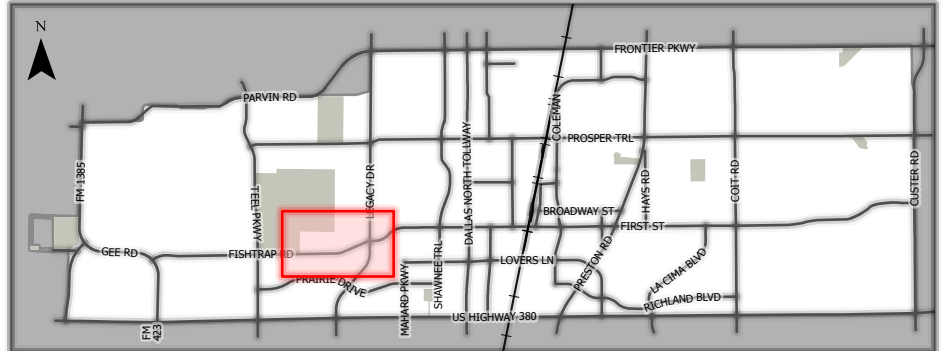
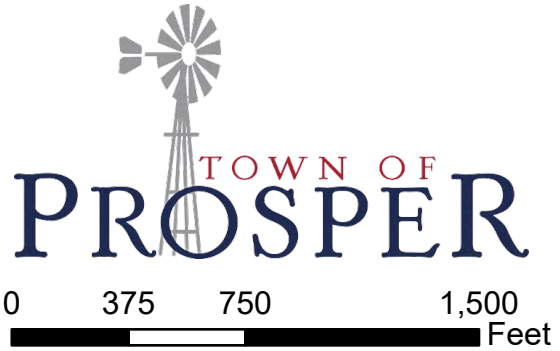
As a companion item, the Site Plan (DEVAPP-23-0030) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

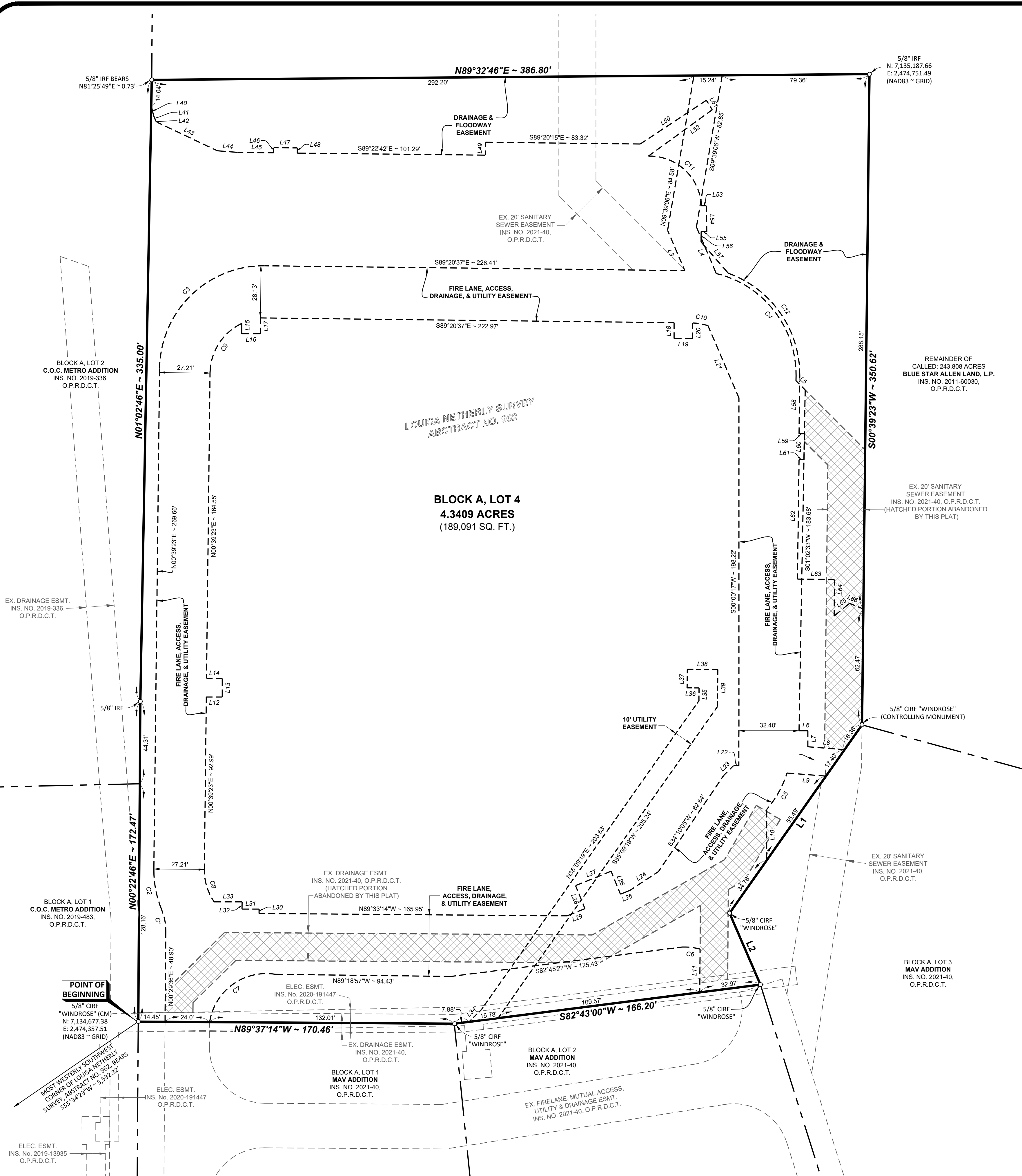
Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.



DEVAPP-23-0080
 1 UNITED VOLLEYBALL
 CENTER
 Final Plat

This map for illustration purposes only



*** OWNER'S CERTIFICATION ***

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, FISHTRAP PROPERTIES, LLC, is the sole owner of a 4.3409 acre tract of land located in the Louisa Netherly Survey, Abstract No. 982, Town of Prosper, Denton County, Texas, said 4.3409 acre tract of land being all of **BLOCK A, LOT 4, MAV ADDITION**, being an addition to the said Town and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2021-40, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) said 4.3409 acre tract also being all of that certain tract of land conveyed to FISHTRAP PROPERTIES, LLC, by deed thereof filed for record in Denton County Clerk's Instrument No. 2021-44099, O.P.R.D.C.T., said 4.3409 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "WINDROSE" (controlling monument) found at the southwest lot corner of said Lot 4, same being the northwest lot corner of Lot 1 of said Block A, said beginning point being on the east lot line of Block A, Lot 1, C.O.C. Metro Addition, being an Addition to the said Town and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2019-483, O.P.R.D.C.T.;

THENCE North 00°22'46" East, along the west lot line of said Lot 4 and along the said east lot line, at a distance of 128.16 feet passing the northeast lot corner of said Block A, Lot 1 C.O.C. Metro Addition, same being the southeast lot corner of Block A, Lot 2 of said C.O.C. Metro Addition, and continuing along the common lot line of said Lots 4 and 2, in all a total distance of 172.47 feet to a 5/8 inch iron rod found;

THENCE North 81°02'46" East, continuing along the said common lot line, a distance of 335.00 feet to the northwest lot corner of said Lot 4, from which a 5/8 inch iron rod found bears North 81°25'49" East, a distance of 0.73 feet;

THENCE North 89°32'46" East, departing the said common lot line, along the north lot line of said Lot 4, a distance of 386.80 feet to a 5/8" iron rod found at the northeast lot corner of said Lot 4;

THENCE South 00°39'23" West, along the east lot line of said Lot 4, a distance of 350.62 feet to a 5/8 inch iron rod with a cap stamped "WINDROSE" (controlling monument) found at an east lot corner of said Lot 4, same being the north lot corner of Block A, Lot 3 of said Mav Addition;

THENCE South 35°07'38" West, along the common lot lines of said Lots 4 and 3, a distance of 124.03 feet to a 5/8 inch iron rod with a cap stamped "WINDROSE" found at in interior east lot corner of said Lot 4, same being the west lot corner of said Lot 3;

THENCE South 23°23'43" East, continuing along the said common lot lines of Lots 4 and 3, a distance of 41.94 feet to a 5/8 inch iron rod with a cap stamped "WINDROSE" found at the southeast lot corner of said Lot 4, same being an interior west lot corner of said Lot 3, same also being the northeast lot corner of Block A, Lot 2 of said Mav Addition;

THENCE South 82°43'00" West, along the common lot line of said Block A, Lots 4 and 2, Mav Addition, a distance of 166.20 feet to a 5/8 inch iron rod with a cap stamped "WINDROSE" found at a south lot corner of said Lot 4, same being the northwest lot corner of said Block A, Lot 2, Mav Addition, same also being the northeast lot corner of said Block A, Lot 1, Mav Addition;

THENCE North 89°37'14" West, along the common lot line of said Block A, Lots 4 and 1, Mav Addition, a distance of 170.46 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **4.3409 acres (189,091 square feet)** of land, more or less.

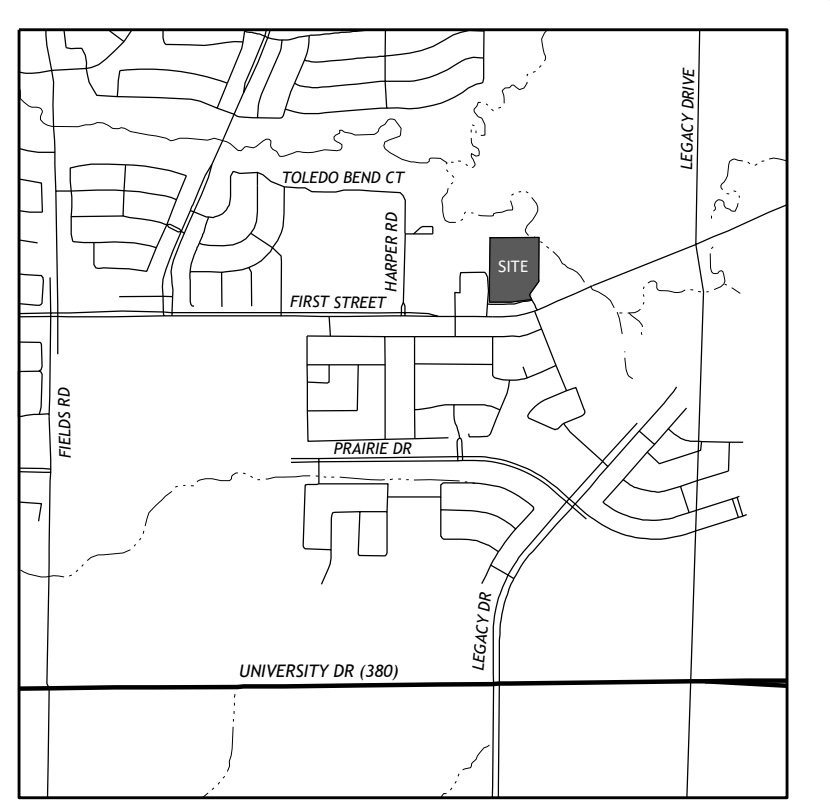
NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT WE, FISHTRAP PROPERTIES, LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this Replat designating the herein above described property as Mav Addition, Block A, Lot 4, an Addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. FISHTRAP PROPERTIES, 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 areas, as shown, are dedicated for the public use forever for the purposes indicated on this Conveyance Plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across easements as shown, except that landscape improvements may be placed in landscape easements if 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 use 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 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.
- 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 of procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result; that no obstruction to the natural flow of water will result; and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. The Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

*** GENERAL NOTES ***

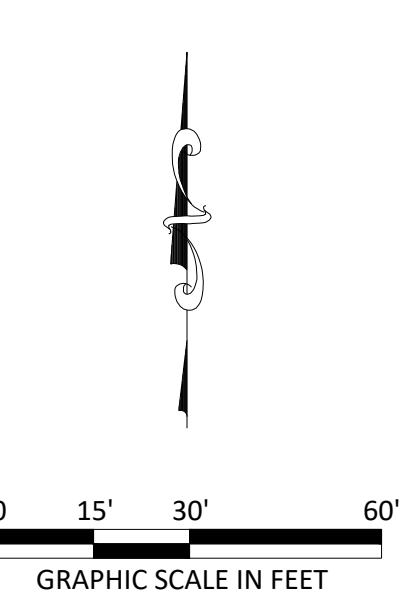
- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "A" (No Base Flood Elevations determined) and Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on Map No. 48121C04305; map revised April 18, 2021, and further revised in Letter of Map Revision (LOMR) with an effective date of May 24, 2021, Case No. 20-06-1821-P, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "A" or Zone "X" will be free from flooding or flood damage. 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 Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
- The purpose of this final plat is to abandon a portion of an existing sanitary sewer easement, and to add additional easements for development.
- This final plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.



*** VICINITY MAP ***
(NOT TO SCALE)

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	30.00'	11.78'	N11°05'46"W	11.71'
C2	56.00'	22.48'	N10°50'46"W	22.33'
C3	56.00'	87.96'	N45°39'23"E	79.20'
C4	56.00'	75.45'	S37°56'38"E	69.87'
C5	56.00'	22.65'	S29°06'38"W	22.50'
C6	30.00'	9.86'	N83°38'13"W	9.82'
C7	30.94'	48.96'	S54°13'35"W	44.01'
C8	30.00'	18.47'	N16°58'52"W	18.18'
C9	30.00'	33.47'	N32°36'52"E	31.76'
C10	30.00'	8.42'	S79°54'02"E	8.39'
C11	28.00'	43.32'	S46°49'17"E	39.13'
C12	58.00'	71.93'	S34°52'18"E	67.41'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S35°07'38"W	124.03'	L34	N45°20'17"E	9.29'
L2	S23°23'43"E	41.94'	L35	N00°39'23"E	6.88'
L3	N23°06'02"W	23.59'	L36	N89°20'37"W	6.45'
L4	S23°06'02"E	27.31'	L37	N00°39'23"E	10.00'
L5	S45°00'00"E	7.03'	L38	S89°20'36"E	16.45'
L6	S89°59'43"E	4.76'	L39	S00°39'23"W	19.99'
L7	S00°00'17"W	8.59'	L40	S13°45'32"E	5.34'
L8	S85°26'43"E	19.81'	L41	S21°32'04"E	3.09'
L9	N85°26'43"W	21.05'	L42	S48°02'12"E	1.28'
L10	S00°00'18"W	27.40'	L43	S64°44'07"E	35.74'
L11	N00°22'46"E	23.30'	L44	S85°30'01"E	10.86'
L12	N89°59'54"E	8.56'	L45	S89°16'20"E	19.41'
L13	N00°00'06"W	10.00'	L46	N01°32'29"E	2.78'
L14	S89°59'54"W	8.44'	L47	S89°22'05"E	12.75'
L15	S00°00'06"E	5.61'	L48	S00°06'37"E	2.80'
L16	N89°59'54"E	10.00'	L49	N01°20'52"E	6.96'
L17	N00°00'06"W	8.55'	L50	N56°32'44"E	42.72'
L18	S00°00'06"E	8.56'	L51	S31°55'34"E	6.01'
L19	N89°59'54"E	10.00'	L52	S54°02'30"W	42.46'
L20	N00°00'06"W	8.43'	L53	N89°25'45"E	2.66'
L21	S23°13'04"E	42.30'	L54	S01°00'02"E	14.03'
L22	N89°59'43"W	2.92'	L55	N89°22'34"W	3.02'
L23	S45°00'17"W	7.44'	L56	S00°39'23"W	5.58'
L24	S56°41'46"W	18.43'	L57	S41°02'56"E	22.29'
L25	S67°56'46"W	5.48'	L58	S00°42'14"W	31.14'
L26	N22°03'14"W	13.37'	L59	S89°24'24"E	2.86'
L27	S67°56'46"W	20.64'	L60	S00°37'06"W	13.99'
L28	S22°03'14"E	13.37'	L61	N89°06'38"W	2.70'
L29	S67°56'46"W	10.39'	L62	S00°46'15"W	64.38'
L30	N00°00'00"E	2.39'	L63	S89°20'37"E	19.98'
L31	N90°00'00"W	9.20'	L64	S00°39'23"W	19.68'
L32	N00°39'23"E	3.88'	L65	N50°29'50"E	10.73'
L33	S89°59'54"W	15.04'	L66	S68°01'43"E	8.05'



**STATE OF TEXAS §
 COUNTY OF TARRANT §**

THAT, I, Eric S. Spooner, do hereby certify that I prepared this final 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.

Surveyed on the ground during the month of October, 2022.

Eric S. Spooner, R.P.L.S. Date _____
 Texas Registration No. 5922

**STATE OF TEXAS §
 COUNTY OF DALLAS §**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Eric Spooner, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2022.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2022,
 by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary _____
 Engineering Department _____
 Development Services Department _____

**TOWN PROJECT NO. DEVAPP-23-0080
 FINAL PLAT**

**MAV ADDITION
 BLOCK A, LOT 4**

BEING A FINAL PLAT OF BLOCK A, LOT 4, MAV ADDITION, BEING AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2021-40, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 1 LOT - 4.3409 ACRES
 MAY ~ 2024

SURVEYOR:
SPOONER & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 OVER 30 YEARS OF SERVICE
 309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
 (817) 685-6446 WWW.SPOONERSURVEYORS.COM
 TBPLS FIRM NO. 10054900 ~ S&A 221156

OWNER:
 FISHTRAP PROPERTIES, LLC
 2020 DIPLOMAT DRIVE
 DALLAS, TEXAS 75234
 (972) 354-2681
 AARON CASEY

ENGINEER:
 FORESITE GROUP
 3575 RINGSBY COURT, SUITE 315
 DENVER, CO 80216
 PH: (303) 888-0111
 ATTN: TONY ZOOK



PLANNING

To: Planning & Zoning Commission
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – May 7, 2024

Item No. 3e

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for a Full-Service Hotel, Medical Offices, and Professional Offices on Parmar Addition, Block A, Lots 1 & 3, on 23.4± acres, located on the southeast corner of Mahard Parkway and Prairie Drive. (DEVAPP-23-0102)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-47 (Commercial Corridor).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-47.

