



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 5, 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 February 20, 2024, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the February 20, 2024, Planning & Zoning Commission regular meeting.

- [3c.](#) Consider and act upon a request for a Final Plat for Star Trail, Phase 17, Block U, Lots 7-27, Block V, Lots 1-12, and Block W, Lots 10-24, on 26.9± acres, located 900± feet north of First Street and 1,200± feet west of Legacy Drive. (DEVAPP-23-0169)
- [3d.](#) Consider and act upon a request for a Site Plan for 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)
- [3e.](#) Consider and act upon a request for a Final Plat for 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)
- [3f.](#) Consider and act upon a request for a Façade Plan for 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)
- [3g.](#) Consider and act upon a request for a Site Plan for Parvin Addition, Block 22, Lot 7R, on 0.3± acres, 202 South Parvin Street, located on the northwest corner of Parvin Street and Second Street. (DEVAPP-24-0002)
- [3h.](#) Consider and act upon a request for a Site Plan for Prosper High School, 301 Eagle Drive, and Reynolds Middle School, 700 North Coleman Street, Additions, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0012)
- [3i.](#) Consider and act upon a request for a Replat for Prosper High School, 301 Eagle Drive, and Reynolds Middle School, 700 North Coleman Street, Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0014)
- [3i.](#) Consider and act upon a request for an Amending Plat for St. Martin de Porres Addition, Block A, Lot 2, on 22.7± acres, located 800± north of University Drive and the east side of Windsong Parkway. (DEVAPP-24-0020)

CITIZEN COMMENTS

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

REGULAR AGENDA:

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

- [4.](#) Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses. (ZONE-23-0029)

5. Conduct a Public Hearing and consider and act upon a request to amend the number of contiguous units that constitute a row of Townhomes in Planned Development-111 (PD-111), Ordinance No. 2021-52, located north of US 380 (University Drive) and west of Lakewood Drive. (ZONE-24-0003)
6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
7. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, March 1, 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, February 20, 2024, 5:30 p.m.

Call to Order / Roll Call

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

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

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

Items for Individual Consideration:

- 1. Discuss agenda items on the February 20, 2024, Planning & Zoning Commission agenda.**
- 2. Discuss the Work Session format and future discussion topics.**

Mrs. Porter and Mr. Hill presented the agenda items for the regular meeting and discussion topics for future work sessions.

The Planning & Zoning Commission discussed the agenda items and discussion topics for future work sessions.

Adjourn.

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

Dakari Hill, Senior Planner

Josh Carson, Secretary



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 20, 2024, 6:00 p.m.

1. Call to Order / Roll Call

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

Commissioners Present: Chair Brandon Daniel, Vice-Chair Damon Jackson, Secretary Josh Carson (arrived at 6:09 p.m.), Cameron Reeves, Sekou Harris, John Hamilton, and Glen Blanscet.

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

2. Recitation of the Pledge of Allegiance.

3. Election of Officers

Commissioner Harris made a motion to nominate Commissioner Carson for Secretary of the Planning & Zoning Commission. The motion was seconded by Vice-Chair Jackson. The motion was carried unanimously by a vote of 6-0.

4. CONSENT AGENDA

- 4a. Consider and act upon the minutes from the January 16, 2024, Planning & Zoning Commission work session.
- 4b. Consider and act upon the minutes from the February 6, 2024, Planning & Zoning Commission work session.
- 4c. Consider and act upon the minutes from the February 6, 2024, Planning & Zoning Commission regular meeting.
- 4d. Consider and act upon a request for a Site Plan for The Offices at Prosper Trail, Phase 2, Block A, Lot 1, on 3.7± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-23-0127)
- 4e. Consider and act upon a request for a Final Plat for The Offices at Prosper Trail, Block A, Lot 1, on 7.5± acres, located on the northwest corner of Shawnee Trail and Prosper Trail. (DEVAPP-24-0009)
- 4f. Consider and act upon a request for a Site Plan for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0205)

- 4g. Consider and act upon a request for a Final Plat for Raymond Community Park, Block 1, Lot 1, on 69.5± acres, located on the northwest corner of Coit Road and First Street. (DEVAPP-23-0204)**
- 4h. Consider and act upon a request for a Site Plan for Prosper Middle School No. 2 Addition, Block 1, Lot 1R, on 35.0± acres, located on the northeast corner of Coit Road and Richland Boulevard. (DEVAPP-24-0010)**

Commissioner Blanscet requested that Item 4g be pulled from the Consent Agenda for further review. Commissioner Hamilton made a motion to approve Items 4a, 4b, 4c, 4d, 4e, 4f, and 4h on the Consent Agenda. The motion was seconded by Commissioner Reeves. The motion was carried unanimously by a vote of 6-0.

Mrs. Porter explained that a deceleration lane on Coit Road for Raymond Community Park would be provided in the future expansion of Coit Road and would not need to be reflected on the plat.

Commissioner Blanscet made a motion to approve Item 4g. The motion was seconded by Vice-Chair Jackson. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

- 5. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Child Care Center, Licensed use on 9.7± acres, on Collin County School Land Survey, Abstract 147, Tracts 145, 168, and 172, located 305' south of First Street and 0' east of Church Street. (ZONE-23-0035)**

Commissioner Carson arrived at 6:09 p.m.

Commissioner Blanscet asked Town Staff about the Specific Use Permit being for a licensed child care center and the difference between a temporary building being for public use versus private use.

Chair Daniel opened the public hearing.

The applicant, Casey McBroom, answered questions from the Commission regarding the timeline for First Baptist Church's proposed addition, the new addition being used for childcare center, and the Church's assessment of the conditions of the Specific Use Permit.

Chair Daniel closed the public hearing.

Town Staff answered questions from the Commission regarding the connection between First Baptist Church's property and the residential development, Starview, to the south.

Commissioner Harris stated that the second condition of the Specific Use Permit, "*The temporary building will be removed once the permanent building is constructed,*" was not relevant to the request.

Chair Daniel concurred with Commissioner Harris's proposition of removing the second condition of the Specific Use Permit.

Commissioner Blanscet stated that he was concerned with putting conditions for the temporary building in the Specific Use Permit due to the request being for the use.

Commissioner Carson stated that he would like to proceed with only the first condition, "*The Specific Use Permit will expire two years after Town Council approval,*" and remove both the second condition and third condition, which stated, "*Upon expiration of the Specific Use Permit, a one-year extension may be granted by the Planning & Zoning Commission if progress has been made.*"

Town Staff answered questions from the Commission regarding the church's ability to come back and ask for another Specific Use Permit or extension upon the expiration of the proposed Specific Use Permit.

Commissioner Blanscet made a motion to approve Item 5 with the condition that the Specific Use Permit will expire two years after Town Council approval. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

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

7. Adjourn.

The meeting was adjourned at 6:50 p.m.

Dakari Hill, Senior Planner

Josh Carson, Secretary



PLANNING

To: Planning & Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – March 5, 2024

Item No. 3c

Agenda Item:

Consider and act upon a request for a Final Plat for Star Trail, Phase 17, Block U, Lots 7-27, Block V, Lots 1-12, and Block W, Lots 10-24, on 26.9± acres, located 900± feet north of First Street and 1,200± feet west of Legacy Drive. (DEVAPP-23-0169)

Future Land Use Plan:

The Future Land Use Plan designates this area as Low Density Residential.

Zoning:

The property is zoned Planned Development-66-Single Family (Star Trail).

Conformance:

The Final Plat conforms to the development standards of Planned Development-66.

Description of Agenda Item:

The purpose of the Final Plat is to create Phase 17 of Star Trail with 48 residential lots and three common area lots.

Companion Item:

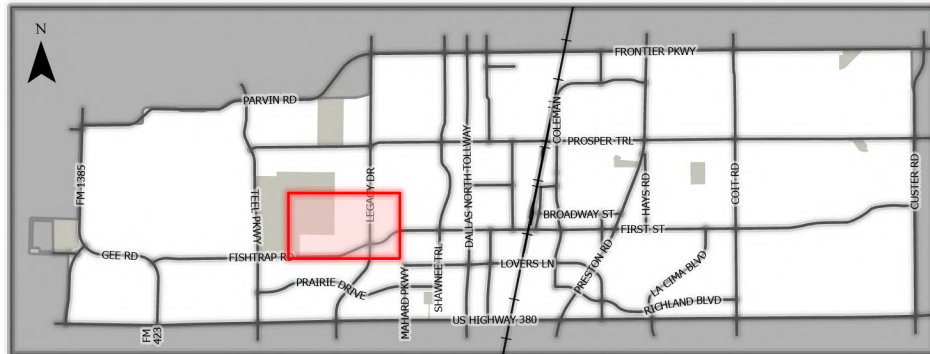
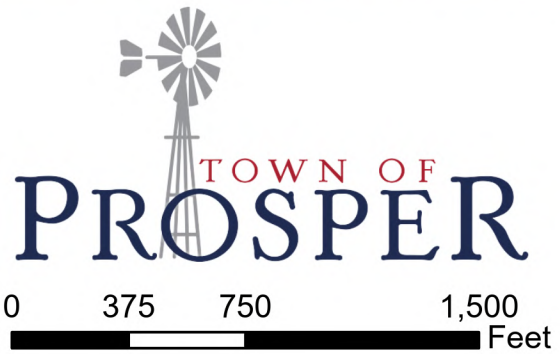
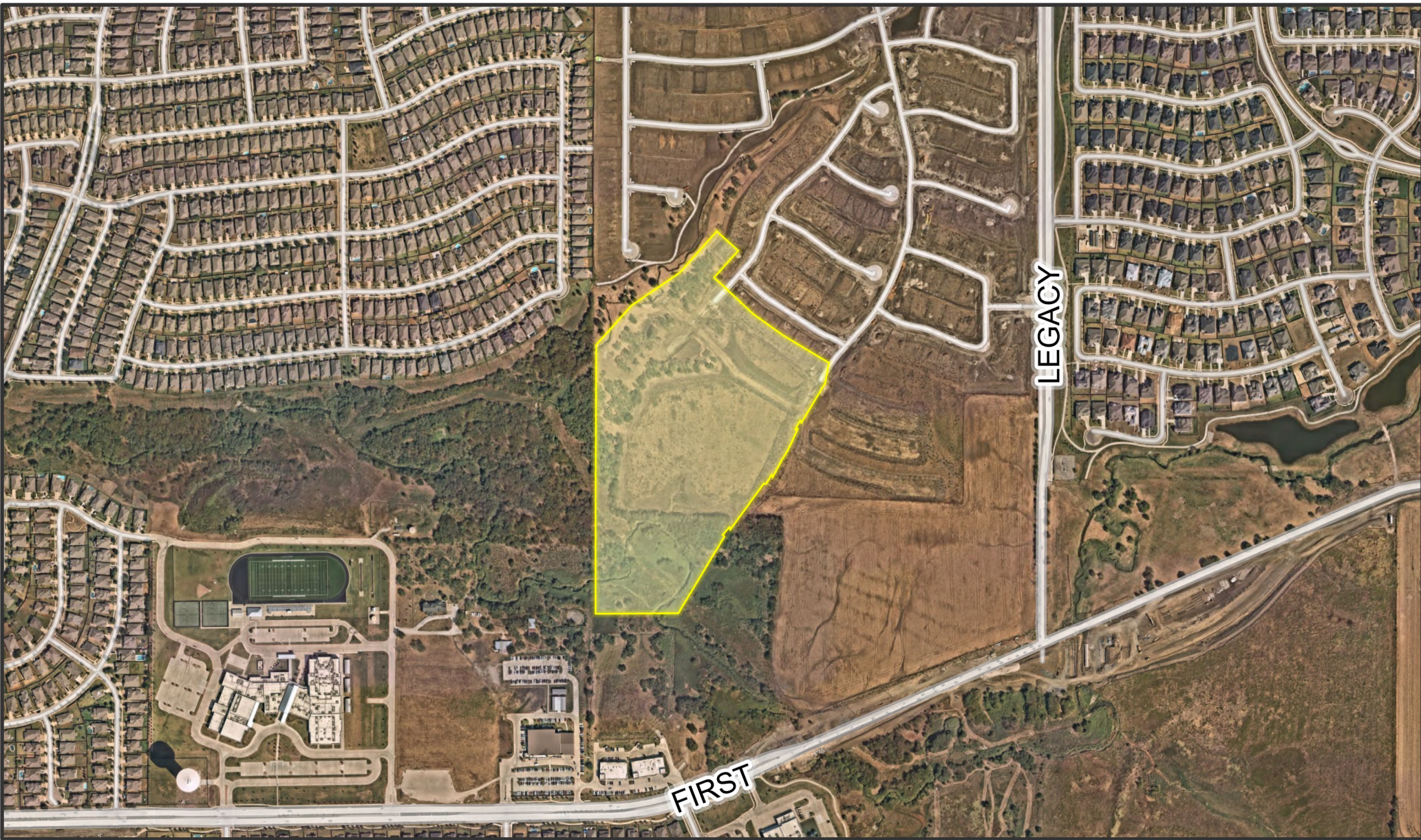
There is no companion item for this case.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.



DEVAPP-23-0169

Star Trail Phase 17

Final Plat

This map for illustration purposes only



LINE #	BEARING	LENGTH
L1	N150°22'3"W	13.90'
L2	S29°54'02"W	50.01'
L3	N72°23'23"E	13.74'
L4	S28°07'02"W	95.48'
L5	N1°33'04"E	14.93'
L6	S30°36'43"W	50.13'
L7	S79°38'46"W	14.13'
L8	S6°25'36"E	14.76'
L9	S41°07'25"W	50.00'
L10	S48°52'35"E	10.89'
L11	N76°53'56"E	13.11'
L12	S27°58'33"E	14.04'
L13	S78°39'21"E	14.14'
L14	S81°6'36"W	14.88'
L15	N57°28'20"E	12.89'
L16	S10°14'03"E	14.24'
L17	S83°34'24"W	13.50'
L18	S87°22'18"W	10.00'
L19	N25°30'49"W	10.00'
L20	N55°18'27"W	26.98'
L21	N0°21'44"E	49.41'
L22	S64°05'09"E	25.92'
L23	S29°02'56"E	32.68'
L24	S15°33'04"E	22.93'
L25	S6°36'08"W	30.60'
L26	S34°03'33"W	23.19'
L27	S2°45'56"E	53.29'
L28	S27°32'34"E	107.99'
L29	N67°13'39"E	131.60'
L30	N73°11'34"E	85.45'
L31	S86°06'38"E	14.67'
L32	S40°07'28"E	157.00'
L33	S68°54'00"E	106.45'
L34	S48°36'36"E	93.80'
L35	N49°52'35"W	18.50'
L36	N30°55'45"E	15.20'
L37	S49°52'35"E	15.24'
L38	N30°13'09"W	20.65'
L39	N30°55'45"E	17.13'
L40	S30°13'09"E	28.91'

LINE #	BEARING	LENGTH
L41	S48°52'35"E	25.00'
L42	S41°07'25"W	266.19'
L43	N49°47'04"W	9.72'
L44	N31°11'18"W	16.04'
L45	N41°07'25"E	261.47'
L46	S41°05'37"W	13.79'
L47	S19°55'27"W	19.11'
L48	S89°47'16"E	24.87'
L49	S01°10'10"W	48.72'
L50	N89°47'16"E	75.00'
L51	N01°10'09"E	48.54'
L52	N90°00'00"E	28.86'
L53	N19°55'27"E	26.36'
L54	S71°07'25"W	69.84'
L55	N41°07'25"E	8.74'
L56	N71°07'25"E	110.47'
L57	S78°52'35"E	83.04'
L58	S11°07'25"W	60.00'
L59	N78°52'35"W	66.96'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	325.00'	8°54'54"	S20°26'57"W	50.52'	50.57'
C2	525.00'	12°07'32"	S22°03'16"W	110.90'	111.11'
C3	425.00'	0°44'58"	N35°38'55"E	5.56'	5.56'
C4	375.00'	14°56'10"	S23°27'37"W	97.49'	97.73'
C5	475.00'	12°07'32"	N22°03'16"E	100.34'	100.53'
C6	275.00'	3°06'42"	S51°25'56"E	14.93'	14.93'
C7	375.00'	4°06'01"	N51°55'38"W	26.83'	26.84'
C8	325.00'	18°32'43"	N63°14'58"W	104.74'	105.19'
C9	350.00'	38°04'26"	S37°18'26"W	228.32'	232.98'
C10	325.00'	23°15'01"	S45°16'51"E	130.98'	131.88'
C11	275.00'	7°01'47"	N53°23'28"W	33.72'	33.74'
C12	50.00'	300°00'00"	N40°07'25"E	50.00'	261.80'
C13	325.00'	7°01'47"	N53°23'28"W	39.85'	39.87'
C14	275.00'	23°15'01"	S45°16'51"E	110.83'	111.59'
C15	325.00'	7°20'04"	N45°39'38"E	41.57'	41.60'
C16	275.00'	14°21'03"	N49°10'08"E	68.70'	68.88'
C17	400.00'	69°07'10"	S21°47'04"W	453.81'	482.55'
C18	300.00'	12°59'10"	N6°16'54"W	67.86'	68.00'
C19	50.00'	79°09'17"	S39°21'53"E	63.71'	69.08'
C20	275.00'	30°03'57"	N63°54'33"W	142.66'	144.31'
C21	275.00'	17°38'41"	N62°47'57"W	84.35'	84.69'
C22	325.00'	4°06'01"	N51°55'36"W	23.25'	23.26'
C23	325.00'	4°08'23"	S51°56'46"E	23.48'	23.48'
C24	325.00'	27°18'23"	N62°31'46"W	155.43'	154.89'
C25	20.00'	76°23'42"	S37°59'07"E	24.73'	26.67'
C26	350.00'	12°59'10"	N6°16'54"W	79.17'	79.34'
C27	350.00'	19°33'51"	S29°39'55"E	118.93'	119.91'
C28	350.00'	14°56'10"	N23°27'37"E	90.99'	91.25'
C29	500.00'	12°07'32"	N22°03'16"E	105.62'	105.82'
C30	400.00'	7°54'22"	N32°04'13"E	55.15'	55.19'
C31	300.00'	14°21'03"	N49°10'08"E	74.94'	75.14'
C32	300.00'	23°15'01"	S45°16'51"E	120.90'	121.74'
C33	300.00'	7°01'47"	S53°37'28"E	36.78'	36.81'
C34	375.00'	69°07'10"	N21°47'04"W	425.45'	452.39'
C35	300.00'	24°59'26"	N66°28'19"W	129.82'	130.85'
C36	350.00'	4°06'01"	N51°55'36"W	25.04'	25.05'
C37	300.00'	5°25'52"	N52°35'31"W	28.43'	28.44'
C38	325.00'	12°59'10"	N6°16'54"W	73.91'	73.67'
C39	45.00'	76°23'42"	N37°59'07"W	55.65'	60.00'
C40	300.00'	27°18'23"	N62°31'46"W	141.63'	142.98'
C41	50.00'	18°27'47"	S19°21'19"W	16.04'	16.11'
C42	50.00'	17°15'14"	S59°46'51"W	15.00'	15.06'
C43	110.00'	29°34'16"	S50°18'19"W	56.14'	56.77'
C44	90.00'	45°23'26"	N2°46'16"W	69.45'	71.30'

LAND USE SUMMARY

TYPE 'D' LOTS	11,410 SF
MINIMUM SQUARE FOOT	11,410 SF
MINIMUM SETBACKS	30' FRONT, 8' SIDE, 25' REAR
MINIMUM SIDE SETBACK ADJ TO STREET	15' SIDE ON CORNER LOT
MINIMUM WIDTH & DEPTH	86' X 135'
TYPICAL TYPE 'D' LOTS =	48
GROSS SITE AREA	26,944 AC
RIGHT-OF-WAY DEDICATION	4.454 AC
NET ACREAGE	22,490 AC
RESIDENTIAL LOTS	48
NATURAL OPEN SPACE	3
LOT DENSITY	1.781 LOTS/ACRE

LOT AREA TABLE

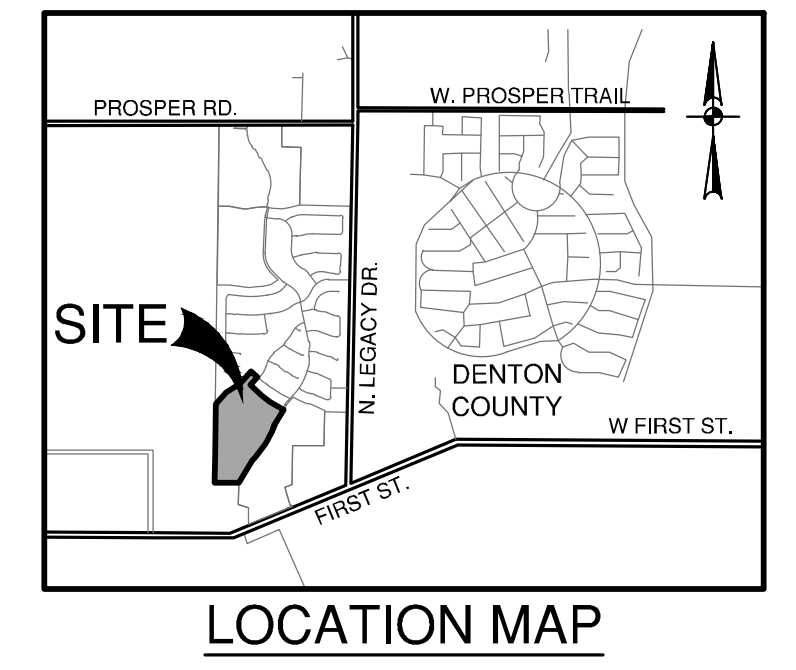
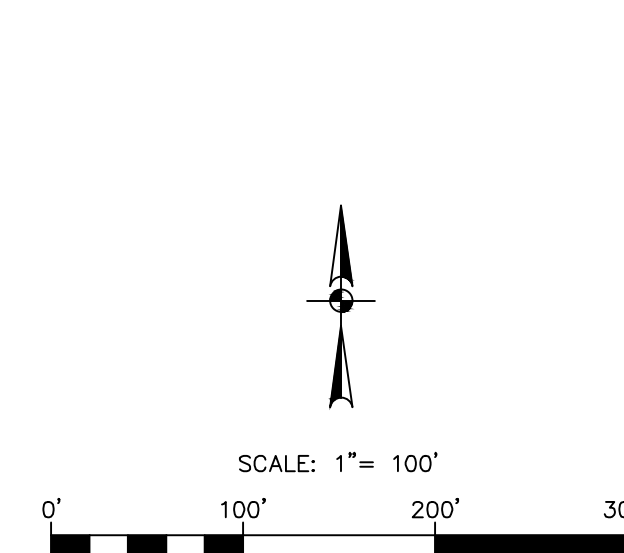
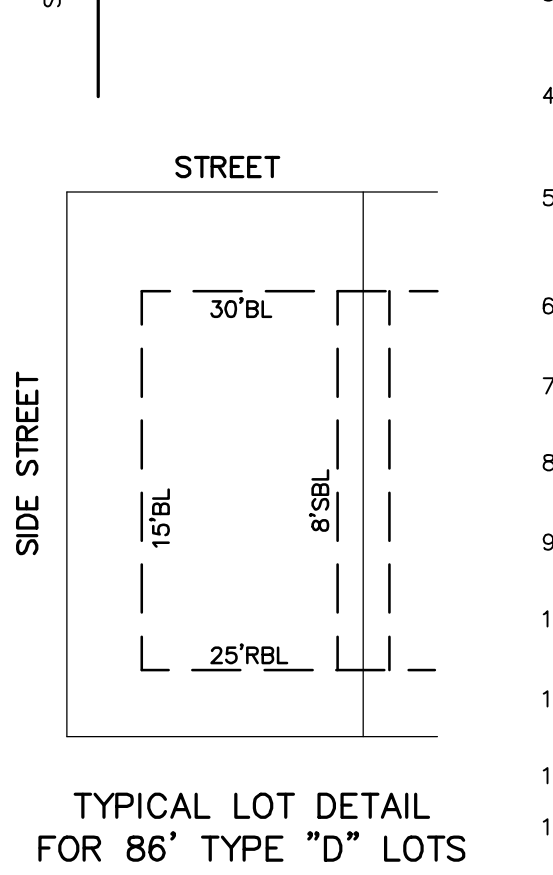
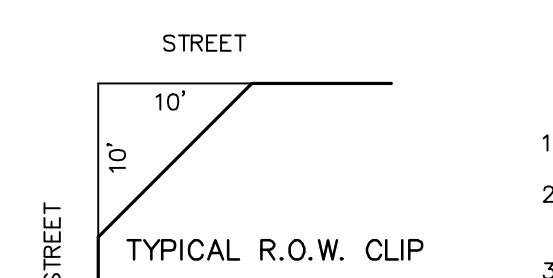
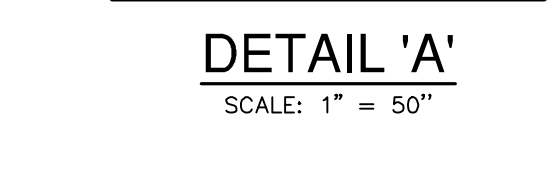
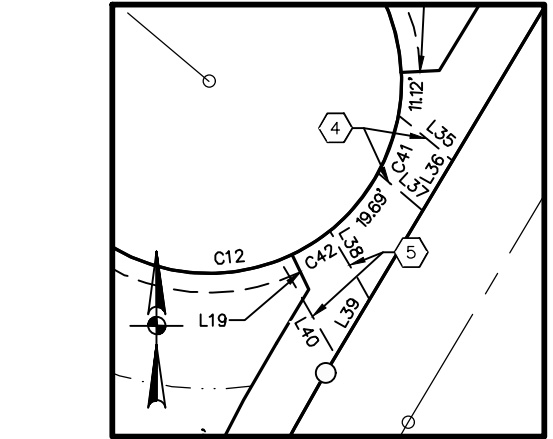
LOT	BLOCK	AREA (SF)	AREA (AC)
7	U	16530	0.379
8	U	16256	0.373
9	U	14480	0.333
10	U	14279	0.328
11	U	14993	0.344
12	U	15797	0.363
13	U	15105	0.347
14	U	14164	0.325
15	U	14570	0.334
16	U	13084	0.300
17	U	12635	0.290
18	U	14755	0.339
19	U	18563	0.426
20	U	14280	0.328
21	U	12915	0.297
22	U	12473	0.286
23	U	12739	0.292
24	U	12001	0.275
25	U	11875	0.273
26	U	11767	0.270
27	U	13484	0.310

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	V	12478	0.286
2	V	11959	0.275
3	V	11965	0.275
4	V	12373	0.284
5	V	13640	0.313
6	V	15056	0.346
7	V	20120	0.462
8	V	18604	0.427
9	V	13719	0.315
10	V	12605	0.289
11	V	12477	0.286
12	V	13322	0.304

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
14X	U	8401	0.193
15X	V	4230	0.097
COMMON AREA LOT 17X	W	29906	6.864



LEGEND

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

KEYNOTES

- (A) BLOCK LETTER
- (U) 5' UTILITY EASEMENT (BY THIS PLAT)
- (V) 5' WALL MAINTENANCE EASEMENT (BY THIS PLAT)
- (W) VARIABLE WIDTH DRAINAGE AND FLOODWAY EASEMENT (6.331 AC) (BY THIS PLAT)
- (X) 15' WATER EASEMENT (0.006 AC) (BY THIS PLAT)
- (Y) 15' SANITARY SEWER EASEMENT (0.008 AC) (BY THIS PLAT)
- (Z) 25' SANITARY SEWER EASEMENT (0.152 AC) (BY THIS PLAT)
- (AA) VARIABLE WIDTH DRAINAGE EASEMENT (0.128 AC) (BY THIS PLAT)
- (AB) VARIABLE WIDTH DRAINAGE EASEMENT (0.234 AC) (BY THIS PLAT)
- (1) LOT 14X, BLOCK U 0.193 AC, 8401 SF
- (2) LOT 15X, BLOCK V 0.097 AC, 4230 SF
- (3) EXISTING 30' SANITARY SEWER EASEMENT (DOC. NO. 201411300124210, O.R.D.C.T.)
- (4) EXISTING SANITARY SEWER EASEMENT (DOC. NO. 2015-13550, O.R.D.C.T.)
- (5) EXISTING SANITARY SEWER EASEMENT (DOC. NO. 2012-33202, O.R.D.C.T.)
- (6) EXISTING 15' SANITARY SEWER EASEMENT (DOC. NO. 2014-7938, O.R.D.C.T.)
- (7) EXISTING 20' SANITARY SEWER EASEMENT (BY STAR TRAIL PHASE ELEVEN) (DOC. NO. 2023-240, P.R.D.C.T.)
- (8) EXISTING 35' SANITARY SEWER EASEMENT & DRAINAGE EASEMENT (BY STAR TRAIL PHASE ELEVEN) (DOC. NO. 2023-240, P.R.D.C.T.)
- (9) EXISTING 15' WATER EASEMENT (BY STAR TRAIL PHASE ELEVEN) (DOC. NO. 2023-240, P.R.D.C.T.)
- (10) EXISTING 20' SANITARY SEWER EASEMENT (DOC. NO. 2023-121266, P.R.D.C.T.)

FINAL PLAT OF STAR TRAIL, PHASE 17

BLOCK U - BLOCK W
 CASE NO. DEVAPP-23-0169
 ZONED PD-66

OWNER/DEVELOPER:
 BLUE STAR ALLEN LAND, L.P.
 8000 WARREN PARKWAY
 BUILDING 1, SUITE 100
 FRISCO, TEXAS 75034
 TEL: (972) 549-2412
 FAX: (214) 387-7781
 CONTACT: SCOTT SHIPP

ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 6105 TENNYSON PARKWAY, STE 210
 PLANO, TEXAS 75027
 TEL: (214) 420-8494
 CONTACT: DUSTIN WENTZ, PE

SURVEYOR:
 PAPE-DAWSON CONSULTING ENGINEERS, LLC.
 6105 TENNYSON PARKWAY, STE 210
 PLANO, TEXAS 75024
 TEL: (214) 420-8494
 CONTACT: MARCOS A. MADRID, RPLS

BLOCK U, LOTS 7-27; BLOCK V, LOTS 1-12;
 BLOCK W, LOTS 10-24;
 BLOCK W, COMMON AREA LOT 17X;
 BLOCK V, LOT 15X;
 BLOCK U, LOT 14X

BEING 26,944 ACRES SITUATED IN THE
 LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962,
 IN THE TOWN OF PROSPER,
 DENTON COUNTY, TEXAS

48 RESIDENTIAL LOTS
 3 COMMON AREA LOTS

PAPE-DAWSON ENGINEERS
 6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1019290

DATE OF PREPARATION: MARCH 1, 2024

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

BEING A TRACT OF LAND, LOCATED IN THE LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962, DENTON COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND CONVEYED AS PARCEL IV IN DEED TO BLUE STAR ALLEN LAND, L.P., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2011-60030, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW CAP STAMPED "ARTHUR SURVEYING FOUND IN THE EAST LINE OF BOCK A, LOT 2, PROSPER SCHOOL CHURCH ADDITION, BLOCK A, LOTS 1, 2 & 3, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD FILED IN DOCUMENT NUMBER 2019-336, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL IV TRACT, AND THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO PROSPER PROFESSIONAL CENTER, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-83405, OFFICIAL RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°02'31" W, ALONG THE COMMON WEST LINE OF SAID PARCEL IV, AND THE EAST LINE OF SAID BLOCK A, LOT 2, PROSPER SCHOOL CHURCH ADDITION, BLOCK A, LOTS 1, 2 & 3, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD FILED IN DOCUMENT NUMBER 2019-336, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL IV, FOR THE COMMON NORTHEAST CORNER OF SAID BLOCK A, LOT 2, PROSPER SCHOOL ADDITION AND THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED IN DEED TO DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2014-7938, OFFICIAL RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00°12'44" E, ALONG THE COMMON WEST LINE OF SAID PARCEL IV, THE EAST LINE OF SAID DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10 TRACT, AND THE SOUTH LINE OF STAR TRAIL PHASE ELEVEN, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2023-240, PLAT RECORDS, DENTON COUNTY, TEXAS, A DISTANCE OF 829.97 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

THENCE LEAVING THE COMMON WEST LINE OF SAID PARCEL IV TRACT, THE EAST LINE OF SAID DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 10 TRACT, AND THE SOUTH LINE OF SAID STAR TRAIL PHASE ELEVEN TRACT, THE FOLLOWING COURSES AND DISTANCES:

N 41°55'31" E, A DISTANCE OF 246.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

N 55°47'34" E, A DISTANCE OF 271.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

N 41°52'55" E, A DISTANCE OF 260.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

THENCE LEAVING THE COMMON SOUTH LINE OF SAID STAR TRAIL PHASE ELEVEN TRACT, THE SOUTH LINE OF STAR TRAIL PHASE THIRTEEN, AN ADDITION TO THE TOWN OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2024-1, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THE COMMON NORTH LINE OF SAID PARCEL IV TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 48°00'24" E, A DISTANCE OF 135.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 41°59'36" W, A DISTANCE OF 168.87 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 48°00'24" E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 46°56'11" E, A DISTANCE OF 200.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 54°34'22" E, A DISTANCE OF 172.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

S 59°04'15" E, A DISTANCE OF 247.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "AG PROP COR" FOUND;

THENCE LEAVING THE COMMON SOUTH LINE OF SAID STAR TRAIL PHASE THIRTEEN TRACT AND OVER AND ACROSS SAID PARCEL IV TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 30°55'45" W, A DISTANCE OF 217.22 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

N 15°02'23" W, A DISTANCE OF 13.90 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 29°54'02" W, A DISTANCE OF 50.01 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

N 72°23'23" E, A DISTANCE OF 13.74 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 08°54'54", A CHORD BEARING AND DISTANCE OF S 20°26'57" W - 50.52 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 50.57 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 12°07'32", A CHORD BEARING AND DISTANCE OF S 22°03'16" W - 110.90 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 1111.11 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 28°07'02" W, A DISTANCE OF 95.48 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

N 13°35'43" W, A DISTANCE OF 14.93 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 30°36'43" W, A DISTANCE OF 50.13 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 79°38'46" W, A DISTANCE OF 14.13 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 00°44'58", A CHORD BEARING AND DISTANCE OF S 35°38'55" W - 5.56 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 5.56 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 36°01'24" W, A DISTANCE OF 269.51 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 06°25'36" E, A DISTANCE OF 14.76 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 41°07'25" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 48°52'35" E, A DISTANCE OF 10.89 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET;

S 30°59'47" W, A DISTANCE OF 417.62 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET FOR THE NORTHEAST CORNER OF THE ABOVEMENTIONED PROSPER PROFESSIONAL CENTER, LLC TRACT;

THENCE S 80°40'08" E, ALONG THE COMMON WEST LINE OF SAID PARCEL IV, AND THE NORTH LINE OF SAID PROSPER PROFESSIONAL CENTER, LLC TRACT, A DISTANCE OF 386.47 FEET TO THE POINT OF BEGINNING, AND CONTAINING 26.944 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLUE STAR ALLEN LAND, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **STAR TRAIL, PHASE 17**, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON, (THE OWNER NAME) DOES HEREBY CERTIFY THE FOLLOWING:

- 1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE TOWN OF PROSPER.
5. THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.
10. FOR LOTS ADJACENT TO A FLOODPLAIN ONLY:
A. 100 YEAR FLOODPLAIN EASEMENT RESTRICTION: CONSTRUCTION WITHIN THE FLOODPLAIN MAY NOT OCCUR UNTIL APPROVED BY THE TOWN. (A REQUEST FOR CONSTRUCTION WITHIN THE FLOODPLAIN EASEMENT MUST BE ACCOMPANIED WITH DETAILED ENGINEERING PLANS AND STUDIES INDICATING THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OR THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST.) WHERE CONSTRUCTION IS APPROVED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY ANALYZING THE ULTIMATE BUILD-OUT CONDITIONS OF THE ENTIRE DRAINAGE BASIN, EXISTING CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNELS TRAVELING 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 TRAVERING 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 NATURAL DRAINAGE CHANNELS, THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT. IF A SUBDIVISION ALTERS THE HORIZONTAL OR VERTICAL FLOODPLAIN, A FEMA FLOODWAY MAP REVISION MAY BE REQUIRED.