Description of Agenda Item:

The Preliminary Site Plan consists of a 132,365 square foot full-service hotel, two medical office buildings totaling 80,314 square feet, and seven professional office buildings totaling 105,000 square feet. The Revised Conveyance Plat (D21-0101) was approved by the Planning & Zoning Commission on October 17, 2023, and no additional easements are needed for the development of Lot 1.

Access:

Access is provided from Mahard Parkway and Prairie Drive.

Landscaping, Open Space, and Screening:

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

Companion Item:

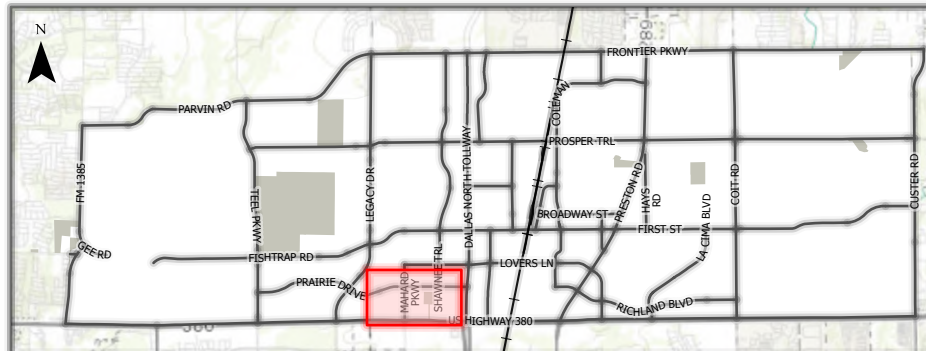
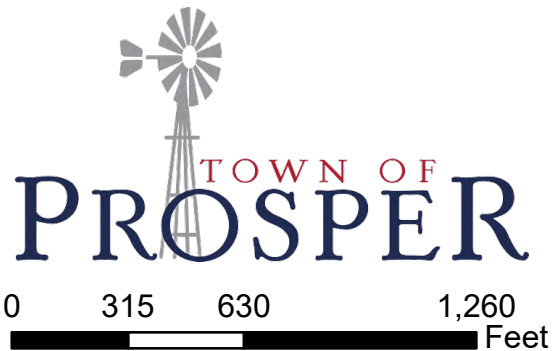
There is no companion item for this case.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Approved Revised Conveyance Plat (D21-0101)

Town Staff Recommendation:

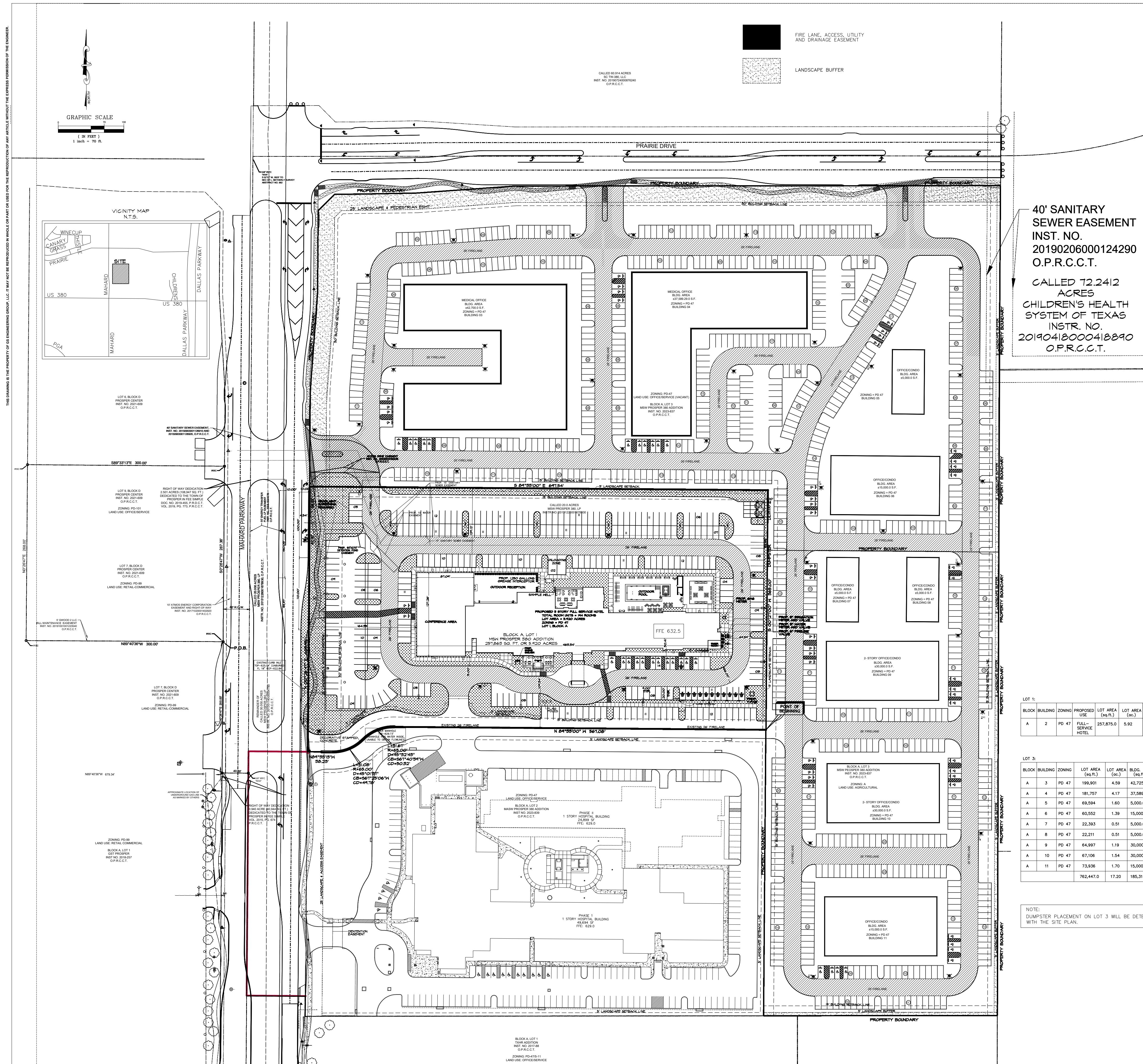
Town Staff recommends approval of the Preliminary Site Plan.



DEVAPP-23-0102

Hilton Garden Inn

Preliminary Site Plan



- ### TOWN OF PROSPER GENERAL SITE PLAN NOTES
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 - ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 - HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 - THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & 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.

40' SANITARY SEWER EASEMENT INST. NO. 20190206000124290 O.P.R.C.C.T.
 CALLED 72.2412 ACRES CHILDREN'S HEALTH SYSTEM OF TEXAS INSTR. NO. 20190418000418890 O.P.R.C.C.T.

CONSULTANTS

Civil Engineer
 Name: GS Engineering Group, LLC
 Usama El Shamy, PE
 TX FIRM CERTIFICATION No.: F-17713
 Address: 2300 McDermott Dr., STE 200-381
 Plano, TX 75025
 Phone: 972-325-8006
 e-mail: elshamy@gmail.com
 website: www.gsengr.com

REVISIONS

No.	Date	Action
1	9/6/2023	ADDRESSED 7/7/23 TOWN COMMENTS
2	11/14/2023	ADDRESSED 11/23 TOWN COMMENTS
3	12/19/2023	ADDRESSED 12/13/23 TOWN COMMENTS
4	1/4/2024	ADDRESSED 1/25/24 TOWN COMMENTS
5	5/2/2024	ADDRESSED 4/30/24 TOWN COMMENTS

PROJECT NAME
HILTON GARDEN INN HOMECOMING SUITES
 FACILITY # HGI PROSPER 58965
 MAHARD PARKWAY
 PROSPER, TEXAS

DRAWING NAME

PRELIMINARY SITE PLAN

Drawn By : UE
 Checked By : UE
 Issue Date : 1/4/2024
 Scale :
 Job No. : GS 0021215

SEAL

NOT VALID WITHOUT SEAL

LOT 1:

BLOCK	BUILDING	ZONING	PROPOSED USE	LOT AREA (sq. ft.)	LOT AREA (ac.)	BLDG. AREA (sq. ft.)	BLDG. HT. (ft.)	FLOOR AREA RATIO	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED	INTERIOR PARKING LANDSCAPING REQUIRED (SF)	INTERIOR PARKING LANDSCAPING PROVIDED (SF)	OPEN SPACE 7% OF LOT AREA (SF)	OPEN SPACE PROVIDED (SF)
A	2	PD 47	FULL-SERVICE HOTEL	257,875.0	5.92	220,190.65	132.365	72'-4.25"	0.51	331 SP	10	14	3,330.0	10,760.0	18,051	9% (23,816.88)

LOT 3:

BLOCK	BUILDING	ZONING	LOT AREA (sq. ft.)	LOT AREA (ac.)	BLDG. AREA (sq. ft.)	BLDG. HT. (ft.)	FLOOR AREA RATIO	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED	INTERIOR PARKING LANDSCAPING REQUIRED (SF)	INTERIOR PARKING LANDSCAPING PROVIDED (SF)	OPEN SPACE 7% OF LOT AREA (SF)	OPEN SPACE PROVIDED (SF)	
A	3	PD 47	199,901	4.59	42,725.04	34'-0"	0.23	1 SPA/200 SF = 191 SP	175 SP	9	9			13,993	25.7% (51,414)	
A	4	PD 47	181,757	4.17	37,589.29	60'-0"	0.21	1 SPA/200 SF = 191 SP	238 SP	10	10			12,723	20.3% (36,982)	
A	5	PD 47	69,594	1.60	5,000.00	34'-0"	0.07	1 SPA/200 = 15 SP	55 SP	3	4			4,872	51.8% (36,043)	
A	6	PD 47	60,562	1.39	15,000.00	34'-0"	0.25	1 SPA/200 = 15 SP	57 SP	3	8			4,538	27.2% (16,678)	
A	7	PD 47	22,383	0.51	5,000.00	34'-0"	0.22	1 SPA/200 = 15 SP	23 SP	1	2			1,568	40.3% (9,026)	
A	8	PD 47	22,211	0.51	5,000.00	34'-0"	0.23	1 SPA/200 = 15 SP	23 SP	1	2			1,555	37.8% (8,350)	
A	9	PD 47	64,967	1.19	30,000.00	40'-0"	0.46	1 SPA/200 = 88 SP	88 SP	4	8			4,550	21.8% (14,057)	
A	10	PD 47	67,106	1.54	30,000.00	40'-0"	0.45	1 SPA/200 = 88 SP	88 SP	4	8			4,697	20.60% (13,828)	
A	11	PD 47	73,936	1.70	15,000.00	24'-0"	0.20	1 SPA/200 = 43 SP	95 SP	4	8			5,176	29.84% (22,066)	
				762,447.0	17.20	185,314.33			625 SP	850 SP	39	59	18,650.0	42,414.0	53,372	27.34% (208,446)

NOTE: DUMPSTER PLACEMENT ON LOT 3 WILL BE DETERMINED WITH THE SITE PLAN.

HILTON GARDEN INN HOMECOMING SUITES
 MSW PROSPER 380 ADDITION
 BLOCK A LOT 1 AND LOT 3
 CASE NO. DEVAPP-23-0102
 FACILITY # HGI PROSPER 58965
 MAHARD PARKWAY
 TOWN OF PROSPER, TEXAS
 PRELIMINARY SITE PLAN

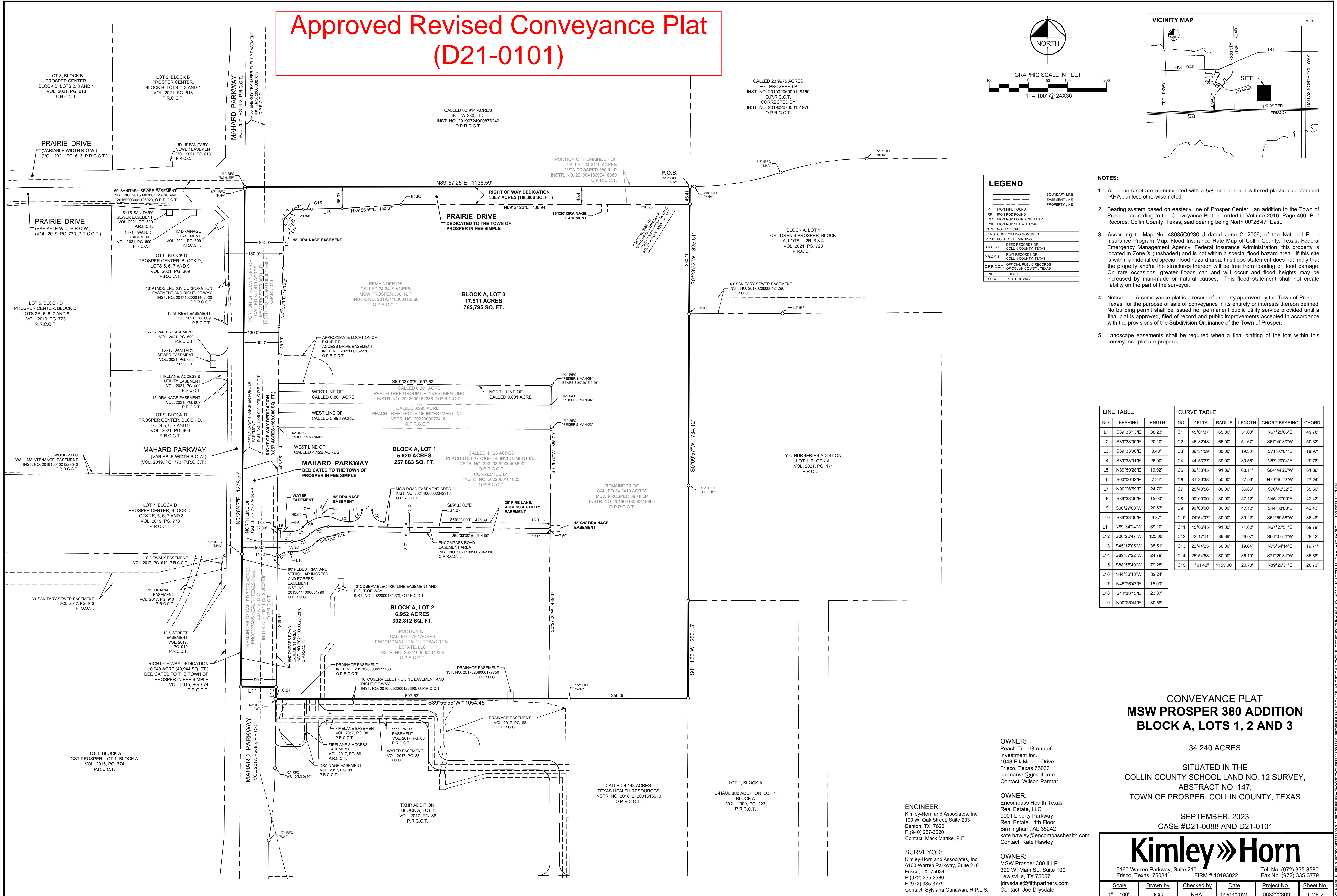
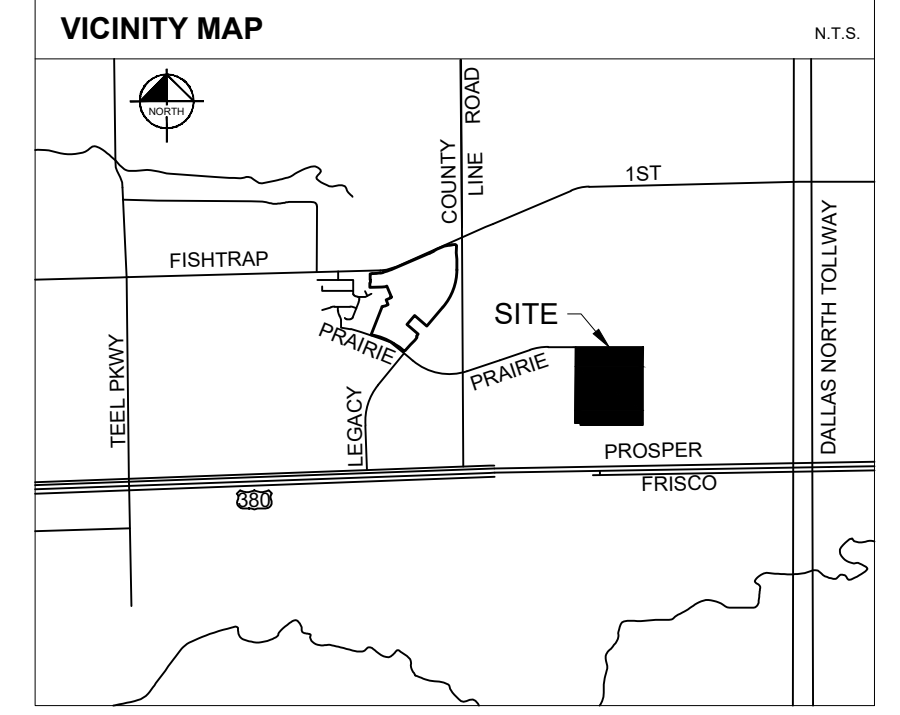
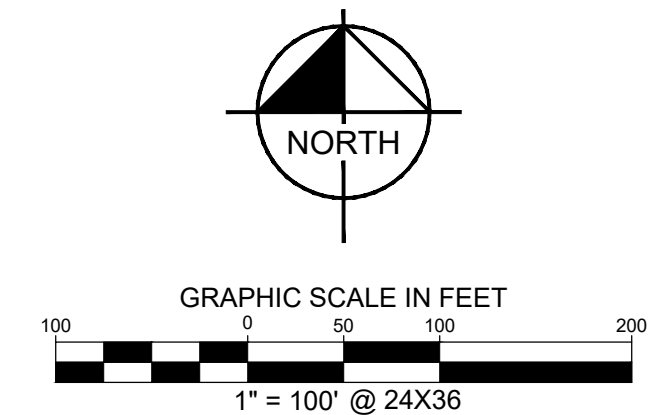
OWNER/DEVELOPER:
PEACH TREE GROUP OF INVESTMENT INC
 1043 ELK MOUND DRIVE
 FRISCO, TX 75033
 PHONE: 620 253 0289
 EMAIL: pttm@pttmg.com

OWNER/DEVELOPER:
MSW PROSPER 380 ADDITION
 320 W MAIN STREET
 FRISCO, TX 75033
 PHONE: 972-221-1195
 EMAIL: kshah@mswprosper.com

ENGINEER:
 GS Engineering Group, LLC
 Usama El Shamy, PE
 TX FIRM CERTIFICATION No.: F-17713
 Address: 2300 McDermott Dr., STE 200-381
 Plano, TX 75025
 Phone: 972-325-8006
 e-mail: elshamy@gmail.com
 website: www.gsengr.com

THIS DRAWING IS THE PROPERTY OF GS ENGINEERING GROUP, LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE REPRODUCTION OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE ENGINEER.

Approved Revised Conveyance Plat (D21-0101)



LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	IRF IRON PIPE FOUND
---	IRF IRON ROD FOUND
---	IRFC IRON ROD FOUND WITH CAP
---	IRSC IRON ROD SET WITH CAP
---	NTS NOT TO SCALE
---	(C.M.) CONTROLLING MONUMENT
---	P.O.B. POINT OF BEGINNING
---	D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
---	P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
---	O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
---	END FOUND
---	R.O.W. RIGHT OF WAY

- 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 easterly line of Prosper Center, an addition to the Town of Prosper, according to the Conveyance Plat, recorded in Volume 2016, Page 400, Plat Records, Collin County, Texas, said bearing being North 00°26'47" East.
 - According to Map No. 48085C0230 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: 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 interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
 - Landscape easements shall be required when a final platting of the lots within this conveyance plat are prepared.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°33'13"E	38.23'
L2	S89°33'00"E	20.10'
L3	S89°33'00"E	3.40'
L4	S89°33'01"E	26.00'
L5	N89°58'28"E	19.92'
L6	S00°00'32"E	7.24'
L7	N00°28'59"E	24.70'
L8	S89°33'00"E	15.00'
L9	S00°27'00"W	20.63'
L10	S89°33'00"E	9.37'
L11	N89°34'24"W	89.10'
L12	S00°26'47"W	125.00'
L13	S45°12'05"W	35.51'
L14	S89°57'22"W	24.79'
L15	S88°55'40"W	79.28'
L16	N44°13'19"W	32.24'
L17	N45°28'47"E	15.00'
L18	S44°33'13"E	23.87'
L19	N00°25'44"E	30.58'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	45°01'37"	65.00'	51.08'	N67°25'06"E
C2	45°32'43"	65.00'	51.67'	S67°40'39"W
C3	38°5'159"	30.00'	19.30'	S71°07'01"E
C4	44°53'37"	39.00'	30.56'	N67°20'04"E
C5	39°33'45"	91.39'	63.11'	S64°44'26"W
C6	31°36'38"	50.00'	27.59'	N79°40'23"W
C7	25°40'58"	80.00'	35.86'	S76°42'32"E
C8	90°00'00"	30.00'	47.12'	N45°27'00"E
C9	90°00'00"	30.00'	47.12'	S44°33'00"E
C10	74°54'07"	30.00'	39.22'	S52°59'56"W
C11	45°05'45"	91.00'	71.62'	N67°27'51"E
C12	42°17'11"	39.39'	29.07'	S66°07'51"W
C13	22°44'25"	50.00'	19.84'	N75°54'14"E
C14	25°54'58"	80.00'	36.19'	S77°29'31"W
C15	1°01'42"	1155.00'	20.73'	N89°26'31"E

CONVEYANCE PLAT
MSW PROSPER 380 ADDITION
BLOCK A, LOTS 1, 2 AND 3

34.240 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

SEPTEMBER, 2023
CASE #D21-0088 AND D21-0101

OWNER:
Peach Tree Group of Investment Inc.
1043 Elk Mound Drive
Frisco, Texas 75033
parmarws@gmail.com
Contact: Wilson Parmar

ENGINEER:
Kimley-Horn and Associates, Inc.
100 W. Oak Street, Suite 203
Denton, TX 76201
P (940) 287-3620
F (972) 335-3779
Contact: Mack Matthe, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
P (972) 335-3580
jdrysdalet@kha.com
Contact: Sylvania Gunawan, R.P.L.S.

OWNER:
MSW Prosper 380 II LP
320 W. Main St., Suite 100
Lewisville, TX 75057
jdrysdale@fithpartners.com
Contact: Joe Drysdale

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" = 100'	JCC	KHA	09/03/2021	063222309	1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, MSW PROSPER 380 II LP, ENCOMPASS HEALTH TEXAS REAL ESTATE, LLC, AND PEACH TREE GROUP OF INVESTMENT INC, are the owners of tract of land situated in the Collin County School Land No. 12 Survey, Abstract No. 147, Town of Prosper, Collin County, Texas and being the remainder of a called 34.2419-acre tract of land described in a deed to MSW Prosper 380 II LP, recorded in Instrument No. 20190418000418860 of the Official Public Records of Collin County, Texas, a portion of a called 7.722 acre tract of land described in a deed to Encompass Health Texas Real Estate, LLC, as recorded in Instrument No. 20211005002042300 of the Official Public Records of Collin County, Texas, all of a called 4.126 acre tract of land described in a deed to Peach Tree Group of Investment Inc, as recorded in Instrument No. 20220329000498590 of the Official Public Records of Collin County, Texas, and corrected by Instrument No. 2022000101825 of the Official Public Records of Collin County, Texas, all of a called 0.993 acre tract of land described in a deed to Peach Tree Group of Investment Inc, as recorded in Instrument No. 2022000072416 of the Official Public Records of Collin County, Texas, and all of a called 0.801 acre tract of land described in a deed to Peach Tree Group of Investment Inc, as recorded in Instrument No. 2022000152235 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA", found for the northeast corner of said 34.2419-acre tract, same being the southeast corner of a called 60.914-acre tract of land described in a Special Warranty Deed with Vendor's Lien to SC TW-380, LLC, recorded in Instrument No. 20190724000876240 of the Official Public Records of Collin County, Texas, the northwest corner of Block A, Lot 1 of Children's Prosper, Block A, Lots 1, 2R, 3 & 4, according to the plat thereof recorded in Volume 2021, Page 728 of the Plat Records of Collin County, Texas, and the southwest corner of a called 23.9975-acre tract of land described in a deed to EGL Prosper LP, recorded in Instrument No. 20190206000128160 and corrected in Instrument No. 20190207000131970, both of the Official Public Records of Collin County, Texas;

THENCE South 00°23'52" West, along the easterly line of said 34.2419-acre tract, the westerly line of said Block A, Lot 1, a distance of 325.51 feet to a 1-inch iron pipe found for the southwest corner of said Block A, Lot 1, common to the northwest corner of Y-C Nurseries Addition, Lot 1, Block A, according to the plat thereof recorded in Volume 2021, Page 171 of the Plat Records of Collin County, Texas;

THENCE South 00°09'57" West, continuing along the easterly line of said 34.2419-acre tract and along the westerly line of said Y-C Nurseries Addition, a distance of 734.12 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the westerly, southwest corner of said Y-C Nurseries Addition, same being the northwest corner of Lot 1, Block A of U-Haul 380 Addition, an addition to the Town of Prosper as recorded in Volume 2009, Page 223 of the Plat Records of Collin County, Texas;

THENCE South 00°11'33" West, continuing along the easterly line of said 34.2419-acre tract and along the westerly line of said Lot 1, Block A, a distance of 250.15 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said 34.2419-acre tract, same being the northeast corner of a called 4.143-acre tract of land described in a deed to Texas Health Resources, recorded in Instrument No. 20181212001513610 of the Official Public Records of Collin County, Texas;

THENCE South 89°55'55" West, along the southerly line of said 34.2419-acre tract, the southerly line of said 7.722-acre tract, the northerly line of said 4.143-acre tract, and the northerly line of TXHR Addition, an addition to the Town of Prosper as recorded in Volume 2017, Page 88 of the Plat Records of Collin County, Texas, a distance of 1054.45 feet to a 1/2-inch iron rod with a red plastic cap, stamped "WAI" found for the southerly, southwest corner of said 7.722-acre tract and northwest corner of said TXHR Addition, same being on the easterly right of way line of Mahard Parkway, a variable width right of way, as recorded in Volume 2017, Page 95 of the Plat Records of Collin County, Texas;

THENCE North 00°25'44" East, along the westerly line of said 7.722-acre tract and the easterly right of way line of said Mahard Parkway, a distance of 30.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for an ell corner of said 7.722-acre tract, common to the northeast corner of said Mahard Parkway;

THENCE North 89°34'24" West, along the southerly line of said 7.722-acre tract and along the northerly terminus of said Mahard Parkway, a distance of 89.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the westerly, southwest corner of said 7.722-acre tract and the northwest corner of said Mahard Parkway, same being on the easterly line of a right of way dedication for Mahard Parkway as recorded in Volume 2015, Page 674 of the Plat Records of Collin County, Texas;

THENCE North 00°26'47" East, along the westerly line of said 7.722-acre tract, the westerly line of said 34.2419-acre tract, the easterly line of said Mahard Parkway right of way dedication, and the easterly right of way line of Mahard Parkway, a variable width right of way, as recorded in Volume 2019, Page 773 and Volume 2021, Page 613 of the Plat Records of Collin County, Texas, a distance of 1278.96 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "BOHLER", found for the northwest corner of said 34.2419-acre tract, same being the southwest corner of aforesaid 60.914-acre tract;

THENCE North 89°57'25" East, departing the easterly line of said Mahard Parkway right of way dedication, along the south line of said 60.914-acre tract and the north line of said 34.2419-acre tract, a distance of 1138.59 feet to the **POINT OF BEGINNING** and containing 34.240 acres (1,491,477 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **MSW PROSPER 380 II LP, ENCOMPASS HEALTH TEXAS REAL ESTATE, LLC, AND PEACH TREE GROUP OF INVESTMENT INC**, acting herein by and through their duly authorized officers, do hereby certify and adopt this Revised Conveyance plat designating the herein above described property as **MSW PROSPER 380 ADDITION, BLOCK A, LOTS 1, 2 AND 3**, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. **WHEREAS, MSW PROSPER 380 II LP, ENCOMPASS HEALTH TEXAS REAL ESTATE, LLC, AND PEACH TREE GROUP OF INVESTMENT INC** do 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 areas, 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 if 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 use 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 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.
- 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.
- 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 the _____ day of _____, 2023.

BY: MSW PROSPER 380 II LP, a Texas limited partnership

By: MSW Prosper 380 GP, LLC,
a Texas limited liability company,
its General Partner

By: Matthews Holdings Southwest, Inc.
a Texas corporation
its Sole Member and Manager

By: _____
Kristian Teleki, Senior Vice President

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kristian Teleki, 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 _____, 2023.

Notary Public, State of Texas

WITNESS, my hand, this the _____ day of _____, 2023.

BY: ENCOMPASS HEALTH TEXAS REAL ESTATE, LLC

By: _____
Sarina Ruggiero, Authorized Representative

STATE OF ALABAMA §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Alabama, on this day personally appeared Sarina Ruggiero, 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 _____, 2023.

Notary Public, State of Alabama

WITNESS, my hand, this the _____ day of _____, 2023.

BY: PEACH TREE GROUP OF INVESTMENT INC., a Texas corporation

By: _____
Wilson Parmar, Owner

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Wilson Parmar, 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 _____, 2023.

Notary Public, 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, fences, trees, shrubs, or other improvements or obstructions, 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.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Sylviana Gunawan, 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 the _____ day of _____, 2023.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

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

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 Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2023 by the Planning & Zoning Commission of the Town of Prosper, Texas.

- _____ Town Secretary
- _____ Engineering Department
- _____ Development Services Department

**CONVEYANCE PLAT
MSW PROSPER 380 ADDITION
BLOCK A, LOTS 1, 2 AND 3**

34.240 ACRES

SITUATED IN THE
COLLIN COUNTY SCHOOL LAND NO. 12 SURVEY,
ABSTRACT NO. 147,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

SEPTEMBER, 2023
CASE #D21-0088 AND D21-0101

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.
N/A	JCC	KHA	09/03/2021	063222309	2 OF 2

ENGINEER:
Kimley-Horn and Associates, Inc.
100 W. Oak Street, Suite 203
Denton, TX 76201
P (940) 287-3620
Contact: Mack Matke, P.E.

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

OWNER:
Peach Tree Group of Investment Inc.
1043 Elk Mound Drive
Frisco, Texas 75033
parmarws@gmail.com
Contact: Wilson Parmar

OWNER:
Encompass Health Texas Real Estate, LLC
9001 Liberty Parkway
Real Estate - 4th Floor
Birmingham, AL 35242
kate.hawley@encompasshealth.com
Contact: Kate Hawley

OWNER:
MSW Prosper 380 II LP
320 W. Main St., Suite 100
Lewisville, TX 75057
jdrysdaie@fithpartners.com
Contact: Joe Drysdale



PLANNING

To: Planning & Zoning Commission **Item No. 3f**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – May 7, 2024

Agenda Item:

Consider and act upon a request for a Revised Site Plan for a Drive-Through Restaurant on Gates of Prosper, Phase 1, Block B, Lot 2, on 1.5± acres, located on the east side of Preston Road and 470± feet north of Richland Boulevard. (DEVAPP-23-0198)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-67 (Retail).

Conformance:

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

Description of Agenda Item:

The Site Plan consists of a 4,996 square foot drive-through restaurant. The intent is to expand the drive-through after the existing order points and widen the drive-through from 19 feet to 22 feet. The proposed lanes consist of a two-foot-wide team member striping directly adjacent to the curb, a ten-foot-wide lane for vehicles, and a ten-foot-wide escape lane. The provision of ten-foot lanes would also help larger vehicles navigate through the drive-through.

The drive-through expansion will require an encroachment into the five-foot landscape setback. The additional measures provided in lieu of the five-foot landscape setback include enhanced landscape planting in the existing planting area fronting Preston Road, a reconstructed retaining wall at the south property line (the retaining wall will also be a screen wall at the drive-through pick-up lane to screen the drive-through), and the provision of additional plant material in front of the retaining wall for additional screening that will soften the look between the properties.

Access:

Access is provided from Preston Road and Richland Boulevard.

Landscaping, Open Space, and Screening:

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

Companion Item:

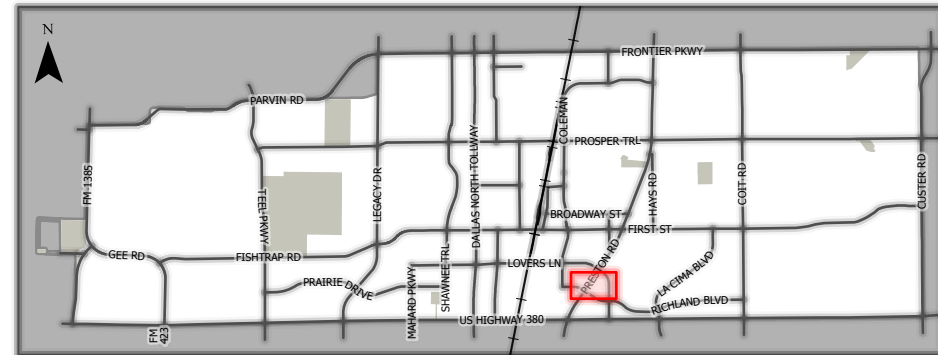
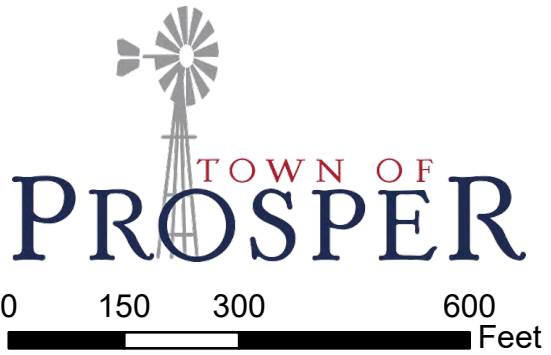
There is no companion item for this case.