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.
LANDSCAPE EASEMENT
THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY "HOMEOWNERS" ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION, SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.
DRAINAGE AND FLOODWAY EASEMENT
THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE TOWN OF PROSPER (CALLED "TOWN") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCK W, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND FLOODWAY EASEMENT" AND IS THE NATURAL DRAINAGE CHANNEL ACROSS EACH LOT, THE EXISTING CREEK OR CREEKS TRAVERING ALONG THE DRAINAGE AND FLOODWAY EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN THE DRAINAGE AND FLOODWAY EASEMENT. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OR SAID CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FOR THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT OR THE NATURAL DRAINAGE CHANNELS, AS HEREIN ABOVE DEFINED, PROVIDED IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE TOWN TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE TOWN SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT, AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND 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 NATURAL DRAINAGE THROUGH THE DRAINAGE AND FLOODWAY EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE TOWN SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS, BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE TOWN OF PROSPER, TEXAS.
WITNESS MY HAND, THIS THE DAY OF 2024.

BY: BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF 2024.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

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

BY:
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MARCOS A. MADRID, 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 REGULATION OF THE TOWN OF PROSPER, TEXAS.

DATED THIS THE DAY OF 2024.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARCOS A. MADRID
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6740
FRM REGISTRATION NO. 1019490
PAPE-DAWSON CONSULTING ENGINEERS, LLC
4105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TELE. (214) 420-8494
EMAIL: MMADRID@PAPE-DAWSON.COM

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DAY OF 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

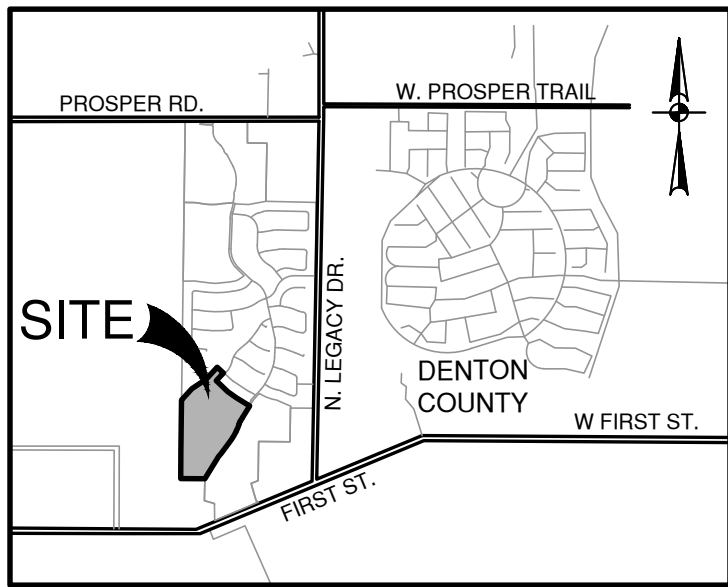
MY COMMISSION EXPIRES ON:

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

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT



LOCATION MAP

FINAL PLAT OF STAR TRAIL, PHASE 17

BLOCK U - BLOCK W
CASE NO. DEVAPP-23-0169
ZONED PD-66

OWNER/DEVELOPER:
BLUE STAR ALLEN LAND, L.P.
8000 WARREN PARKWAY
BUILDING 1, SUITE 100
FRISCO, TEXAS 75034
TEL: (972) 543-2412
FAX: (214) 387-7781
CONTACT: SCOTT SHIPP

BLOCK U, LOTS 7 - 27; BLOCK V, LOTS 1-12;
BLOCK W, LOTS 10-24;
BLOCK W, COMMON AREA LOT 17X;
BLOCK V, LOT 15X;
BLOCK U, LOT 14X

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
6105 TENNYSON PARKWAY, STE 210
PLANO, TEXAS 75027
TEL: (214) 420-8494
CONTACT: DUSTIN WENTZ, PE

BEING 26.944 ACRES SITUATED IN THE LOUISA NEATHERLY SURVEY, ABSTRACT NO. 962, IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
6105 TENNYSON PARKWAY, STE 210
PLANO, TEXAS 75024
TEL: (214) 420-8494
CONTACT: MARCOS A. MADRID, RPLS



6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1019490

DATE OF PREPARATION: MARCH 1, 2024

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

STAR TRAIL, PHASE 17

Civil Job No. 70210-24; Survey Job No. 70210-04

File: W:\projects\70210\STAR TRAIL PHASE 17.dwg, 2/23/24, Survey Job No. 70210-04.dwg



PLANNING

To: Planning & Zoning Commission **Item No. 3d**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – March 5, 2024

Agenda Item:

Consider and act upon a request for a Site Plan for 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)

Future Land Use Plan:

The Future Land Use Plan designates this area as Dallas North Tollway District.

Zoning:

The property is zoned Planned Development-69-Retail (Metten Tract).

Conformance:

The Site Plan conforms to the development standards of Planned Development-69.

Description of Agenda Item:

The Site Plan consists of a 132,000 square foot Big Box and gas pumps with an associated kiosk and car wash totaling 1,139 square feet.

Access:

Access is provided from Frontier Parkway and Dallas Parkway. Connectivity will be provided to a future collector street being constructed along the east side of the property. Cross access is provided throughout the overall commercial development.

Landscaping, Open Space, and Screening:

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

Companion Item:

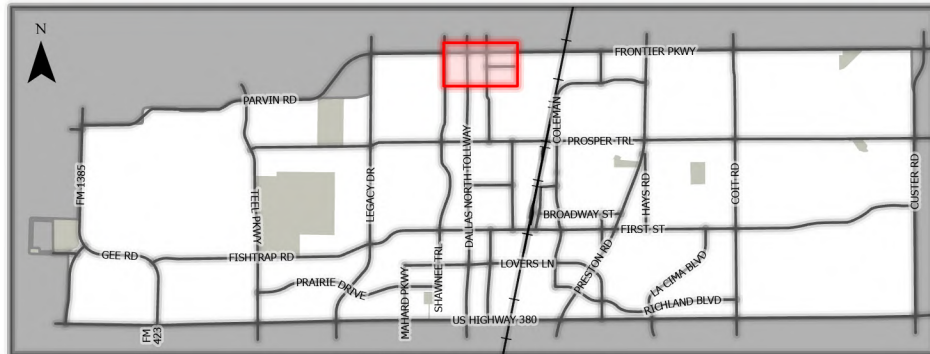
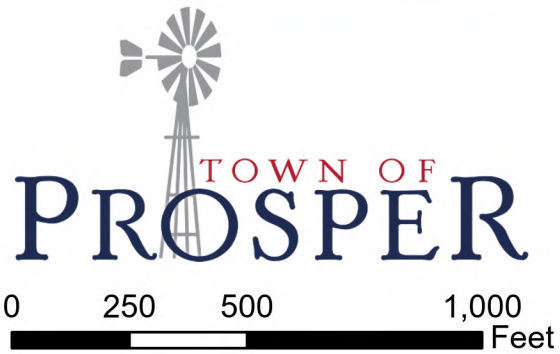
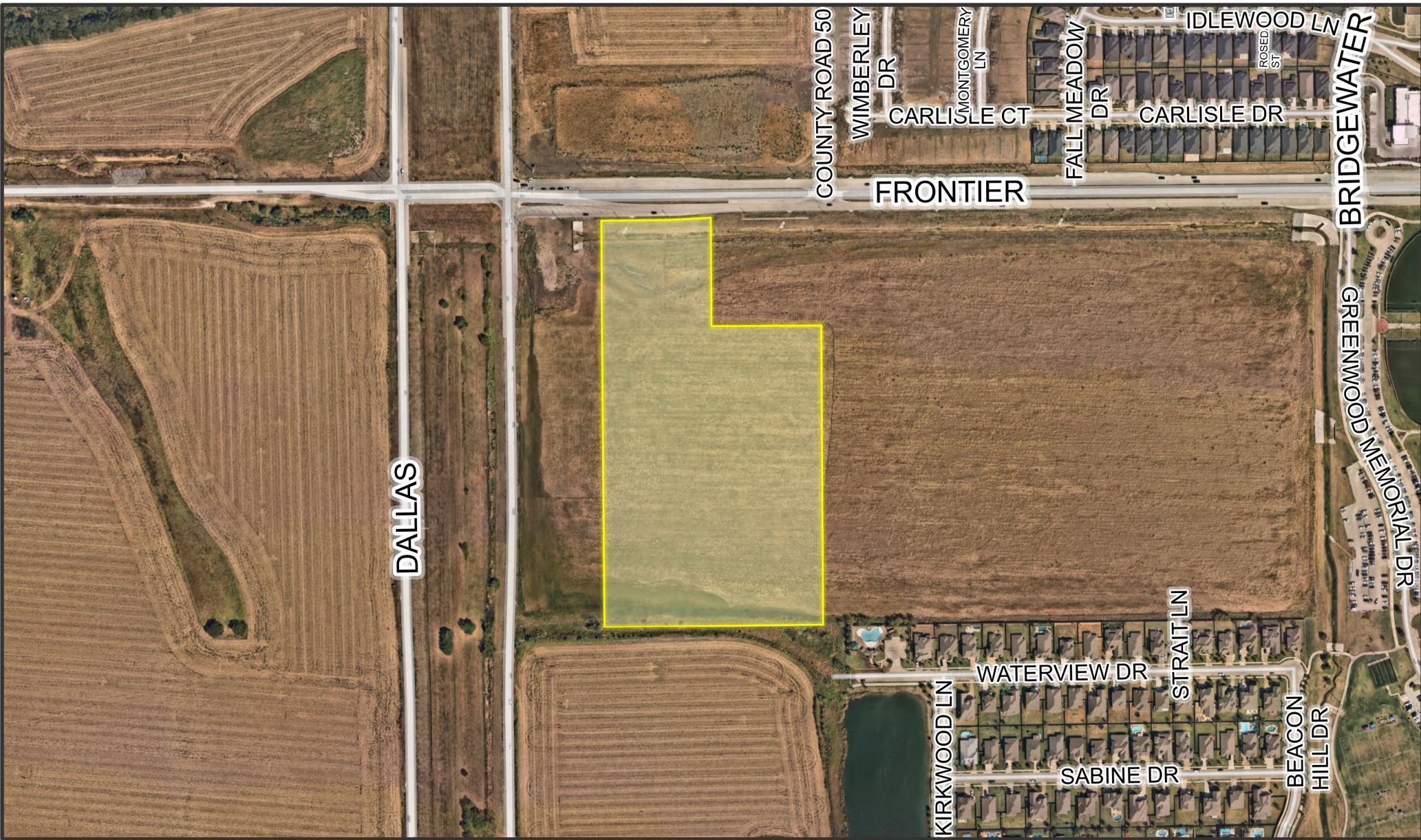
As companion items, the Final Plat (DEVAPP-23-0179) and the Façade Plan (DEVAPP-23-0180) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

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

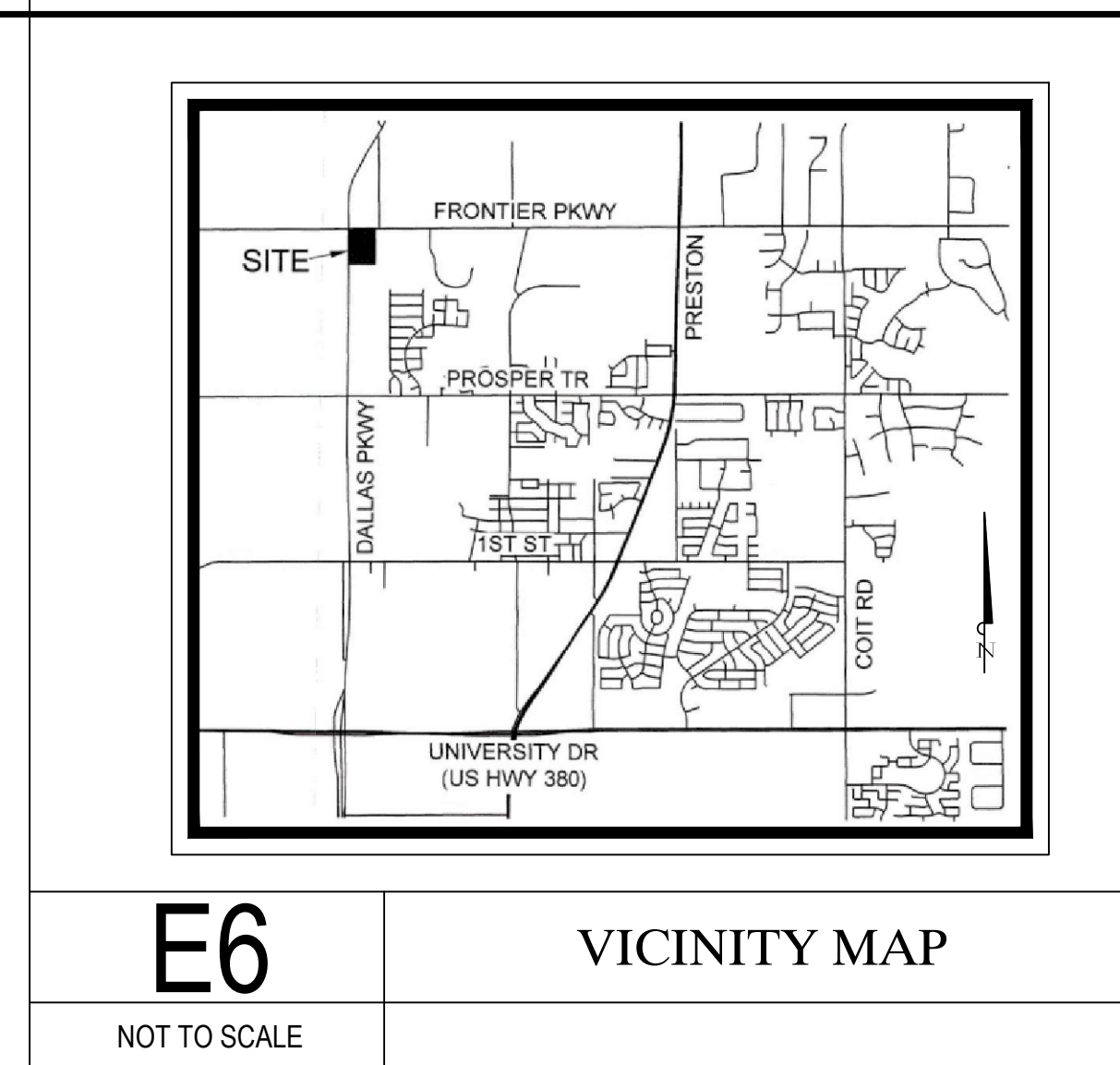
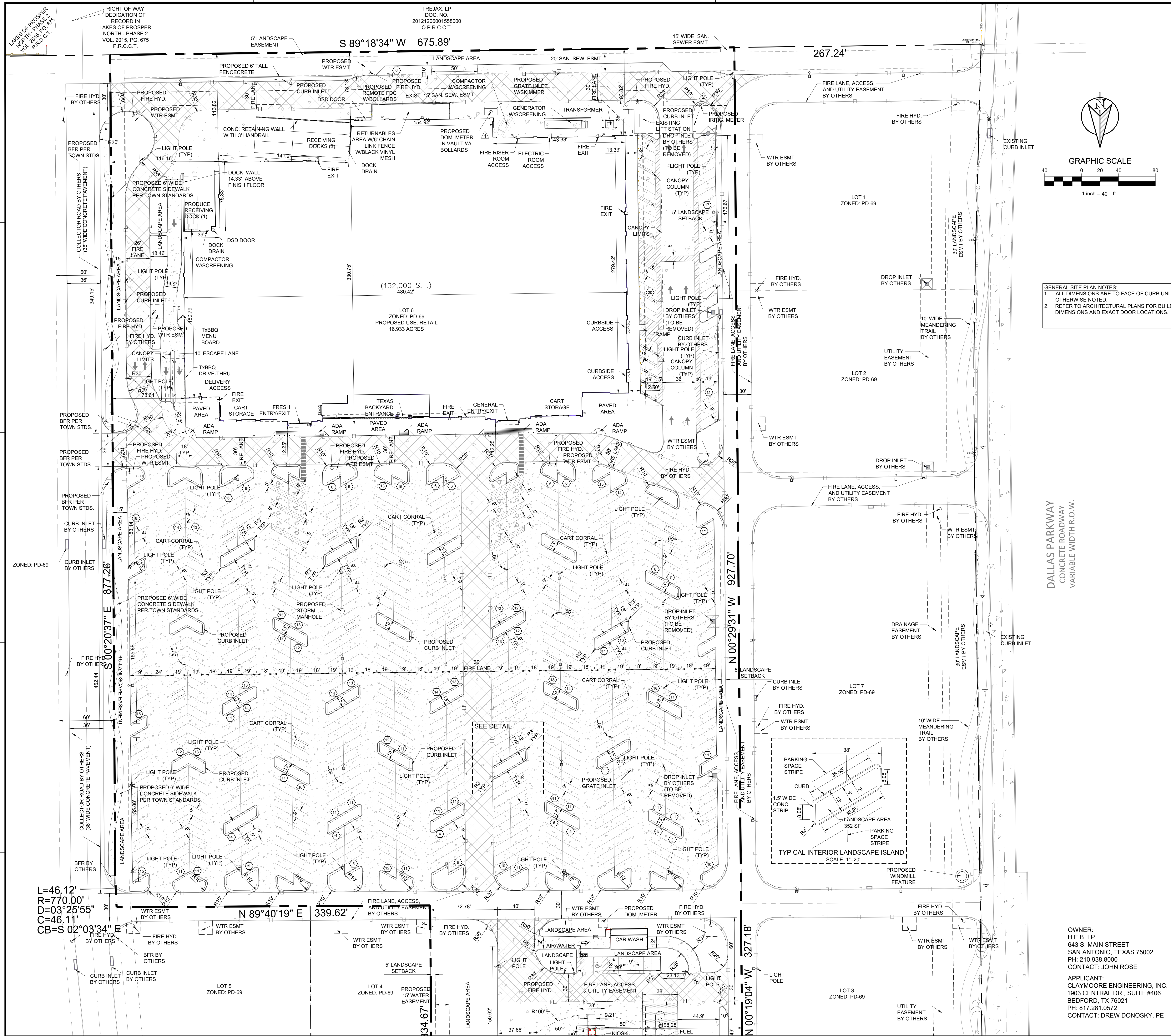


DEVAPP-23-0182

H-E-B

Site Plan

This map for illustration purposes only



E6 NOT TO SCALE

VICINITY MAP

LEGEND

	5' THICK REINFORCED CONCRETE PAVEMENT FOR PARKING
	7' THICK REINFORCED CONCRETE PAVEMENT FOR FIRE LANE/TRUCK DELIVERY
	PROPOSED FIRE LANE
	PROPERTY LINE
	EASEMENT LINE
	PARKING COUNT

GENERAL SITE PLAN NOTES:

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

DALLAS PARKWAY
CONCRETE ROADWAY
VARIABLE WIDTH R.O.W.

SEE SP-2 FOR TOWN SITE PLAN NOTES, WATER METER TABLE, AND SITE DATA TABLE

FLOODPLAIN INFORMATION

ACCORDING TO MAP NO. 4806201151, DATED 06/02/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LEGAL DESCRIPTION:

BEING ALL OF LOT 6, BLOCK A, FRONTIER RETAIL CENTER RECORDED IN PLAT BOOK 2024, PG. 145, O.P.R.C.T., SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS

BENCHMARKS:

BEARING BENCHMARK ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (EPOCH 2011) NORTH CENTRAL ZONE (4250) USING TOWN OF PROSPER GEODETIC CONTROL MONUMENTS 3 AND 5

GPS-3	GPS-5
N 714653.833	N 714654.054
E 248071.977	E 248071.252
ELEV 676.508	ELEV 706.65

TRM #1:
"X" CURB INLET ON THE EAST SIDE OF DALLAS NORTH TOLLWAY NORTHBOUND SERVICE ROAD, APPROXIMATELY 140 FEET SOUTH OF FRONTIER PARKWAY CENTERLINE.
N 714653.833
E 248044.24
ELEV 676.51

OWNER:
H.E.B. LP
643 S. MAIN STREET
SAN ANTONIO, TEXAS 75002
PH: 210.938.8000
CONTACT: JOHN ROSE

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT: DREW DONOSKY, PE

PREPARATION DATE: 2/15/2024 DEVAPP-23-0182

A6 NOT TO SCALE

PROJECT INFORMATION

ISSUE 01 - SITE DEVELOPMENT 2/15/2024

PLOTTED BY: DAN CABALLERO
PLOT DATE: 2/15/2024 4:20 PM
LOCATION: Z:\PROJECTS\PROJECTS\2022-023-023 HEB PROSPER\CADD SHEETS\H-E-B SHEETS\BUILDING PLANS\C-1.0 SITE PLANDWG
LAST SAVED: 2/14/2024 4:46 PM

L=46.12'
R=770.00'
D=03°25'55"
C=46.11'
CB=S 02°03'34" E

A1

SITE PLAN

SEE SP-2 FOR FUEL STATION CONTINUATION

12.18.2023

ISSUE 01

STATE OF TEXAS
DREW DONOSKY
125653
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 07/15/2024
TEXAS REGISTRATION #1199

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

H-E-B

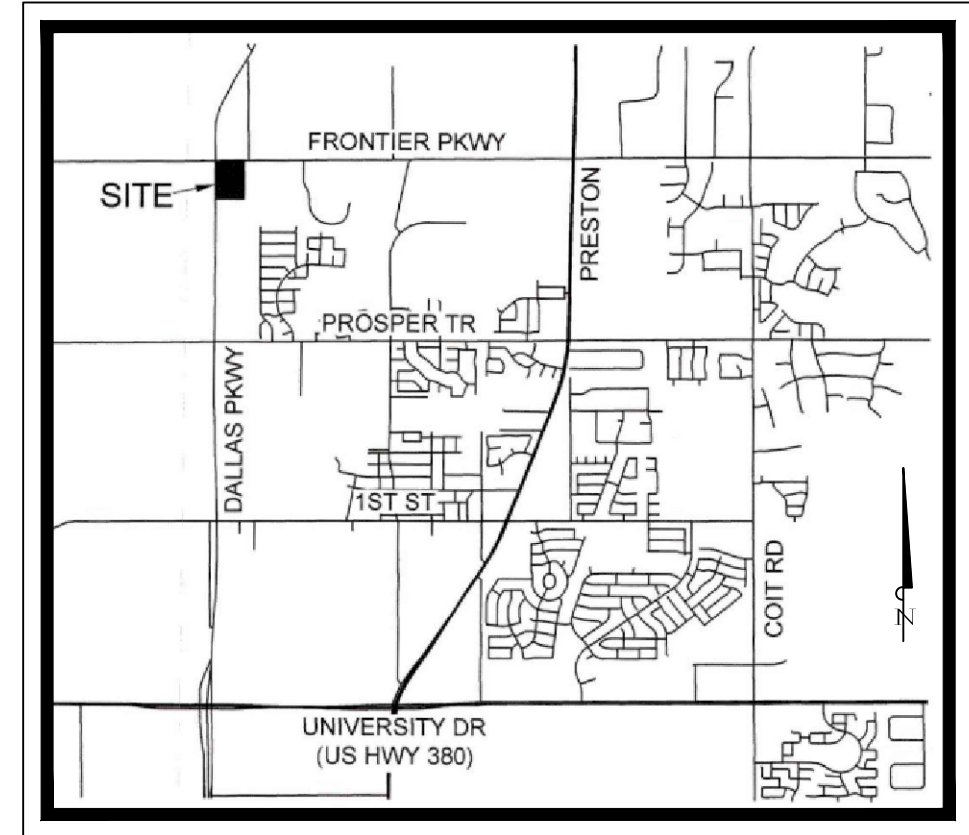
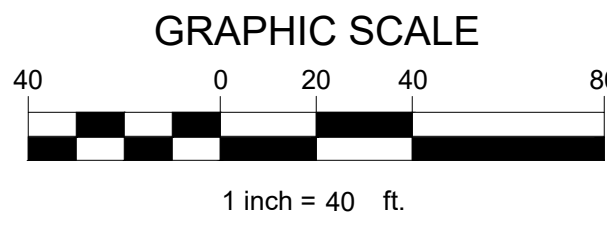
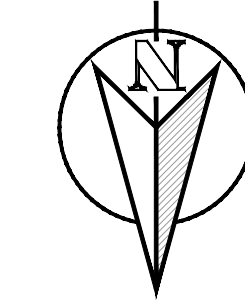
SITE PLAN

H.E.B. PROSPER - CORP # 809
BEING LOT 6, BLOCK A, 16.9 ACRES OUT OF COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147 TOWN OF PROSPER, TEXAS

SCALE: AS NOTED
CONS. PROJ. NO.: 2023-123
DATE: 2/15/24
SHEET NO.

SP-1

SITE DATA SUMMARY																	
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG HGT. (FT. & ST.)	LOT COVERAGE		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)	TOTAL PERVIOUS (SQ. FT.)			
							REQ.	PROV.	REQ. RATIO	REQ. PROV.	REQ.	PROV.					
6	PD-69	RETAIL STORE	16.93	737,608	132,000	34'-8" 2 STORY	50% MAX	17.9%	1 SPACE / 250 SF (RETAIL)	528	835	17	17	577,729	78%	159,879	22%
		FUEL STATION/CARWASH					50% MAX	0.2%	1 SPACE / 250 SF (RETAIL)	5	7	1	1				



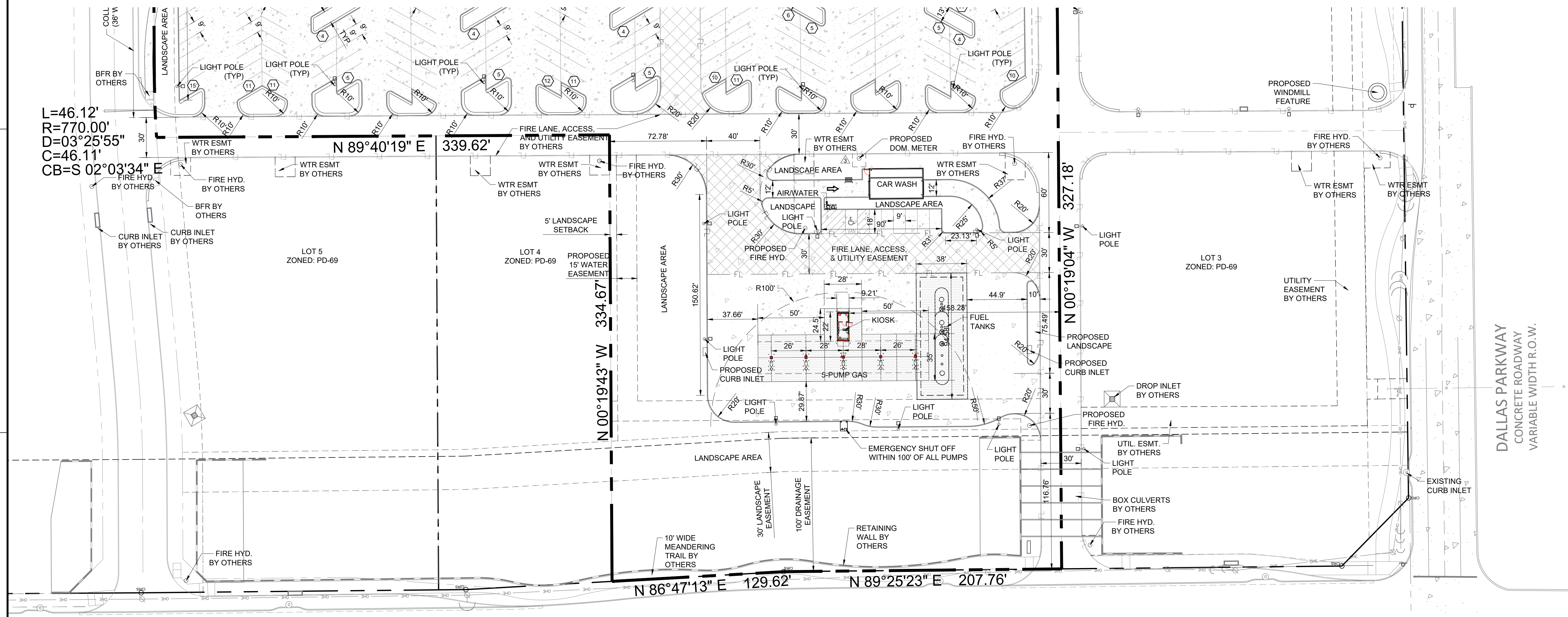
E6 VICINITY MAP
NOT TO SCALE

LEGEND	
	5' THICK REINFORCED CONCRETE PAVEMENT FOR PARKING
	7' THICK REINFORCED CONCRETE PAVEMENT FOR FIRE LANE/TRUCK DELIVERY
	PROPOSED FIRE LANE
	PROPERTY LINE
	EASEMENT LINE
	PARKING COUNT

WATER METER SCHEDULE				
ID	TYP.	SIZE	NO.	SAN SEWER
1	DOM.	3"	1	6"
2	IRR.	2"	1	N/A
3	DOM (FUEL)	1 1/2"	1	6"

GENERAL SITE PLAN NOTES:
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.

SEE SP-1 FOR BUILDING AND PARKING CONTINUATION



- 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.

DALLAS PARKWAY
CONCRETE ROADWAY
VARIABLE WIDTH R.O.W.

FRONTIER PARKWAY
VARIABLE WIDTH R.O.W.

OWNER:
H.E.B. LP
643 S. MAIN STREET
SAN ANTONIO, TEXAS 75002
PH: 210.938.8000
CONTACT: JOHN ROSE

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT: DREW DONOSKY, PE

FLOODPLAIN INFORMATION
 ACCORDING TO MAP NO. 48080D0191S1, DATED 06/02/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LEGAL DESCRIPTION:
 BEING ALL OF LOT 6, BLOCK A, FRONTIER RETAIL CENTER RECORDED IN PLAT BOOK 2024, PG. 145, O.P.R.C.T., SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS.

BENCHMARKS:
 BENCHMARKS SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH4015) NORTH CENTRAL ZONE (42SD) USING TOWN OF PROSPER GEODETIC CONTROL MONUMENTS 3 AND 5.

GPS-3
N: 1146583.803
E: 2480751.977
ELEV: 675.00

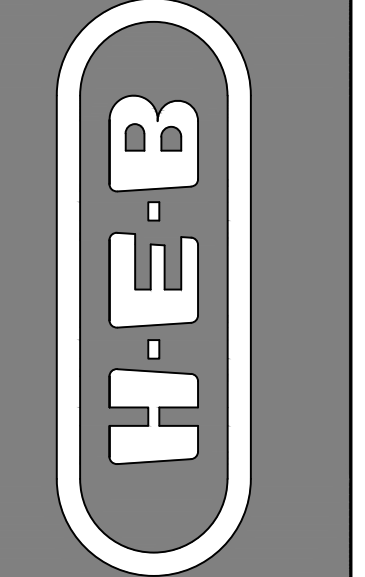
GPS-5
N: 1146584.054
E: 2480751.292
ELEV: 706.65

TRM #1
"X" CURB INLET ON THE EAST SIDE OF DALLAS NORTH TOLLWAY NORTHBOUND SERVICE ROAD, APPROXIMATELY 140 FEET SOUTH OF FRONTIER PARKWAY CENTERLINE.
N: 1146582.00
E: 248244.24
ELEV: 675.15

PREPARATION DATE: 2/15/2024 DEVAPP-23-0182

A1 SITE PLAN
1" = 40'

A6 PROJECT INFORMATION
NOT TO SCALE
ISSUE 01 - SITE DEVELOPMENT 2/15/2024



SITE PLAN

H.E.B. PROSPER - CORP # 809
BEING LOT 6, BLOCK A, 16.93 ACRES OUT OF COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT NO. 147, TOWN OF PROSPER, TEXAS

SCALE: AS NOTED
CONSUL. PROJ. NO.: 2023-123
DATE: 2/15/24
SHEET NO.: SP-2

PLOTTED BY: DAN CABALLERO
 PLOT DATE: 2/15/2024 4:20 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2022-023 HEB PROSPER\CADD\SHEETS\H-E-B SHEETS\BUILDING PLANS\C-1.0 SITE PLANDWG
 LAST SAVED: 2/14/2024 4:46 PM



PLANNING

To: Planning & Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, Director of Development Services
Cc: Suzanne Porter, Planning Manager
Re: Planning & Zoning Commission Meeting – March 5, 2024

Item No. 3e

Agenda Item:

Consider and act upon a request for a Final Plat for 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)

Future Land Use Plan:

The Future Land Use Plan designates this area as Dallas North Tollway District.

Zoning:

The property is zoned Planned Development-69-Retail (Metten Tract).

Conformance:

The Final Plat conforms to the development standards of Planned Development-69.

Description of Agenda Item:

The purpose of this Final Plat is to dedicate easements necessary for the development of a Big Box, gas pumps, kiosk, and a car wash.

Companion Item:

As companion items, the Site Plan (DEVAPP-23-0182) and the Façade Plan (DEVAPP-23-0180) are on this Planning & Zoning Commission agenda.

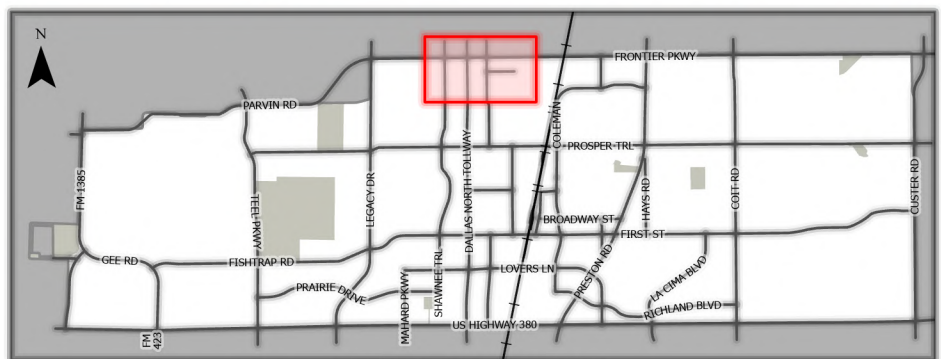
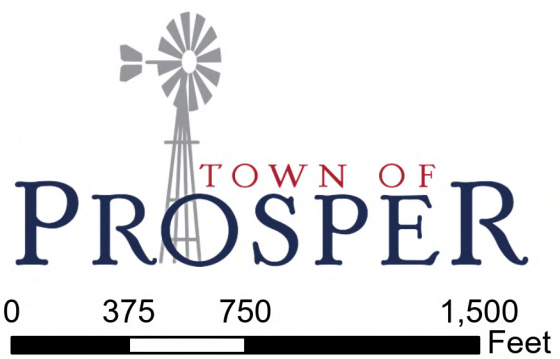
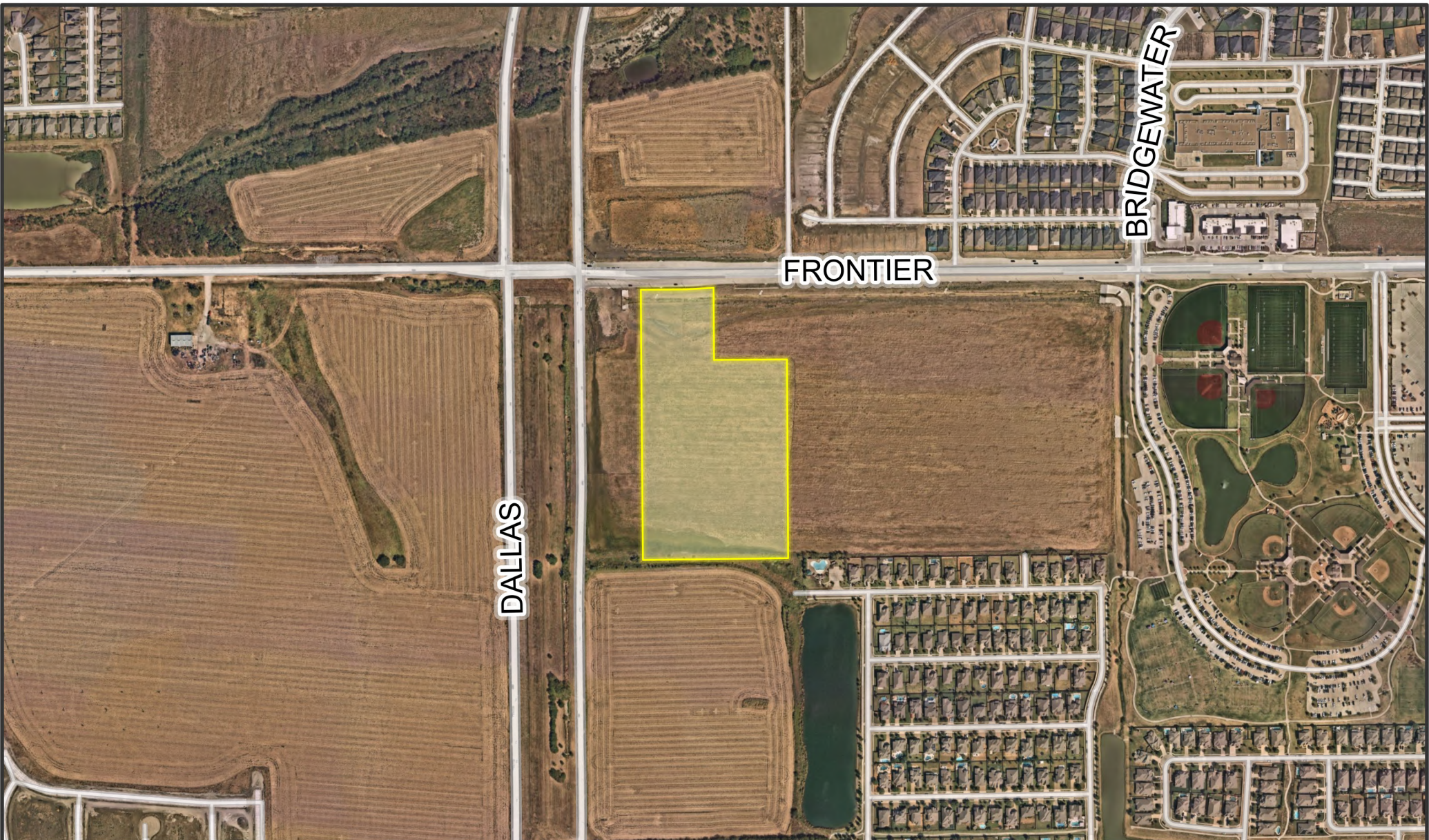
Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

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

1. Town Council approval of the Site Plan and Façade Plan, and
2. Approval of all additions and/or alterations to the easements and dedications.