Attachments:

1. Location Map
2. Site Plan
3. Landscape Plan
4. Screening Exhibit

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



DEVAPP-23-0198

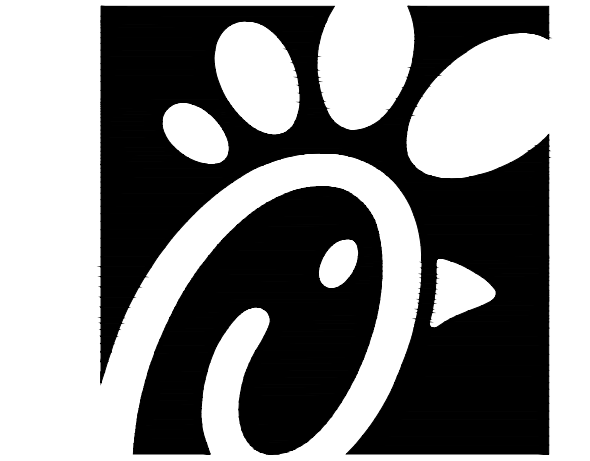
Chick Fil A

Revised Site Plan

This map for illustration purposes only

LEGEND

PROPOSED CONCRETE VEHICULAR PAVEMENT	
PROPOSED CONCRETE SIDEWALK	
PROPOSED BYPASS LANE STRIPING	
PROPOSED RETAINING WALL	
PROPOSED SAFETY RAILING	
EX. FIRE HYDRANT	
EX. WATER VALVE	
EX. GAS VALVE	
EX. SEWER MANHOLE	
EX. CATCH BASIN	
EX. CURB INLET	
EX. TELEPHONE PEDESTAL	
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POINT OF BEGINNING	
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EX. WATER METER	
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EX. CLEAN OUT	
EX. STORM DRAIN MANHOLE	
EX. TRANSFORMER	
EX. CABLE BOX	
EX. POWER POLE	
EX. FENCE	
POINT OF COMMENCEMENT	
RECORD	
IRON PIN SET	



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349

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CHICK-FIL-A
SITE MODIFICATIONS
1091 S. PRESTON RD.
PROSPER, TX 75078

FSR#03893

BUILDING TYPE / SIZE: _____
RELEASE: _____
REVISION SCHEDULE
NO. DATE DESCRIPTION

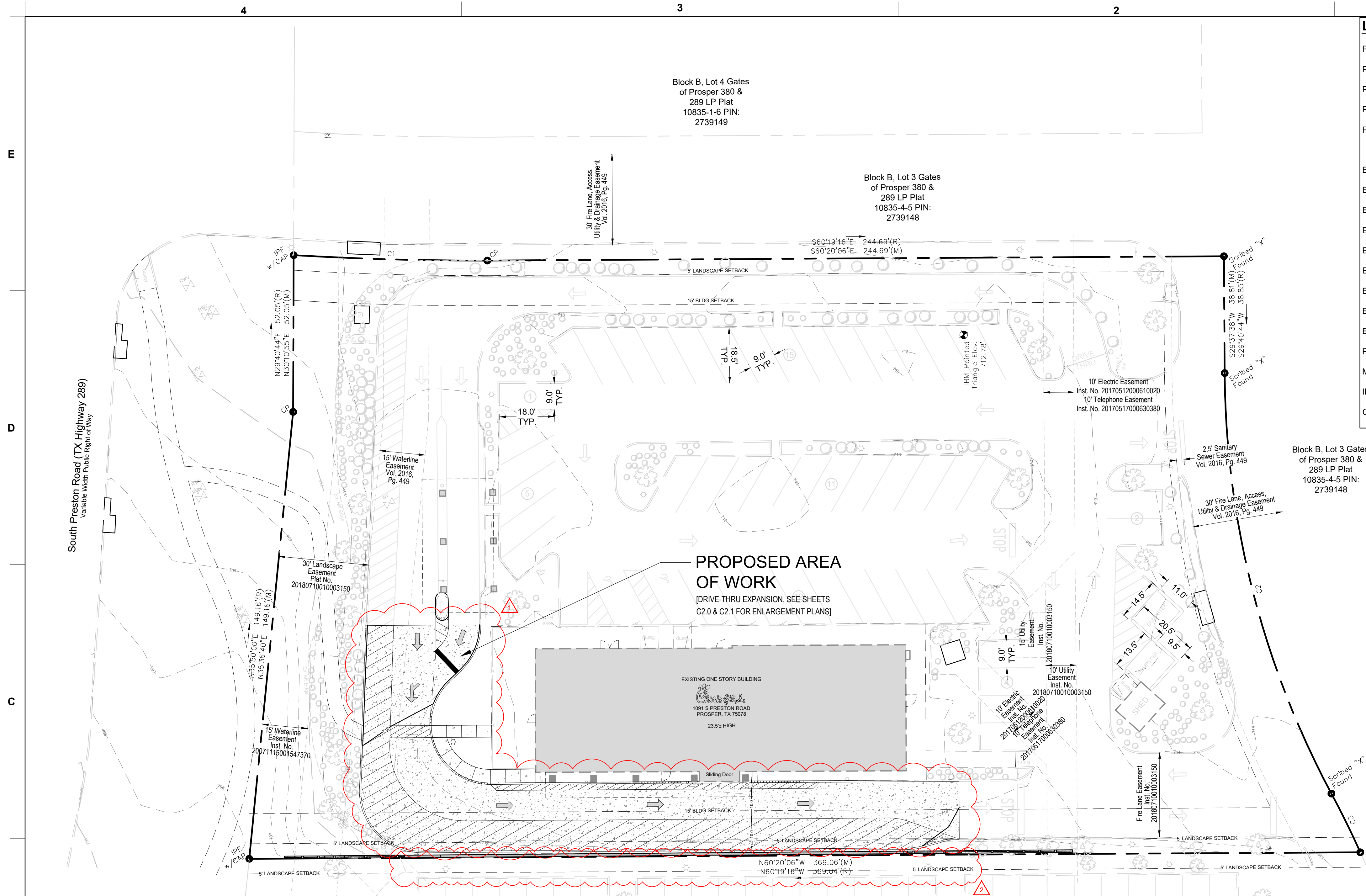
CONSULTANT PROJECT # 101.18962.00

SITE PLAN
GATES OF PROSPER PHASE 1
BLOCK B, LOT 2
DEVAPP-23-0198
Being 1.5 Acres Out Of The
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

MAY 3, 2024

SHEET NUMBER

C1.0



PROPOSED AREA OF WORK
(DRIVE-THRU EXPANSION. SEE SHEETS C2.0 & C2.1 FOR ENLARGEMENT PLANS)

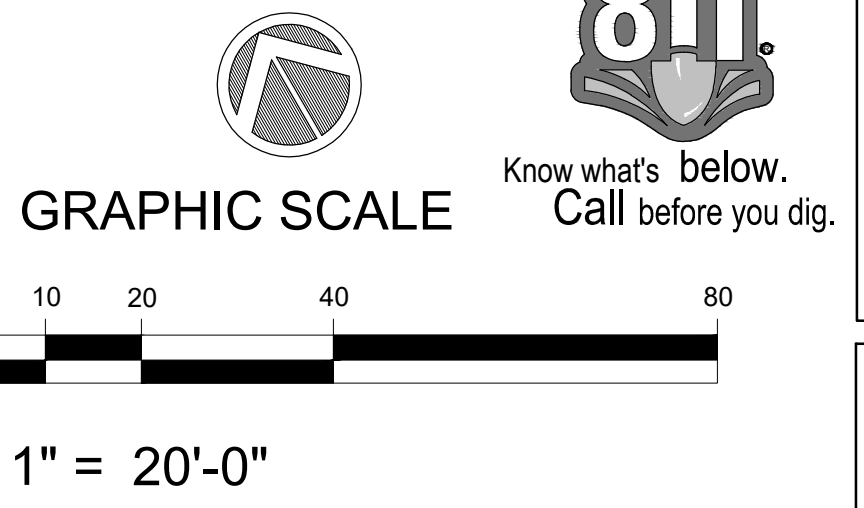
Block B, Lot 1 Gates of Prosper 380 & 289 LP Plat
10835-4-5 PIN: 2739145

CURVE DATA (M)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1020.50'	64.36'	S58°24'44" E	64.35'
C2	300.00'	145.51'	S15°45'44" W	144.09'
C3	300.00'	21.75'	S03°47'10" W	21.75'

CURVE DATA (R)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1020.50'	64.36'	S58°30'52" E	64.35'
C2	300.00'	145.55'	S15°46'49" W	144.12'
C3	300.00'	21.72'	S03°57'20" W	21.72'



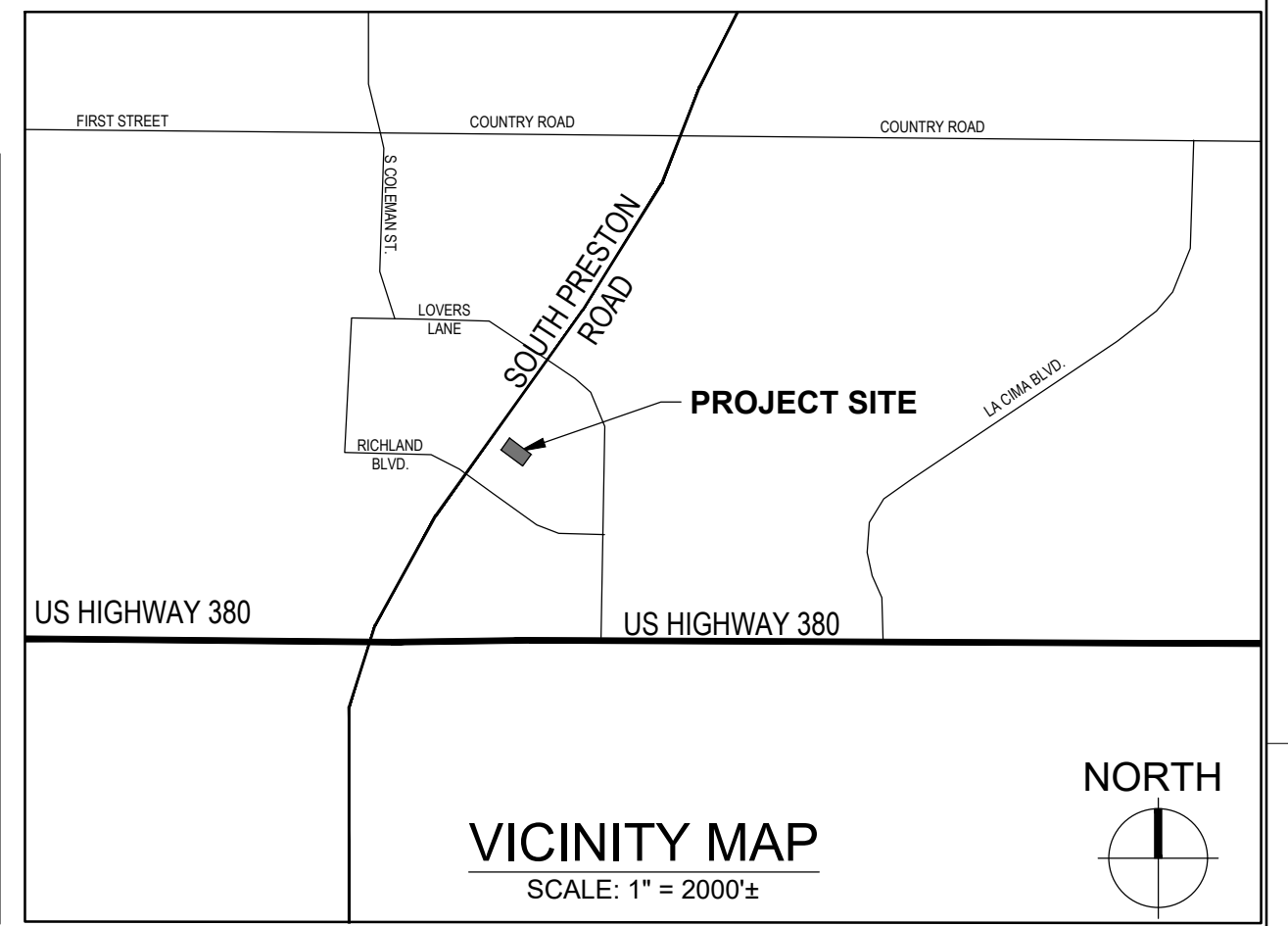
CAUTION!!!
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REVISIONS REQUESTED:

- DRIVE THRU LANE EXPANSION AFTER THE EXISTING ORDER POINTS. WIDEN THE DRIVE THRU FROM 19' TO 22'. THE PROPOSED LANES ARE AS FOLLOWS:
 - 2' WIDE TEAM MEMBER STRIPING DIRECTLY ADJACENT TO THE CURB
 - 10' WIDE LANE FOR VEHICLES
 - 10' WIDE ESCAPE LANE
- THE EXPANSION PROVIDED TEAM MEMBER SAFETY AND PROVIDING 10' WIDE LANES HELPS LARGER VEHICLES NAVIGATE THROUGH THE DRIVE-THRU.
- THE DRIVE THRU EXPANSION WILL REQUIRE AN ENCROACHMENT INTO THE 5' LANDSCAPE SETBACK. THE ADDITIONAL MEASURES PROVIDED IN LIEU OF THE 5' LANDSCAPE SETBACK ARE THE FOLLOWING:
 - ENHANCED LANDSCAPE PLANTING IN THE EXISTING PLANTING AREA FRONTING SOUTH PRESTON ROAD
 - A RECONSTRUCTED RETAINING WALL AT THE SOUTH PROPERTY LINE. THE RETAINING WALL WILL ALSO BE A SCREEN WALL AT THE DRIVE-THRU PICK-UP LANE TO SCREEN THE DRIVE-THRU.
 - ADDITIONAL PLANT MATERIAL WILL BE PROVIDED IN FRONT OF THE RETAINING WALL FOR ADDITIONAL SCREENING AND TO SOFTEN THE LOOK BETWEEN THE PROPERTIES.

GENERAL LAYOUT NOTES

- ALL TRAFFIC CONTROL, SIGNAGE, DEVICES, AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- ALL PAVING CUTS SHALL BE MADE BY SAW CUTS.
- EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
- CONTRACTOR TO COORDINATE ANY CHANGES IN FIELD CONDITIONS THAT MAY REVISE THE DESIGN WITH DESIGNER OF RECORD PRIOR TO PROCEEDING.
- ALL DIMENSIONS ARE TO FACE OF CURB OR TO FINISHED FACE OF BUILDING UNLESS NOTED OTHERWISE.
- ALL RADI ON CURBS SHALL BE 5'-0" UNLESS NOTED OTHERWISE.
- ALL ACCESSIBLE PARKING SPACES SHALL DISPLAY APPROVED RESERVED PARKING SPACE SIGNAGE AS PRESCRIBED BY THE AMERICANS WITH DISABILITIES ACT (ADA), M.U.T.C.D., AND ANY ADDITIONAL STATE AND/OR LOCAL REQUIREMENTS. HEIGHT FROM FINISHED GRADE TO BOTTOM OF SIGN IN ANY LOCATION SHALL BE 84" MINIMUM.
- ALL WORK WITHIN THE RIGHT OF WAY OF ALL ROADS AND HIGHWAYS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE STATE AND/OR LOCAL JURISDICTION. CONTRACTOR SHALL SECURE ALL NECESSARY DRIVEWAY AND ENCROACHMENT PERMITS PRIOR TO CONSTRUCTION. IF NECESSARY, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION WITHIN THE RIGHT OF WAY. PER WORK AREA TRAFFIC CONTROL HANDBOOK (W.A.T.C.H.) STANDARDS.
- A MINIMUM OF 18" IS TO BE MAINTAINED BETWEEN ALL PAVED SURFACES AND TOPS OF FOOTINGS.



SITE INFORMATION BLOCK:

LEGAL DESCRIPTION: GATES OF PROSPER PHASE 1, BLOCK B, LOT 2
TOWN PROJECT NO.: DEVAPP-23-0198
PLAN PREPARATION DATE: 05/03/2024

PROPERTY OWNER
380 & 289 L.P.
1 COWBOYS WAY
FRISCO, TX 75034
(214) 740-4466

APPLICANT
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
JOHN ROMANELLO
(336) 406-9128

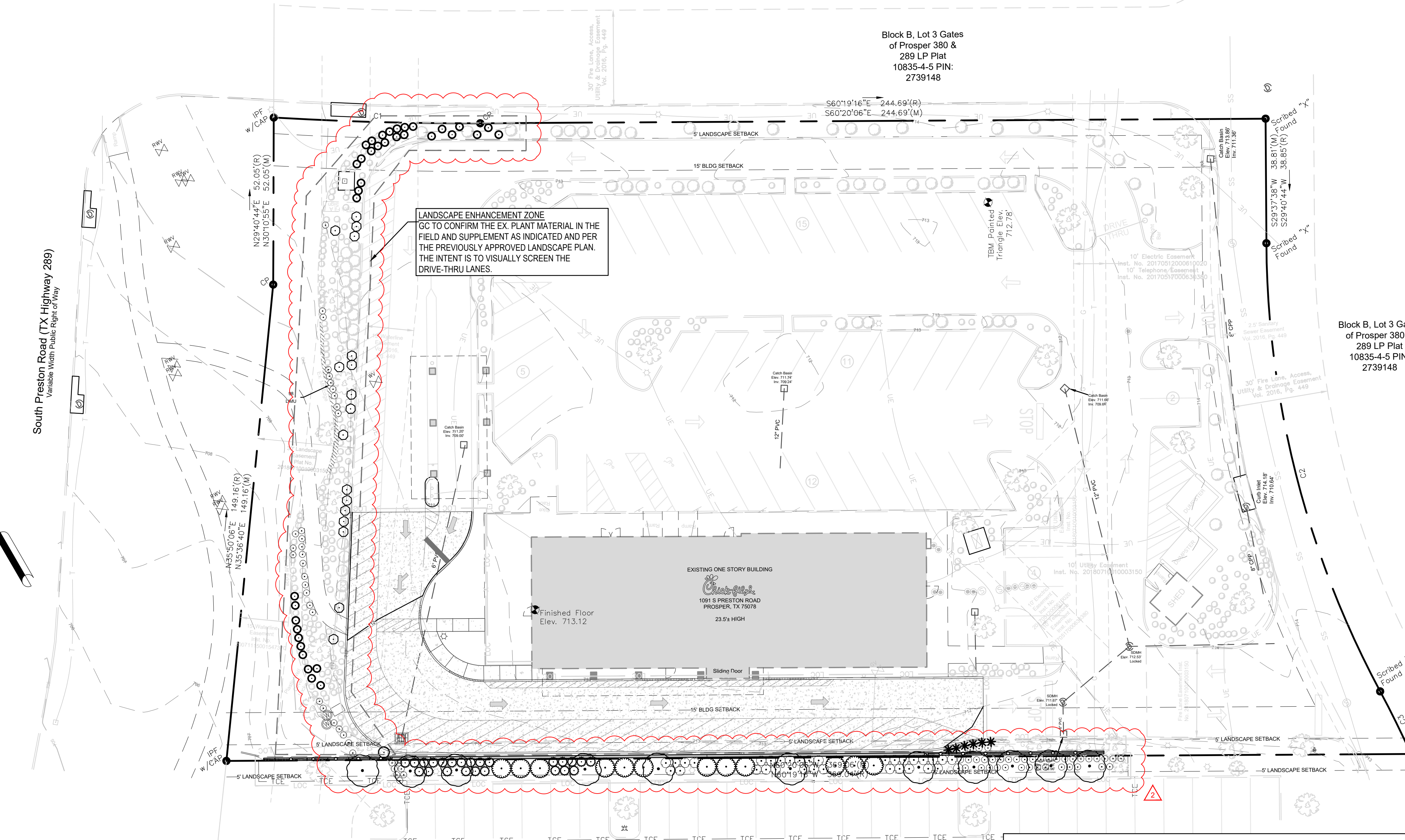
ENGINEER / APPLICANT
LITTLE
SUITE 1600
615 SOUTH COLLEGE STREET,
CHARLOTTE, NC 28202
KRISTEN SPEARS, PLA
(703) 908-4527

SITE DATA SUMMARY TABLE

NOTE: MODIFICATIONS FROM APPROVED PLAN, CASE NO. D17-0081, APPROVED 2/20/2018

LOT NO.	LOT AREA	ZONING	PROPOSED USE	BUILDING SQ.FT.	BLDG. HEIGHT	LOT COVERAGE	PARKING REQUIRED (1:100)	PARKING PROVIDED	ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED (SQ.FT.)	INTERIOR LANDSCAPE PROVIDED (SQ. FT.)	OPEN SPACE REQUIRED 7% (SQ. FT.)	OPEN SPACE PROVIDED (SQ. FT.)	IMPERVIOUS AREA PROVIDED (SQ. FT.)	FLOOR AREA RATIO
BLK. B, LOT 2	1.49 AC 64,887 SQ.FT.	PD-67	Restaurant with drive-thru (no change)	4,996	23.5' (1 story)	7.70%	50	50	2 including 1 van accessible space	2 including 1 van accessible space 2	750	4,150 (no change)	4,540	6,554	49,482 (additional 725 sq. ft.)	0.077:1

SITE DATA SUMMARY TABLE																
LOT NO.	LOT AREA	ZONING	PROPOSED USE	BUILDING SQ. FT.	BLDG. HEIGHT	LOT COVERAGE	PARKING REQUIRED (1:100)	PARKING PROVIDED	ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED	INTERIOR LANDSCAPE REQUIRED (SQ. FT.)	INTERIOR LANDSCAPE PROVIDED (SQ. FT.)	OPEN SPACE REQUIRED 7% (SQ. FT.)	OPEN SPACE PROVIDED (SQ. FT.)	IMPERVIOUS AREA PROVIDED (SQ. FT.)	FLOOR AREA RATIO
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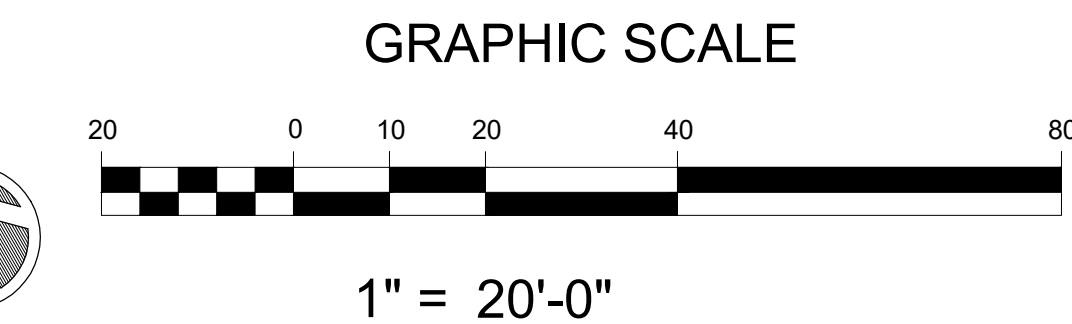


LEGEND	
PROPOSED CONCRETE VEHICULAR PAVEMENT	
PROPOSED CONCRETE SIDEWALK	
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EX. TRANSFORMER	
EX. CABLE BOX	
EX. POWER POLE	
EX. FENCE	
POINT OF COMMENCEMENT	
RECORD	
IRON PIN SET	

REVISIONS REQUESTED:

THE DRIVE THRU EXPANSION WILL REQUIRE AN ENCROACHMENT INTO THE 5' LANDSCAPE SETBACK. THE ADDITIONAL MEASURES PROVIDED IN LIEU OF THE 5' LANDSCAPE SETBACK ARE THE FOLLOWING:

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- ADDITIONAL PLANT MATERIAL WILL BE PROVIDED IN FRONT OF THE RETAINING WALL FOR ADDITIONAL SCREENING AND TO SOFTEN THE LOOK BETWEEN THE PROPERTIES.



CAUTION!!!

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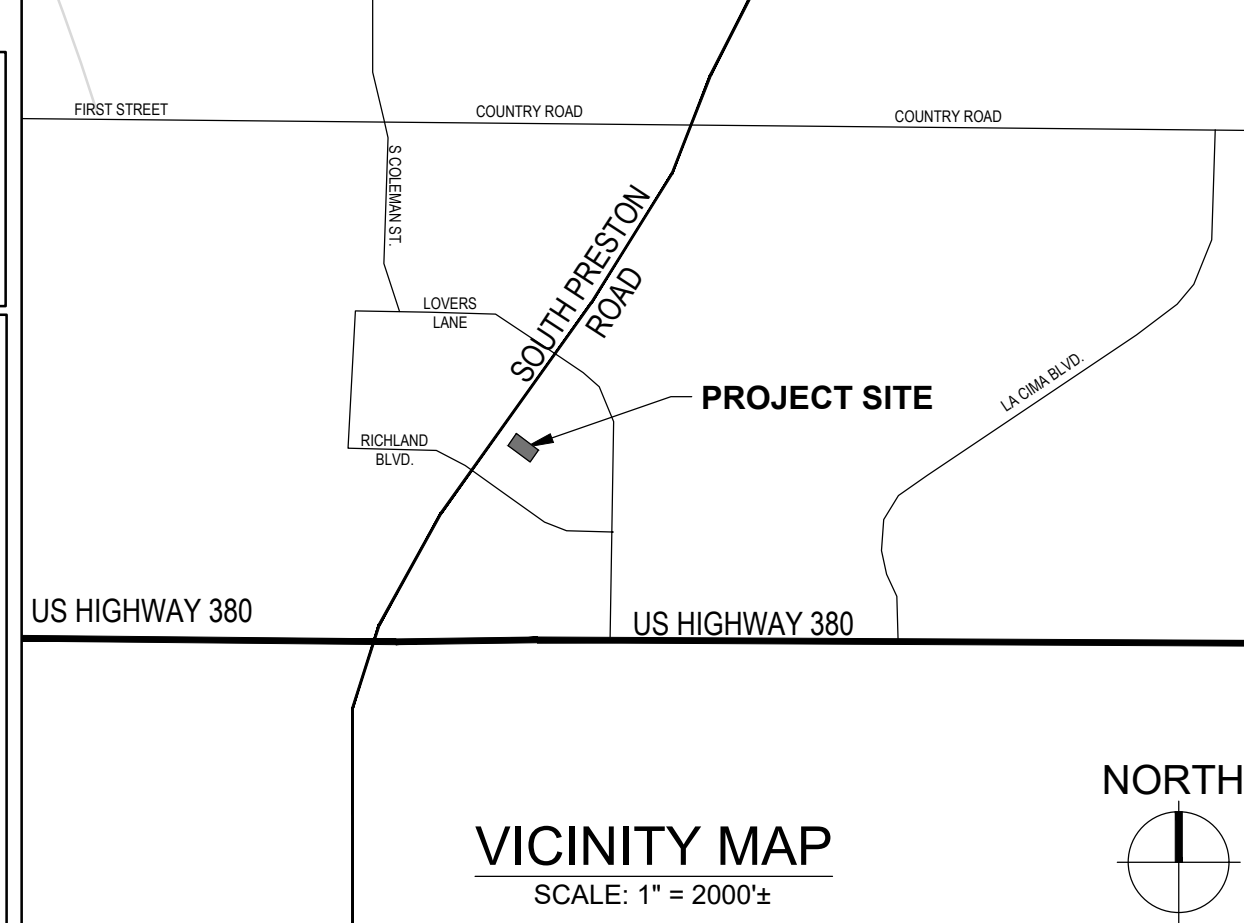
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PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	QTY
TREES						
	LAIN	LAGERSTROEMIA INDICA 'TANTO' / CRAPE MYRTLE 'TANTO' CONTAINER GROWN, 3-5 CANES, NO CROSS CANING	B&B	3" MIN.	8-10' HT.	11
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	QTY
SHRUBS						
	HEPA	HESPERALOE PARVIFLORA 'BREAKLIGHTS' / RED YUCCA FULL PLANT SPECIMEN, ACCENT PLANT	3 GAL.	18" - 24" HT. / SPR.	36" o.c.	6
	ILCB	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY FULL PLANT SPECIMEN, ACCENT PLANT	5 GAL.	36"-42" HT./SPR.	72" o.c.	12
	ILCC	ILEX CORNUTA 'CARISSA' / CARISSA CHINESE HOLLY FULL PLANT SPECIMEN, ACCENT PLANT	5 GAL.	30"-36" HT. / SPR.	36" o.c.	24
	ILVO	ILEX VOMITORIA 'STOKES DWARF' / STOKES DWARF YAUPON HOLLY FULL PLANT SPECIMEN, ACCENT PLANT	5 GAL.	36"-42" HT./SPR.	42" o.c.	1
	LERA	LEUCOPHYLLUM X 'RANGER' / DWARF TEXAS SAGE 'RANGER' FULL PLANT SPECIMEN, ACCENT PLANT	3 GAL.	18" - 24" HT. / SPR.	36" o.c.	33
	MUCA	MUHLENBERGIA CAPILLARIS FILIPES / DUNE HAIRGRASS FULL PLANT SPECIMEN, ACCENT PLANT	3 GAL.	18" - 24" HT. / SPR.	30" o.c.	35
	NATE	NASSELLA TENUISSIM / MEXICAN FEATHER GRASS FULL PLANT SPECIMEN, ACCENT PLANT	3 GAL.	18" - 24" HT. / SPR.	24" o.c.	75
	RHIN	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN FULL PLANT SPECIMEN, ACCENT PLANT	5 GAL.	24" - 30" HT. / SPR.	36" o.c.	17
GROUND COVERS						
	LIMU	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF ACCENT GROUNDCOVER	1 GAL.	8" - 12" HT. / SPR.	9" o.c.	98

TOWN OF PROSPER LANDSCAPE NOTES:

- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN.
- TREES MUST BE PLANTED FOUR (4) FEET OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND ALL STRUCTURES. SINGLE-TRUNK TREES SHALL HAVE A SINGLE, STRAIGHT LEADER, AND ALL TREES SHALL BE FULL, WITH BALANCED CANOPY. MAJOR DAMAGE TO TRUNK(S), OR BRANCHES, WILL BE CAUSE FOR DENIAL.
- ALL ROOT FLARES SHALL BE SET AT THREE (3) TO FOUR (4) INCHES ABOVE SURROUNDING GRADE.
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE, AND WIRE BASKETS SHALL BE SEVERED AND REMOVED FROM THE TOP OF THE ROOT BALL.
- A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES INCLUDING, BUT NOT LIMITED TO: TOPPING OR OTHER NON SYMMETRICAL TRIMMING OF TREES, DAMAGE FROM A BACKHOE, OR USE OF FIRE OR POISON. FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60-1) GUIDELINES ON PRUNING AND MAINTENANCE.
- TOPSOIL SHALL BE A MINIMUM OF EIGHT (8) INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF THREE (3) INCHES OF MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR BRANCH HEIGHT OF SEVEN (7) FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR BRANCH HEIGHT OF FOURTEEN (14) FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED THIRTY (30) INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
- TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF THE UPHILL SLOPE.
- ALL AREAS OF LESS THAN THREE (3) FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF DECORATIVE RIVER ROCK, PAVERS, OR CONCRETE.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY AT ALL TIMES INCLUDING, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, DE-WEEDING, AND TRASH REMOVAL.
- PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANTS MEETING MINIMUM SPECIFICATIONS PER LANDSCAPE PLAN. ALL TURF/GROUND COVER AREAS ARE TO BE ESTABLISHED PRIOR TO RECEIPT OF CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE TOWN.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS INTO STREETS, SIDEWALKS, OR ALLEYS.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE (3 FT HORIZONTAL TO 1 FT VERTICAL).

- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS.
- ALL WALKWAYS SHALL MEET ADA AND T&S REQUIREMENTS.
- LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS, AND AS-BUILT PLANS SUBMITTED TO PARKS AND RECREATION PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES BEING ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF PROSPER PUBLIC WORKS DEPARTMENT STANDARDS.
- IMPORTANT: MINIMUM STANDARDS FOR PLANTS, AS SET FORTH IN THE ZONING ORDINANCE AND APPROVED LANDSCAPE PLANS ARE TAKEN SERIOUSLY BY THE TOWN AND PARKS AND RECREATION. INSTALLING INFERIOR PLANTS WITHOUT WRITTEN APPROVAL FROM A PARKS REPRESENTATIVE MAY RESULT IN REJECTION OF SOME OR ALL PLANTS, THEREBY DELAYING RECEIPT OF A CERTIFICATE OF OCCUPANCY. ARCHITECTS AND LANDSCAPE CONTRACTORS ARE STRONGLY ENCOURAGED TO NOTIFY THE PARKS DEPARTMENT TO DISCUSS POSSIBLE DEFICIENCIES PRIOR TO INSTALLATION.
- CALL PARKS AND RECREATION AT (972) 569-1160 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE FOLLOWING INSPECTIONS:
 - PROPOSED TRAIL ALIGNMENT
 - BERM CONSTRUCTION & GRADING
 - ESCROW RELEASE
 - FINAL INSPECTION



SITE INFORMATION BLOCK:

LEGAL DESCRIPTION: GATES OR PROSPER PHASE 1, BLOCK B, LOT 2

TOWN PROJECT NO.: DEVAPP-23-0198

PLAN PREPARATION DATE: 05/03/2024

PROPERTY OWNER
380 & 289 L.P.
1 COWBOYS WAY
FRISCO, TX 75034
(214) 740-4486

APPLICANT
CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
JOHN ROMANELLO
(336) 406-9128

ENGINEER | APPLICANT
LITTLE
615 SOUTH COLLEGE STREET,
SUITE 1600
CHARLOTTE, NC 28202
KRISTEN SPEARS, PLA
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615 South College Street, Suite 1600
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CHICK-FIL-A
SITE MODIFICATIONS
1091 S. PRESTON RD.
PROSPER, TX 75078

FSR#03893

BUILDING TYPE / SIZE: _____
RELEASE: _____

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 101.18962.00

LANDSCAPE PLAN
GATES OF PROSPER PHASE 1
BLOCK B, LOT 2
DEVAPP-23-0198
Being 1.5 Acres Out Of The
BEN RENISON SURVEY, ABSTRACT NO. 755
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

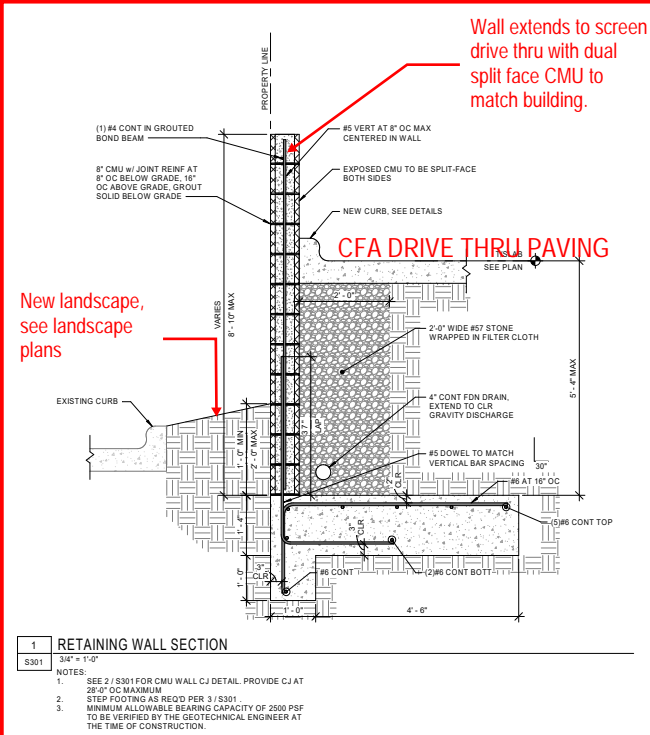
MAY 3, 2024

SHEET NUMBER
L0.0

Proposed retaining wall with screen wall to screen drive thru. Proposed new vegetation in front of retaining & screen wall. All lighting to remain.