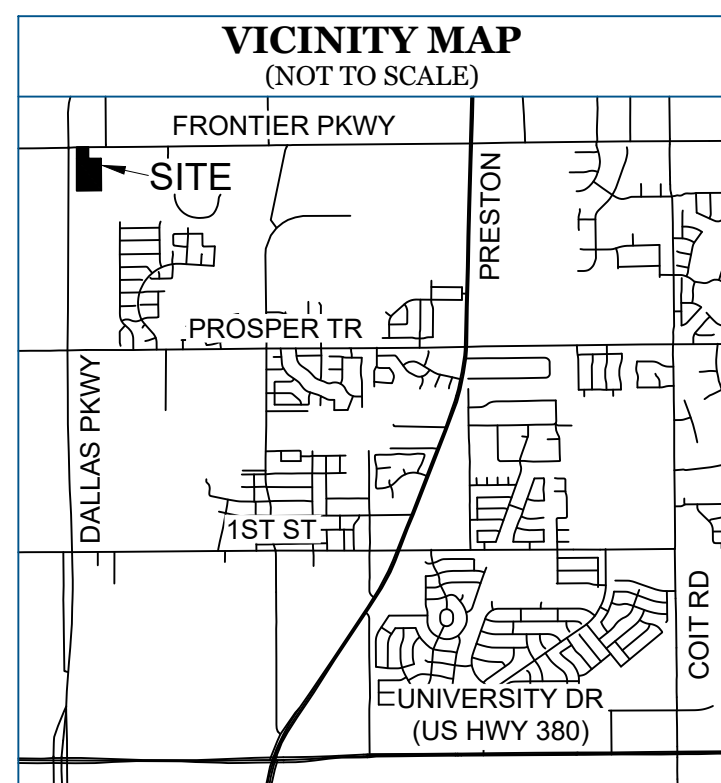


DEVAPP-23-0179

Frontier Retail Center

Final Plat

This map for illustration purposes only



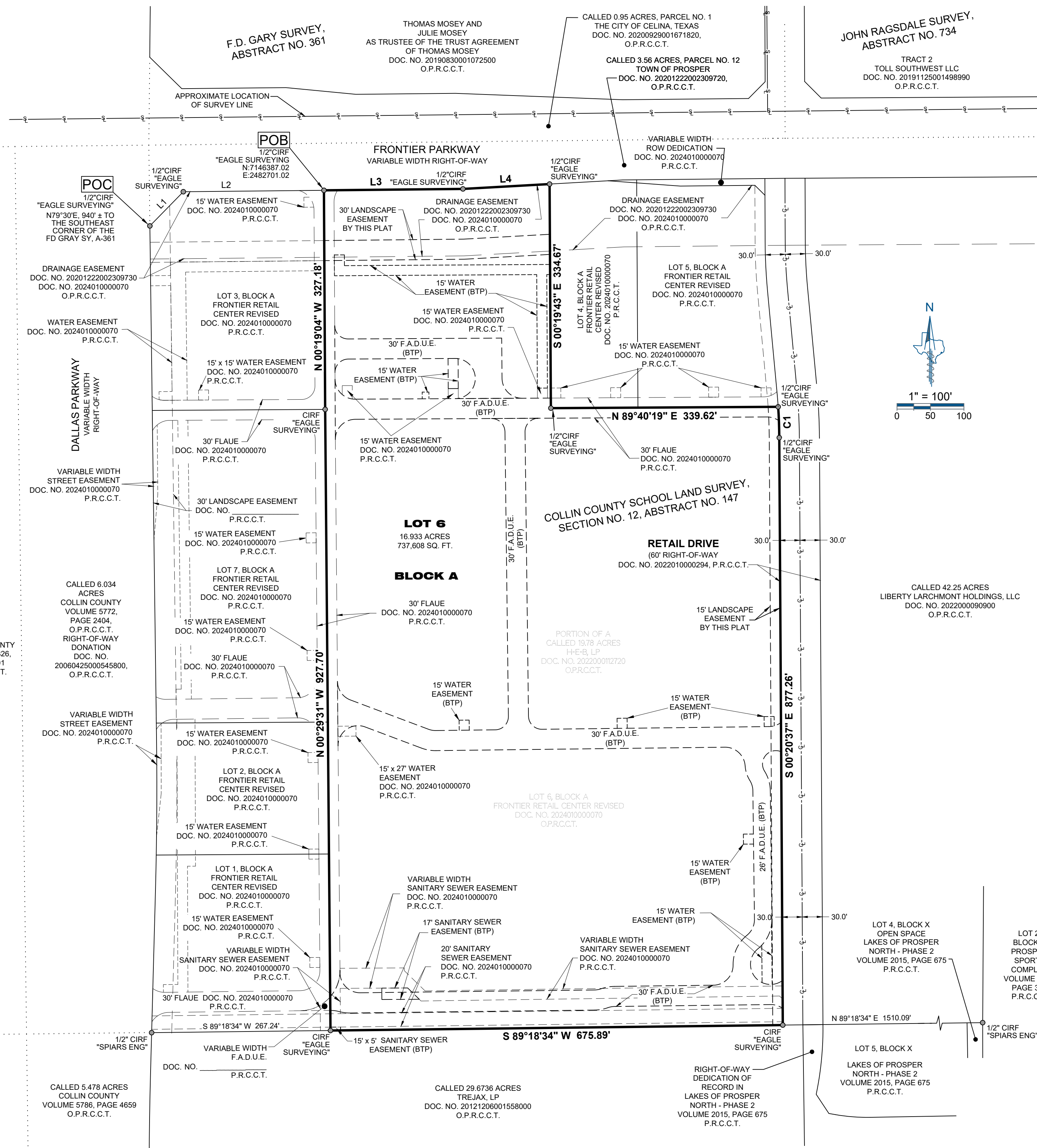
LINE	BEARING	DISTANCE
L1	N 44°25'23" E	71.45'
L2	N 89°25'23" E	210.09'
L3	N 89°25'23" E	207.76'
L4	N 86°47'13" E	129.62'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	46.12'	770.00'	3°25'55"	S 02°03'34" E	46.11'

LEGEND	
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
(BTP)	= BY THIS PLAT
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
FLAUE	= FIRE LANE, ACCESS, AND UTILITY EASEMENT
F.A.D.U.E.	= FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
---	= SUBJECT BOUNDARY LINE
---	= EASEMENT

GENERAL NOTES

- FLOOD NOTE:** This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0115J. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Notice: A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or conveyance in its entirety or interest thereon defined. No building permit shall be issued nor permanent public utility service provided until a Final Plat is approved and public improvements approved in accordance with the provisions of the Subdivision Ordinance of the Town of Prosper.
- The purpose of this plat is to final plat 1 lot of record for site development.
- The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202.



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, H-E-B, LP is the owner of a 16.933 acre tract of land out of the Collin County School Land Survey, Section No. 12, Abstract No. 147, situated in the Town of Prosper, Collin County, Texas, being all of Block A, Lot 6, Frontier Retail Center Revised, a subdivision of record in Document Number 2024010000070, of the Plat Records of Collin County, Texas, being a portion of a called 19.78 acre tract of land conveyed to H-E-B, LP by deed of record in Document No. 2022000112720, of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the South end of a corner clip at the intersection of the East right-of-way line of Dallas Parkway (a variable width right-of-way) and the South right-of-way line of Frontier Parkway (County Road No. 5, a variable width right-of-way), being the most Westerly Northwest corner of Lot 3, Block A, of said Frontier Retail Center Revised;

THENCE, along the South right-of-way line of Frontier Parkway, being the common North line of said Frontier Retail Center Revised, the following five (5) courses and distances:

- N44°25'23"E, a distance of 71.45 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the North end of said corner clip;
- N89°25'23"E, a distance of 210.09 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at Northeast corner of said Lot 3 and the Northwest corner of said Lot 6, for the POINT OF BEGINNING;
- N89°25'23"E, a distance of 207.76 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- N86°47'13"E, a distance of 129.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northwest corner of Lot 4, Block A, of said Frontier Retail Center Revised and the most northerly Northeast corner of said Lot 6;
- S00°19'43"E, along the West line of said Lot 4, being the common East line of said Lot 6, a distance of 334.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;

THENCE, N89°40'19"E, along the South line of said Lot 4, in part, being the common North line of said Lot 6, a distance of 339.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the West right-of-way line of Retail Drive (a 60' right-of-way), at the Southeast corner of Lot 5, Block A, of said Frontier Retail Center Revised and the most easterly Northeast corner of said Lot 6, at the beginning of a non-tangent curve to the right;

THENCE, along the West right-of-way line of said Retail Drive, being the common East line of said Lot 6, the following two (2) courses and distances:

- Along said non-tangent curve to the right, having a radius of 770.00 feet, a chord bearing of S02°03'34"E, a chord length of 46.11 feet, a delta angle of 03°25'55", an arc length of 46.12 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- S00°20'37"E, a distance of 877.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found in the North line of a called 29.6736 acre tract of land conveyed to TREJAX, LP by deed of record in Document No. 20121206001558000 of said Official Public Records, from which a 1/2" iron rod with yellow plastic cap stamped "SPIARS ENG" found at the Northeast corner of Lot 4, Block X of Lakes of Prosper North - Phase 2, a subdivision of record in Volume 2015, Page 675 of said Plat Records and the Southeast corner of a called 42.25 acre tract of land conveyed to Liberty Larchmont Holdings, LLC by deed of record in Document Number 2022000090900, of said Official Public Records, bears N89°18'34"E, a distance of 1,510.09 feet;

THENCE, S89°18'34"E, along the North line of said 29.6736 acre tract, being the common South line of said Lot 6, a distance of 675.89 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southeast corner of Lot 1, Block A, of said Frontier Retail Center Revised and the Southwest corner of said Lot 6, from which a 1/2" iron rod with yellow plastic cap stamped "SPIARS ENG" found in the East right-of-way line of said Dallas Parkway, being the Northwest corner of said 29.6736 acre tract and the Southwest corner of said Lot 1, bears N89°18'34"W a distance of 267.24 feet;

THENCE, N00°29'31"E, along the East line of said Lot 1, in part, being the common West line of said Lot 6, a distance of 927.70 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Northeast corner of Lot 7, Block A of said Frontier Retail Center Revised and the Southeast corner of said Lot 3;

THENCE, N00°19'04"E, along the East line of said Lot 3, being the common West line of said Lot 6, a distance of 327.18 feet to the POINT OF BEGINNING and containing an area of 16.933 Acres, or (737608 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT H-E-B, LP, does hereby certify and adopt this conveyance plat designating the herein described property as **FRONTIER RETAIL CENTER 2ND REVISION, BLOCK A, LOT 6**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown hereon. H-E-B, LP, 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 monetary encumbrances.
- The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements in approved by the Town of Prosper. Notwithstanding the foregoing, the Owners of the property hereby reserve the right to use and enjoy the surface of all easements dedicated hereby for all purposes that do not interfere with the use of said easements by the Town of Prosper and public utilities, including but not limited to placing surface materials over and across said easement and to use the same for parking areas, driveways, walkways, sidewalks, landscaping, lighting, and/or signage ("Permitted Encroachments").
- The Town of Prosper is not responsible for any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- Except for Permitted Encroachments, the Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall, at all times, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means and approved by the Town of Prosper.
- This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the public and Owners, their heirs, grantees, successors and assigns: (a) FLAUE may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for the Fire Department, Police, and emergency use in along, upon, and across the FLAUE, with the right and privilege at all times of the Town of Prosper, its agents, employees, workmen, and representatives having ingress, egress, and regress in, along, upon, and across said FLAUE; and (b) The Owners covenant and agree that they shall construct upon the FLAUE, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that 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 obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to Town standards of the fire lane portions of the FLAUE is the responsibility of the owner upon which the fire lane is located, and each such owner shall post and maintain signage in accordance with 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.

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

WITNESS AT MY HAND, this the ____ day of _____, 2024.

OWNER: **H-E-B, LP** a Texas limited partnership

BY: Benjamin R. Scott
Group Vice President of Real Estate and Shopping Center Development

STATE OF TEXAS §
COUNTY OF BEXAR §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "Eagle Surveying" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Prosper, Collin County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of _____, 2024,
by the **PLANNING & ZONING COMMISSION** of the Town of Prosper, Texas.

Town Secretary _____

Engineering Department _____

Development Services Department _____

FINAL PLAT
FRONTIER RETAIL CENTER
BLOCK A, LOT 6
16.933 ACRES
BEING ALL OF LOT 6, BLOCK A, FRONTIER RETAIL CENTER REVISED
RECORDED IN 2024010000070, O.P.R.C.C.T., SITUATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY, SECTION NO. 12, ABSTRACT No. 147,
AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
PREPARATION DATE: FEBRUARY 27, 2024

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009

Claymore Engineering
Contact: Clay Cristy, PE
301 S. Coleman, Suite 40
Prosper, Texas 75078
(817) 281-0572

H-E-B, LP
646 S. Flores Street
San Antonio, TX 78204

JOB NUMBER
2103.017-10
DATE
02/27/2024
REVISION
DRAWN BY
BE



PLANNING

To: Planning & Zoning Commission **Item No. 3f**
From: Jerron Hicks, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – March 5, 2024

Agenda Item:

Consider and act upon a request for a Façade Plan for 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)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Dallas North Tollway District.

Zoning:

The property is zoned Planned Development-69-Retail (Metten Tract).

Conformance:

The Façade Plan conforms to the development standards of Planned Development-69.

Description of Agenda Item:

The Façade Plan is for both a big box and gas pumps with an associated kiosk and car wash.

Companion Item:

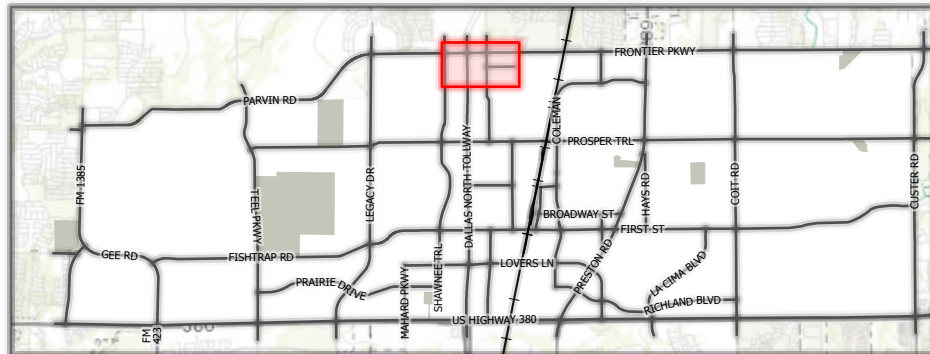
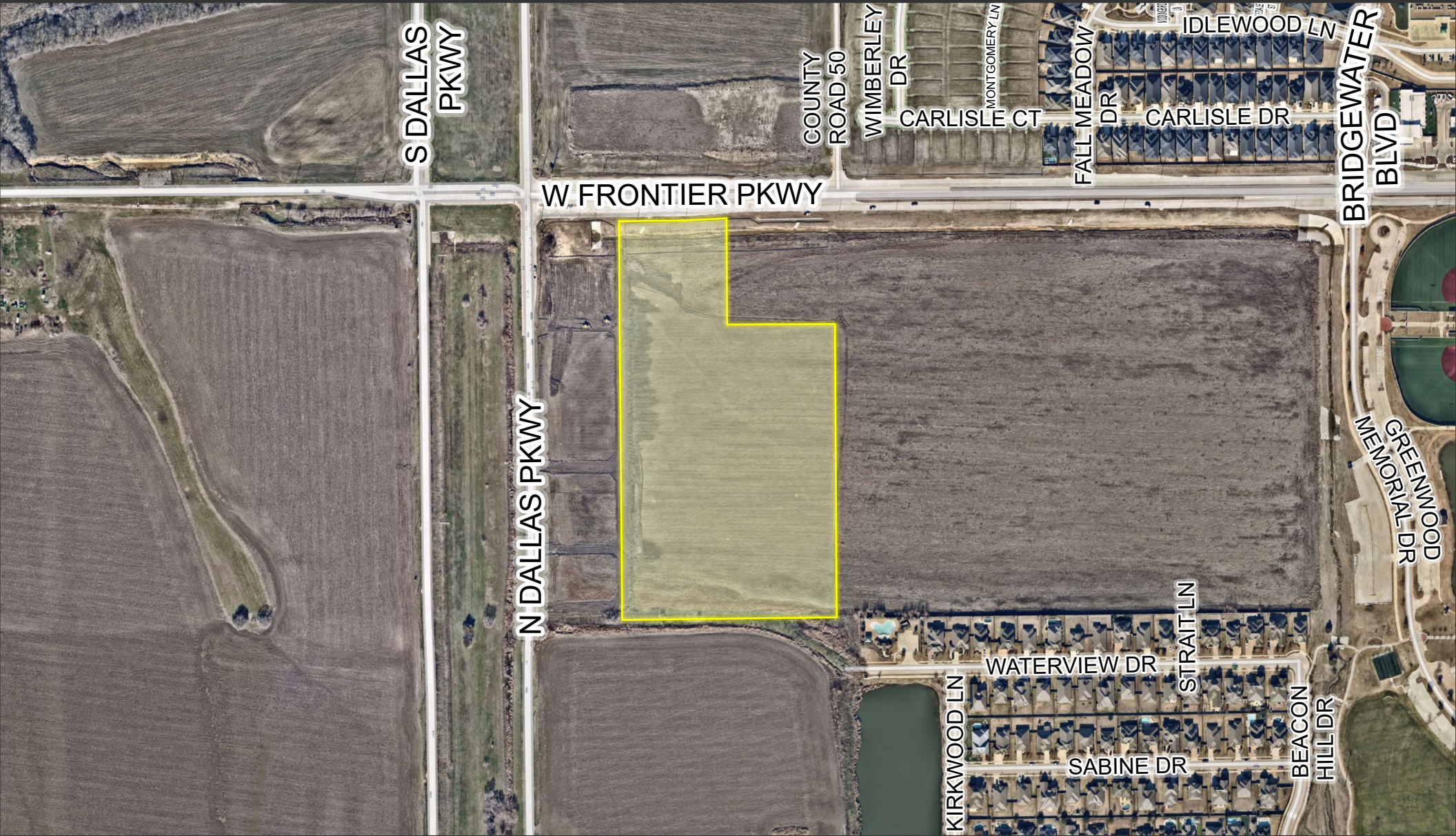
As companion items, the Site Plan (DEVAPP-23-0182) and the Final Plat (DEVAPP-23-0179) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Façade Plan

Town Staff Recommendation:

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

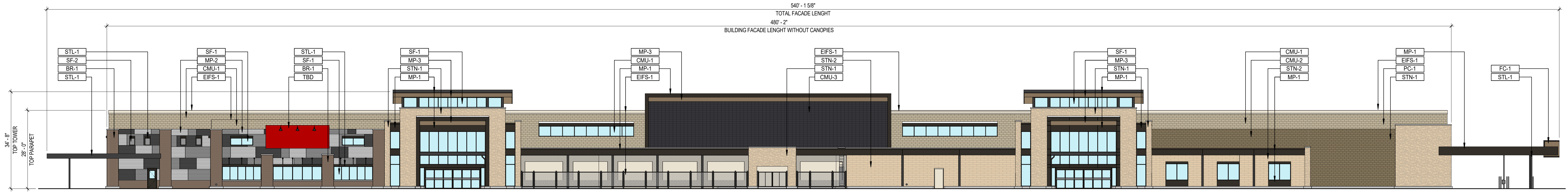


This map for illustration purposes only

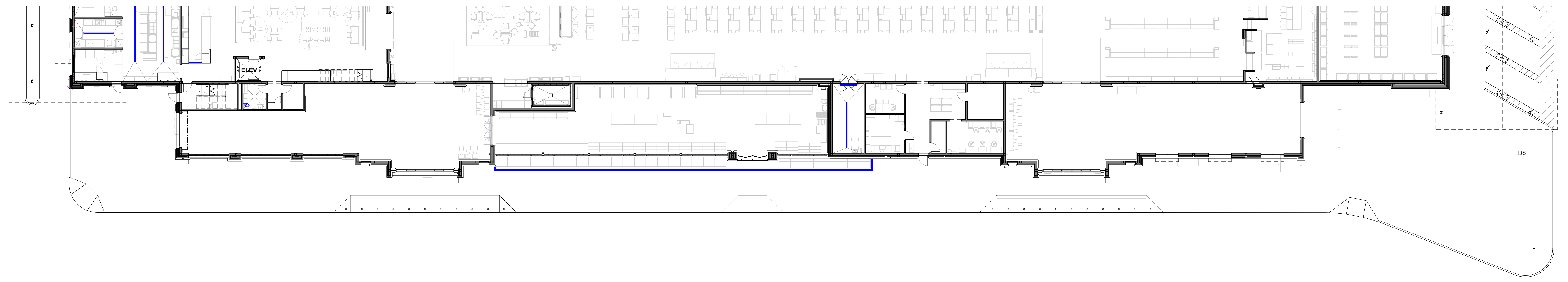
DEVAPP-23-0180

HEB Prosper Store

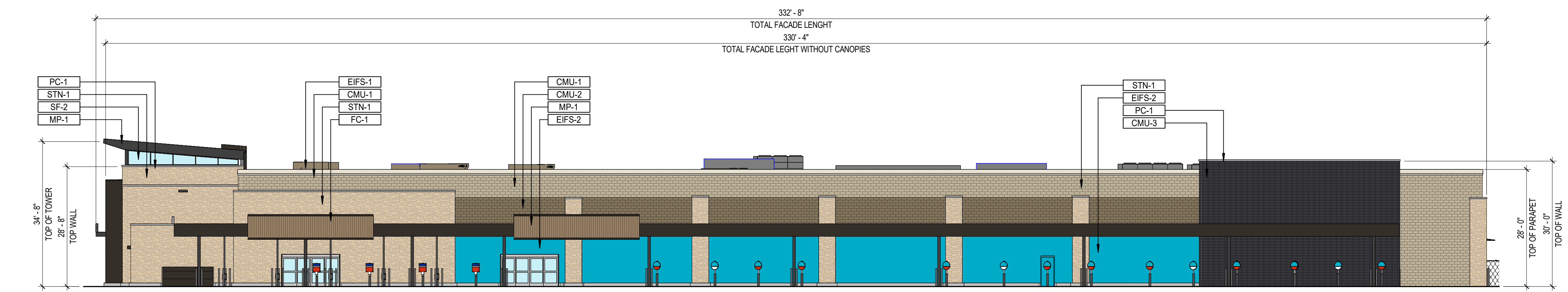
Facade Plan



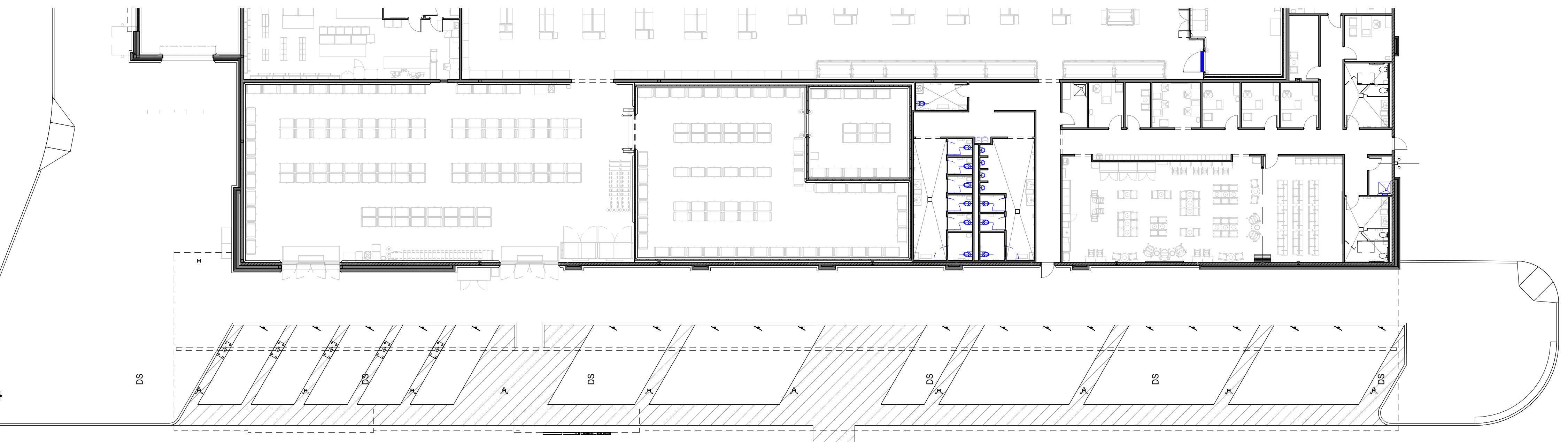
1 OVERALL EXTERIOR NORTH ELEVATION - FRONT
 1/16" = 1'-0"
 NOTE: MECHANICAL UNITS ARE SCREENED BY BUILDING PARAPET. REFERENCE SITE LINE STUDY VIEWS.



2 NORTH ELEVATION - FRONT FOOTPRINT
 1/16" = 1'-0"



3 OVERALL EXTERIOR WEST ELEVATION - SIDE
 1/16" = 1'-0"
 NOTE: MECHANICAL UNITS ARE SCREENED BY BUILDING PARAPET. REFERENCE SITE LINE STUDY VIEWS.

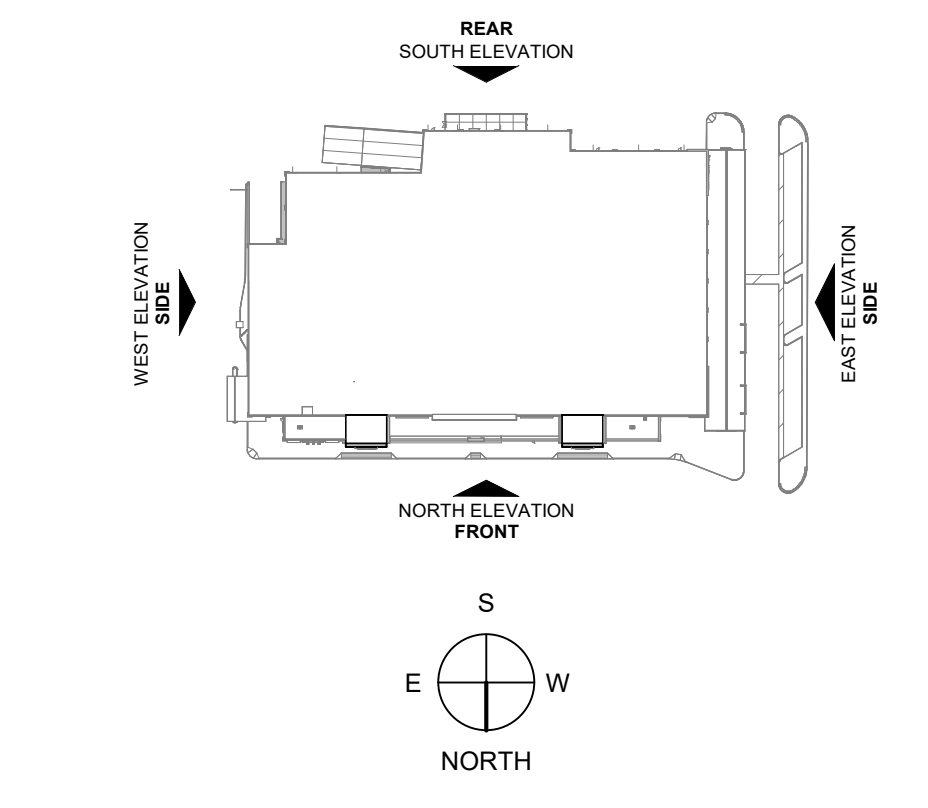


4 WEST ELEVATION - SIDE FOOTPRINT
 1/16" = 1'-0"

EXTERIOR FINISH LEGEND		
CODE	MATERIAL	MATERIAL
MASONRY		
BR-1	FACE BRICK	COLOR 1
CMU-1	CMU - INTEGRAL COLOR (LIGHT COLORED)	COLOR 1
CMU-2	CMU - INTEGRAL COLOR (MEDIUM COLORED)	COLOR 2
CMU-3	ARCHITECTURAL CMU (DARK COLORED)	COLOR 3
STN-1	STONE	NATURAL LIMESTONE
STN-2	STONE	NATURAL LIMESTONE
METAL		
MP-1	ACM PANELS	COLOR 1
MP-2	CORRUGATED METAL 30" PANELS	COLOR 1
FC-1	PANELIZED FIBER CEMENT GLAZING SYSTEM	COLOR 1
STL-1	PAINTED EXPOSED STRUCTURAL STEEL	BLACK MAGIC - PPG 1001-7
EIFS		
EIFS-1	EXTERIOR INSULATION FINISHING SYSTEM	PAINTED PT-1
EIFS-2	EXTERIOR INSULATION FINISHING SYSTEM	PAINTED PT-2
PANT		
PT-1	PAINT	LIGHT BEIGE PPG1086-2 (BRANDED PEARS)
PT-2	PAINT	CUSTOM BY BEHR CURBSIDE BLUE
PT-3	PAINT	HEB RED
MISC		
SF-1	ALUMINUM STOREFRONT SYSTEM	DARK BRONZE ALUMINUM FINISH
SF-2	ALUMINUM STOREFRONT SYSTEM	DARK BRONZE ALUMINUM FINISH
PC-1	PRE-CAST STONE CAPS	STANDARD GRAY

NORTH ELEVATION - 14,060 SF			
MATERIAL	CODE	SF	PERCENTAGE
STONE	STN	1,638	11.6%
MASONRY	CMU-1	4,412	31.4%
MASONRY	CMU-3	1,408	10%
EIFS	EIFS	1,720	12.2%
GLAZING	SF	1,968	14.1%
METAL PANELS	MP	2,896	20.7%
TOTAL		14,060	100%

WEST ELEVATION - 9,349 SF			
MATERIAL	CODE	SF	PERCENTAGE
STONE	STN	2,001	11.6%
MASONRY	CMU-1	1,802	31.4%
MASONRY	CMU-2	1,900	31.4%
MASONRY	CMU-3	1,297	10%
EIFS	EIFS	1,980	12.2%
GLAZING	SF	194	14.1%
METAL PANELS	MP-1	1,275	20.7%
TOTAL		9,349	100%



PROJECT # DEVAPP-23-0180
H.E.B. PROSPER - STORE
 16.933 ACRES
 BLOCK A | LOT 6
 AN ADDITION TO THE CITY OF PROSPER
 COLLIN COUNTY, TEXAS
 SEPTEMBER, 2023

H.E.B. LP OWNER
 643 S. MAIN (210) 938-8000
 SAN ANTONIO, TEXAS 75002

CONTACT: JOHN ROSE

CLAYMOORE ENGINEERING ENGINEER
 1903 CENTRAL DRIVE, SUITE #406 (817) 281-0572
 BEDFORD, TEXAS 76021

CONTACT: DREW DONOSKY

CITY OF PROSPER GENERAL NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE PAINTED TO MATCH THE BUILDING.
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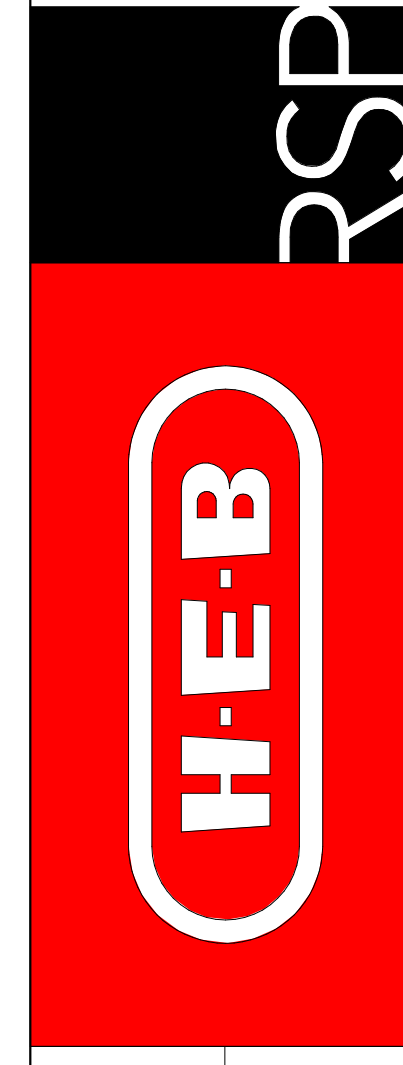
CITY APPROVAL

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Revision	Description	Date

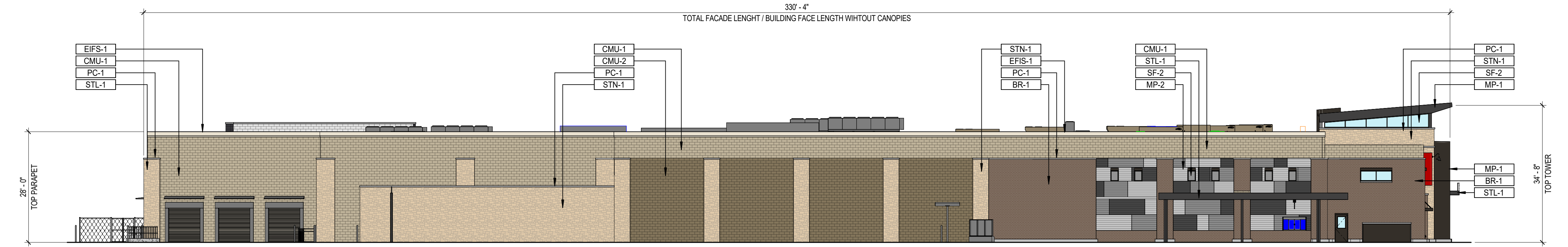
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 ARCHITECT:
RSP ARCHITECTS, LTD.