Wall & fence will be reconstructed, in kind. The vegetation in this area will be updated/ supplemented.

Wall & fence will be reconstructed, in kind. The vegetation in this area will remain.



Wall extends to screen drive thru with dual split face CMU to match building.

New landscape, see landscape plans

**CFA #3893 Gates of Prosper - Split-face CMU Wall at drive-thru & property line
1091 S. Preston Road, Prosper, TX 75078**





PLANNING

To: Planning & Zoning Commission
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – May 7, 2024

Item No. 3g

Agenda Item:

Consider and act upon a request for a Site Plan for a Funeral Home on SCI Prosper Trails Addition, Block A, Lots 1-2, on 53.3± acres, located on the west side of Custer Road and 1,900± feet north of University Drive. (DEVAPP-24-0016)

Future Land Use Plan:

The Future Land Use Plan designates this area as Parks.

Zoning:

The property is zoned Planned Development-105 (Single Family-15).

Conformance:

The Site Plan conforms to the development standards of Planned Development-105.

Description of Agenda Item:

The Site Plan consists of a 7,881 square foot funeral home and a 2,000 square foot maintenance building. The original Site Plan (D21-0056) was approved by the Planning & Zoning Commission on July 6, 2021. Site Plans are valid for 18 months from the time of approval and can be granted two six-month extensions. In total, a Site Plan can be valid for up to 30 months from the time of approval. After both extensions for this project expired on January 6, 2024, the applicant submitted a new Site Plan (DEVAPP-24-0016) for consideration of approval from the Planning & Zoning Commission. The Final Plat (D21-0057) was approved by the Planning & Zoning Commission on July 6, 2021.

Access:

Access is provided from Custer Road.

Landscaping, Open Space, and Screening:

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

Companion Item:

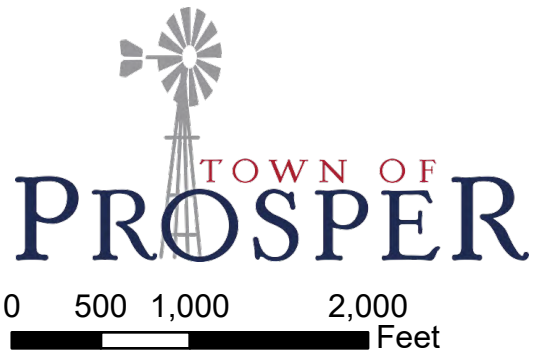
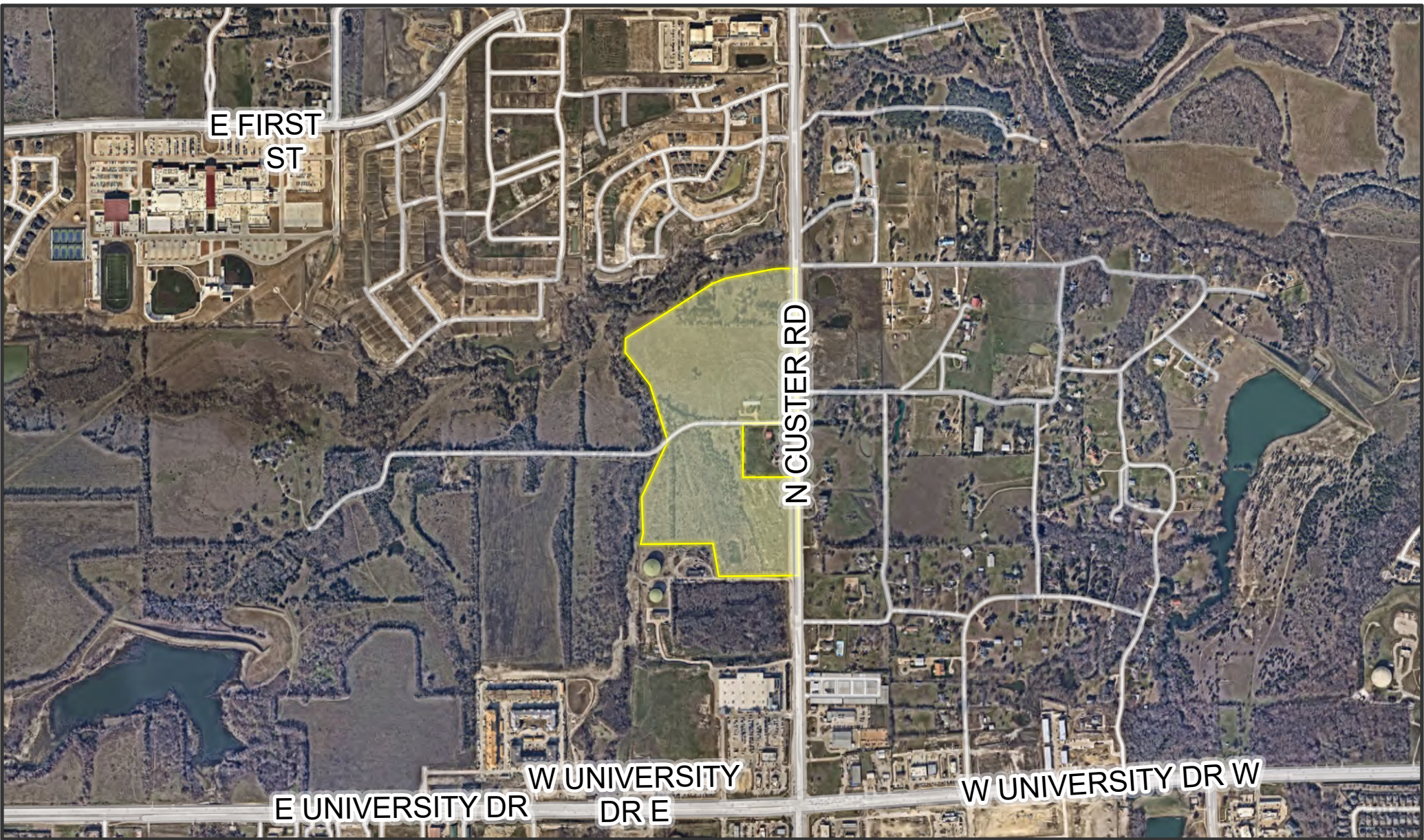
There is no companion item for this case.

Attachments:

1. Location Map
2. Site Plan
3. Approved Site Plan (D21-0056)
4. Approved Final Plat (D21-0132)

Town Staff Recommendation:

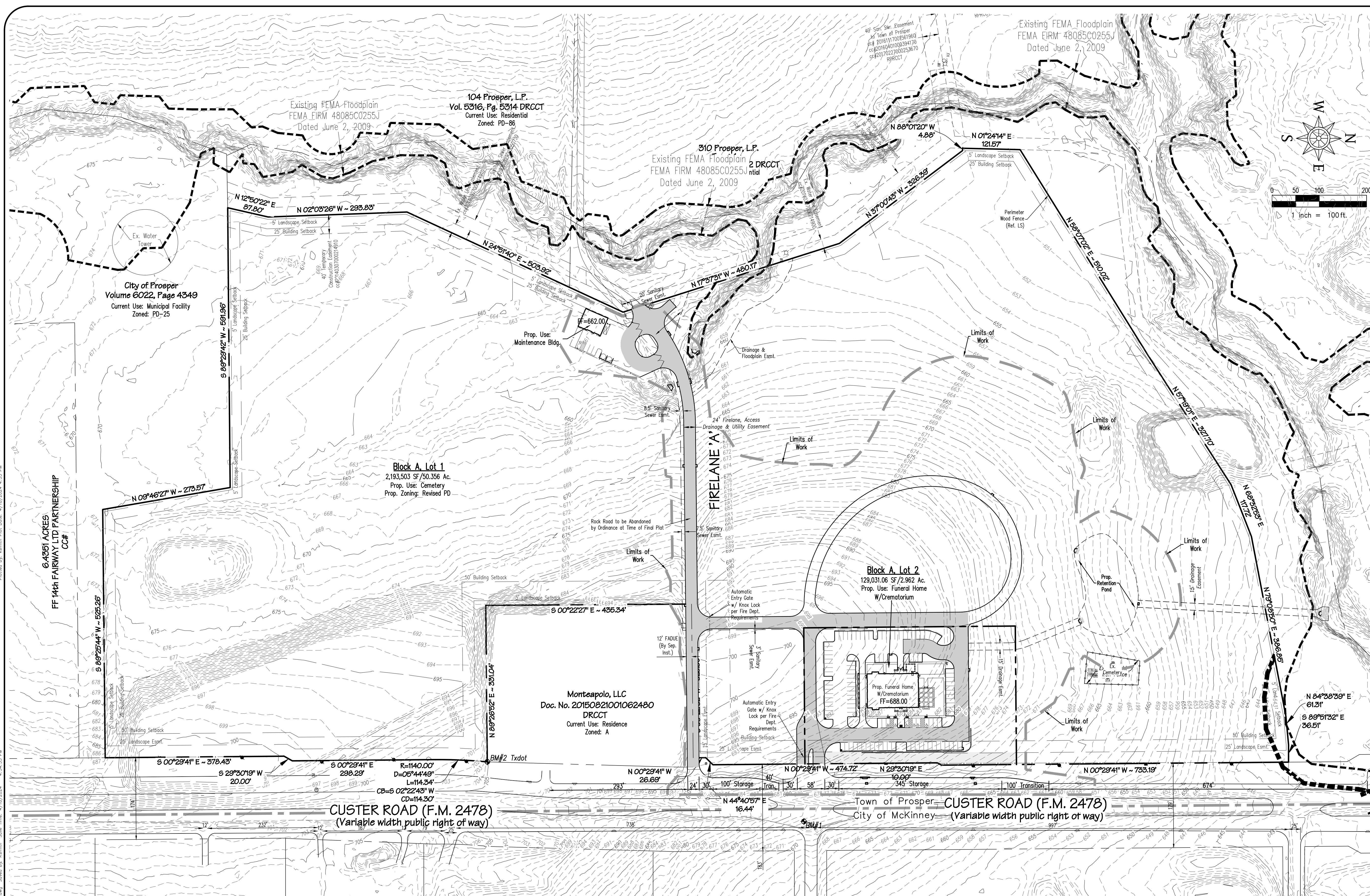
Town Staff recommends approval of the Site Plan.



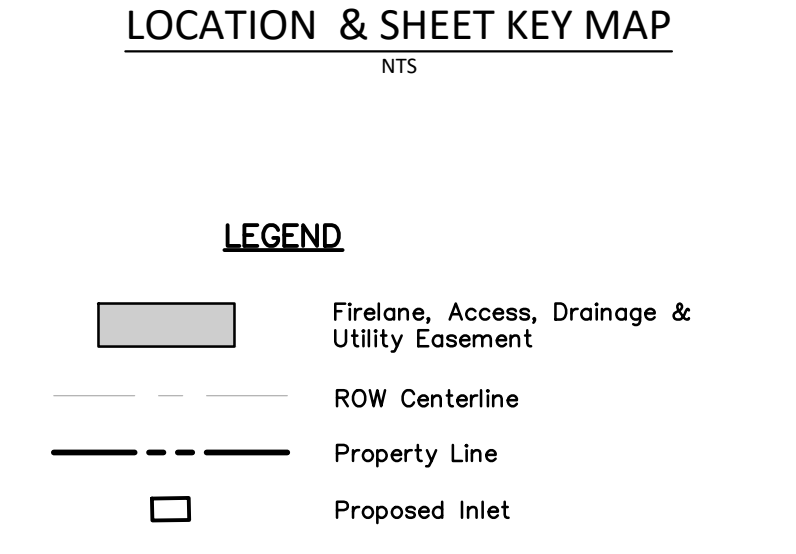
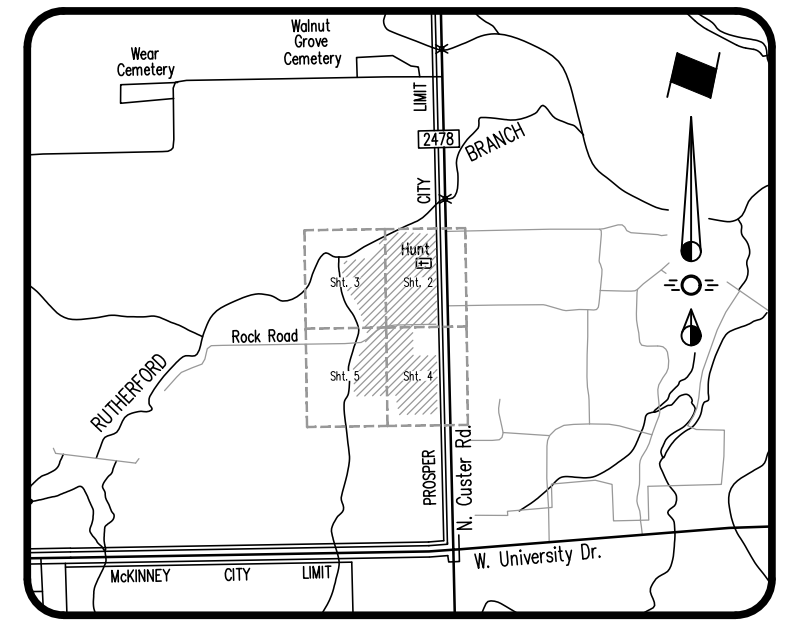
DEVAPP-24-0016

Prosper Trails Funeral Home and Cemetery

Site Plan



Site Data Summary Table		
General Site Data	Lot 1	Lot 2
Zoning	PD-105	PD-105
Land Use	Cemetery	Funeral Home W/Crematorium
Lot Area Gross (SF)	2,193,503	129,031
Lot Area Gross (Ac)	50.356	2.962
Building Footprint Area	2,000	7,881
Total Building Area	2,000	5,978
Building Height	1 Story- 25'	1 Story- 30'
Lot Coverage	0.1%	6.2%
Floor Area Ratio	0.001:1	0.061:1
Parking		
Parking Ratio	NA	1 per 250 SF
Parking Required	NA	79
Parking Provided	NA	106
Accessible Parking Required	NA	5
Accessible Parking Provided	NA	6
Landscaping		
Required Interior Parking Landscape	60	1,590
Interior Landscape Area Provided	700	40,127
Impervious Area(SF)	37,994	85,847
Open Space Required (7%)	153,545	9,032
Open Space Provided	2,042,953	30,310



- 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 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 approval is 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.

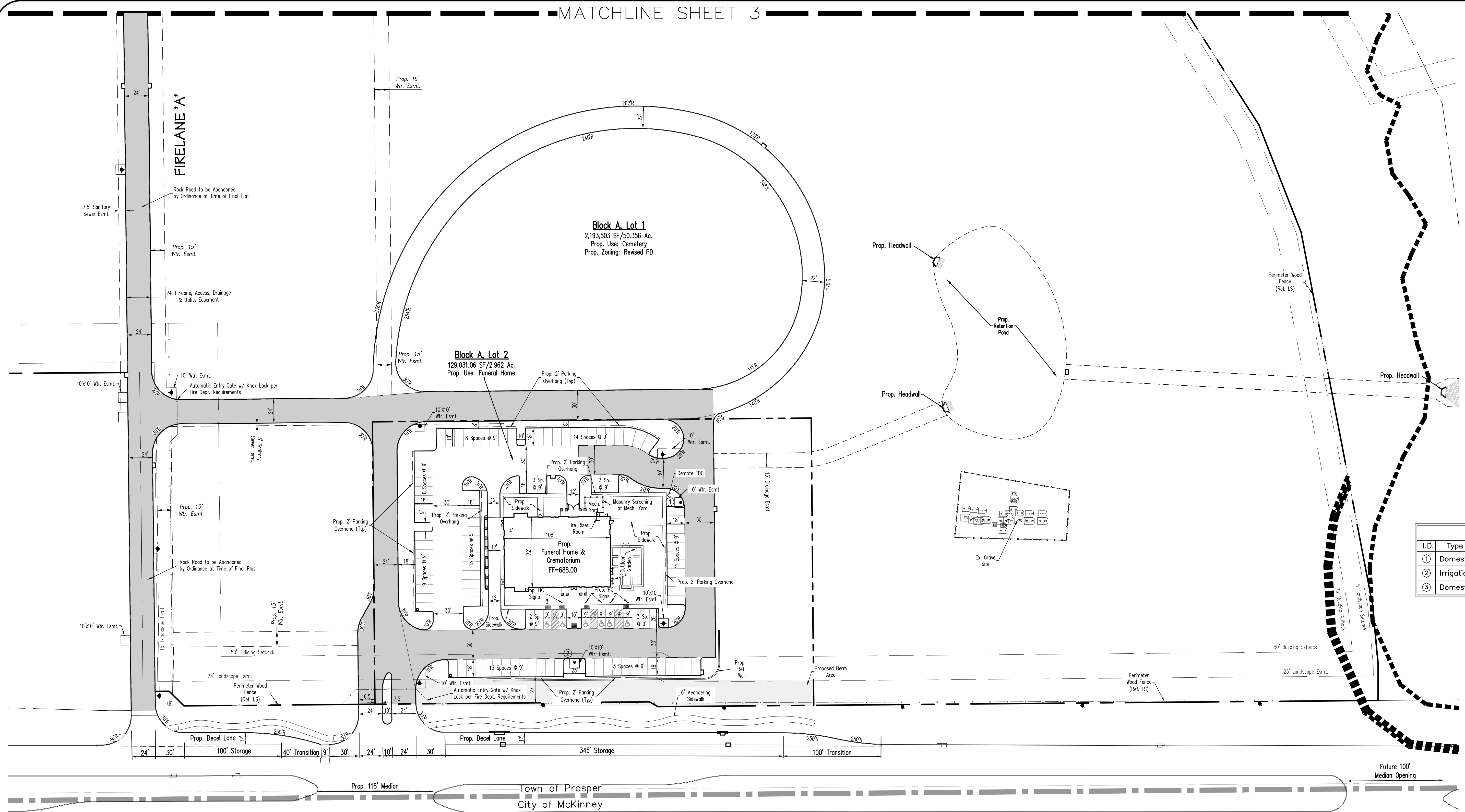
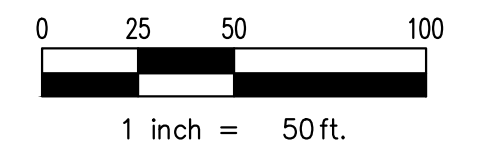
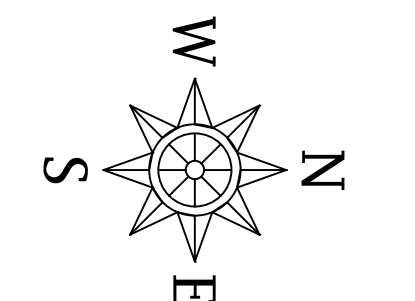
Note: Berming along Custer Road shall be provided as required by the Zoning Ordinance, ranging in height from 3-6 feet and an overall minimum average of 4.5 feet.