RSP Architects, Ltd.
 600 W. 4th Street, Suite 100
 Fort Worth, TX 76102
 817.200.0340 main
 817.277.8658 fax
 www.rsparch.com

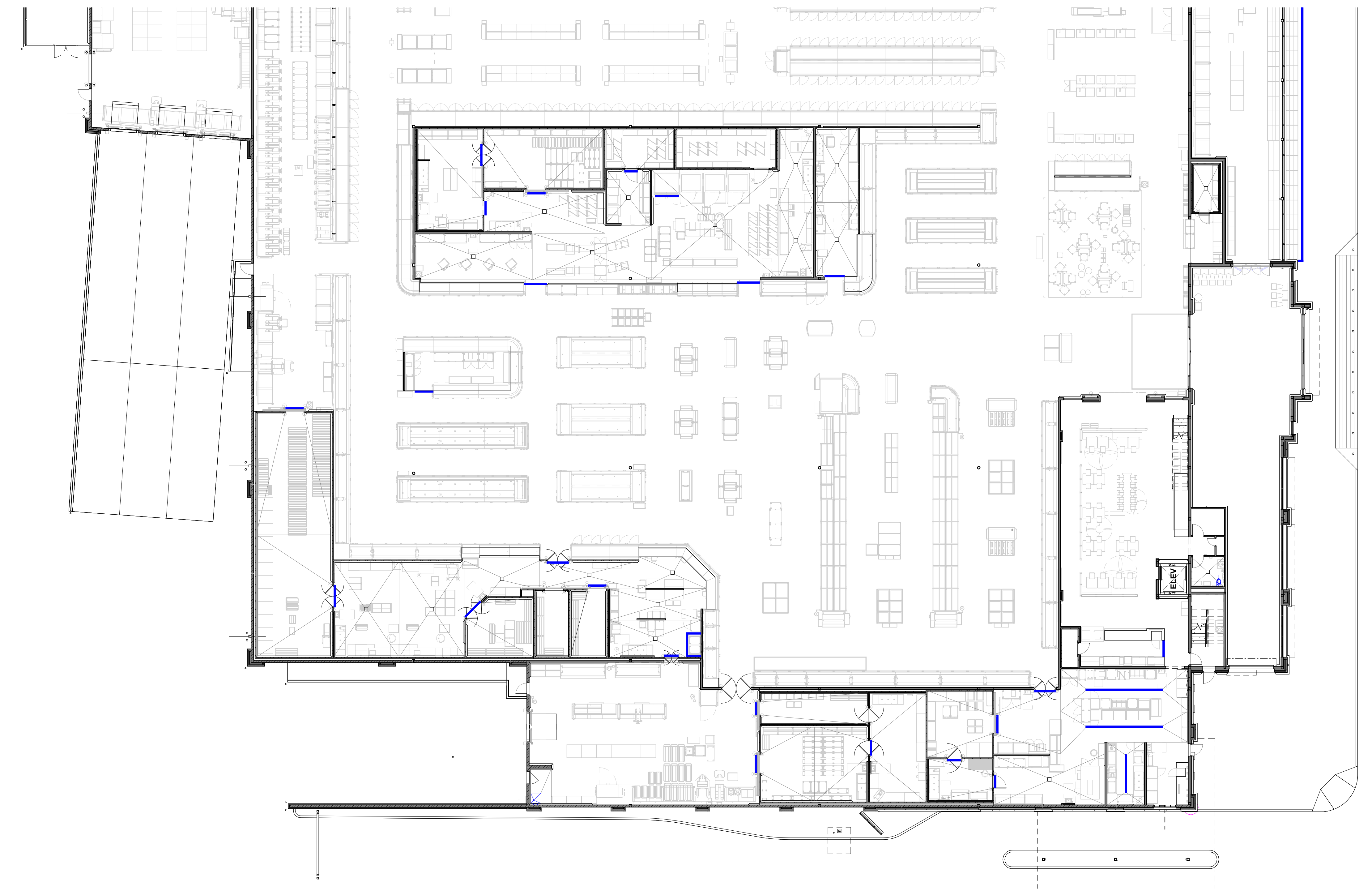


EXTERIOR ELEVATIONS

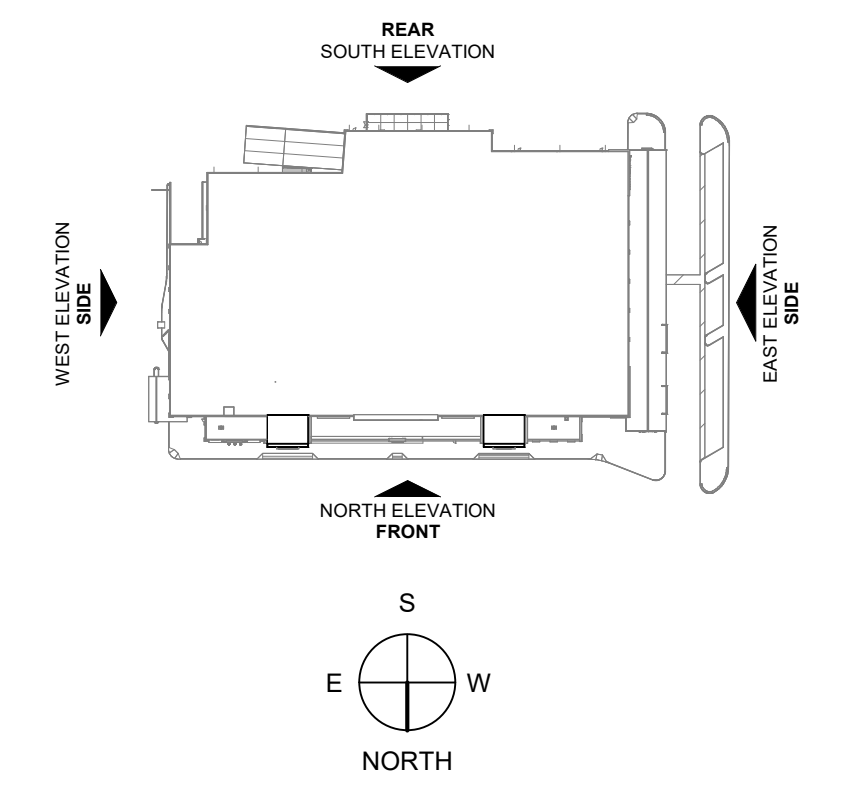
H.E.B. PROSPER | CORP # 809
 75220 Frontier Pkwy | Prosper, Texas 75078



1 OVERALL EXTERIOR EAST ELEVATION - SIDE
1/16" = 1'-0"



2 EAST ELEVATION - REAR FOOTPRINT
1/16" = 1'-0"
NOTE: MECHANICAL UNITS ARE SCREENED BY BUILDING PARAPET. REFERENCE SITE LINE STUDY VIEWS.



PROJECT # DEVAPP-23-0180
H.E.B. PROSPER - STORE
16.933 ACRES
BLOCK A | LOT 6
AN ADDITION TO THE CITY OF PROSPER
COLLIN COUNTY, TEXAS
SEPTEMBER, 2023

H.E.B. LP OWNER
643 S. MAIN (210) 938-8000
SAN ANTONIO, TEXAS 75002

CONTACT: JOHN ROSE

CLAYMOORE ENGINEERING ENGINEER
1903 CENTRAL DRIVE, SUITE #406 (817) 281-0572
BEDFORD, TEXAS 76021

CONTACT: DREW DONOSKY

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CITY APPROVAL

EXTERIOR FINISH LEGEND		
CODE	MATERIAL	MATERIAL
MASONRY		
BR-1	FACE BRICK	COLOR 1
CMU-1	CMU - INTEGRAL COLOR (LIGHT COLORED)	COLOR 1
CMU-2	CMU - INTEGRAL COLOR (MEDIUM COLORED)	COLOR 2
CMU-3	ARCHITECTURAL CMU (DARK COLORED)	COLOR 3
STN-1	STONE	NATURAL LIMESTONE
STN-2	STONE	NATURAL LIMESTONE
METAL		
MP-1	ACM PANELS	COLOR 1
MP-2	CORRUGATED METAL "S" PANELS	COLOR 1
PC-1	PANELIZED FIBER CEMENT GLAZING SYSTEM	COLOR 1
STL-1	PAINTED EXPOSED STRUCTURAL STEEL	BLACK MAGIC - PPG 1001-7
EFS		
EFS-1	EXTERIOR INSULATION FINISHING SYSTEM	PAINTED PT-1
EFS-2	EXTERIOR INSULATION FINISHING SYSTEM	PAINTED PT-2
PAINT		
PT-1	PAINT	LIGHT BEIGE PPG1086-2) BRANDED PEARS
PT-2	PAINT	CUSTOM BY BEHR CURBSIDE BLUE
PT-3	PAINT	HEB RED
MISC		
SF-1	ALUMINUM STOREFRONT SYSTEM	DARK BRONZE ALUMINUM FINISH
SF-2	ALUMINUM STOREFRONT SYSTEM	DARK BRONZE ALUMINUM FINISH
PC-1	PRE-CAST STONE CAPS	STANDARD GRAY

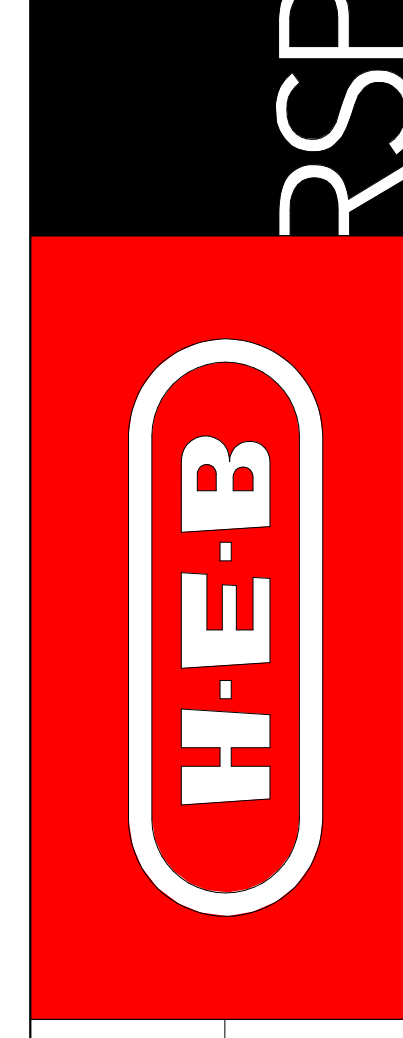
EAST ELEVATION - 10,017 SF			
MATERIAL	CODE	SF	PERCENTAGE
STONE	STN	1,768	17.6%
MASONRY	CMU-1	3,822	38.1%
MASONRY	CMU-2	1,593	15.8%
MASONRY	BR-1	1,339	13.4%
EFS	EFS	397	4%
GLAZING	SF	142	1.4%
METAL PANELS	MP	926	9.3%
TOTAL		10,017	100%

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Revision	Description	Date

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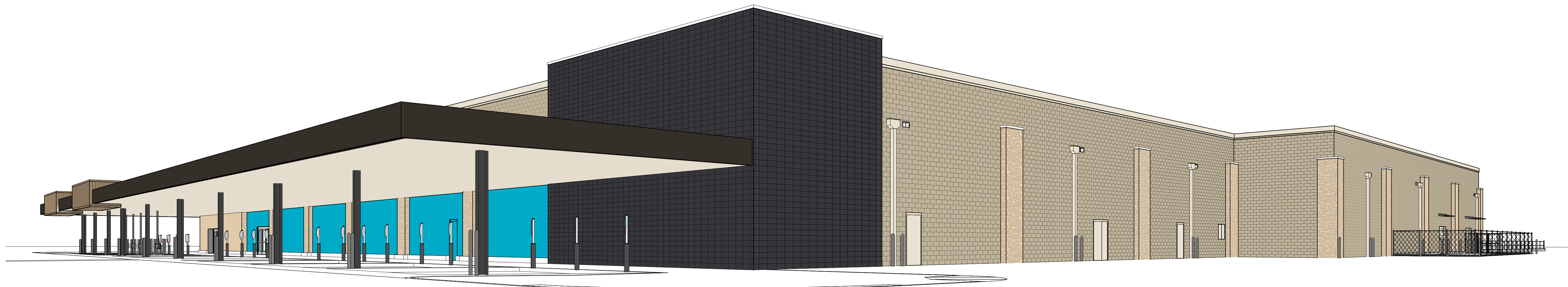
RSP Architects, Ltd.
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www.rsparchitect.com



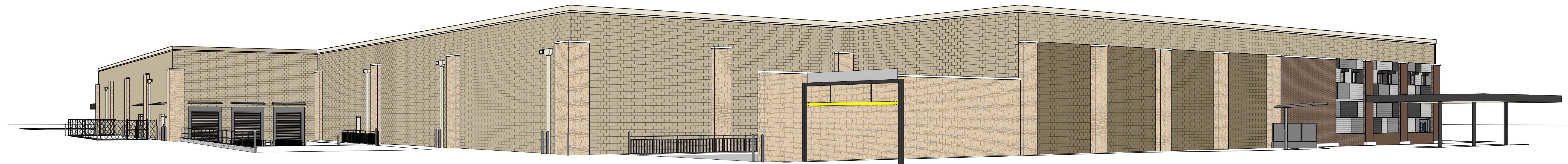
EXTERIOR ELEVATIONS

H.E.B. PROSPER | CORP # 809
75220 Frontier Pkwy | Prosper, Texas
75078

04



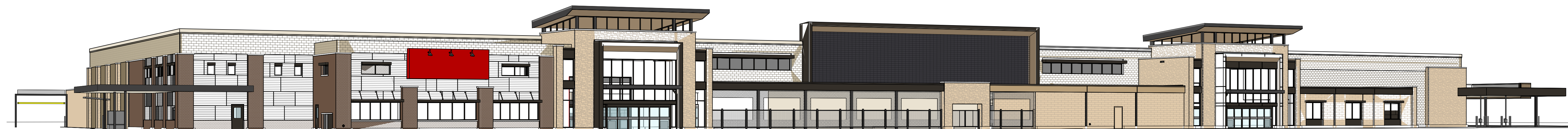
5 PERSPECTIVE VIEW 4



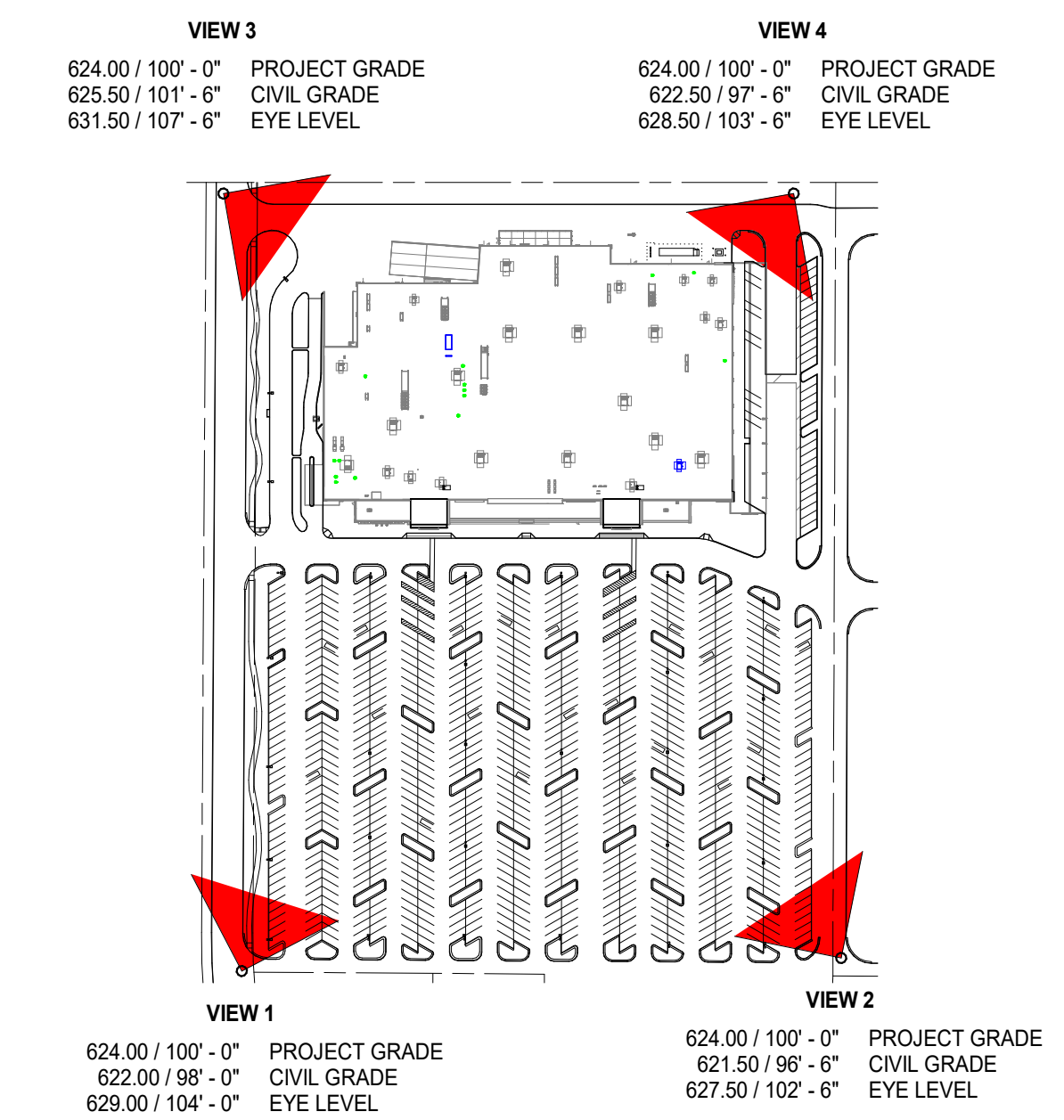
4 PERSPECTIVE VIEW 3



3 PERSPECTIVE VIEW 2



2 PERSPECTIVE VIEW 1



1 SITE PLAN
1" = 200'-0"

PROJECT # DEVAPP-23-0180
H.E.B. PROSPER - STORE
16.933 ACRES
BLOCK A | LOT 6
AN ADDITION TO THE CITY OF PROSPER
COLLIN COUNTY, TEXAS
SEPTEMBER, 2023

H.E.B. LP OWNER
643 S. MAIN (210) 938-8000
SAN ANTONIO, TEXAS 75002

CONTACT: JOHN ROSE

CLAYMOORE ENGINEERING ENGINEER
1903 CENTRAL DRIVE, SUITE #406 (817) 281-0572
BEDFORD, TEXAS 76021

CONTACT: DREW DONOSKY

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CITY APPROVAL

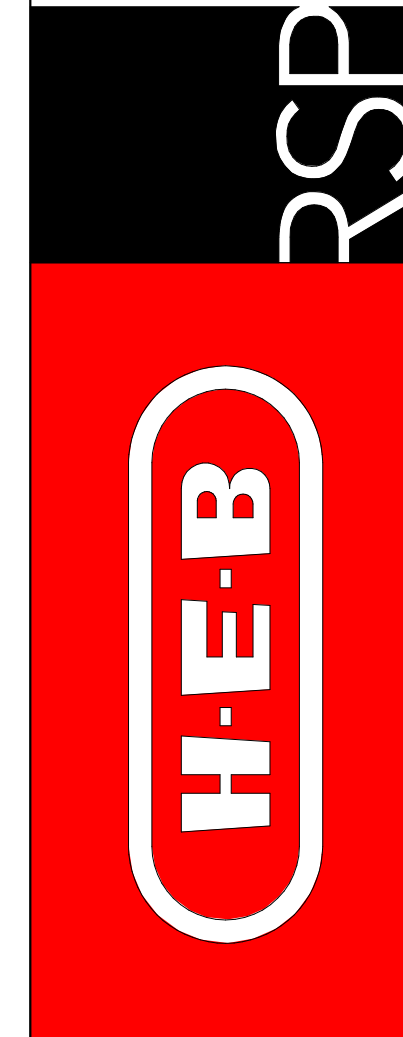
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RSP ARCHITECTS, LTD.

RSP Architects, Ltd.
800 W. 4th Street, Suite 100
Fort Worth, TX 76102
817.200.0340 main
817.277.8658 fax
www.rsparchitect.com



SITE LINE STUDY
H-E-B PROSPER | CORP # 809
75220 Frontier Pkwy | Prosper, Texas
75078

SCALE: AS INDICATED
CONSUL. PROJ. NO. 3443.002.01
DATE: 12-18-2023
SHEET NO. 05



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 – March 5, 2024

Item No. 3g

Agenda Item:

Consider and act upon a request for a Site Plan for Parvin Pittman Addition, Block 22, Lot 7R, on 0.3± acres, 202 South Parvin Street, located on the northwest corner of Parvin Street and Second Street. (DEVAPP-24-0002)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-125 (Downtown Office District).

Conformance:

The Site Plan conforms to the development standards of Planned Development-125.

Description of Agenda Item:

The Site Plan consists of an office building totaling 1,734 square feet.

Access:

Access is provided from Second Street.

Parking:

Five parking spaces are being provided in the improved right-of-way adjacent to the site on Second Street.

Landscaping, Open Space, and Screening:

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

Companion Item:

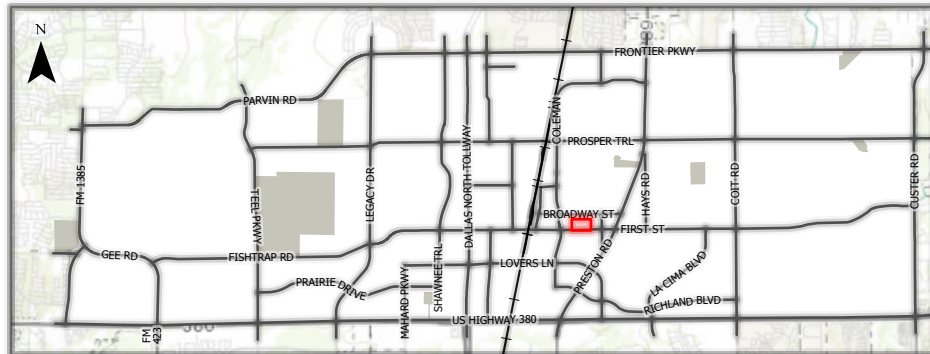
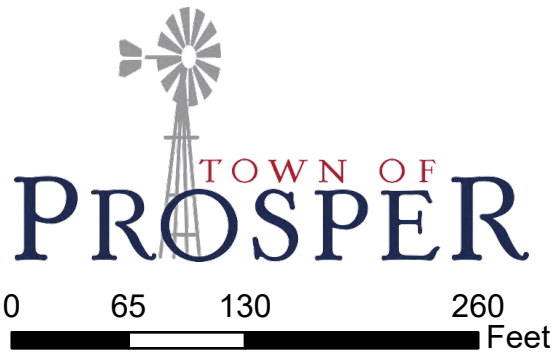
As a companion item, the Replat (DEVAPP-23-0220) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



This map for illustration purposes only

DEVAPP-24-0002

202 S Parvin St

Site Plan



SEE LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPING/HARDSCAPING INFO.

SITE DATA SUMMARY

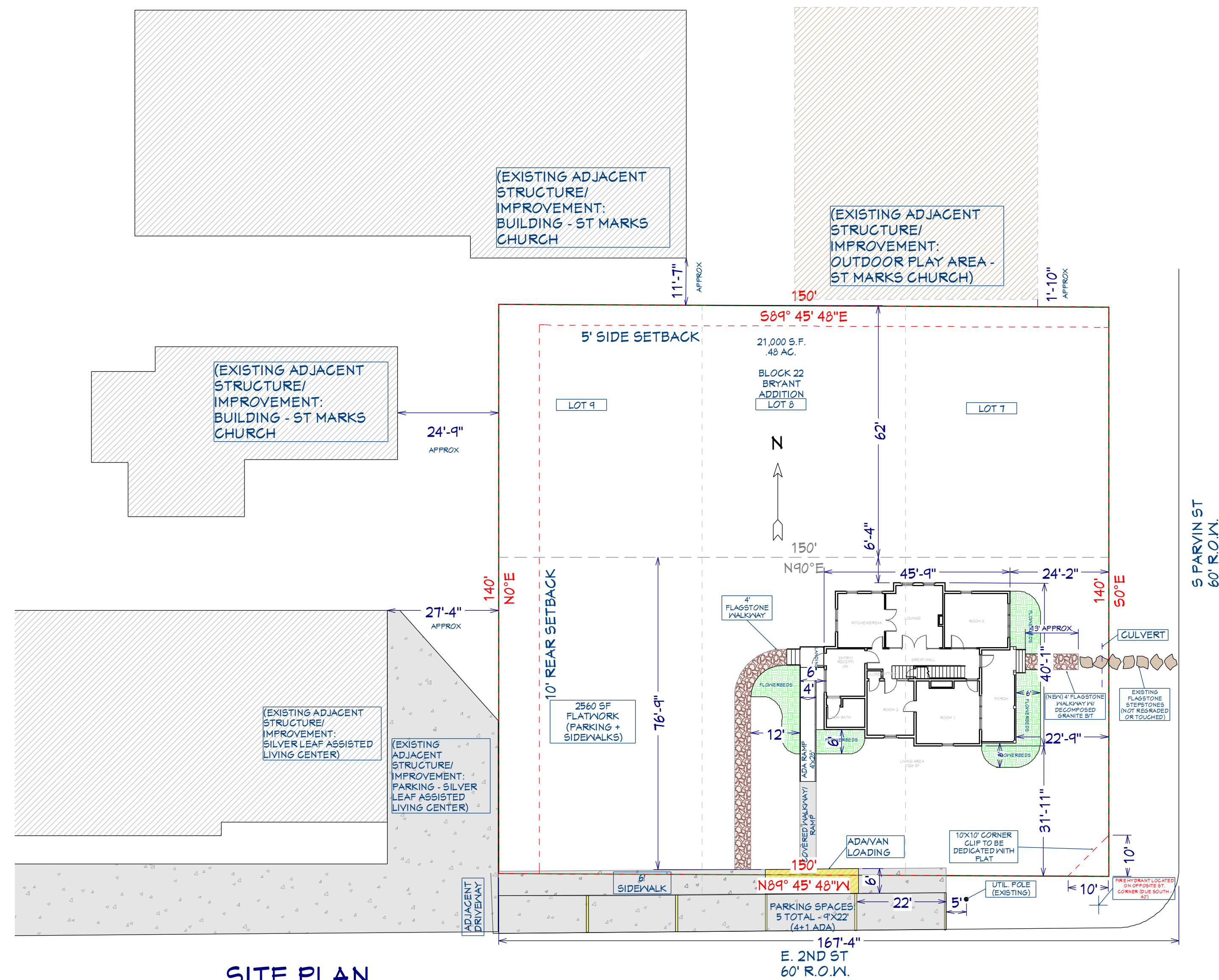
ZONING:	DOWNTOWN OFFICE
PROPOSED USE:	OFFICE
LOT AREA:	21,000 SF, .48 ACRE
BUILDING AREA:	1734 SF (GROSS)
OPEN SPACE REQUIRED:	7% MINIMUM
OPEN SPACE PROVIDED:	90%
OFFICE AREA:	1326 SF
BUILDING HEIGHT:	27' (2 STORIES)
LOT COVERAGE:	8%
FLOOR AREA RATIO:	.08
TOTAL PARKING REQUIRED:	4 SPACES (REGULAR)
TOTAL PARKING PROVIDED:	4 SPACES * (REGULAR)
HANDICAP PARKING REQUIRED:	1 SP.
HANDICAP PARKING PROVIDED:	1 SP.*
SQ. FT. OF IMPERVIOUS SURFACE:	2379 SF

*ON-STREET PARKING LOCATED IN RIGHT-OF-WAY CANNOT BE RESTRICTED AND SHALL BE OPEN TO THE PUBLIC

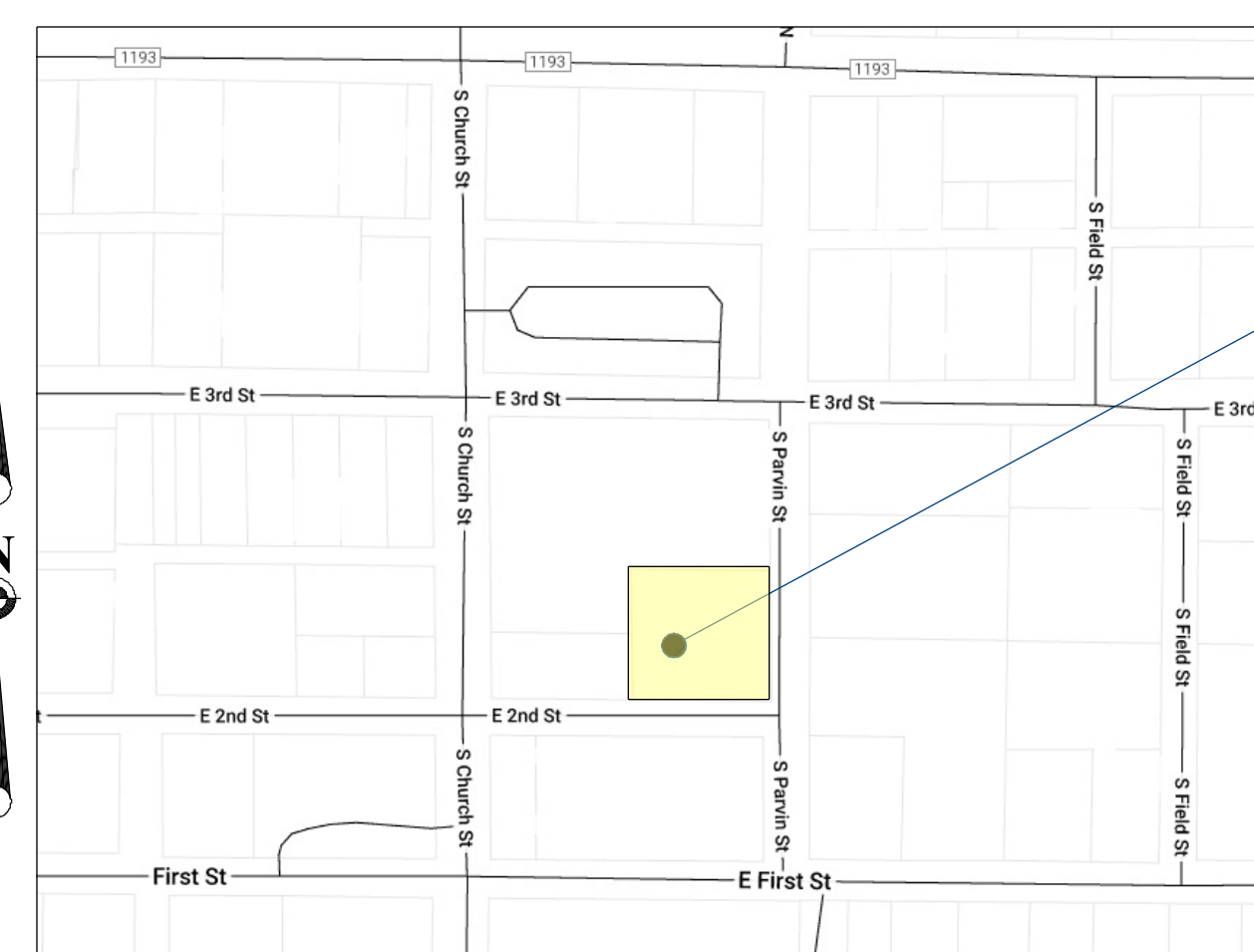
TOWN OF PROSPER NOTES:

1. All development standards shall follow Town Standards.
2. Landscaping shall conform to landscape plans approved by the Town of Prosper.
3. All development standards shall follow Fire Requirements per the Town of Prosper.
4. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
5. All signage is subject to Building Official approval.
6. Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
7. The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
8. Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks*, and detention pond *

Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.



SITE PLAN



VICINITY MAP

SUBJECT PROPERTY

GRAPHIC SHEET SCALE



1 INCH = 20 FT. (IN FEET)

FLOOD PLAIN NOTE:
No 100 year floodplain exists on this property

OWNER:
PITTMAN FINANCIAL PLANNING
202 S PARVIN ST
PROSPER, TX

APPLICANT:
PITTMAN FINANCIAL PLANNING
202 S PARVIN ST
PROSPER, TX

ENGINEER:
NAVEEN KHAMMAMPATI, P.E., CFM
TURNKEY TRACT
#2770 MAIN ST., #171
FRISCO, TEXAS 75033

TOWN OF PROSPER SUBMITTAL INFORMATION
PROJECT NO. DEVAPP-24-0002

REV 08

HOME DESIGNED BY:
AARON HAMILTON
ABIDE HOME DESIGNS
ROYSE CITY, TX / 972-533-0459
AARON@ABIDEHOMEDESIGNS.COM

SITE PLAN

202 S. PARVIN ST
BRYANT FIRST ADDN, LOT
7,8&9, BLOCK 22, .48 AC
PROSPER, COLLIN, TEXAS



DATE:

2/27/2024

SCALE:

1/4"=1'

SHEET:

1



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 – March 5, 2024

Item No. 3h

Agenda Item:

Consider and act upon a request for a Site Plan for Prosper High School, 301 Eagle Drive, and Reynolds Middle School, 700 North Coleman Street, Additions, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0012)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Single Family-15 (SF-15).

Conformance:

The Site Plan conforms to the development standards of Single Family-15.

Description of Agenda Item:

The Site Plan additions include:

- Maintenance Building – 24,587 square feet
- Agricultural Center – 4,845 square feet
- Classroom Addition (6 New Classrooms) – 4,154 square feet
- The relocation of the temporary buildings
- Construction of a bypass road for buses

Access:

Access is provided from Coleman Street, Church Street, Eagle Lane, Gorgeous Road, Seventh Street, and Eighth Street.