Note: This development proposes to use residential style tote trash and recycling receptacles that will be stored internal to the building. If receptacles are stored outside of the building, a masonry screening wall will be required to be constructed in conformance with the Zoning Ordinance.

CASE No. - DEVAPP-24-0016
SITE PLAN
SCI Prosper Trails Addition
 Block A, Lot 1 & 2 - 53.318 Acres
 SITUATED IN THE
JEREMIAH HORN SURVEY, ABSTRACT NO. 787
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER/APPLICANT
 SCI Texas Funeral Services, LLC
 1929 Allen Parkway
 Houston, TX 77219
 Telephone: (713) 525-5277
 Contact: Cameron Alexander

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 TBPE No. F-2121
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 Contact: David Bond



Water Meter Schedule					
I.D.	Type	Size	No.	Sewer	Remarks
①	Domestic	2"	1	6"	Proposed
②	Irrigation	2"	1	N/A	Proposed
③	Domestic	2"	1	6"	Proposed

LEGEND

- Firelane, Access & Utility Easement
- Existing Fire Hydrant
- Existing Water Valve
- Existing Sanitary Sewer Manhole
- Proposed Fire Hydrant
- Proposed Water Meter
- Proposed FDC
- ROW Centerline
- Property Line
- Proposed Inlet

CUSTER ROAD (F.M. 2478)
(Variable width public right of way)

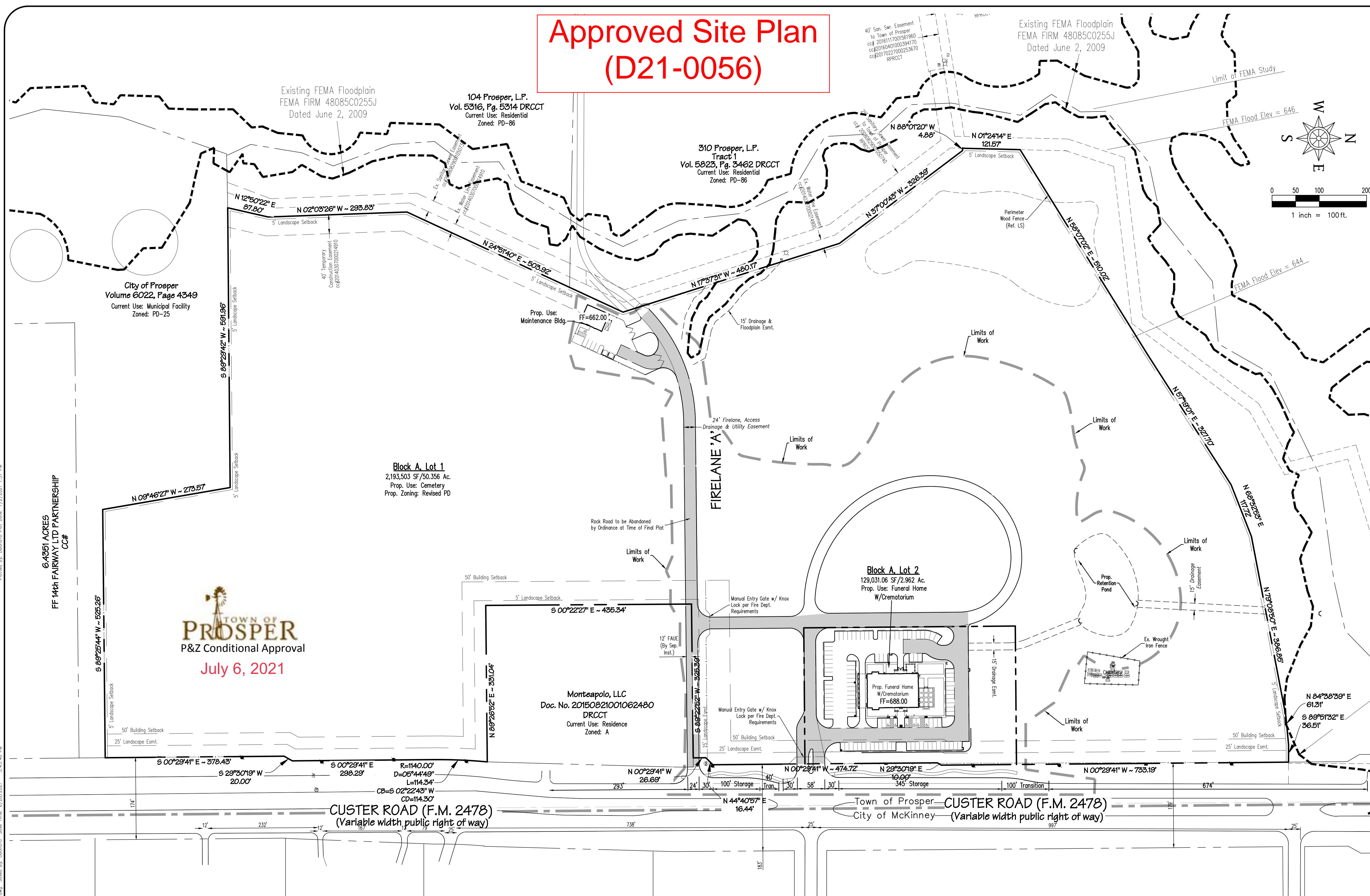
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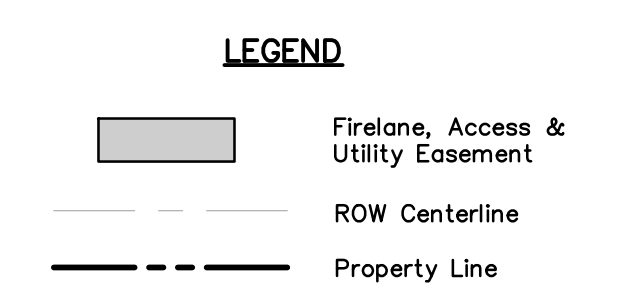
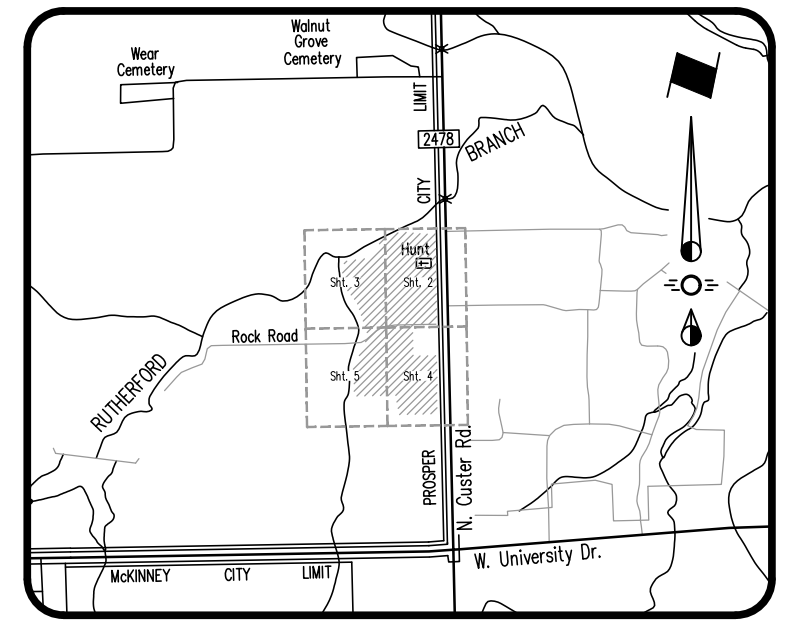
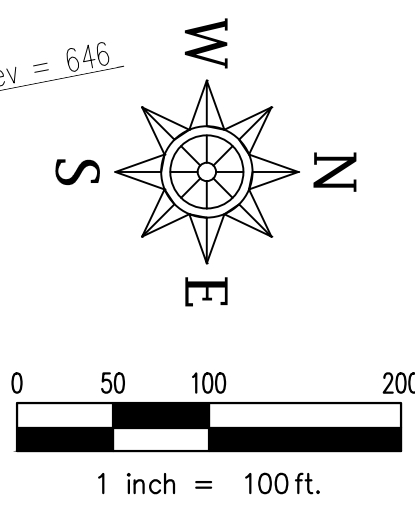
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765 Custer Road, Suite 100
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Contact: David Bond

Drawing: G:\2020_0850\20-167 North Dallas Cemetery\20-167 Site Plan.dwg - Saved By: Kamith - Save Time: 4/18/2024 4:54:33 PM
Printed by: Kamith Plot Date: 4/18/2024 4:56 PM

Approved Site Plan (D21-0056)



Site Data Summary Table		
General Site Data	Lot 1	Lot 2
Zoning	PD 105	PD 105
Land Use	Cemetery	Funeral Home W/Crematorium
Lot Area Gross (SF)	2,193,503	129,031
Lot Area Gross (Ac)	50.356	2.962
Building Footprint Area	2,000	7,881
Total Building Area	2,000	5,978
Building Height	1 Story- 25'	1 Story- 30'
Lot Coverage	0.1%	6.2%
Floor Area Ratio	0.001:1	0.061:1
Parking		
Parking Ratio	NA	1 per 250 SF
Parking Required	NA	79
Parking Provided	NA	106
Accessible Parking Required	NA	5
Accessible Parking Provided	NA	6
Landscaping		
Required Interior Landscape Area	N/A	1,344
Interior Landscape Area Provided	N/A	40,127
Open Space Required (7%)	153,545	9,032
Open Space Provided	2,049,946	30,310



TOWN OF PROSPER
P&Z Conditional Approval
July 6, 2021

Monteapolo, LLC
Doc. No. 20150821001062480
DRCCT
Current Use: Residence
Zoned: A

Block A, Lot 2
129,031.06 SF / 2.962 Ac.
Prop. Use: Funeral Home W/Crematorium

CUSTER ROAD (F.M. 2478)
Town of Prosper - CUSTER ROAD (F.M. 2478)
City of McKinney (Variable width public right of way)

Town of Prosper Site Plan Notes:

- Dumpsters and trash compactors shall be screened in accordance of 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 Regulation 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.
- 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.
- Speedbumps/humps are not permitted within a fire lane.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted uniform Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the 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 five (5') in width along collectors and residential streets, and barrier free ramps at all curb crossings shall be provided per Town standards.
- Approval of the site plan is not final until all engineering plans are approved by the Engineering Department.
- Site plan approval is required prior to grading release.
- 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.
- Lots shall have frontage on a common access drive or a public street. The common access drive shall be dedicated public access, utility and fire lane easement.
- All retaining walls along creek to be stone.
- 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.
- Public Hike and Bike Trail is conceptual. Final alignment to be determined at the time of final site plan to be approved by the Town.
- All environmental studies required to reclaim floodplain shall be submitted at time of final plat to develop each lot.
- The approval of a Site Plan shall be effective for eighteen (18) months from the date of approval by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of engineering plans and building permits. If the engineering plans and building permits are not approved, the Site Plan approval, together with any preliminary Site Plan for the property, is null and void.

Note: Berming along Custer Road shall be provided as required by the Zoning Ordinance, ranging in height from 3-6 feet and an overall minimum average of 4.5 feet.

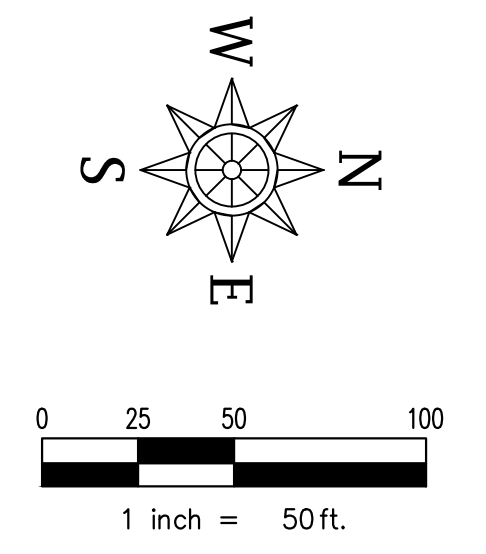
Note: This development proposes to use residential style tote trash and recycling receptacles that will be stored internal to the building. If receptacles are stored outside of the building, a masonry screening wall will be required to be constructed in conformance with the Zoning Ordinance.

CASE No. - D 21-0056
SITE PLAN
SCI Prosper Trails Addition
Block A, Lot 1 & 2 - 53.318 Acres
SITUATED IN THE
JEREMIAH HORN SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER/APPLICANT
SCI Texas Funeral Services, LLC
1929 Allen Parkway
Houston, TX 77219
Telephone: (713) 525-5277
Contact: Cameron Alexander

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond

Drawing: G:\2020\2051\20-167 North Dallas Cemetery\20-167 Site Plan.dwg, Saved By: DBR\10, Scale Time: 6/28/2021 5:45:48 PM, Printed by: DBR\10, Plot Date: 7/2/2021 1:57 PM



FIRELANE 'A'

Block A, Lot 1
2,193,503 SF/50.356 Ac.
Prop. Use: Cemetery
Prop. Zoning: Revised PD

Block A, Lot 2
129,031.06 SF/2.962 Ac.
Prop. Use: Funeral Home

Prop. Funeral Home & Crematorium
FF=688.00

Water Meter Schedule					
I.D.	Type	Size	No.	Sewer	Remarks
①	Domestic	2"	1	6"	Proposed
②	Irrigation	2"	1	N/A	Proposed
③	Domestic	2"	1	6"	Proposed

LEGEND

- Firelane, Access & Utility Easement
- Existing Fire Hydrant
- Existing Water Valve
- Existing Sanitary Sewer Manhole
- Proposed Fire Hydrant
- Proposed Water Meter
- Proposed FDC
- ROW Centerline
- Property Line

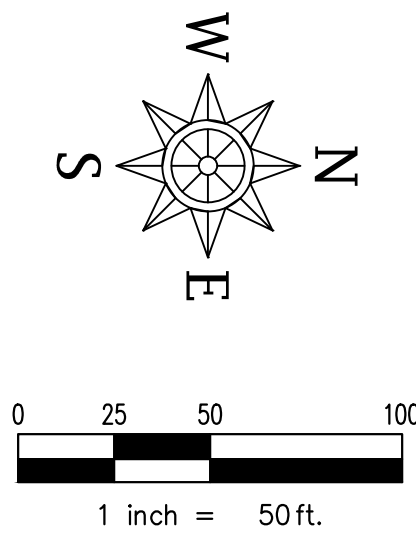
CUSTER ROAD (F.M. 2478)
(Variable width public right of way)

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765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond

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310 Prosper, L.P.
Tract 1
Vol. 5823, Pg. 3462 DRCCT

Block A, Lot 1
2,193,503 SF/50.356 Ac.
Prop. Use: Cemetery
Prop. Zoning: Revised PD

LEGEND

- Firelane, Access & Utility Easement
- Existing Fire Hydrant
- Existing Water Valve
- Existing Sanitary Sewer Manhole
- Proposed Fire Hydrant
- Proposed Water Meter
- Proposed FDC
- ROW Centerline
- Property Line

MATCHLINE SHEET 2

CASE No. - D 21-0056
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SCI Prosper Trails Addition
Block A, Lot 1 & 2 - 53.318 Acres
SITUATED IN THE
JEREMIAH HORN SURVEY, ABSTRACT NO. 787
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Water Meter Schedule					
I.D.	Type	Size	No.	Sewer	Remarks
①	Domestic	2"	1	6"	Proposed
②	Irrigation	2"	1	N/A	Proposed
③	Domestic	2"	1	6"	Proposed

OWNER/APPLICANT
SCI Texas Funeral Services, LLC
1929 Allen Parkway
Houston, TX 77219
Telephone: (713) 525-5277
Contact: Cameron Alexander

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond

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Printed by: DBR010 Print Date: 7/2/2021 1:57 PM

Approved Final Plat (D21-0057)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS SCI TEXAS FUNERAL SERVICES, LLC, is the owner of a tract of land situated in the J. Horn Survey, Abstract No. 411, Town of Prosper, Collin County, Texas, being all of those tracts described by deeds recorded in Document No. 20210309000465540 and Document No. 20210309000465550 of the Deed Records, Collin County, Texas (DRCC), and being all of Lots 1 and 2, Block A, SCI Prosper Trails Addition, according to the plat recorded in Cabinet 2021, Page 351, Plat Records, Collin County, Texas (PRCC), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found on the west line of Custer Road, a variable width right-of-way (also known as Farm to Market Road 2478), for the northeast corner of a tract conveyed to City of Prosper, recorded in Volume 6022, Page 4349 DRCC;

THENCE S 89°25'44" W, 525.26 feet along the north line thereof;

THENCE N 09°46'27" W, 273.57 feet along the north line thereof;

THENCE S 89°29'42" W, 591.96 feet along the north line thereof to a point;

THENCE departing said City of Prosper tract, the following:

N 12°50'22" E, 87.80 feet;

N 02°03'26" W, 293.83 feet;

N 24°51'40" E, 503.92 feet;

N 17°37'31" W, 480.17 feet to a 1/2" iron rod with plastic cap found;

N 37°00'43" W, 326.39 feet 1/2" iron rod with plastic cap found;

N 88°01'20" W, 4.88 feet;

N 01°24'14" E, 121.57 feet;

N 58°07'02" E, 510.02 feet;

N 57°19'01" E, 327.70 feet;

N 68°32'53" E, 117.72 feet;

N 79°08'50" E, 386.85 feet;

N 84°38'39" E, 61.31 feet;

And S 89°51'32" E, 36.51 feet to the west line of Custer Road;

THENCE along the west line of Custer Road, the following:

S 00°29'41" E, 734.38 feet to a 5/8" iron rod with plastic cap found;

S 29°30'19" W, 10.00 feet to a 5/8" iron rod with plastic cap found;

S 00°29'41" E, 474.72 feet to a 5/8" iron rod with plastic cap found;

S 44°40'57" W, 21.15 feet to a 5/8" iron rod with plastic cap found;

And S 00°29'41" E, 26.69 feet to a 5/8" iron rod with plastic cap found on the north line of a tract conveyed to Montepolo, LLC, recorded in Document No. 20150821001062480 DRCC;

THENCE along the common line thereof, the following:

S 89°22'52" W, 325.39 feet to a 5/8" iron rod found;

S 00°22'27" E, 435.34 feet to a 1/2" iron rod with plastic cap found;

And N 89°26'52" E, 331.04 feet to a 5/8" iron rod with plastic cap found on the west line of Custer Road;

THENCE along the west line thereof, the following:

A non-tangent curve to the left having a central angle of 05°44'49", a radius of 1140.00 feet, a chord of S 02°22'43" W - 114.30 feet, on an arc length of 114.34 feet;

S 00°29'41" E, 298.29 feet to a 5/8" iron rod with plastic cap found;

S 29°30'19" W, 20.00 feet to a 5/8" iron rod with plastic cap found;

And S 00°29'41" E, 378.43 feet to the POINT OF BEGINNING with the subject tract containing 2,322,549 square feet or 53.318 acres of land.

TOWN APPROVAL

APPROVED THIS _____ DAY OF _____, 2021, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary _____

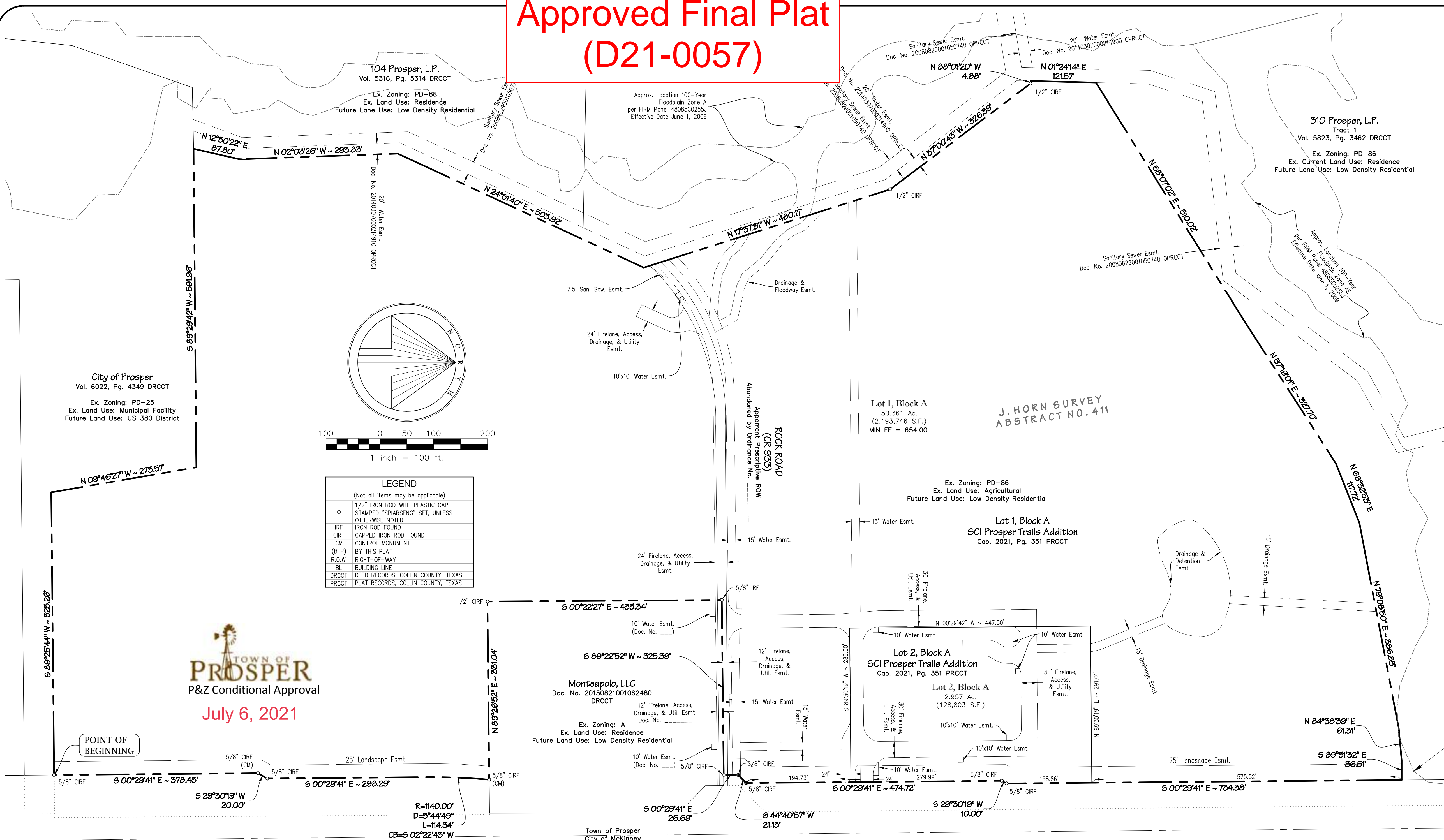
Engineering Department _____

Development Services Department _____

Town Case No. D21-0057
FINAL PLAT
SCI PROSPER TRAILS ADDITION
LOTS 1&2, BLOCK A
BEING 53.318 ACRES
IN THE J. HORN SURVEY, ABST. NO. 411
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

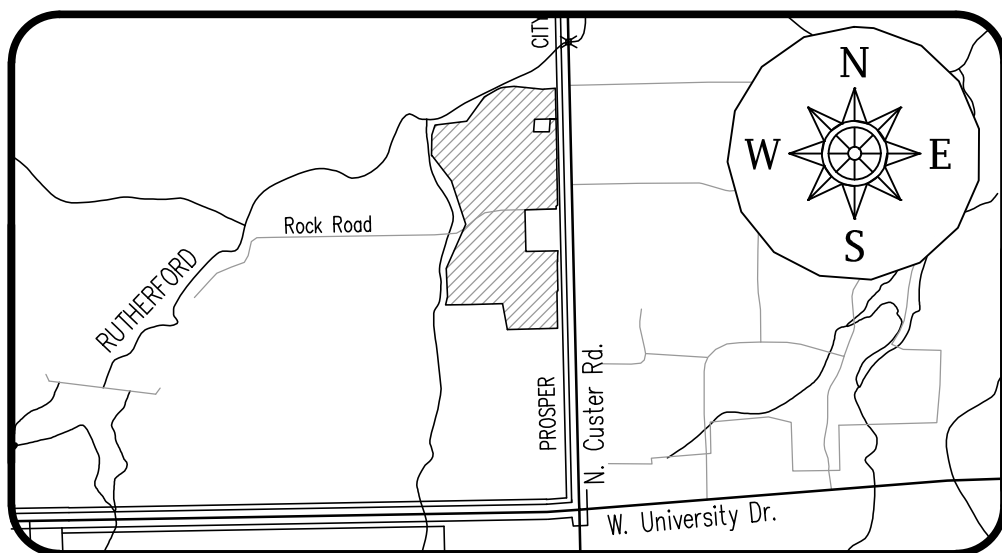
OWNER/APPLICANT
SCI Texas Funeral Services, LLC
1929 Allen Parkway
Houston, TX 77219
Telephone: (713) 525-5277
Contact: Michael White

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond



LEGEND
(Not all items may be applicable)

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- CM CONTROL MONUMENT
- (BIP) BY THIS PLAT
- R.O.W. RIGHT-OF-WAY
- BL BUILDING LINE
- DRCC DEED RECORDS, COLLIN COUNTY, TEXAS
- PRCC PLAT RECORDS, COLLIN COUNTY, TEXAS



LOCATION MAP
1" = 2000'

- NOTES:
- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this plat.
 - Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - A portion of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48085C0255J, effective June 1, 2009. The property is located in Zone "A" (No base flood elevations determined).

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, SCI TEXAS FUNERAL SERVICES, LLC, do hereby adopt this final plat designating the hereinabove described property as SCI PROSPER TRAILS ADDITION, LOTS 1&2, BLOCK A, an Addition to the Town of Prosper, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2021.

SCI TEXAS FUNERAL SERVICES, LLC
a Delaware limited liability company

By: Michael White, President

By: Janet S. Kay, Secretary

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 _____ day of _____, 2021.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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 _____, 2021.

DARREN K. BROWN, R.P.L.S. NO. 5252

darren.brown@spiarsengineering.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 Darren K. Brown, 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 _____ day of _____, 2021.

Notary Public, State of Texas

Drawing: 05/20/2020 JOB#520-167 North Dallas Cemetery#20-167 Final Plat.dwg Saved By: DBland10 Show Time: 6/22/2021 4:52:11 PM



PLANNING

To: Planning & Zoning Commission

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Planning & Zoning Commission Meeting – May 7, 2024

Item No. 3h

Agenda Item:

Consider and act upon a request to table a rezoning of 47.0± acres from Planned Development-75 to a Planned Development for Multifamily and Mixed-Use, located at the northwest corner of Dallas Parkway and Prosper Trail. (ZONE-24-0001)

Background:

On April 23, 2024, the Planning & Zoning Commission held a Public Hearing for this item. The Public Hearing was closed, and the item was tabled to the May 7, 2024, meeting. On May 1, 2024, the Planning & Zoning Commission and Town Council held a joint work session to discuss items related to this project. The applicant is in the process of updating the plans for ZONE-24-0001 in consideration of that discussion.

Attachments:

1. Aerial & Zoning Maps

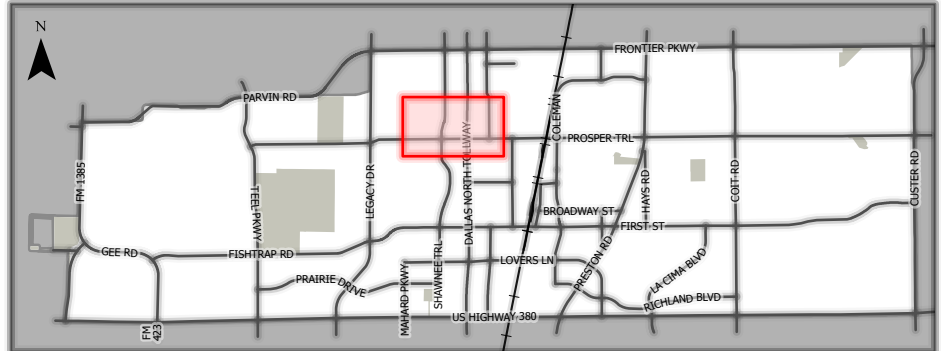
Town Staff Recommendation:

Town Staff recommends tabling this item to the May 21, 2024, Planning & Zoning Commission meeting.



W PROSPER TRL

N DALLAS PKWY

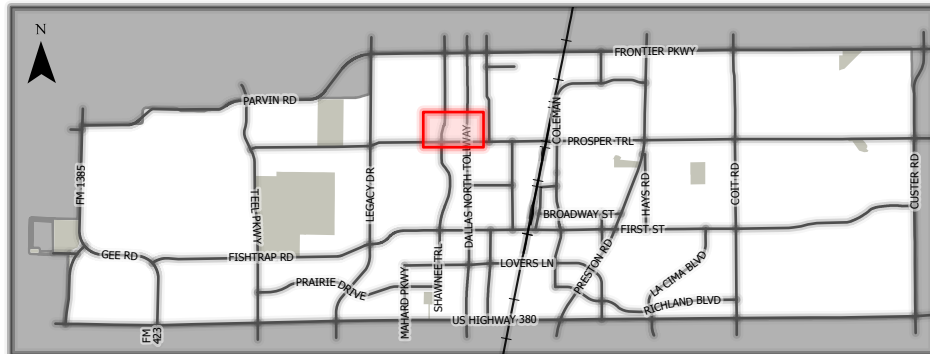
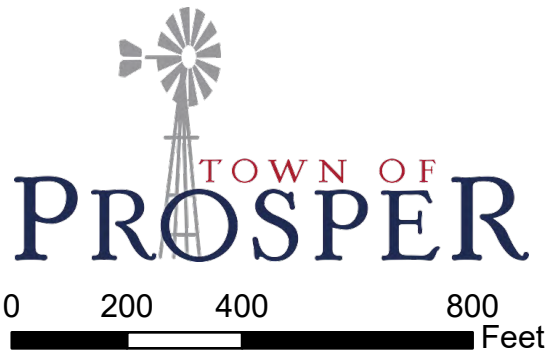
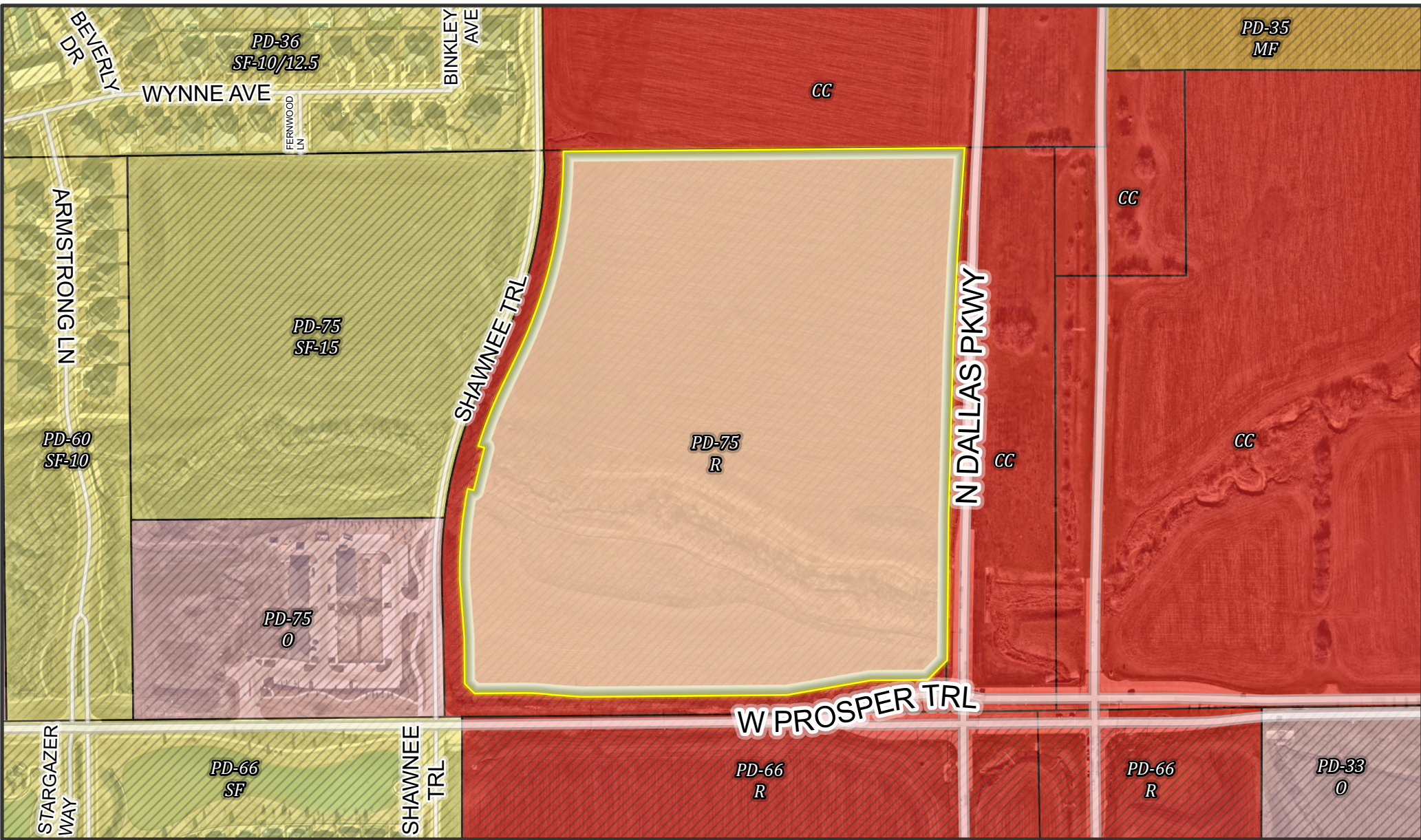


ZONE-24-0001

Prosper Arts District

Planned Development

This map for illustration purposes only



ZONE-24-0001

Prosper Arts District

Planned Development