Landscaping, Open Space, and Screening:

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

Companion Item:

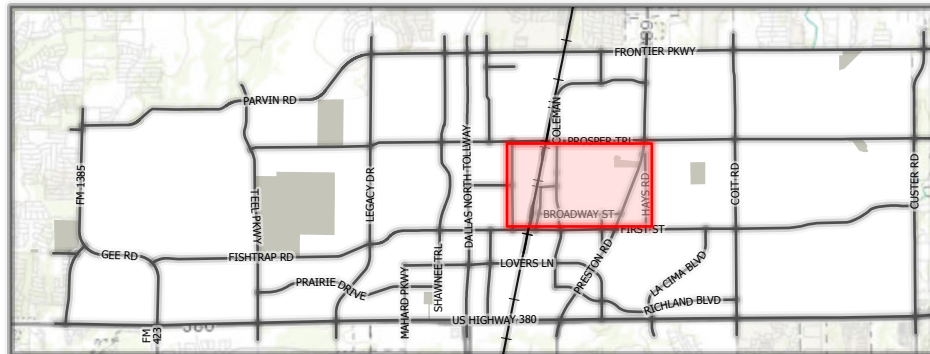
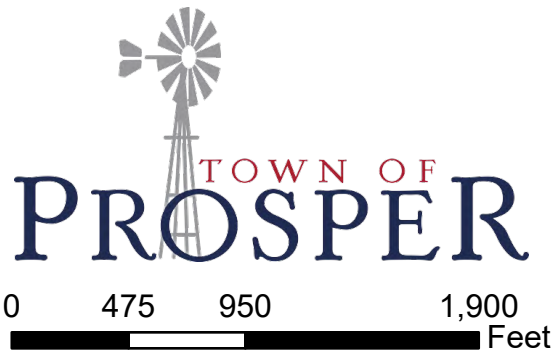
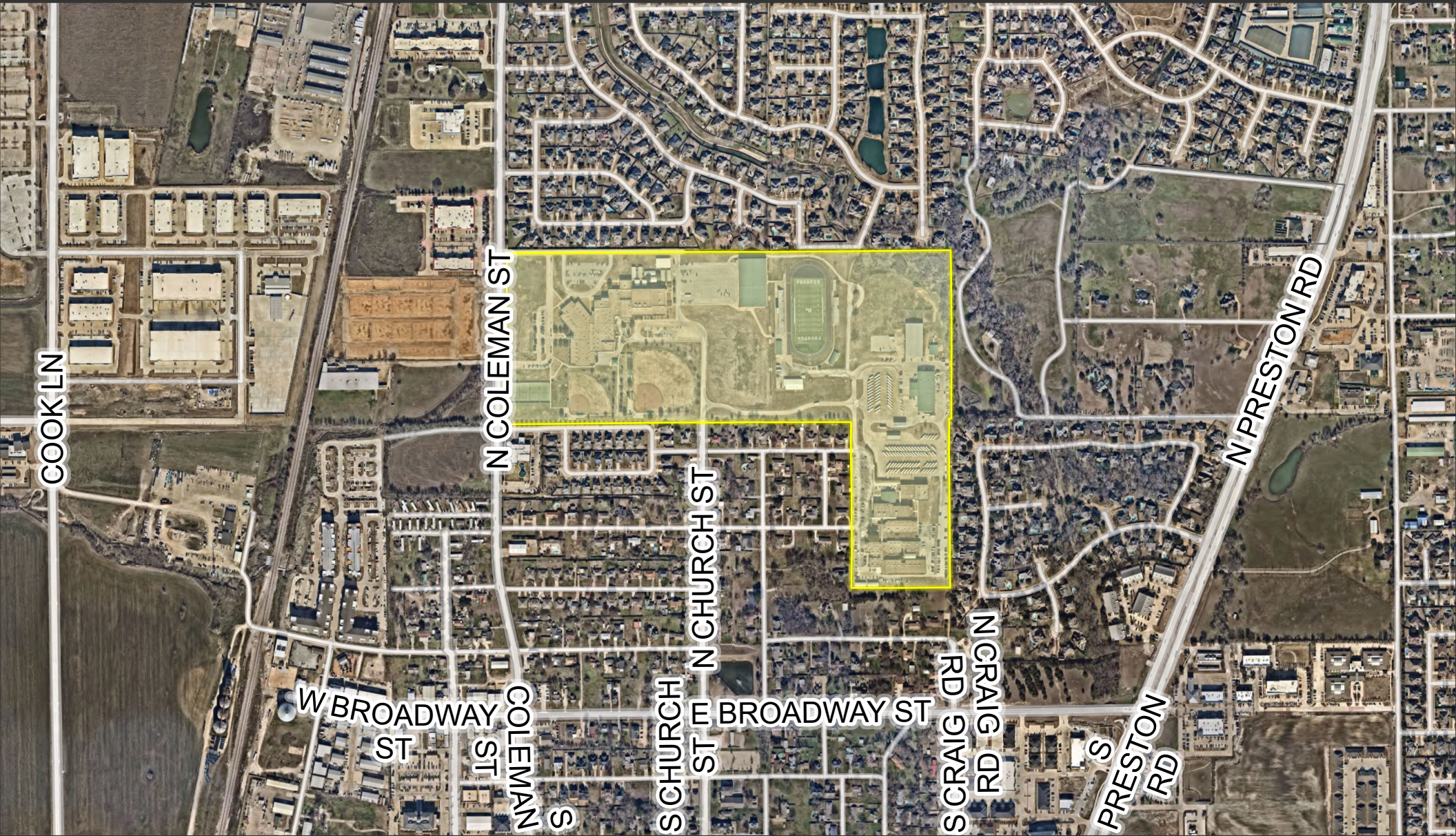
As a companion item, a Replat (DEVAPP-24-0014) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

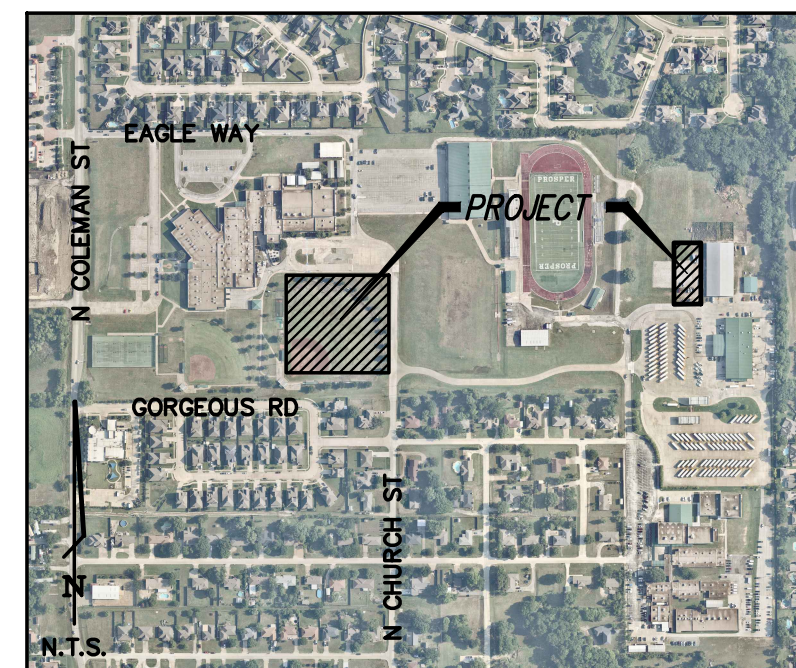
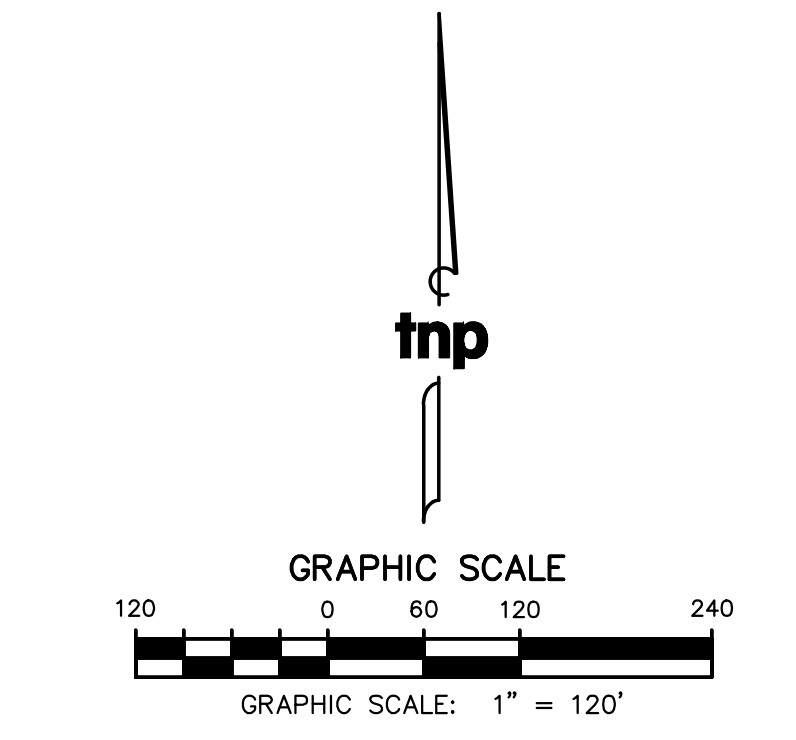
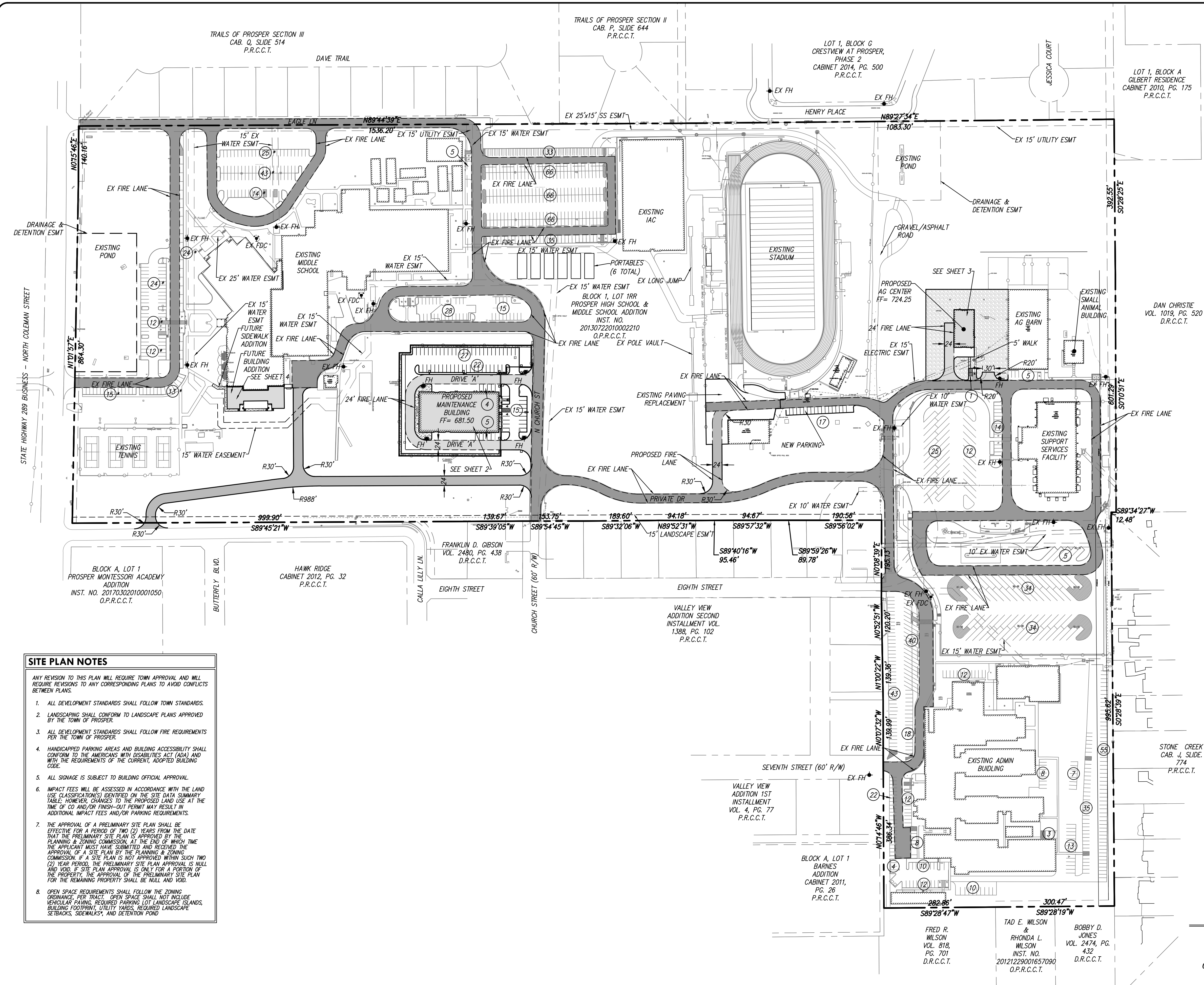
Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



DEVAPP-24-0012
 PROSPER HIGH SCHOOL &
 MIDDLE SCHOOL

This map for illustration purposes only



SITE DATA SUMMARY

ZONING:	SF-15
PROPOSED USE:	MAINTENANCE BUILDING & AGRICULTURAL CENTER
GROSS LOT AREA:	73,821 ACRES (3,215,622 SF)
BUILDING AREA:	MAINTENANCE BLDG 24,587 SF AGRICULTURAL CENTER 4,845 SF CLASSROOM ADDITION 4,154 SF
OPEN SPACE REQUIRED:	312,700.88 SF
OPEN SPACE PROVIDED:	1,431,578.58 SF
TOTAL IMPERVIOUS COVER:	1,695,430.22 SF
TOTAL LOT COVERAGE:	403,249.24 SF (ALL BLDGS)

LEGEND

	PROPOSED FIRE LANE & UTILITY EASEMENT
	EXISTING FIRE LANE & UTILITY EASEMENT
	PROPOSED FLATWORK
	FIRE HYDRANT
	PARKING COUNT
	MIDDLE SCHOOL PARKING COUNT

PARKING DATA

PROVIDED PARKING	
TOTAL EX STANDARD PARKING	= 798 SPACES
TOTAL EX HANDICAP PARKING	= 29 SPACES
TOTAL PROP STANDARD PARKING	= 88 SPACES
TOTAL PROP HANDICAP PARKING	= 3 SPACES
TOTAL BUS PARKING	= 241 SPACES
TOTAL EXISTING PARKING	= 827 SPACES
TOTAL PROPOSED PARKING	= 91 SPACES
ROGERS MIDDLE SCHOOL PARKING	
CALCULATIONS:	
EXISTING CLASSROOMS:	= 58
NEW CLASSROOMS:	= 6
TOTAL CLASSROOMS:	= 64
TOTAL PARKING REQUIRED (1.5 SPACES/CLASSROOM)	= 96 SPACES
TOTAL PARKING PROVIDED	= 182 SPACES

FEMA NOTE
 BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN" AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAPS NO. 48120C0202, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

SITE PLAN FOR PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION BLOCK 1, LOT 1R-1 TOWN OF PROSPER, COLLIN COUNTY, TEXAS CASE No. DEVAPP-24-0012

DATE PREPARED: FEB 2024

ARCHITECT:
 VLK ARCHITECTS, INC.
 5801 TRINITYSON HWY #100
 PLANO, TX 75024
 972.265.1885
 CONTACT: LARRY BLOOM, AIA, NCARB.

ENGINEER:
 TRAGUE NALL & PERKINS, INC.
 5237 N RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137
 817.336.5773
 CONTACT: AMANDA M. MULLEN P.E.

SURVEYOR:
 TRAGUE NALL & PERKINS, INC.
 825 WATTERS CREEK BLVD., STE. M300
 ALLEN, TEXAS 75013
 214.461.9919
 CONTACT: BRIAN J. MADDOX II, R.P.L.S.

LANDSCAPE ARCHITECT:
 TRAGUE NALL & PERKINS, INC.
 5237 N RIVERSIDE DRIVE, SUITE 100
 FORT WORTH, TEXAS 76137
 817.336.5773
 CONTACT: JOE MADRID, R.L.A.

OWNER/APPLICANT:
 PROSPER I.S.D.
 605 E. SEVENTH STREET
 PROSPER, TEXAS 75078
 PHONE: 469.219.2000
 CONTACT: DR. GREG BRADLEY

FRED R. WILSON VOL. 818, PG. 701 D.R.C.C.T.
 TAD E. WILSON & RHONDA L. WILSON INST. NO. 20121229001657090 O.P.R.C.C.T.
 BOBBY D. JONES VOL. 2474, PG. 432 D.R.C.C.T.

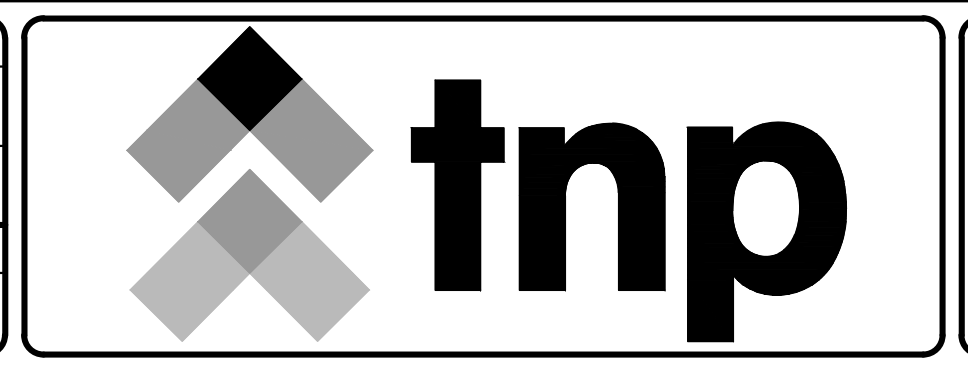
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no.	revision	by	date

teague nall and perkins, inc
 5237 N. Riverside Drive, Suite 100
 Fort Worth, Texas 76137
 817.336.5773 ph 817.336.2813 fx
 www.tnpsc.com
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
 GBPE: PFO07431; TBAE: BR 2673

Prosper Independent School District

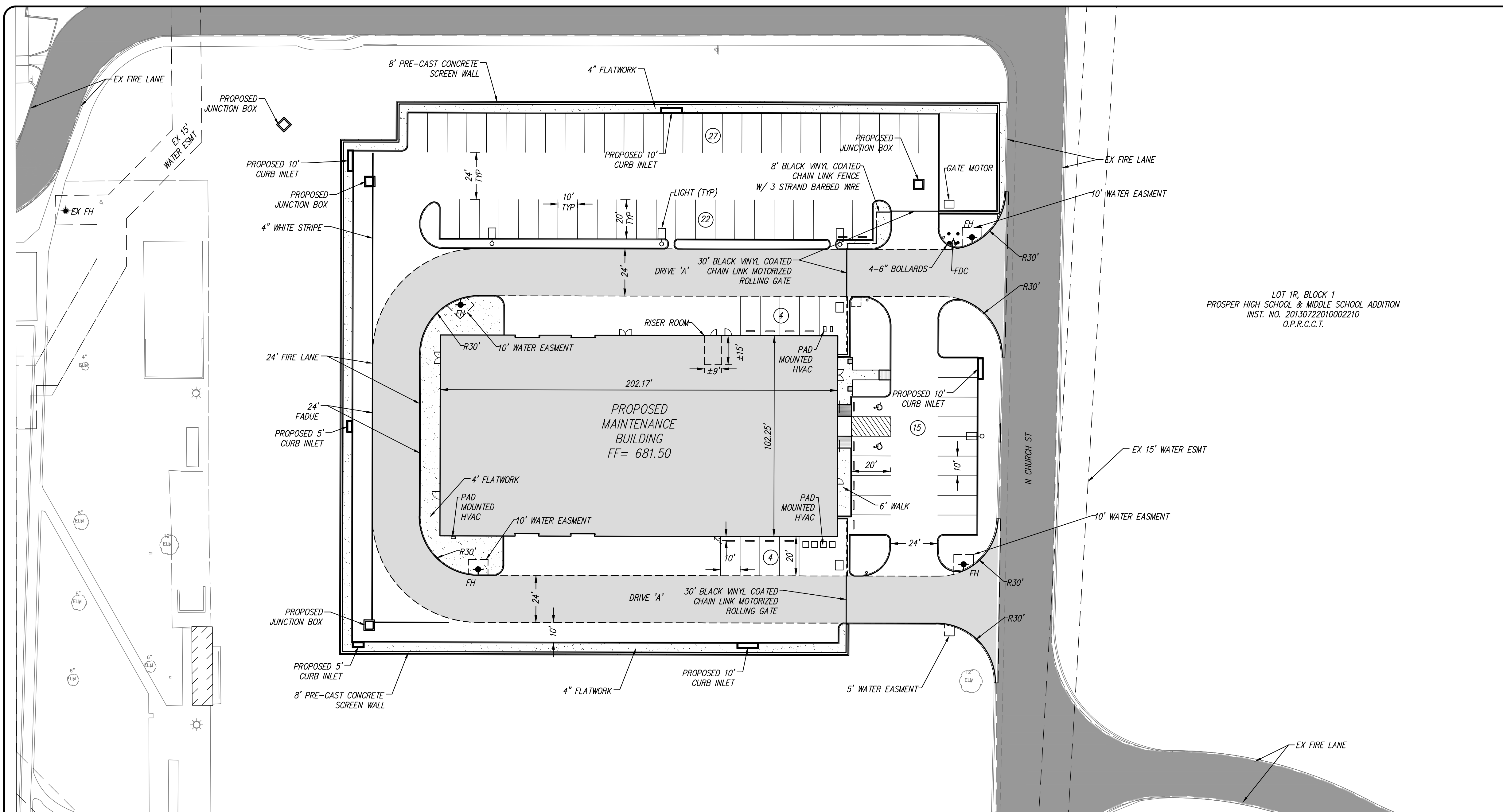
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 FEB 2024



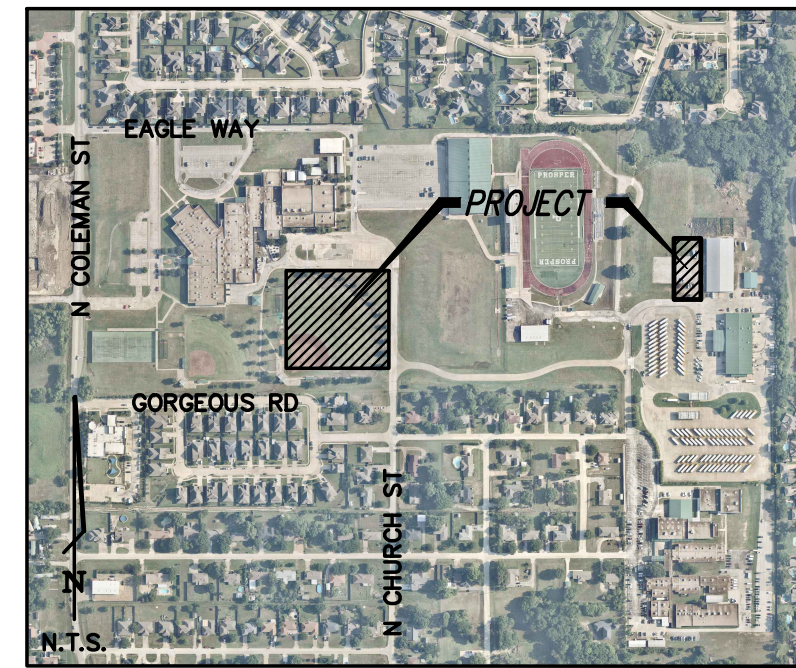
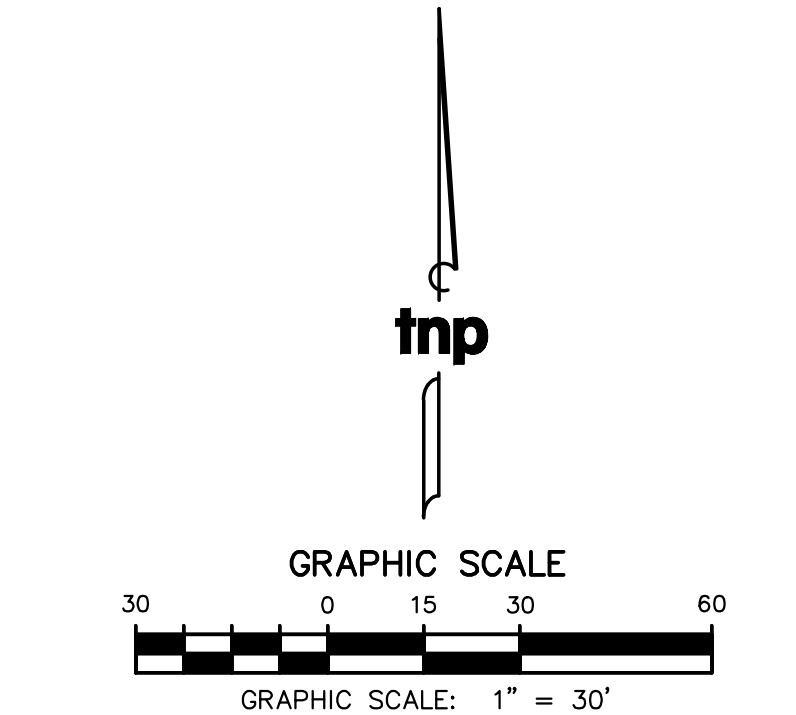
This document is for interim review and is not intended for construction, bidding or permit purposes.
 AMANDA M. MULLEN, P.E. Date: FEB 2024
 Tx. Reg. # 123232

Town of Prosper, Texas
 Prosper Independent School District
PROSPER REYNOLDS MIDDLE SCHOOL
OVERALL SITE PLAN

tnp project
 VLK23267
 sheet
01



LOT 1R, BLOCK 1
 PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
 INST. NO. 20130722010002210
 O.P.R.C.C.T.



LOCATION MAP
 NOT TO SCALE

SITE DATA SUMMARY	
ZONING:	SF-15
PROPOSED USE:	MAINTENANCE BUILDING
BUILDING AREA:	MAINTENANCE BLDG 24,587 SF
BUILDING HEIGHT:	32' 4" MAX 27' 11.37" MED 23' 6.75" MIN

LEGEND	
	PROPOSED FIRE LANE & UTILITY EASEMENT
	EXISTING FIRE LANE & UTILITY EASEMENT
	PROPOSED FLATWORK
	FIRE HYDRANT
	PARKING COUNT

PARKING DATA	
PROVIDED PARKING	
TOTAL PROP STANDARD PARKING =	71 SPACES
TOTAL PROP HANDICAP PARKING =	2 SPACES
TOTAL PROPOSED PARKING =	73 SPACES
REQUIRED PARKING	
REQUIRED PARKING =	25 SPACES
(1 PARKING SPOT PER 1,000 SQFT)	

FEMA NOTE
 BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY; FLOOD INSURANCE RATE MAP, MAPS NO. 481020430S, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

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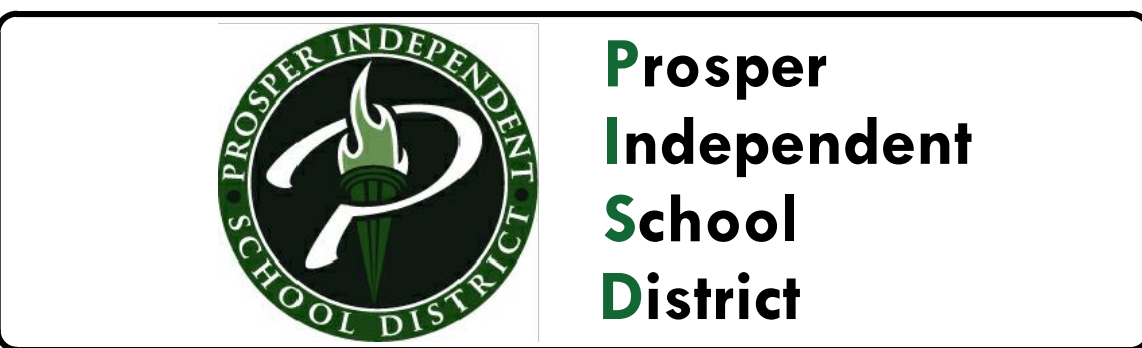
**SITE PLAN
 FOR PROSPER HIGH SCHOOL
 & MIDDLE SCHOOL ADDITION
 BLOCK 1, LOT 1R-1
 TOWN OF PROSPER, COLLIN
 COUNTY, TEXAS
 CASE No. DEVAPP-24-0012**

DATE PREPARED: FEB 2024

ARCHITECT: VLK ARCHITECTS, INC. 5801 TENNYSON PKWY #100 PLANO, TX 75024 972.265.1885 CONTACT: LARRY BLOOM, AIA, NCARB.	SURVEYOR: TEAGUE NALL & PERKINS, INC. 825 WATTERS CREEK BLVD., STE. M300 ALLEN, TEXAS 75013 214.461.9918 CONTACT: BRIAN J. MADDOX II, R.P.L.S.
OWNER/APPLICANT: PROSPER I.S.D. 605 E. SEVENTH STREET PROSPER, TEXAS 75078 PHONE: 469.219.2000 CONTACT: DR. GREG BRADLEY	ENGINEER: TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: AMANDA M. MULLEN P.E.
	LANDSCAPE ARCHITECT: TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: JOE MADRID, R.L.A.

no.	revision	by	date

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 GBPE: PEF007431; TBAE: BR 2673



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 JAN 2024

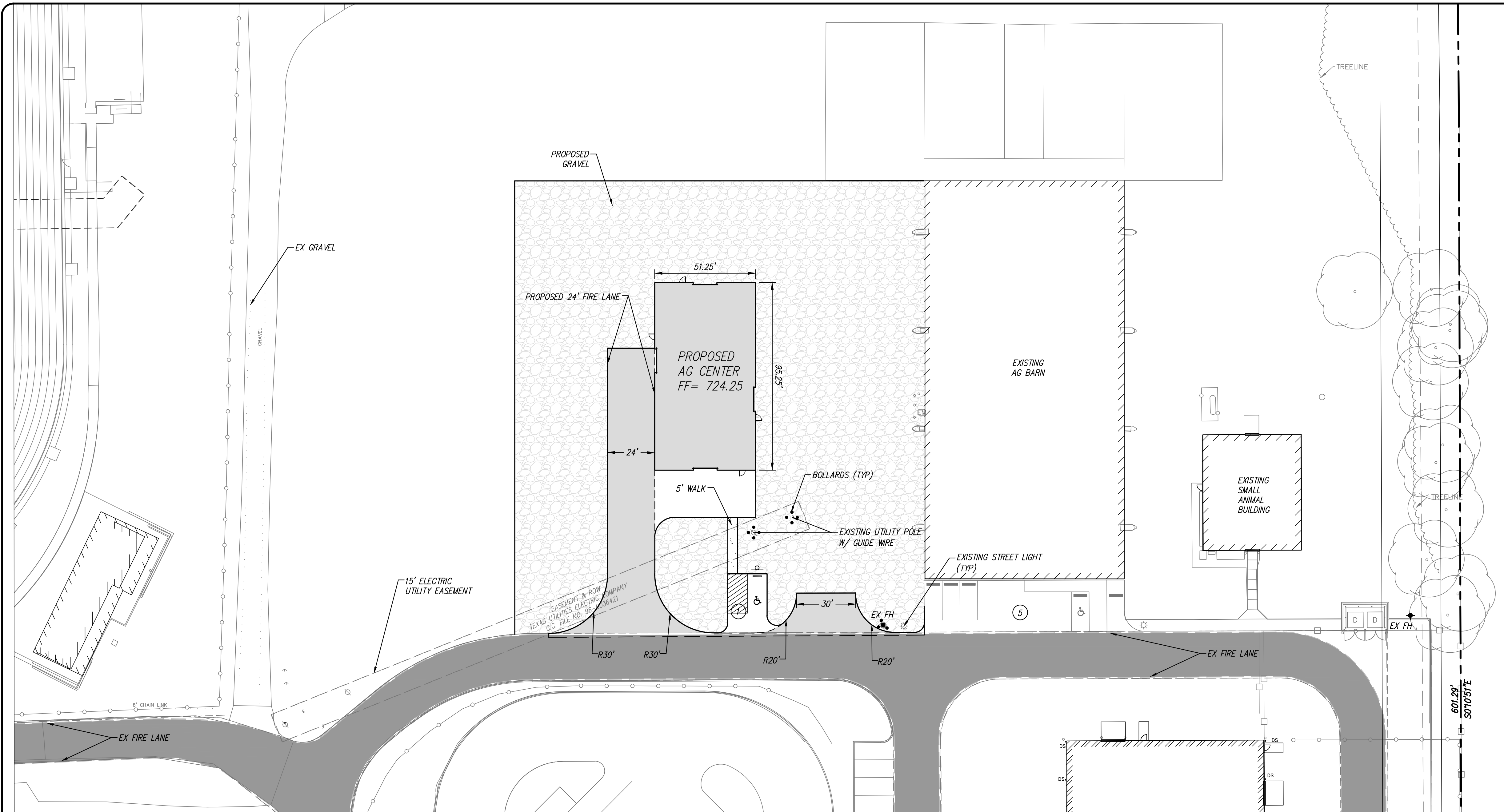


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 AMANDA M. MULLEN, P.E. Date: JAN 2024
 Tx. Reg. # 123232

Town of Prosper, Texas
 Prosper Independent School District
PROSPER REYNOLDS MIDDLE SCHOOL
MAINTENANCE FACILITY SITE PLAN

tnp project
 VLK23267
 sheet
02

tnp Project VLK23267 PROSPER, TX PROSPER REYNOLDS MIDDLE SCHOOL



tnp

GRAPHIC SCALE
30 0 15 30 60
GRAPHIC SCALE: 1" = 30'

LOCATION MAP
NOT TO SCALE

SITE DATA SUMMARY

ZONING:	SF-15
PROPOSED USE:	AGRICULTURAL CENTER
BUILDING AREA:	AGRICULTURAL CENTER 4,845 SF
BUILDING HEIGHT:	23' 9.5" MAX 21' 5.6" MED 19' 1.75" MIN

LEGEND

	PROPOSED FIRE LANE & UTILITY EASEMENT
	EXISTING FIRE LANE & UTILITY EASEMENT
	PROPOSED FLATWORK
	FIRE HYDRANT
	PARKING COUNT

PARKING DATA

PROVIDED PARKING	
TOTAL EX STANDARD PARKING	= 4 SPACES
TOTAL EX HANDICAP PARKING	= 1 SPACES
TOTAL PROP STANDARD PARKING	= 1 SPACES
TOTAL EXISTING PARKING	= 5 SPACES
TOTAL PROPOSED PARKING	= 1 SPACES

FEMA NOTE
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SITE PLAN
FOR PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
BLOCK 1, LOT 1R-1
TOWN OF PROSPER, DENTON COUNTY, TEXAS
CASE No. (DEVAPP-24-0012)

DATE PREPARED: FEB 2024

ARCHITECT: VLK ARCHITECTS, INC. 5801 TENNYSON PKWY #100 PLANO, TX 75024 972.265.1885 CONTACT: LARRY BLOOM, AIA, NCARB.	ENGINEER: TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: AMANDA M. MULLEN P.E.	SURVEYOR: TEAGUE NALL & PERKINS, INC. 825 WATERS CREEK BLVD., STE. M300 ALLEN, TEXAS 75013 214.461.9918 CONTACT: BRIAN J. MADDOX II, R.P.L.S.	LANDSCAPE ARCHITECT: TEAGUE NALL & PERKINS, INC. 5237 N RIVERSIDE DRIVE, SUITE 100 FORT WORTH, TEXAS 76137 817.336.5773 CONTACT: JOE MADRID, R.L.A.
OWNER/APPLICANT: PROSPER I.S.D. 605 E. SEVENTH STREET PROSPER, TEXAS 75078 PHONE: 469.219.2000 CONTACT: DR. GREG BRADLEY			

no.	revision	by	date

teague nall and perkins, inc
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TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

Prosper Independent School District

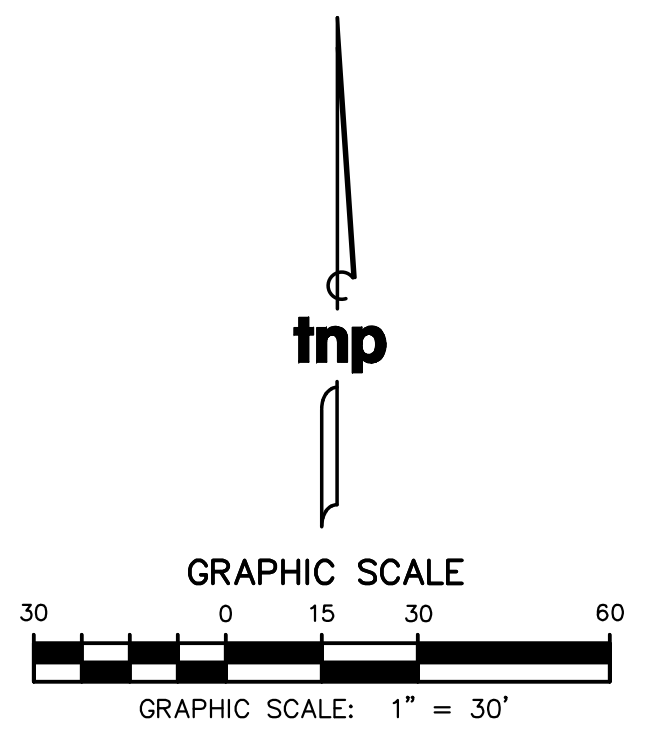
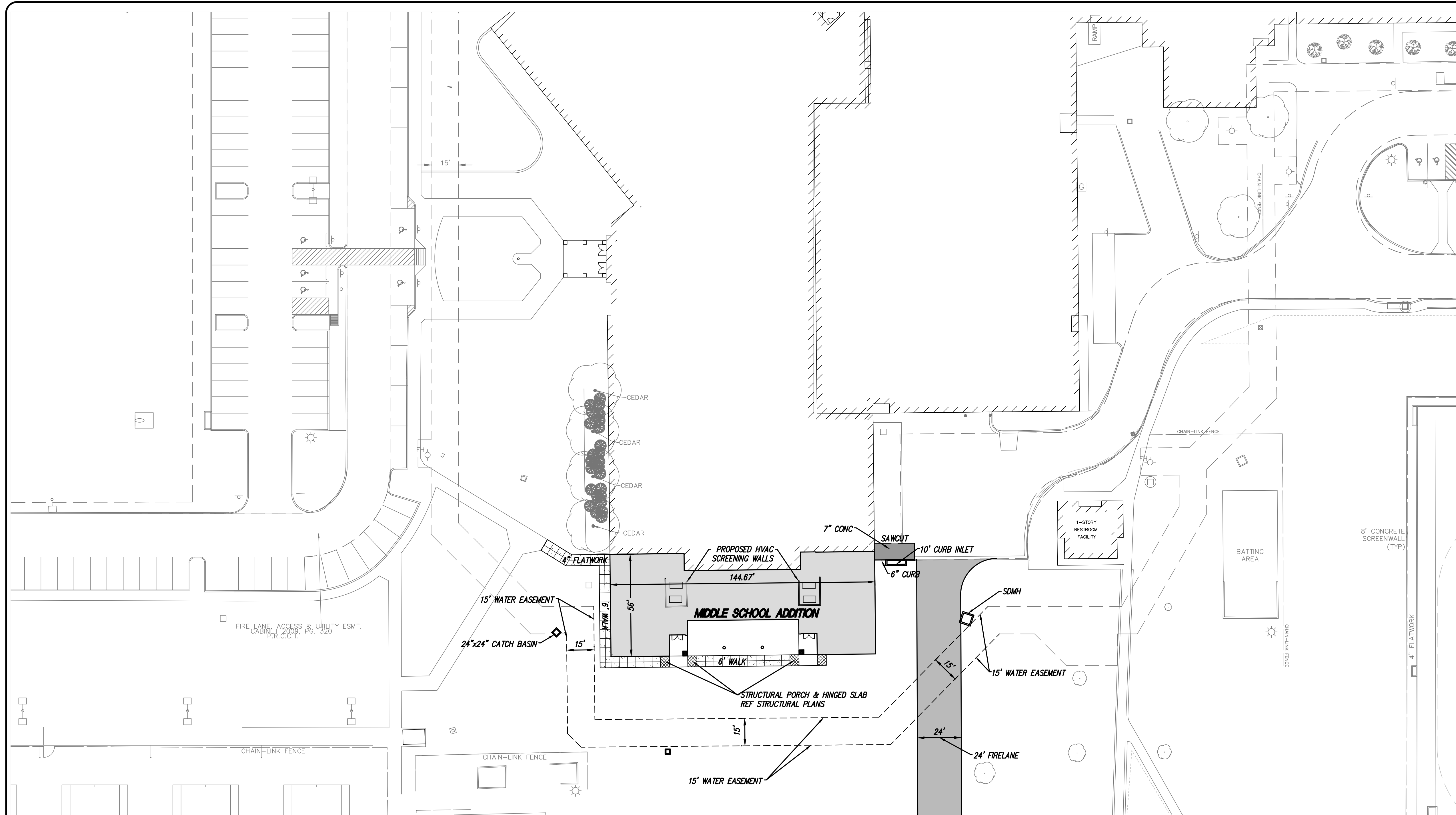
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date	FEB 2024	

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AMANDA M. MULLEN, P.E. Date: FEB 2024
Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
PROSPER REYNOLDS MIDDLE SCHOOL
AGRICULTURAL CENTER SITE PLAN

tnp project	VLK23267
sheet	03

tnp Project VLK23267
PROSPER, TX
PROSPER REYNOLDS MIDDLE SCHOOL



LEGEND	
	4" CONCRETE FLATWORK
	7" CONCRETE PAVING
	SAWED DUMMY JOINT

SITE DATA SUMMARY	
ZONING:	SF-15
PROPOSED USE:	SCHOOL BUILDING
BUILDING AREA:	CLASSROOM ADDITION (4-6 CLASSROOMS) 5,650 SF
BUILDING HEIGHT:	17' 8"

PARKING DATA	
PROVIDED PARKING	
TOTAL EX STANDARD PARKING	= 798 SPACES
TOTAL EX HANDICAP PARKING	= 29 SPACES
TOTAL PROP STANDARD PARKING	= 88 SPACES
TOTAL PROP HANDICAP PARKING	= 3 SPACES
TOTAL BUS PARKING	= 241 SPACES
TOTAL EXISTING PARKING	= 827 SPACES
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ROGERS MIDDLE SCHOOL PARKING	
CALCULATIONS:	
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NEW CLASSROOMS:	= 6
TOTAL CLASSROOMS:	= 64
TOTAL PARKING REQUIRED	= 96 SPACES
(1.5 SPACES/CLASSROOM)	
TOTAL PARKING PROVIDED	= 182 SPACES

**SITE PLAN
FOR PROSPER HIGH SCHOOL
& MIDDLE SCHOOL ADDITION
BLOCK 1, LOT 1R-1
TOWN OF PROSPER, COLLIN
COUNTY, TEXAS
CASE No. DEVAPP-24-0012**

DATE PREPARED: FEB 2024

OWNER/APPLICANT:
PROSPER I.S.D
605 EAST SEVENTH STREET
PROSPER, TEXAS 75078
CONTACT: DR. GREG BRADLEY
PHONE: 469.219.200

ENGINEER:

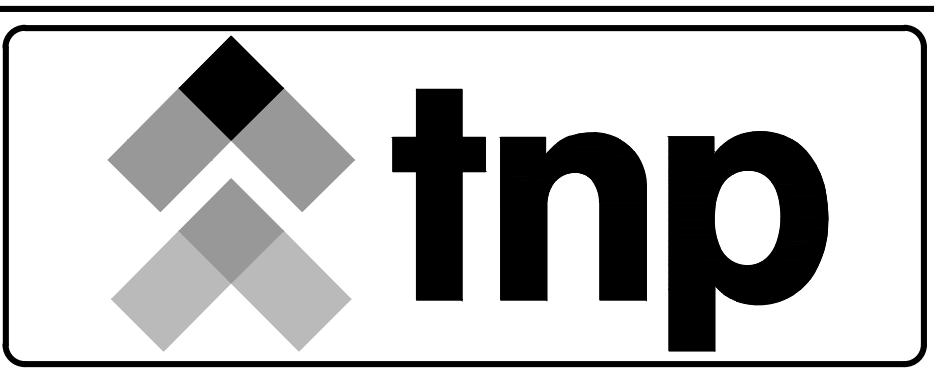
teague nall & perkins
5237 N Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpinc.com
TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381
GBPE: PEF007431; TBAE: BR 2673

**Prosper
Independent
School
District**

scale
horiz
1"=30'
vert
N/A
date
JAN 2024



This document is for interim review and is not intended for construction, bidding or permit purposes.
AMANDA M. MULLEN, P.E. Date: JAN 2024
Tx. Reg. # 123232

Town of Prosper, Texas
Prosper Independent School District
PROSPER REYNOLDS MIDDLE SCHOOL
**CLASSROOM ADDITION
SITE PLAN**

tnp project
HUC23594
sheet
04



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 – March 5, 2024

Item No. 3i

Agenda Item:

Consider and act upon a request for a Replat for Prosper High School, 301 Eagle Drive, and Reynolds Middle School, 700 North Coleman Street, Addition, Block 1, Lot 1R-1, on 73.8± acres, located on the southeast corner of Coleman Street and Eagle Lane. (DEVAPP-24-0014)

Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential.

Zoning:

The property is zoned Single Family-15 (SF-15).

Conformance:

The Replat conforms to the development standards of Single Family-15.

Description of Agenda Item:

The purpose of this Replat is to add and abandon easements as needed for the development of new structures, access, and building addition as shown on the Site Plan.

Companion Item:

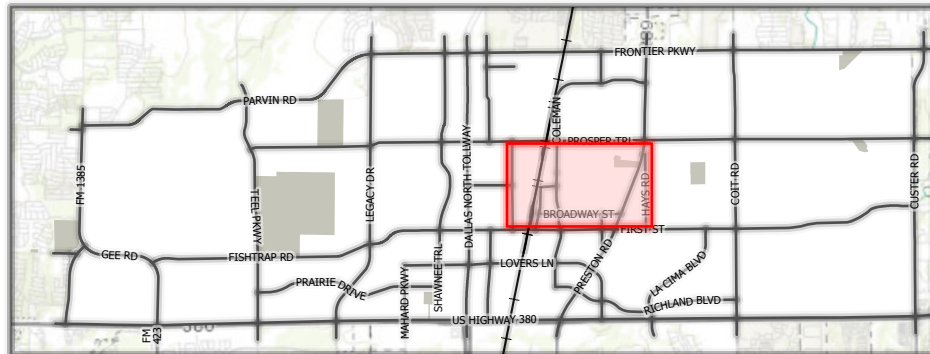
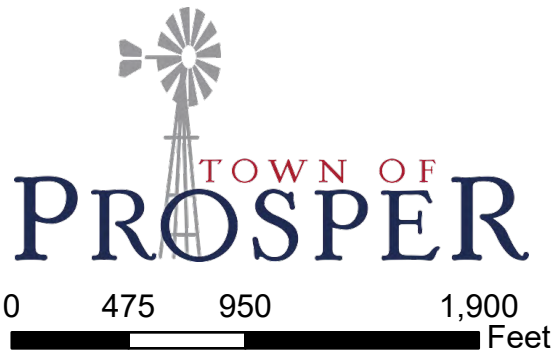
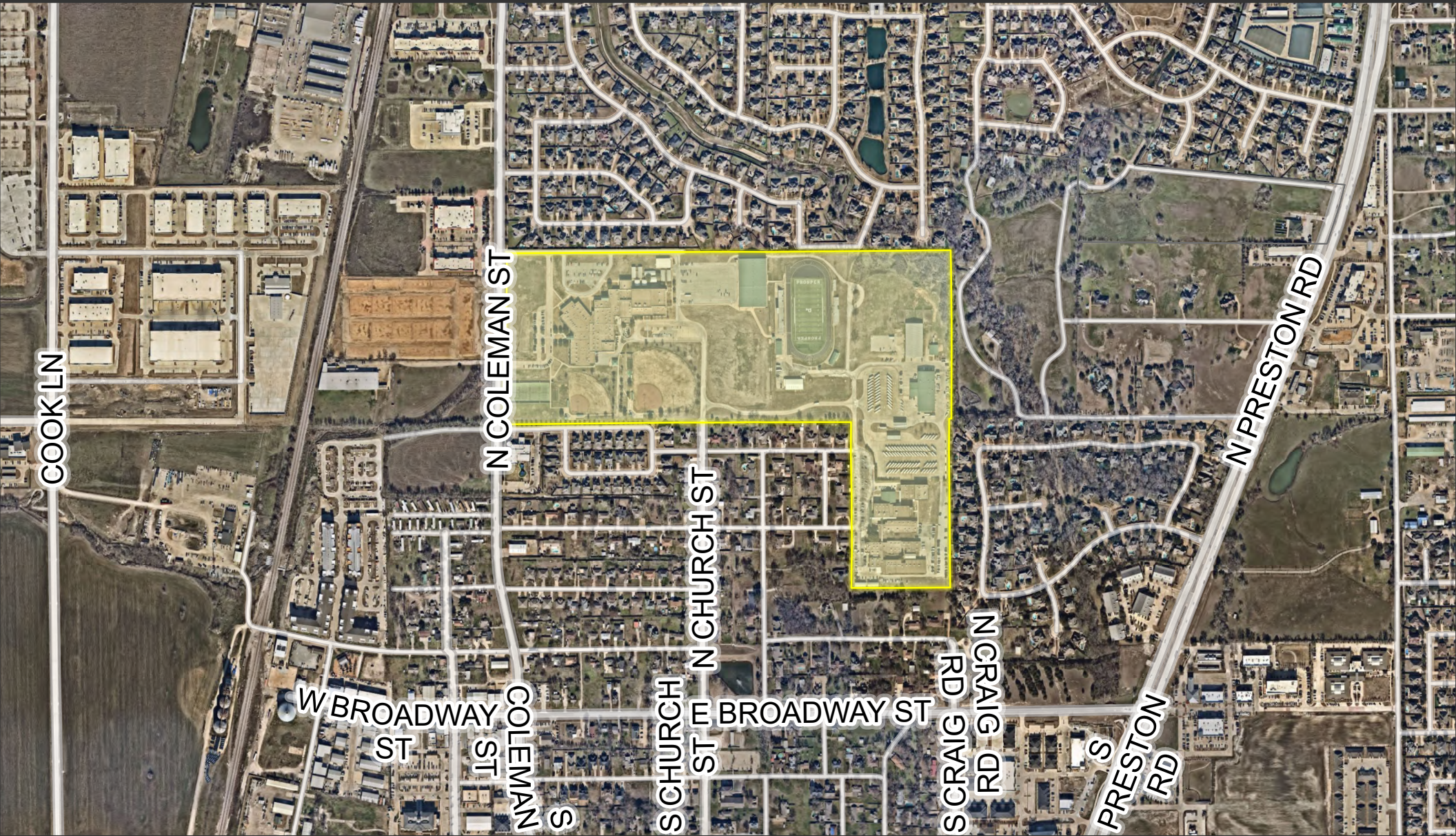
As a companion item, the Site Plan (DEVAPP-24-0012) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Replat

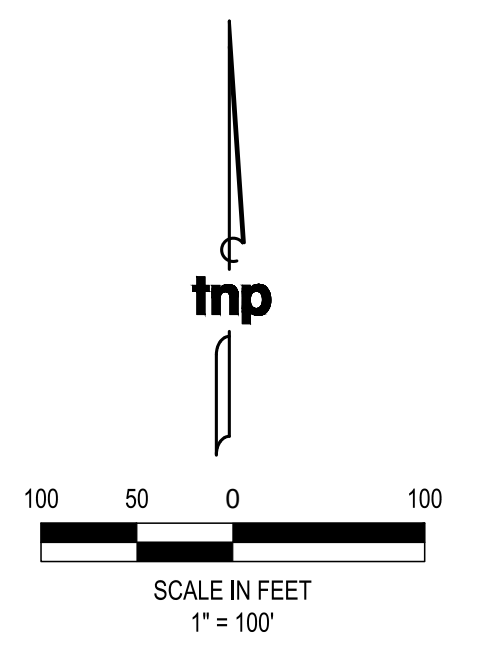
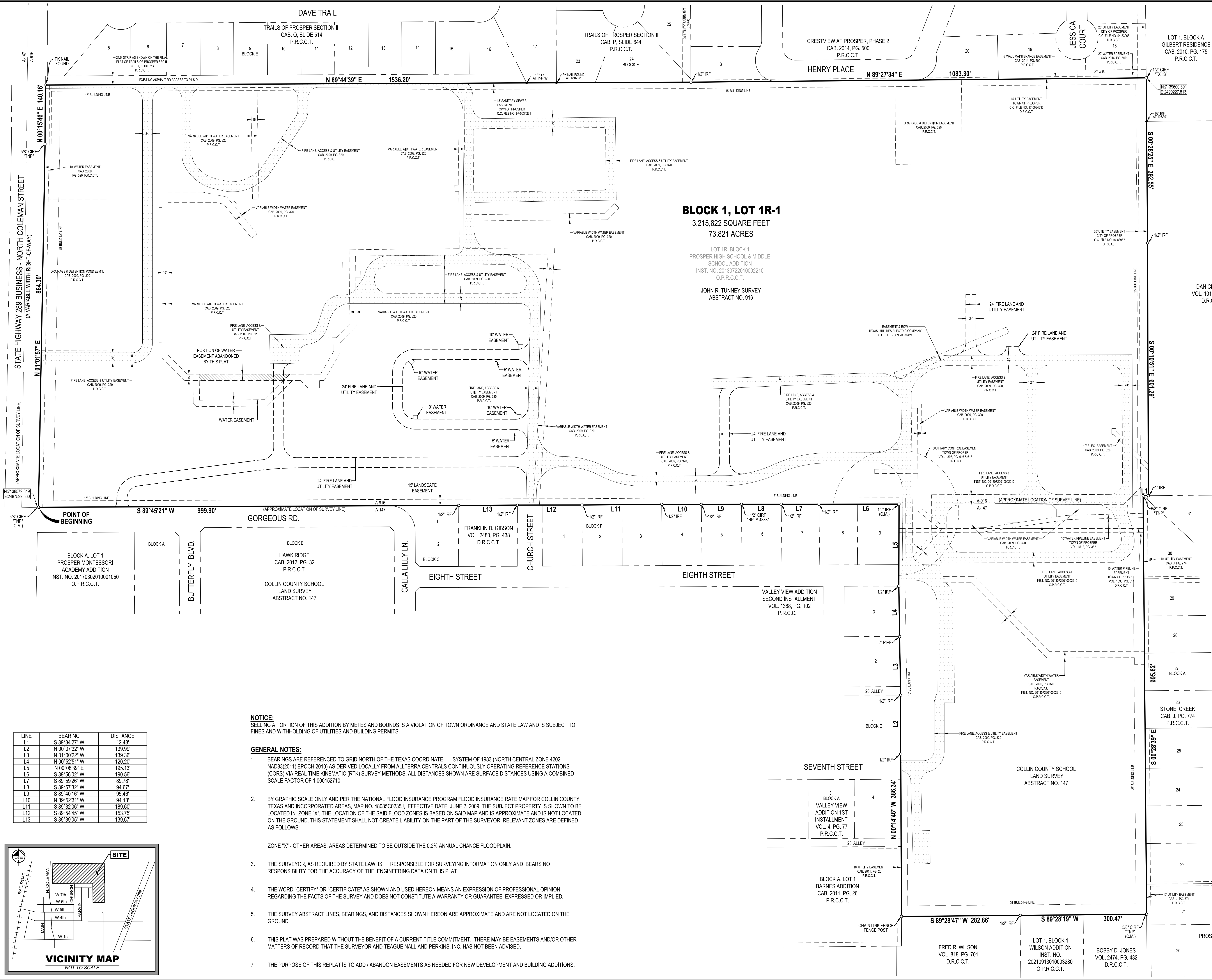
Town Staff Recommendation:

Town Staff recommends approval of the Replat.



DEVAPP-24-0014
 PROSPER HIGH SCHOOL &
 MIDDLE SCHOOL

This map for illustration purposes only



LEGEND

(C.M.) - CONTROLLING MONUMENT
 I.R.F. - IRON ROD FOUND
 C.I.R.F. - CAPPED IRON ROD FOUND
 VOL. - VOLUME
 PG. - PAGE
 INST. - INSTRUMENT
 NO. - NUMBER
 C.C. - COUNTY CLERK
 D.R.C.C.T. - DEED RECORDS COLLIN COUNTY, TEXAS
 P.R.C.C.T. - PLAT RECORDS COLLIN COUNTY TEXAS
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

BLOCK 1, LOT 1R-1
 3,215,622 SQUARE FEET
 73.821 ACRES

LOT 1R, BLOCK 1
 PROSPER HIGH SCHOOL & MIDDLE
 SCHOOL ADDITION
 INST. NO. 20130722010002210
 O.P.R.C.C.T.
 JOHN R. TUNNEY SURVEY
 ABSTRACT NO. 916

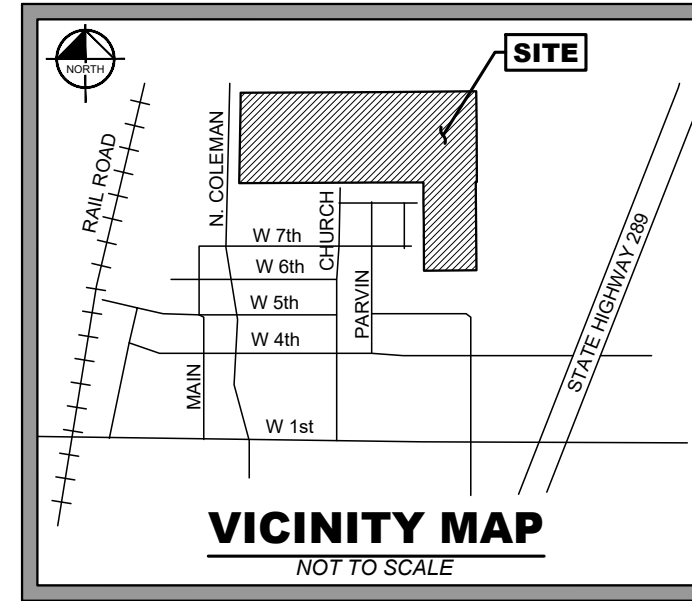
LINE	BEARING	DISTANCE
L1	S 89°54'27" W	12.48'
L2	N 00°07'52" W	138.99'
L3	N 01°00'22" W	139.36'
L4	N 00°52'51" W	120.20'
L5	N 00°08'39" E	195.13'
L6	S 89°50'02" W	190.56'
L7	S 89°59'26" W	89.78'
L8	S 89°57'32" W	94.67'
L9	S 89°40'16" W	95.46'
L10	N 89°52'31" W	94.18'
L11	S 89°32'06" W	189.60'
L12	S 89°54'45" W	153.75'
L13	S 89°39'05" W	139.67'

NOTICE:
 SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

GENERAL NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83/2011) EPOCH 2010 AS DERIVED LOCALLY FROM ALL TERRA CENTRALS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000152710.
- BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0235J, EFFECTIVE DATE: JUNE 2, 2009, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:

 ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER MATTERS OF RECORD THAT THE SURVEYOR AND TEAGUE NALL AND PERKINS, INC. HAS NOT BEEN ADVISED.
- THE PURPOSE OF THIS REPLAT IS TO ADD / ABANDON EASEMENTS AS NEEDED FOR NEW DEVELOPMENT AND BUILDING ADDITIONS.



CASE NO. DEVAPP-24-0014
REPLAT
PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
BLOCK 1, LOT 1R-1
 3,215,622 SQUARE FEET
 73.821 ACRES
 ZONING - (SF-15)

SITUATED IN THE
 JOHN R. TUNNEY SURVEY, ABSTRACT NO. 916 AND THE
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOT 1R, BLOCK 1 OF PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION AS RECORDED IN INSTRUMENT NUMBER 20130722010002210 OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

OWNER
 PROSPER INDEPENDENT SCHOOL DISTRICT
 605 East 7th Street
 Prosper, Texas 75078
 Contact: Dr. Greg Bradley

PROJECT INFORMATION
 Project No.: VLK 23080
 Date: February 14, 2024
 Drawn By: JM
 Scale: 1"=100'

SURVEYOR
 TEAGUE NALL & PERKINS, INC.
 825 Watters Creek Boulevard, Suite M300
 Allen, Texas 75013
 Contact: Jay Maddox
 214.461.9867 ph 214.461.9864 fx
 T.B.P.L.S. Registration No. 1019438

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, PROSPER INDEPENDENT SCHOOL DISTRICT is the owner of that certain 73.821 acre tract of land, situated in the John R. Tunney Survey, Abstract No. 916 and the Collin County School Land Survey, Abstract No. 147, Town of Prosper, Collin County, Texas, and being all of Lot 1R, Block 1, per the Final Plat of Prosper High School & Middle School Addition, an Addition to the Town of Prosper, Texas, as recorded in Instrument Number 20130722010002210 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a plastic cap stamped "TNP" found on the East line of State Highway No. 289 Business, also known as North Coleman Street (a variable width right-of-way), said point being the Southwest corner of said Lot 1R, Block 1, said point also being on the North line of Gorgeous Road, per the Final Plat of Hawk Ridge, an Addition to the Town of Prosper, Texas, as recorded in Cabinet 2012, Page 32 of the Plat Records of Collin County, Texas;

THENCE along the East line of said State Highway No. 289 Business and the West line of said Lot 1R, Block 1, the following two (2) courses and distances:

North 01°01'57" East, for a distance of 864.30 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 00°15'46" East, for a distance of 140.16 feet, to a PK nail found for corner on the South line of a 21.5' strip of land to Prosper ISD, as shown on the Final Plat of the Trails of Prosper, Section III, as recorded in Cabinet Q, Slide 514 of the Plat Records of Collin County, Texas, said point also being the Northwest corner of said Lot 1R, Block 1;

THENCE North 89°44'39" East, departing the East line of said State Highway No. 289 Business, and along the North line of said Lot 1R, Block 1 and the South line of said 21.5' strip, passing a 1/2 inch iron rod found for the Southwest corner of Lot 17, Block E of said Trails of Prosper, Section III at a distance of 1144.97 feet, and continuing along the North line of said Lot 1R, Block 1, passing a PK Nail found for the Southeast corner of said Trails of Prosper, Section III and the Southwest corner of Lot 23, Block E of the Trails of Prosper, Section II, as recorded in Cabinet P, Slide 644 of said Plat Records of Collin County, Texas, at a distance of 1216.22 feet, and continuing along the North line of said Lot 1R, Block 1 and the South line of said Trails of Prosper, Section II, for a total distance of 1536.20 feet to a 1/2 inch iron rod found for corner at the Southeast corner of said Trails of Prosper, Section II, said point also being the Southwest corner of Lot 3, Block D per the Final Plat of Crestview at Prosper, Phase 2, as recorded in Cabinet 2014, Page 500 of the Plat Records of Collin County, Texas;

THENCE North 89°27'34" East along the North line of said Lot 1R, Block 1 and the South line of said Crestview at Prosper, Phase 2, for a distance of 1083.30 feet to a 1/2 inch iron rod found with cap stamped "TXHS" found for the Northeast corner of said Lot 1R, Block 1, said point also being in the West line of Lot 1, Block A per the Final Plat of Gilbert Residence, as recorded in Cabinet 2010, Page 175 of the Plat Records of Collin County, Texas;

THENCE South 00°28'25" East, along the East line of said Lot 1R, Block 1, passing the Southwest corner of said Lot 1, Block A at a distance of 103.39 feet and continuing along the East line of said Lot 1R, Block 1 and the West line of that certain tract of land described in a Deed to Dan Christie, as recorded in Volume 1019, Page 520 of the Deed Records of Collin County, Texas, for a total distance of 392.55 feet to a 1/2 inch iron rod found for corner at an angle point;

THENCE South 00°10'51" East, along the East line of said Lot 1R, Block 1 and the West line of said Christie tract, for a distance of 601.29 feet to a 1 inch iron rod in concrete found for corner at the Southwest corner of Christie tract, said point also being in the North line of Lot 31, Block A per the Final Plat of Stone Creek, as recorded in Cabinet J, Slide 774, of the Plat Records of Collin County, Texas;

THENCE along the East line of said Lot 1R, Block 1 and the West line of Block A of said Stone Creek, the following two (2) courses and distances:

South 89°34'27" West, for a distance of 12.48 feet, to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

South 00°28'39" East, for a distance of 995.62 feet to a 5/8 inch iron rod with cap stamped "TNP" found at the Southeast corner of said Lot 1R, Block 1, said point also being the Northeast corner of that certain tract of land described in a Deed to Bobby D. Jones, as recorded in Volume 2474, Page 432 of the Deed Records of Collin County, Texas;

THENCE South 89°28'19" West, along the South line of said Lot 1R, Block 1 and the North line of said Jones tract, for a distance of 300.47 feet to a 1/2 inch iron rod found for corner, said point being the Northeast corner of a tract of land described in a Deed to Fred R. Wilson, as recorded in Volume 818, Page 701 of the Deed Records of Collin County, Texas, same being the northwest corner of Lot 1, Block 1 per the Minor Plat of Wilson Addition, as recorded in Instrument Number 20210913010003280, of the Official Public Records of Collin County, Texas;

THENCE South 89°28'47" West, along the South line of said Lot 1R, Block 1 and the North line of said Wilson tract, for a distance of 282.86 feet to a 3 inch chain link fence post found for corner at the most Southerly Southwest corner of said Lot 1R, Block 1, said point also being in the East line of Lot 1, Block A per the Final Plat of Barnes Addition, as recorded in Cabinet 2011, Page 26 of the Plat Records of Collin County, Texas;

THENCE North 00°14'46" West, along a West line of said Lot 1R, Block 1, for a distance of 386.34 feet, to a 1/2 inch iron rod found for corner in the North line of Seventh Street (a 60 feet right of way);

THENCE North 00°07'32" West, along the West line of said Lot 1R, Block 1, for a distance of 139.99 feet, to a 1/2 inch iron rod found for corner;

THENCE North 01°00'22" West, continuing along the West line of said Lot 1R, Block 1, for a distance of 139.36 feet to a 2 inch iron pipe found for corner at the Southeast corner of Lot 3, Block E per the Plat of Valley View Addition, Second Installment, as recorded in Volume 1388, Page 102 of the Plat Records of Collin County, Texas;

THENCE North 00°52'51" West, continuing along the West line of said Lot 1R, Block 1, for a distance of 120.20 feet to a bent 1/2 inch iron rod found for corner in the South line of Eighth Street (a 50 feet right of way), said point being the Northeast corner of said Lot 3, Block E;

THENCE North 00°08'39" East, continuing along the West line of said Lot 1R, Block 1, for a distance of 195.13 feet to a 1/2 inch iron rod found for corner at the Northeast corner of Lot 9, Block F of said Valley View Addition, Second Installment same being an inner ell corner of said Lot 1R, Block 1;

THENCE along the South line of said Lot 1R, Block 1 and the North line of Block F of said Valley View Addition, Second Installment, the following seven (7) courses and distances:

South 89°56'02" West, for a distance of 190.55 feet to a 1/2 inch iron rod found for corner;

South 89°59'26" West, for a distance of 89.78 feet to a 1/2 inch iron rod found for corner;

South 89°57'32" West, for a distance of 94.67 feet to a 1/2 inch iron rod found for corner;

South 89°40'16" West, for a distance of 95.46 feet to a 1/2 inch iron rod found for corner;

North 89°52'31" West, for a distance of 94.18 feet to a 1/2 inch iron rod found for corner;

South 89°32'06" West, for a distance of 189.60 feet to a 1/2 inch iron rod found for corner;

South 89°54'45" West, for a distance of 153.75 feet to a 1/2 inch iron rod found for corner in the West line of Church Street (a 60' right-of-way), said point being the Northeast corner of a tract of land described in a Deed to Franklin D. Gibson, as recorded in Volume 2480, Page 438, of the Deed Records of Collin County;

THENCE South 89°39'05" West, along the South line of said Lot 1R, Block 1 and the North line of said Franklin D. Gibson tract, for a distance of 139.67 feet, to a 1/2 inch iron rod found for corner at the Northeast corner of Lot 1, Block C per the Final Plat of Hawk Ridge, as recorded in Cabinet 2012, page 32, of the Plat Records of Collin County, Texas;

THENCE South 89°45'21" West, along the South line of said Lot 1R, Block 1 and the North line of said Lot 1, Block C, passing the Northwest corner of said Lot 1, Block C and the North line of Gorgeous Road (a variable width R-O-W) at a distance of 164.33 feet, and continuing along the South line of said Lot 1R, Block 1 and the North line of said Gorgeous Road, for a total distance of 999.90 feet to the POINT OF BEGINNING, and containing containing 3,215.622 square feet, or 73.821 acres of land.

SURVEYOR'S CERTIFICATE

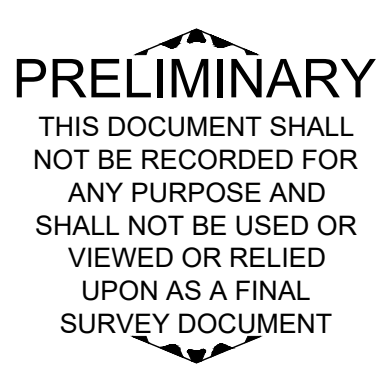
KNOW ALL MEN BY THESE PRESENTS:

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

Dated this _____ day, of _____, 2024.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

BRIAN J. MADDOX, II
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6659
825 Walters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph
jmaddox@tncinc.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 Brian J. Maddox II, 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 express and in the capacity therein stated.

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

Notary Public, State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PROSPER INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION, BLOCK 1, LOT 1R-1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Prosper Independent School District 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 and created by this plat, 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 utility 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 is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.

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

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

Authorized Signature

Printed Name and Title
Prosper Independent School District

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 _____, 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 express and in the capacity therein stated.

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

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

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

Development Services Department

Engineering Department

Town Secretary

CASE NO. DEVAPP-24-0014
REPLAT
PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION
BLOCK 1, LOT 1R-1
 3,215,622 SQUARE FEET
 73.821 ACRES
 ZONING - (SF-15)

SITUATED IN THE
 JOHN R. TUNNEY SURVEY, ABSTRACT NO. 916 AND THE
 COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 147
 TOWN OF PROSPER, COLLIN COUNTY, TEXAS

BEING A REPLAT OF LOT 1R, BLOCK 1 OF PROSPER HIGH SCHOOL & MIDDLE SCHOOL ADDITION AS RECORDED IN INSTRUMENT NUMBER 20130722010002210 OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

OWNER	PROJECT INFORMATION	SURVEYOR
PROSPER INDEPENDENT SCHOOL DISTRICT	Project No.: VLK 23080 Date: February 14, 2024 Drawn by: JM Scale: 1"=100'	TEAGUE NALL & PERKINS, INC. 825 Walters Creek Boulevard, Suite M300 Allen, Texas 75013 Contact: Jay Maddox 214.461.9867 ph 214.461.9864 fr T.B.P.L.S. Registration No. 1019434



PLANNING

To: Planning & Zoning Commission **Item No. 3j**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – March 5, 2024

Agenda Item:

Consider and act upon a request for an Amending Plat for St. Martin de Porres Addition, Block A, Lot 2, on 22.7± acres, located 800± north of University Drive and the east side of Windsong Parkway. (DEVAPP-24-0020)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-40 (Mixed Use) with Specific Use Permit-15 for a Licensed Child-Care Center and Specific Use Permit-47 for Temporary Buildings.

Conformance:

The Amending Plat conforms to the development standards of Planned Development-40, Specific Use Permit-15, and Specific Use Permit-47.

Description of Agenda Item:

The purpose of this amending plat is to add three new water easements and make changes to the existing fire lane, access, drainage, and utility easement. The corresponding Site Plan (DEVAPP-23-0170) was approved by the Planning & Zoning Commission on November 7, 2023.

Companion Item:

There is no companion item for this case.

Attached Documents:

1. Location Map
2. Amending Plat
3. Approved Site Plan

Town Staff Recommendation:

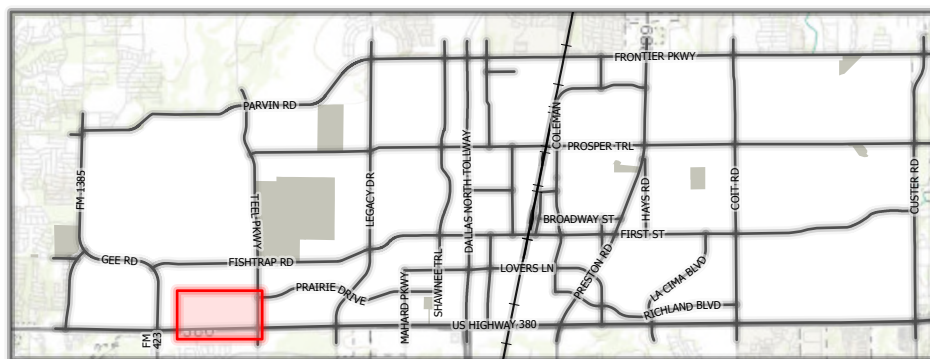
Town Staff recommends approval of the Amending Plat.



WINDSONG
PKMY

STEEL PKWY

W UNIVERSITY DR



DEVAPP-24-0020
 ST.MARTIN DE PORRES
 ADDITION, BLOCK A LOT 2

Amending Plat

46

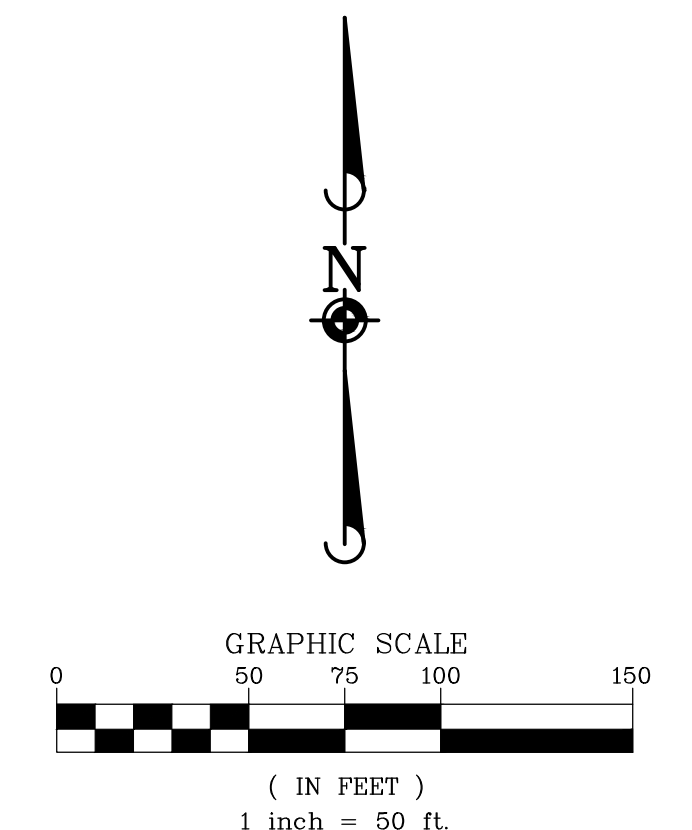
This map for illustration purposes only

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202).

LINE	BEARING	LENGTH
L1	N76°17'20"E	21.86'
L2	S63°27'16"W	17.12'
L3	S48°21'07"W	32.92'
L4	S31°21'51"W	38.44'
L5	S33°33'12"W	24.58'
L6	S60°57'59"W	17.80'
L7	S77°54'55"W	10.61'
L8	N89°39'04"W	40.51'
L9	N68°35'31"W	20.96'
L10	N84°15'14"W	34.50'
L11	S88°23'25"E	45.13'
L12	N73°15'15"W	25.19'
L13	N77°20'07"W	34.93'
L14	N81°15'42"W	35.73'
L15	N85°30'07"W	31.46'
L16	S86°28'14"W	20.04'
L17	S80°08'57"E	42.04'
L18	N63°27'19"W	20.98'
L19	N68°17'59"W	31.37'
L20	N71°41'56"W	37.72'
L21	S88°59'12"W	27.91'
L22	S72°40'07"E	57.37'
L23	N82°22'56"E	10.47'
L24	N90°00'00"E	23.80'
L25	S00°00'00"E	15.00'
L26	N90°00'00"W	23.80'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	30.00'	12°31'32"	6.56'	N83°43'24"E	6.55'
C2	54.00'	11°11'10"	10.54'	S83°03'13"W	10.53'
C3	54.00'	12°20'29"	11.63'	N83°48'13"W	11.61'
C4	30.00'	12°32'03"	6.56'	S83°54'00"E	6.55'
C5	30.00'	89°57'57"	47.11'	S45°01'02"E	42.41'
C6	30.00'	90°00'00"	47.12'	S45°00'00"W	42.43'
C7	29.50'	15°00'00"	7.72'	N07°30'00"W	7.70'
C8	29.50'	15°00'00"	7.72'	S07°30'00"E	7.70'



AMENDING PLAT
ST. MARTIN DE PORRES ADDITION
BLOCK A, LOT 2
 22.657 ACRES IN THE J. BATES SURVEY, ABST. NO. 1620 &
 C.L. SMITH SURVEY, ABST. NO. 1681
 TOWN OF PROSPER, DENTON COUNTY, TEXAS
 DATE PREPARED: DECEMBER 06, 2024
 CASE NO. DEVAPP-24-0020
 ZONING: PD-40 & S-15

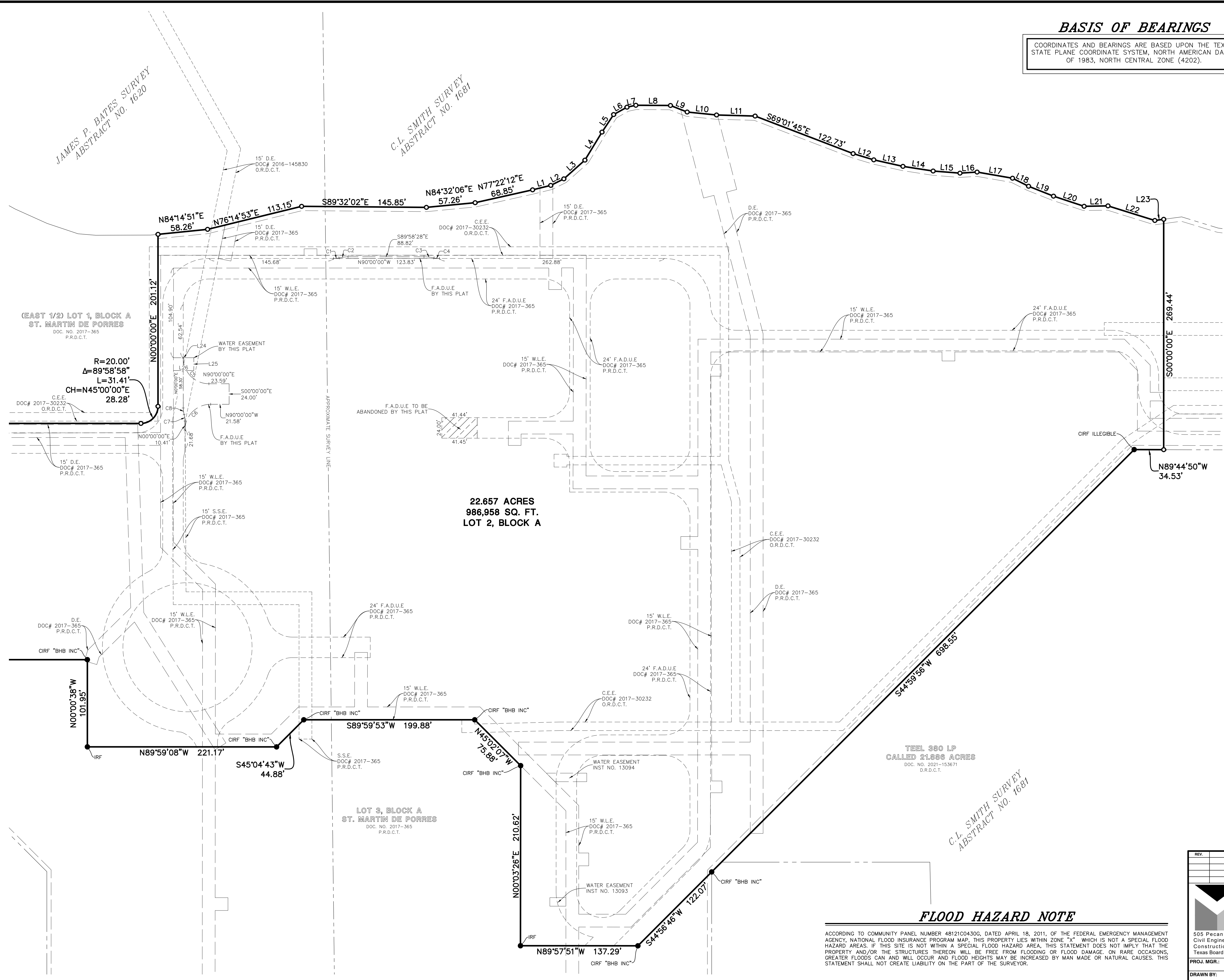
REV.	COMMENTS	BY	DATE

Manhard CONSULTING
 505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph: 817.865.5344 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

PROJ. MGR.:	JLD	ISSUE DATE:	12/28/23	CODE:	
DRAWN BY:	MGL	SCALE:	1"=50'	616.157001	SHEET 1 OF 2

FLOOD HAZARD NOTE

ACCORDING TO COMMUNITY PANEL NUMBER 48121C0430G, DATED APRIL 18, 2011, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



22.657 ACRES
986,958 SQ. FT.
LOT 2, BLOCK A

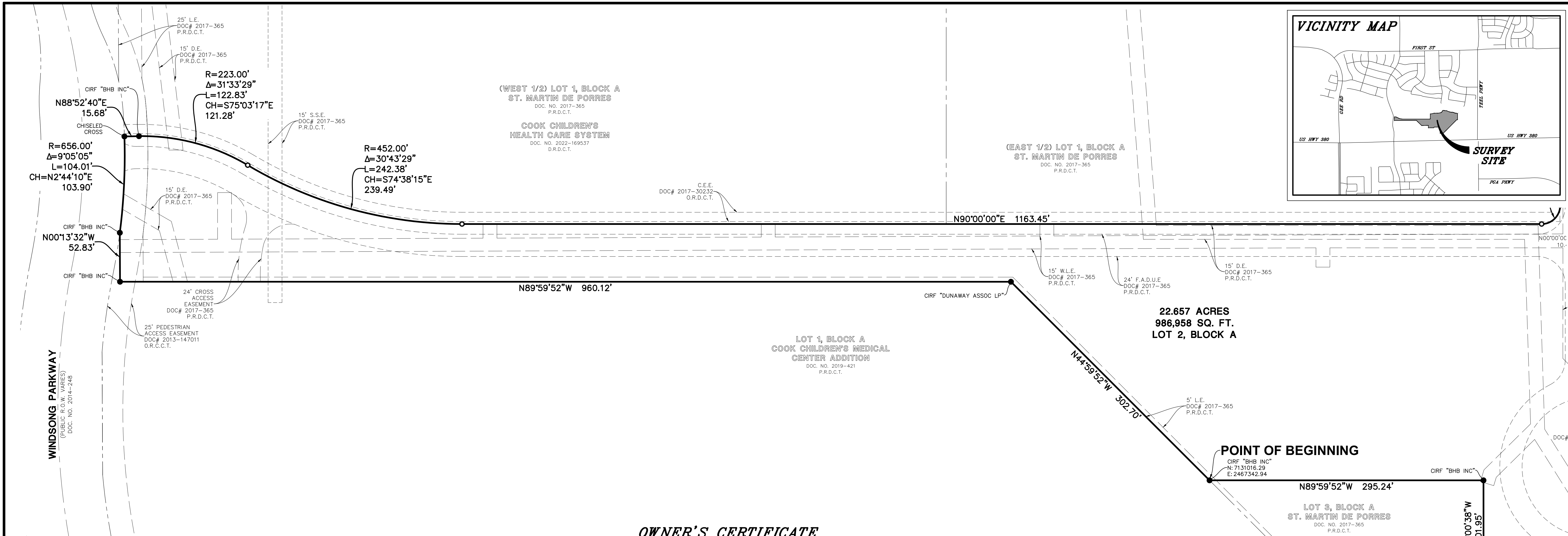
LOT 3, BLOCK A
ST. MARTIN DE PORRES
 DOC. NO. 2017-365
 P.R.D.C.T.

TEEL 380 LP
CALLED 21.888 ACRES
 DOC. NO. 2021-153671
 D.R.D.C.T.

C.L. SMITH SURVEY
 ABSTRACT NO. 1681

JAMES P. BATES SURVEY
 ABSTRACT NO. 1620

C.L. SMITH SURVEY
 ABSTRACT NO. 1681



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, CATHOLIC DIOCESE OF FORT WORTH ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. BATES SURVEY, ABSTRACT NO. 1620 & THE C.L. SMITH SURVEY, ABSTRACT NO. 1681, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK A, ST. MARTIN DE PORRES, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2017-365, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" YELLOW CAPPED IRON ROD STAMPED "BHB INC" FOUND AT THE SOUTHWESTERLY MOST CORNER OF LOT 2, AND ALSO BEING ON THE NORTHEASTERLY LINE OF LOT 1, BLOCK A, COOK CHILDREN'S MEDICAL CENTER ADDITION, AN ADDITION TO THE CITY OF PROSPER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2019-421, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK A, AND THE NORTHEASTERLY AND NORTH LINES OF SAID LOT 1, BLOCK A, FOLLOWING TWO(2) CALLS:

1. NORTH 44 DEGREES 59 MINUTES 52 SECONDS WEST, 302.70 FEET;
2. NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, 960.12 FEET TO A SOUTHWEST CORNER OF SAID LOT 2, BLOCK A, ALSO BEING THE EAST LINE OF THE REMAINING PRESCRIPTIVE RIGHT-OF WAY OF GOOD HOPE ROAD;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 52.83 FEET ALONG THE WEST LINE OF SAID LOT 2, BLOCK A, AND EAST RIGHT-OF-WAY LINE OF GOOD HOPE ROAD TO THE EAST RIGHT-OF-WAY LINE OF WINDSONG PARKWAY ACCORDING TO THE FINAL PLAT WINDSONG RANCH PHASE 1A, RECORDED IN DOCUMENT NUMBER 2014-248, PLAT RECORDS, DENTON COUNTY, TEXAS, AND THE BEGINNING OF NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID WEST LINE OF LOT 2, BLOCK A, AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDSONG PARKWAY, 104.01 FEET, WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 656.00 FEET, A DELTA OF 09 DEGREES 05 MINUTES 05 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 02 DEGREES 44 MINUTES 10 SECONDS EAST, 103.90 FEET TO A NON-TANGENT LINE, BEING A NORTHWEST CORNER OF SAID LOT 2, BLOCK A, AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A OF SAID ST. MARTIN DE PORRES FINAL PLAT;

THENCE DEPARTING SAID WEST LINE AND EAST RIGHT-OF-WAY LINE, ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK A, AND THE SOUTHERLY AND EAST LINES OF SAID LOT 1, BLOCK A, THE FOLLOWING SIX(6) CALLS:

1. NORTH 88 DEGREES 52 MINUTES 40 SECONDS EAST, 15.68 FEET TO THE BEGINNING OF NON-TANGENT CURVE TO THE RIGHT;
2. 122.83 FEET, WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 223.00 FEET, A DELTA OF 31 DEGREES 33 MINUTES 29 SECONDS, AND WHOSE LONG CHORD BEARS SOUTH 75 DEGREES 03 MINUTES 17 SECONDS EAST, 121.28 FEET TO THE BEGINNING OF A REVERSE CURVE;
3. 242.38 FEET, WITH SAID TANGENT REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 452.00 FEET, A DELTA OF 30 DEGREES 43 MINUTES 29 SECONDS, AND WHOSE LONG CHORD BEARS SOUTH 74 DEGREES 38 MINUTES 15 SECONDS EAST, 239.49 FEET;
4. NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 1163.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
5. 31.41 FEET, WITH SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A DELTA OF 89 DEGREES 59 MINUTES 52 SECONDS, AND WHOSE LONG CHORD BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 28.28 FEET;
6. NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 201.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A;

THENCE ALONG THE NORTH LINE OF SAID LOT 2, BLOCK A THE FOLLOWING TWENTY-NINE(29) CALLS:

1. NORTH 84 DEGREES 14 MINUTES 51 SECONDS EAST, 58.26 FEET;
2. NORTH 76 DEGREES 14 MINUTES 23 SECONDS EAST, 112.26 FEET;
3. SOUTH 89 DEGREES 32 MINUTES 02 SECONDS EAST, 145.85 FEET;
4. NORTH 84 DEGREES 32 MINUTES 08 SECONDS EAST, 57.26 FEET;
5. NORTH 77 DEGREES 22 MINUTES 12 SECONDS EAST, 68.85 FEET;
6. NORTH 76 DEGREES 17 MINUTES 20 SECONDS EAST, 21.86 FEET;
7. NORTH 63 DEGREES 27 MINUTES 16 SECONDS EAST, 17.12 FEET;
8. NORTH 48 DEGREES 21 MINUTES 07 SECONDS EAST, 32.92 FEET;
9. NORTH 31 DEGREES 21 MINUTES 51 SECONDS EAST, 38.44 FEET;
10. NORTH 33 DEGREES 33 MINUTES 12 SECONDS EAST, 24.56 FEET;
11. NORTH 80 DEGREES 57 MINUTES 59 SECONDS EAST, 17.80 FEET;
12. NORTH 77 DEGREES 54 MINUTES 58 SECONDS EAST, 10.61 FEET;
13. SOUTH 89 DEGREES 39 MINUTES 04 SECONDS EAST, 40.51 FEET;
14. SOUTH 88 DEGREES 35 MINUTES 31 SECONDS EAST, 20.96 FEET;
15. SOUTH 84 DEGREES 15 MINUTES 14 SECONDS EAST, 34.50 FEET;
16. SOUTH 88 DEGREES 23 MINUTES 25 SECONDS EAST, 45.13 FEET;
17. SOUTH 89 DEGREES 01 MINUTES 45 SECONDS EAST, 122.73 FEET;
18. SOUTH 73 DEGREES 15 MINUTES 15 SECONDS EAST, 25.19 FEET;
19. SOUTH 77 DEGREES 20 MINUTES 07 SECONDS EAST, 34.93 FEET;
20. SOUTH 81 DEGREES 15 MINUTES 42 SECONDS EAST, 35.73 FEET;
21. SOUTH 85 DEGREES 30 MINUTES 07 SECONDS EAST, 31.48 FEET;
22. NORTH 86 DEGREES 28 MINUTES 14 SECONDS EAST, 20.04 FEET;
23. SOUTH 80 DEGREES 08 MINUTES 57 SECONDS EAST, 42.61 FEET;
24. SOUTH 63 DEGREES 27 MINUTES 19 SECONDS EAST, 20.98 FEET;
25. SOUTH 68 DEGREES 17 MINUTES 59 SECONDS EAST, 31.37 FEET;
26. SOUTH 71 DEGREES 41 MINUTES 56 SECONDS EAST, 37.72 FEET;
27. NORTH 88 DEGREES 59 MINUTES 12 SECONDS EAST, 27.91 FEET;
28. SOUTH 72 DEGREES 40 MINUTES 07 SECONDS EAST, 25.37 FEET;
29. NORTH 82 DEGREES 22 MINUTES 56 SECONDS EAST, 10.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK A, ALSO BEING THE NORTHWEST CORNER OF LOT 4, BLOCK A OF SAID ST. MARTIN DE PORRES;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 289.44 FEET ALONG THE EAST LINE OF LOT 2, BLOCK A AND THE WEST LINE OF LOT 4, BLOCK A TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A AND THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK A BEING A POINT ON THE NORTH LINE OF A CALLED 21.886 ACRE TRACT OF LAND, DESCRIBED BY DEED TO TEEL 380 LP, RECORDED IN DOCUMENT NUMBER 2021-163671, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, AND THE NORTH AND NORTHWESTERLY LINE OF SAID CALLED 21.886 ACRE TRACT THE FOLLOWING TWO(2) CALLS:

1. NORTH 89 DEGREES 44 MINUTES 50 SECONDS WEST, 34.63 FEET;
2. SOUTH 44 DEGREES 59 MINUTES 56 SECONDS WEST, 698.55 FEET TO THE NORTHWEST CORNER OF SAID CALLED 21.886 ACRE TRACT ALSO BEING THE NORTHEAST CORNER OF LOT 3, BLOCK A, OF SAID ST. MARTIN DE PORRES AND THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A;

THENCE ALONG THE NORTH LINE OF LOT 3, BLOCK A AND THE SOUTH LINE OF LOT 2, BLOCK A THE FOLLOWING NINE(9) CALLS:

1. SOUTH 44 DEGREES 56 MINUTES 46 SECONDS WEST, 122.07 FEET;
2. NORTH 89 DEGREES 51 MINUTES 51 SECONDS WEST, 137.29 FEET;
3. NORTH 00 DEGREES 03 MINUTES 26 SECONDS EAST, 210.62 FEET;
4. NORTH 45 DEGREES 02 MINUTES 07 SECONDS WEST, 75.89 FEET;
5. SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST, 199.88 FEET;
6. SOUTH 45 DEGREES 04 MINUTES 43 SECONDS WEST, 44.88 FEET;
7. NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, 221.17 FEET;
8. NORTH 00 DEGREES 00 MINUTES 38 SECONDS WEST, 101.95 FEET;
9. NORTH 89 DEGREES 59 MINUTES 52 SECONDS WEST, 295.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 986, 958 SQUARE FEET OR 22.657 ACRES, MORE OR LESS;

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: THAT, CATHOLIC DIOCESE OF FORT WORTH ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 2, BLOCK A, AMENDING ST. MARTIN DE PORRES, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE CATHOLIC DIOCESE OF FORT WORTH DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
3. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
4. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE TOWN OF PROSPER.
5. THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
7. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME REQUIRING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.

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

WITNESS MY HAND, THIS ____ DAY OF _____, 2024.

BY: _____

AUTHORIZED SIGNATURE _____ PRINTED NAME AND TITLE _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS _____

STANDARD NOTES

1. THE UNDERSIGNED COVENANTS AND AGREES THAT THE LANDSCAPE EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. IN THE EVENT A REPLAT IS REQUESTED ON ALL OR PART OF THIS PROPERTY, THE TOWN MAY REQUIRE ANY SIMILAR OR ADDITIONAL RESTRICTIONS AT ITS SOLE DISCRETION. THE SOLE RESPONSIBILITY FOR MAINTENANCE AND REPLACEMENT OF LANDSCAPE MATERIALS THEREOF SHALL BE BORNE BY ANY HOMEOWNERS ASSOCIATION HEREAFTER ESTABLISHED FOR THE OWNERS OF LOTS IN THIS SUBDIVISION AND/OR THE OWNER OF THE INDIVIDUAL LOTS WITHIN THIS SUBDIVISION. SUCH MAINTENANCE AND REPLACEMENT SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS OF THE TOWN OF PROSPER, AS PRESENTLY IN EFFECT OR AS MAY BE HEREAFTER AMENDED. THIS PROVISION MAY BE ENFORCED BY SPECIFIC PERFORMANCE OR BY ANY OTHER REMEDY ALLOWED BY LAW. THIS LANDSCAPE EASEMENT SHALL BE VOID OF UTILITIES AND OTHER ELEMENTS UNLESS OTHERWISE APPROVED ON THE PLAT.
2. NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE.
3. NOTICE: SELLING A PORTION OF ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. THE PURPOSE OF THIS AMENDING PLAT IS TO ADD THREE NEW WATER EASEMENTS AND MAKE CHANGES TO THE EXISTING FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT.
5. ALL DISTANCE AND COORDINATES SHOWN ARE AT SURFACE. USING A COMBINED SCALE FACTOR OF 1.00015063.

LEGEND

- = SET IRON ROD WITH YELLOW CAP STAMPED "MANHARD CONSULTING"
- CIRF = FOUND CAPPED IRON ROD STAMPED AS NOTED
- W.L.E. = WATER LINE EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.E. = LANDSCAPE EASEMENT
- F.A.D.U.E. = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- C.E.E. = COSERV ELECTRIC EASEMENT
- O.R.C.C.T. = OFFICIAL RECORDS, COLIN COUNTY, TEXAS
- P.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

DOC#/DOC. NO. = DOCUMENT NUMBER

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT I, JEREMY LUKE DEAL, 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 REGULATION OF THE TOWN OF PROSPER, TEXAS.

DATED THIS ____ DAY OF _____, 2024.

NAME, TITLE & REGISTRATION NO. _____

STATE OF TEXAS §
COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS _____

CERTIFICATE OF APPROVAL

APPROVED THIS ____ DAY OF _____, 2024 BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

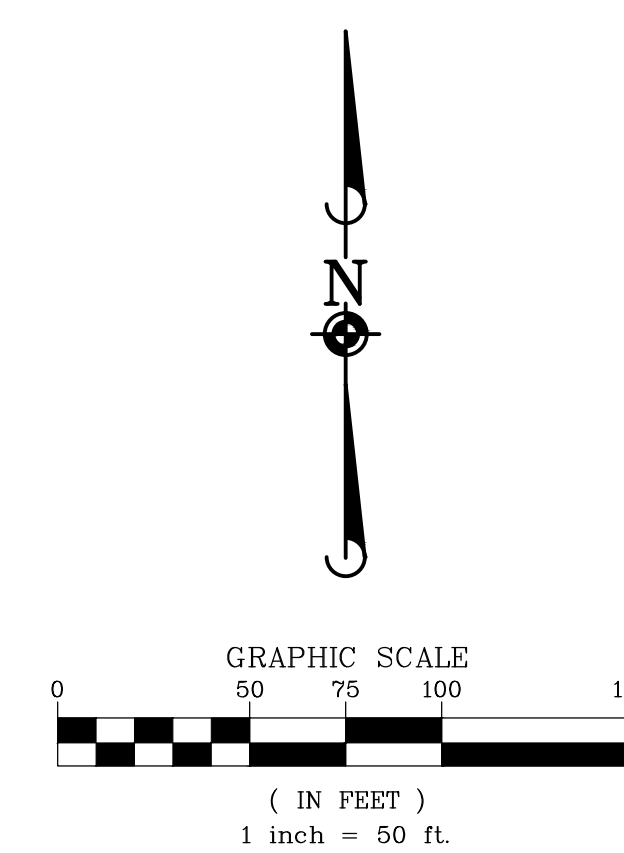
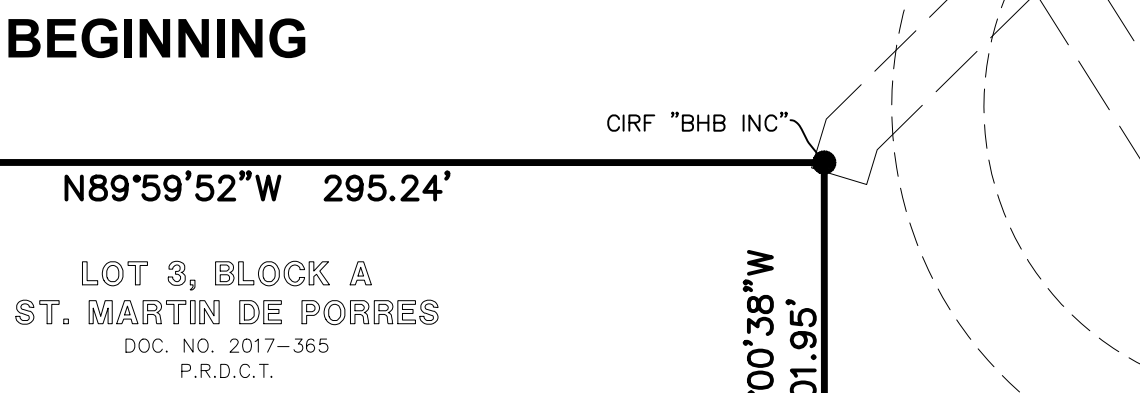
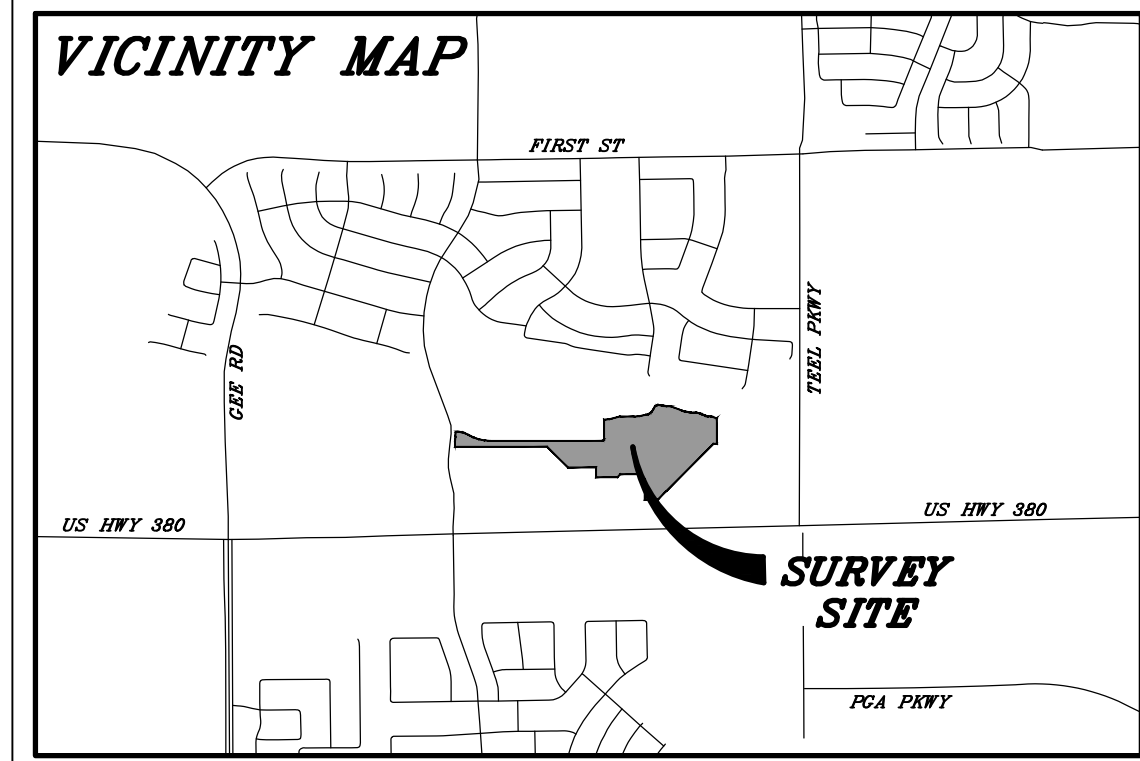
TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

OWNER

CATHOLIC DIOCESE OF FORT WORTH
800 W LOOP 820 S
FORT WORTH, TX 76108

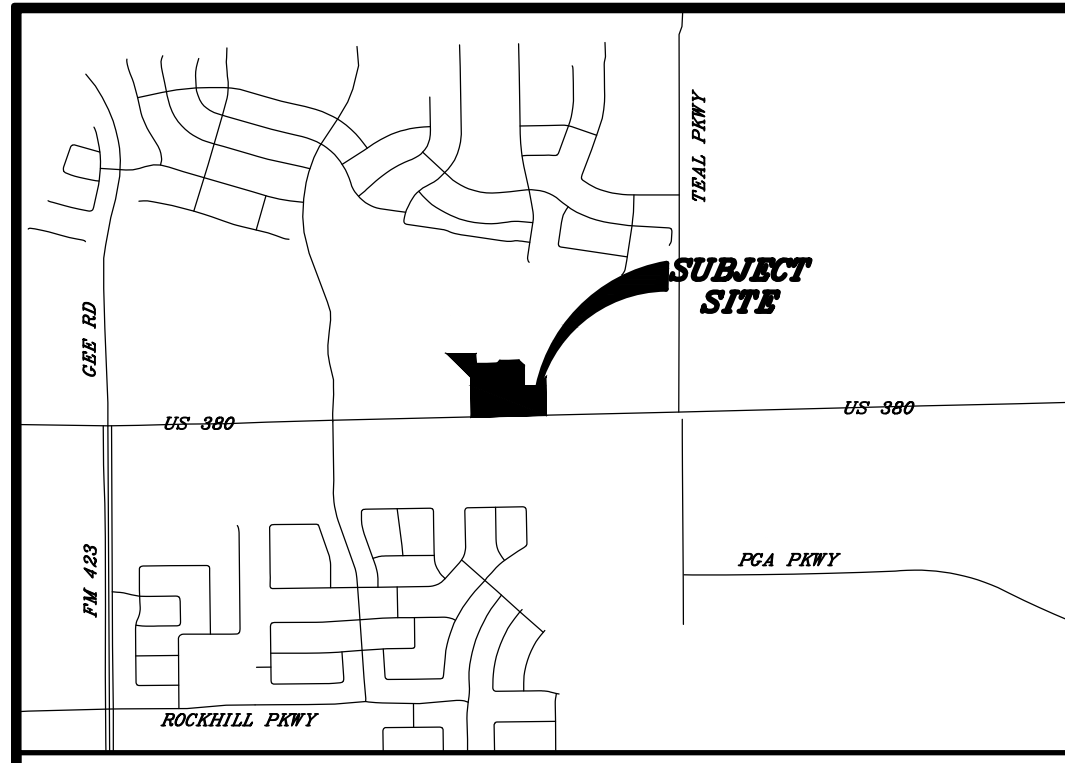


REV.	COMMENTS	BY	DATE

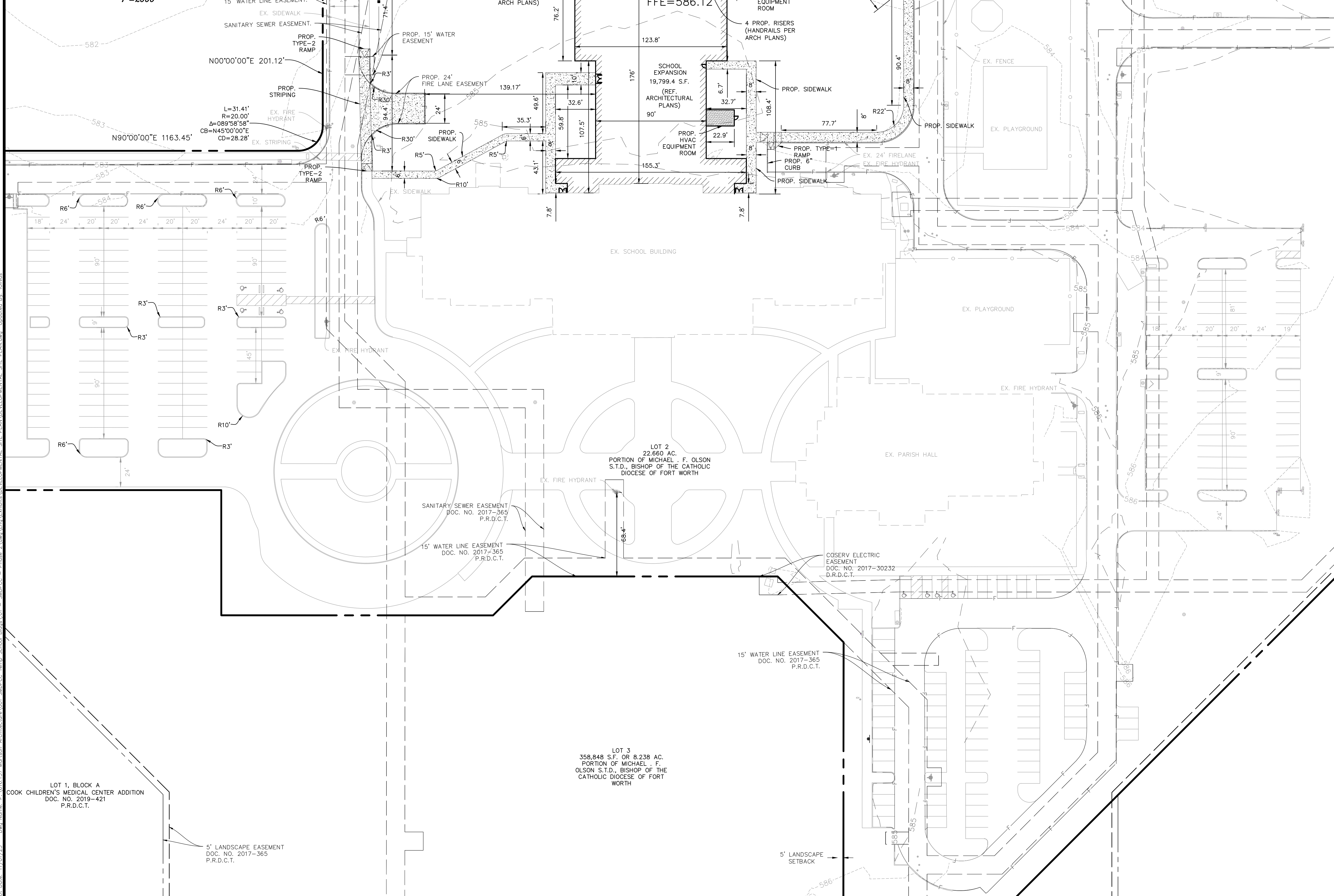
Manhard CONSULTING

505 Pecan Street, Suite 201, Fort Worth, TX 76102 ph: 817.865.5344 manhard.com
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Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

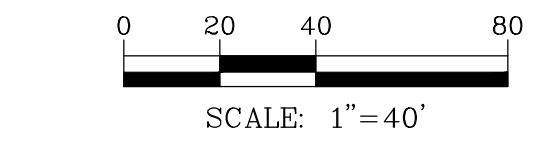
PROJ. MGR.: JLD	ISSUE DATE: 12/28/23	CODE: 616.157001	SHEET: 1 OF 2
DRAWN BY: MGL	SCALE: 1"=50'		



LOCATION MAP
1"=2000'



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



LEGEND

	LIGHT POLE
	BARRIER FREE RAMP
	FIRE LANE
	FIRE HYDRANT

LOT SITE DATA TABLE

ZONING:	PD-40 (MIXED-USE)
PROPOSED USE:	PD-40 (MIXED-USE)
LOT AREA:	22.660 ACRES
BUILDING AREA:	19,799 SF
BUILDING HEIGHT:	46.67 FT
BUILDING STORIES:	1 STORIES
LOT COVERAGE (%):	7.8 %
FLOOR AREA RATIO:	0.02
EX. SCHOOL REQUIRED PARKING:	24
EX. PARISH REQUIRED PARKING:	199
PROP. SCHOOL REQUIRED PARKING:	12
TOTAL PARKING REQUIRED:	235
TOTAL PARKING PROVIDED:	281
H.C. SPACES REQUIRED:	7
H.C. SPACES PROVIDED:	8
% OF LANDSCAPE REQUIRED:	N/A
% OF LANDSCAPE PROVIDED:	N/A
SF OF IMPERVIOUS SURFACE:	562062 SF
OPEN SPACE REQUIRED:	1.59 ACRES
OPEN SPACE PROVIDED:	13 ACRES
INTERIOR LANDSCAPING REQUIRED:	0
INTERIOR LANDSCAPING PROVIDED:	0

CONTACT INFORMATION:

OWNER: CATHOLIC DIOCESE OF FORT WORTH 800 WEST LOOP 820 SOUTH FORT WORTH, TEXAS 76108 817.945.311 MICHAEL OLSON, S.T.D.	SURVEYOR: MANHARD CONSULTING 505 PECAN STREET, SUITE 201 FORT WORTH, TEXAS 76102 817.865.5344 JEREMY DEAL, R.P.L.S., P.E.
APPLICANT: MANHARD CONSULTING 505 PECAN STREET, SUITE 201 FORT WORTH, TEXAS 76102 817.945.3867 AUSTIN CARR, P.E.	CONTRACTOR: FPI BUILDERS 216 WENDECA AVE. FORT WORTH, TX 76102 817.336.1161 STERLING BARNETT

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE TOWN OF PROSPER AND THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
 2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OF FOUNDATION, UNLESS SPECIFICALLY SHOWN OTHERWISE. LAYOUT OF BUILDING/FOUNDATION SHALL BE FROM ARCHITECTURAL PLANS (NOT SITE PLANS).
 3. ALL HANDICAP PARKING SPACES SHALL HAVE THE UNIVERSAL HANDICAPPED SYMBOL PAINTED AT EACH SPACE AND A STANDARD H.C. SIGN ERRECTED AT HEAD OF EACH SPACE. ADDITIONAL SIGN DESIGNATING "VAN ACCESSIBLE" SHALL BE PLACED AT DESIGNATED VAN SPACES. BOTTOM OF SIGN SHALL BE AT 60" ABOVE FINISHED GRADE. PROVIDE CONCRETE WHEEL STOP AT EACH H.C. SPACE. ALL PRIVATE RAMPS AND FLARED SIDES SHALL HAVE DETECTABLE WARNINGS, CONSISTING OF AS SCORED PATTERN OR OTHER APPROVED DETECTABLE WARNINGS INTEGRAL WITH THE CONCRETE. CONFIRM TYPE OF APPROVED DETECTABLE WARNING WITH LOCAL AUTHORITIES. PATTERNED SURFACES SHALL ALSO HAVE AN INTEGRAL COLOR - "BRICK RED", BY USE OF A COLOR MIXTURE APPLIED DURING THE FINISHING PROCESS.
 4. SLOPES ON HANDICAPPED PARKING SPACE SHALL NOT EXCEED 2.0% (1:50) IN ANY DIRECTION. AFTER COMPLETION OF SUBGRADE AND FORMWORK, BUT BEFORE CONSTRUCTION OF PAVEMENT, CONTRACTOR SHALL CONFIRM GRADES/SLOPES ON HANDICAPPED PARKING SPACES. IF SLOPE IN ANY DIRECTION EXCEEDS 2.0%, THEN THE ELEVATIONS/SLOPES ON SUBGRADE AND/OR FORMWORK SHALL BE CORRECTED BEFORE FINAL PAVEMENT IS CONSTRUCTED.
 5. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL CONFIRM LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES. NOTIFY A/E IF DISCREPANCIES OR CONFLICTS WITH NEW CONSTRUCTION EXIST.
 6. NO 100-YEAR FLOODPLAIN EXIST ON THE SITE.
 7. ACCORDING TO PROSPER'S ZONING ORDINANCE, WHERE A NON-RESIDENTIAL DEVELOPMENT IS ADJACENT TO THE PROPERTY LINE OF PARCELS ZONED FOR USES OTHER THAN RESIDENTIAL OR PARCELS NOT SHOWN AS RESIDENTIAL ON THE FUTURE USE PLAN, A FIVE FOOT WIDE LANDSCAPE AREA IS REQUIRED.

REVISIONS

NO.	DATE	DESCRIPTION

Manhard CONSULTING
505 Pecan Street, Suite 201, Fort Worth, TX 76102, Ph: 817.865.5344, manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv.), F-21732 (Eng)

**ST. MARTIN DE PORRES ADDITION, BLOCK A
LOT 2**
3990 W. UNIVERSITY DR., PROSPER, TEXAS
DEVELOPMENT SITE PLAN (DEVAPP-23-0170)

PROJ. MGR.: JH
PROJ. ASSOC.: KH
DRAWN BY: IO
DATE: 11/01/23

SHEET
EX
616.157.001

Plot Date: 11/01/23, Draw Name: P:\616.157_McIntosh_Architectural\001_SMDPCC - Phase 2\Urban\Exa\Exa\Developmental_Site_Plan\Developmental_Site_Plan.dwg, Uploaded By: Jolissa

ENDING



PLANNING

To: Planning & Zoning Commission **Item No. 4**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Planning & Zoning Commission Meeting – March 5, 2024

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development–Downtown Office to allow multifamily, office, and retail uses. (ZONE-23-0029)

Future Land Use Plan:

The Future Land Use Plan recommends the Old Town District. The proposed zoning request conforms to the Future Land Use Plan.

Zoning:

The property is zoned Single Family-15 (SF-15).

Thoroughfare Plan:

This property has direct access to Sixth Street.

Parks Master Plan:

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

Legal Obligations and Review:

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

Attached Documents:

1. Aerial & Zoning Maps
2. Exhibit A – Survey
3. Exhibit B – Letter of Intent
4. Exhibit C – Development Standards
5. Exhibit D – Conceptual Plan
6. Exhibit E – Development Schedule
7. Exhibit F – Elevations
8. Exhibit G – Landscape Plan

Description of Agenda Item:

The purpose of this request is to rezone the property from Single Family-15 to a Planned Development with a base zoning of Downtown Office. The intent of the request is to construct a new, two-story, mixed-use building that allows for multifamily, office, and retail uses. The first floor will consist of office and retail uses while the second floor will consist of four multifamily units.

Compatibility:

This zoning change would not be seen as out of character with the existing neighborhood due to compatibility with the surrounding areas. There is surrounding development to the north that shares the same base zoning as the proposed development. Additionally, areas to the south and the west have zoning districts that will produce similar uses to the proposed uses in this Planned Development.

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Vacant	Old Town District
North	Planned Development-112 (Downtown Office)	Office	Old Town District
East	Single Family-15	Residential	Old Town District
South	Commercial	Residential	Old Town District
West	Downtown Retail	Vacant	Old Town District

Uses:

The list of permitted uses within this Planned Development is shown below.

- Administrative/Medical and Professional Office
- Bank/Savings and Loan/Credit Union (No Drive-Thru)
- Beauty Salon/Barber Shop
- Business Service
- Insurance Office
- Minor Dry Cleaning (Drop Off Only)
- Minor Print Shop (Drop Off Only)
- Multifamily (2nd Floor Only)
- Retail Stores and Shops

These uses would be allowed by right if this Planned Development were approved. The following uses are not permitted in the Downtown Office District.

- Multifamily
- Retail Stores and Shops

However, staff determined that these additional uses would be appropriate within this specific Planned Development.

Parking:

The parking requirements in this Planned Development would defer to the Town's Zoning Ordinance. The requirements for each use are shown below.

- Multifamily – 2 Spaces per Unit
 - 4 Units (8 Spaces Required)
- Office – 1 Space per 350 Square Feet
 - 2,450 Square Feet (7 Spaces Required)
- Retail – 1 Space per 250 Square Feet
 - 2,450 Square Feet (10 Spaces Required)

A total of 20 spaces are being provided for this development. Of the twenty spaces, eight are allocated to multifamily use and are in enclosed garages. The remaining twelve spaces will be accessible to the public and are sufficient whether the first floor develops as office, retail, or a combination of these uses.

Landscaping:

The landscaping standards within this Planned Development in comparison to the Town’s Zoning Ordinance are shown below.

	Proposed Landscaping (Development Standards)	Required Landscaping (Zoning Ordinance)
Northern Boundary (Adjacent to Commercial)	Buffer: 5’ Landscape Area Plantings: Ground cover	Buffer: 5’ Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.
Eastern Boundary (Adjacent to Residential)	Buffer: 5’ Landscape Area Plantings: One large tree, three-inch caliper minimum, on both landscape islands. One ornamental tree every 15 linear feet between the landscape islands.	Buffer: 5’ Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.
Southern Boundary (Sixth Street)	Buffer: 5’ Landscape Area Plantings: Ground cover	Buffer: 5’ Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.
Western Boundary (Coleman Street)	Buffer: 5’ Landscape Area Plantings: One large tree, three-inch caliper minimum, every 30 linear feet. One ornamental tree on each end of the property line. Three shrubs, five-gallon minimum, on each landscape planting area on the western property line.	Buffer: 5’ Landscape Area Plantings: One ornamental tree and shrub every 15 linear feet.

The planting areas on the northern and southern property lines are impacted by the condensed site. Staff recommended ground cover for these buffers and appropriate landscaping adjacent to the neighboring residential property and Coleman Street. Staff has determined that adequate landscaping has been provided on the eastern and western boundaries to mitigate the landscaping provided on the northern and southern boundaries.

Architectural Standards:

The architectural standards within this Planned Development require the building to be consistent with the Downtown Office architectural standards. Additionally, all construction shall have an approved façade plan before issuance of a building permit.

Town Staff Recommendation:

Town Staff recommends approval of the request to rezone 0.3± acres on Prosper Central Addition, Block 1, Lot 1 from Single Family-15 to Planned Development – Downtown Office.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on March 26, 2024.



W SEVENTH ST

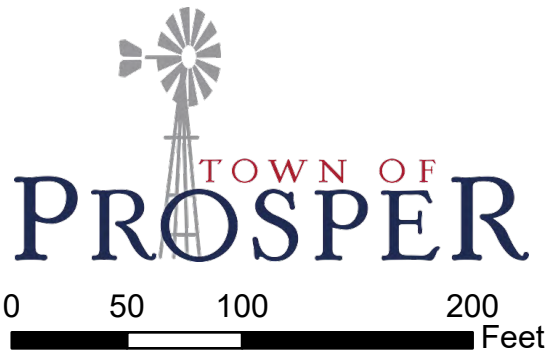
E SEVENTH ST

N MAIN ST

N COLEMAN ST

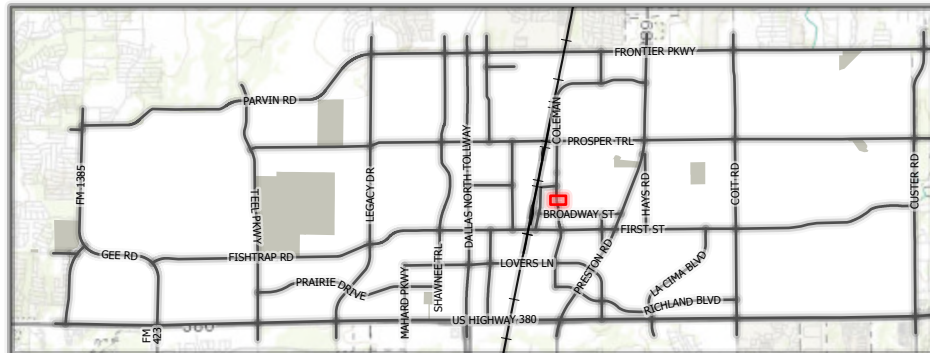
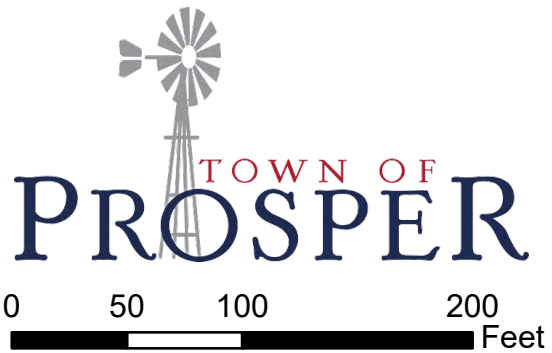
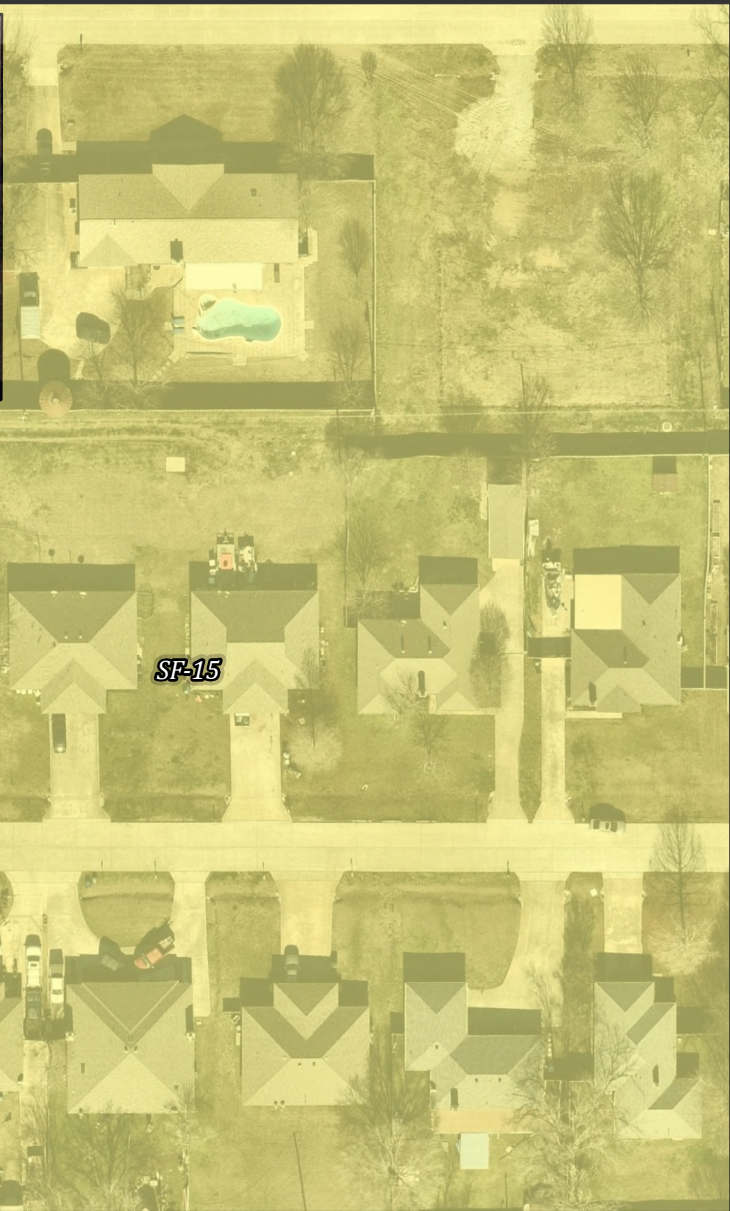
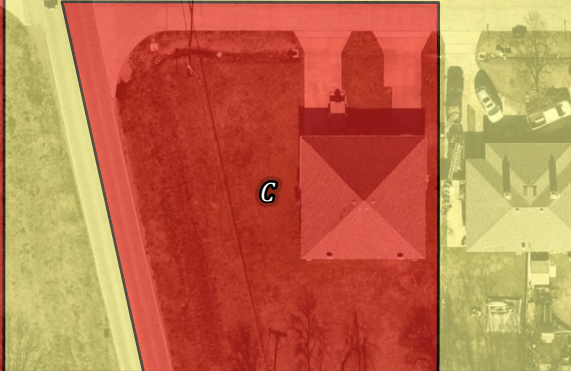
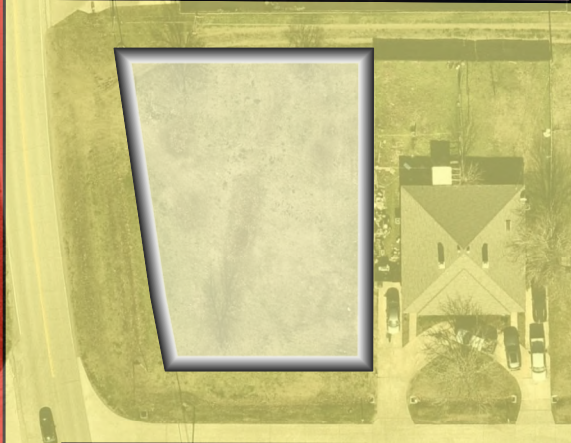
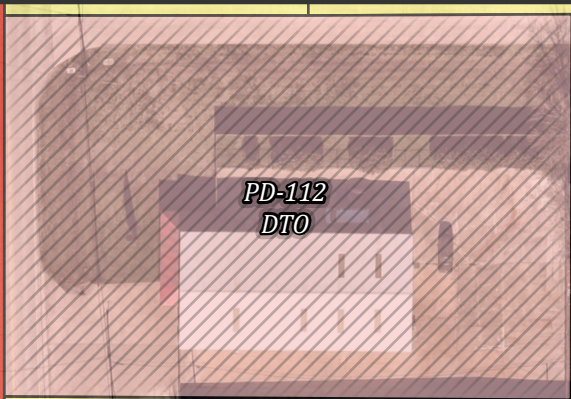
W SIXTH ST

E SIXTH ST



ZONE-23-0029

This map for illustration purposes only



This map for illustration purposes only

ZONE-23-0029

Site Plan

SURVEY PLAT

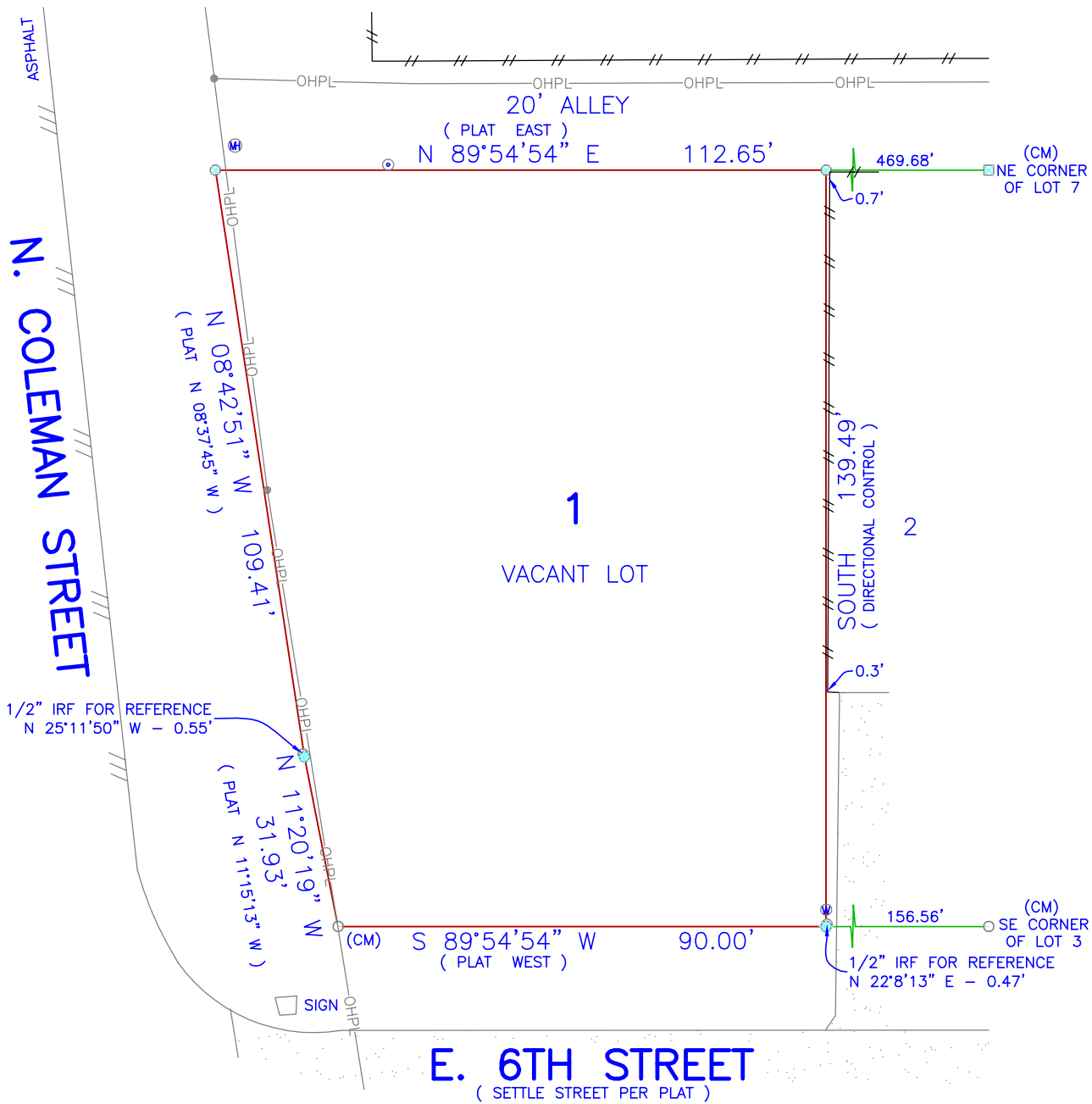
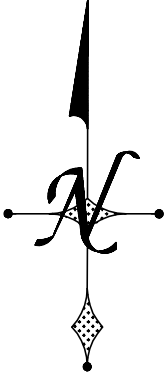


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at EAST 6TH STREET in the City of PROSPER Texas.

Being Lot 1 in Block 1 of Prosper Central Addition, an Addition to the City of Prosper, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume C, Page 643, of the Map Records of Collin County, Texas



PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
Volume 1761, Page 909; Volume 1924, Page 134;
Volume 1952, Page 822; Volume 2179, Page 128

EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.
Volume 468, Page 90; Volume 612, Page 531

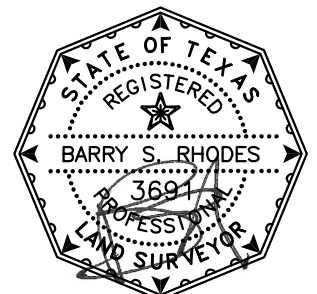
ACCEPTED BY: _____



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY LAWYERS TITLE



LEGEND	
WOOD FENCE	--- TEXT
CHAIN LINK	--- IMPROVEMENTS
IRON FENCE	--- BOUNDARY LINE
WIRE FENCE	--- EASEMENT SETBACK
	--- RESIDENCE
CM	- CONTROLLING MONUMENT
MRD	- MONUMENTS OF RECORD DIGNITY
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	3/8" IRON ROD FOUND
○	3/8" IRON ROD SET
○	5/8" IRON ROD FOUND
○	5/8" IRON ROD SET
○	POINT FOR CORNER
○	CABLE
○	CLEAN OUT
○	GAS METER
○	FIRE HYDRANT
○	LIGHT POLE
○	MANHOLE
○	ELECTRIC
○	PE - POOL EQUIP
○	POWER POLE
○	TELEPHONE
○	WATER METER
○	WATER VALVE
()	(UNLESS OTHERWISE NOTED)



Scale: 1" = 30'
Date: 04/05/22
G. F. No.: 1900182200773
Job no.: 202203655
Drawn by: KHD

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR LAWYERS TITLE

Letter of Intent for 0 E 6th, Prosper TX, 75078

Developer: Imagine Mind Builders. 130 N. Preston Rd, suite 100-414, Prosper Tx 75078.

To: City of Prosper

Imagine mind builders is looking to develop a piece of vacant lot at the corner of Coleman and 6th street, Prosper TX. PROSPER CENTRAL ADDITION (CPR) BLK 1 LOT 1. The proposed use will conform with the city's future plan and design for Coleman Rd. The project will be a 2 story building with style similar to existing buildings around Coleman and city center.

The first floor facing (West) on Coleman st will be designated for office lease use with access from 6th Street and Alley will be paved exit. The 2nd floor will be residential studios. There will be 8 residential garages at the rear(East) to service the studio units with access from 6th street

Adequate consideration will be given to ensure privacy for property on east side and a privacy fence will be erected on the east side along the property line.

The plan will include Paving Alley next to the property(with city approval)

Highlights;

Lot is approximately .380 Acres

2450 sf of office space

3300 sf of residential studios

8 Residential parking

13 parking spaces for office leasing

1 Disability parking.

Total of 21 parking spaces for the project.

Design will confirm with city architectural design for the area.

Thank you in advance for your consideration.

Mo Adepoju

Imagine Mind builders

469 715 2581

Exhibit “C”
Development Standards

This tract shall develop under the regulation of the Downtown Office (DTO) District as outlined in the Town’s Zoning Ordinance as it exists or may be amended with the following conditions:

1.0 Permitted Uses

1.1 The permitted land uses within this Planned Development District are as follows:

- Administrative/Medical and Professional Office
- Bank/Savings and Loan/Credit Union (No Drive-Thru)
- Beauty Salon/Barber Shop
- Business Service
- Insurance Office
- Minor Dry Cleaning (Drop Off Only)
- Minor Print Shop (Drop Off Only)
- Multi-Family (2nd Floor Only)
- Retail Stores and Shops

2.0 Landscaping

2.1 The landscaping requirements within this Planned Development District are as follows:

- 5’ landscaping buffer around the northern, eastern, southern, and western property lines.
- One large tree, three-inch caliper minimum, on landscaped islands on eastern property line.
- One ornamental tree every 15 linear feet on eastern property line between landscape islands.
- One ornamental tree on each end of western property line.
- Three shrubs, five-gallon minimum, on each landscape planting area on the western property line.

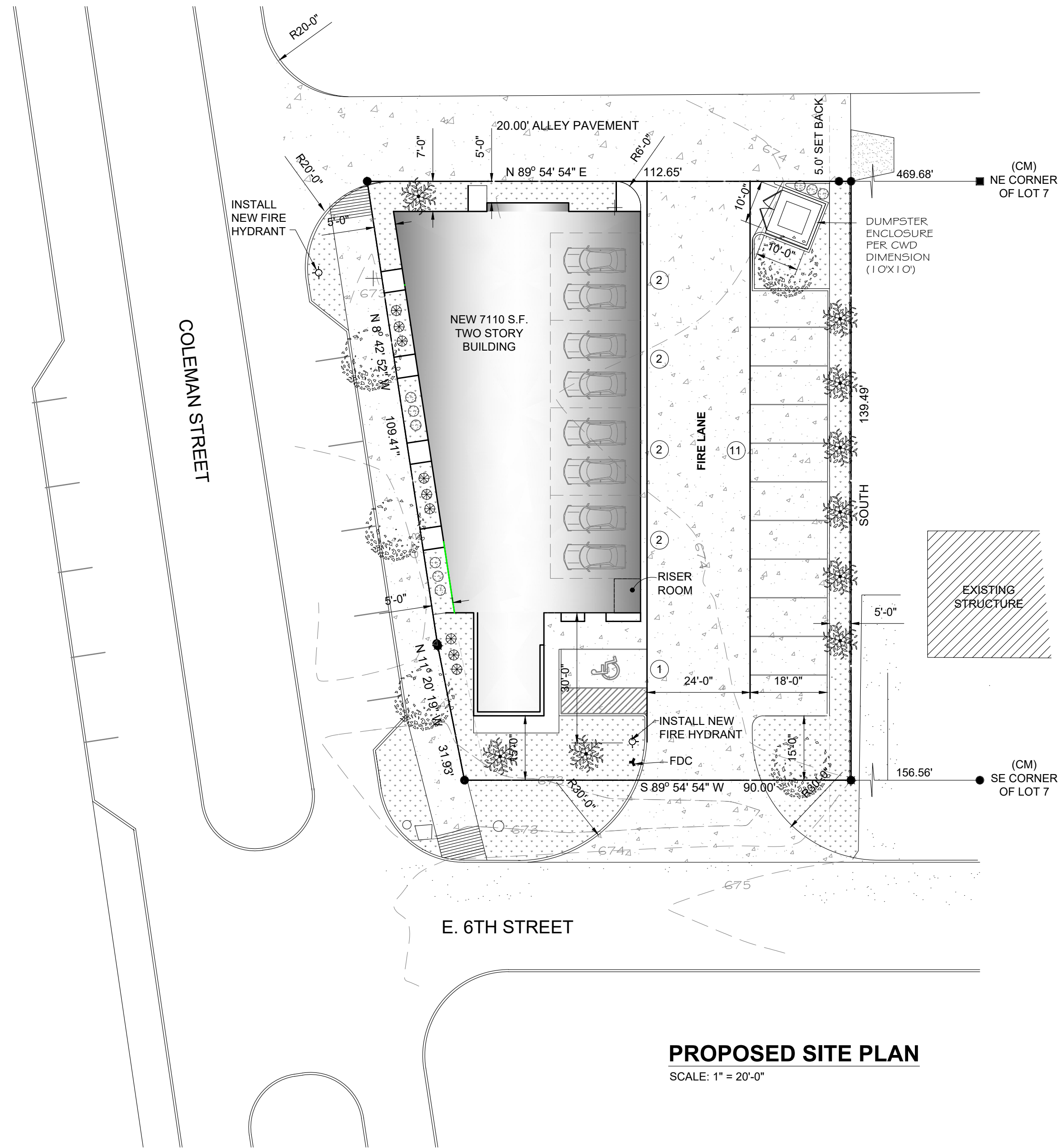
3.0 Architectural Standards

3.1 The architectural standards within this Planned Development District are as follows:

- All construction shall have an approved façade plan before issuance of a building permit.

20 10 0 20 40

SCALE: 1"= 20'-0"



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

ZONING
EXISTING ZONING SINGLE FAMILY-15 (SF-15)
PROPOSED ZONING PLANNED DEVELOPMENT (DOWN TOWN OFFICE)

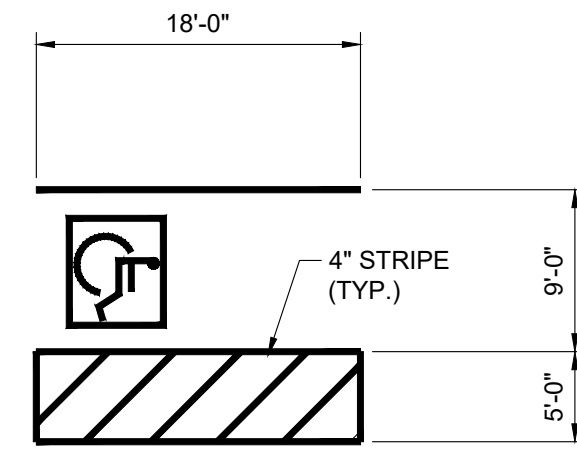
BUILDING
TOTAL NEW BUILDING AREA 7110 SQ.FT.

PROPOSED USE
1ST FLOOR: 2450 SQ.FT. RETAIL/OFFICE
2ND FLOOR: 4660 SQ.FT. RESIDENTIAL 4- 2 BED ROOM UNITS

BUILDING CONSTRUCTION WOOD FRAME W/ BRICK VENEER
BUILDING HEIGHT 30'-0" (TWO STORY)

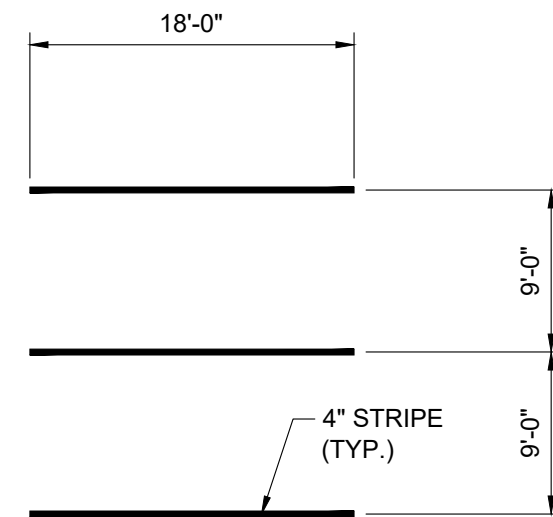
PARKING
RETAIL/OFFICE PARKING: 2450/250 = 10 SPACES
RETAIL PARKING PROVIDED 12
ACCESSIBLE PARKING 1 SPACES (INCLUDED)

RESIDENTIAL PARKING: 2 x 4 UNITS = 8 SPACES
RESIDENTIAL PARKING PROVIDED 8



ACCESSIBLE PARKING STRIPE DETAIL

SCALE: 3/32"= 1'-0"



PARKING STRIPE DETAIL

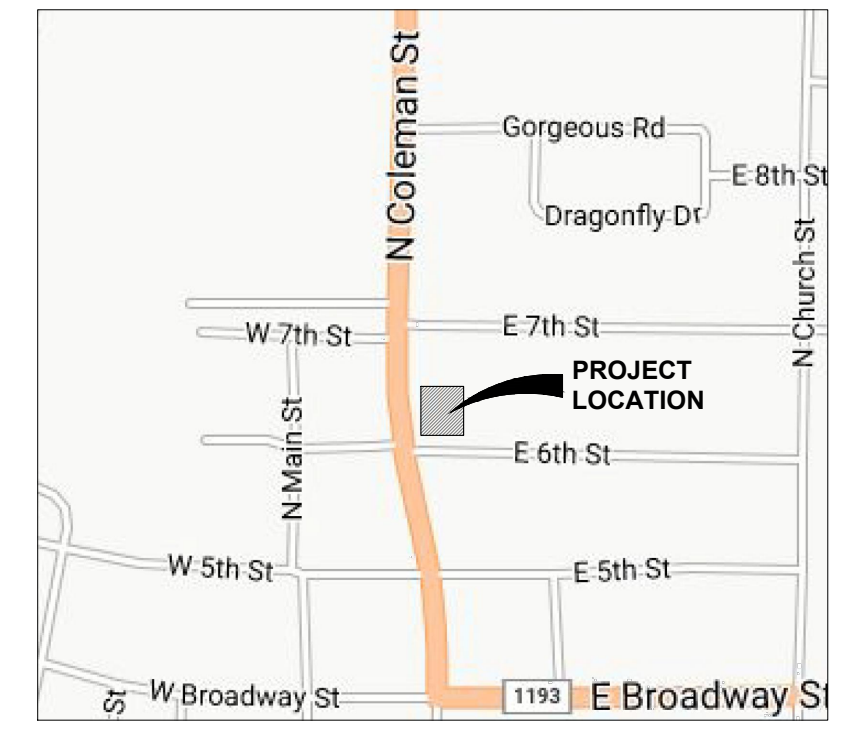
SCALE: 3/32"= 1'-0"

LEGEND

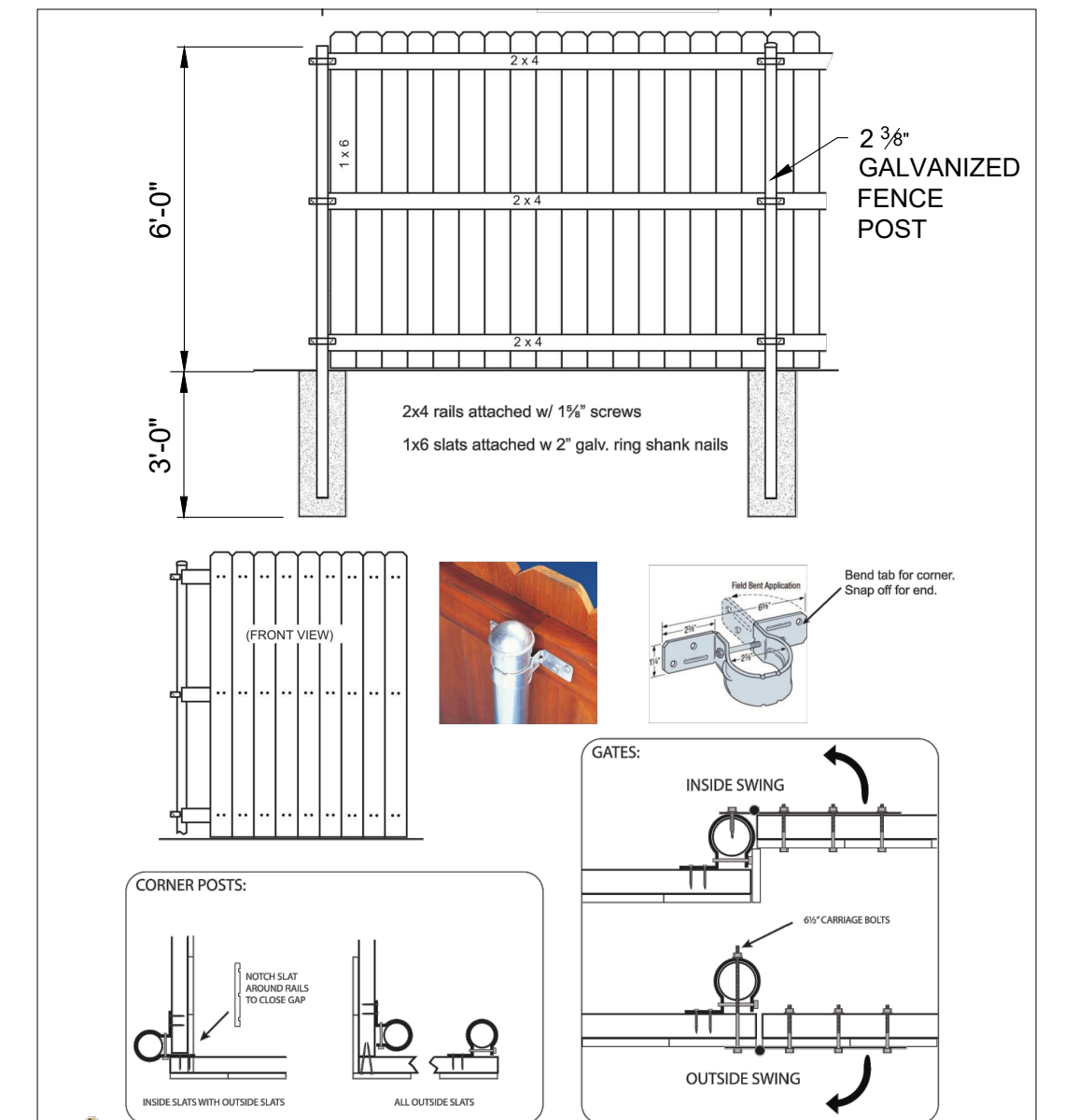
- FH NEW FIRE HYDRANT
- GM GAS METER
- GUY GUY WIRE
- HP HIGH MASS LIGHT POLE
- LP LIGHT POLE
- PP POWER POLE
- SSMH SANITARY SEWER MANHOLE
- TPED TELEPHONE PEDESTAL
- TS TRAFFIC SIGN
- SS SANITARY SEWER
- CO CLEAN OUT
- WM WATER METER

- GRASS
- CONCRETE
- TRAFFIC DIRECTION
- PAVEMENT SLOPE
- OVERHEAD POWER LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- METAL PRIVACY FENCE
- WOODEN FENCE
- GAS GAS LINE

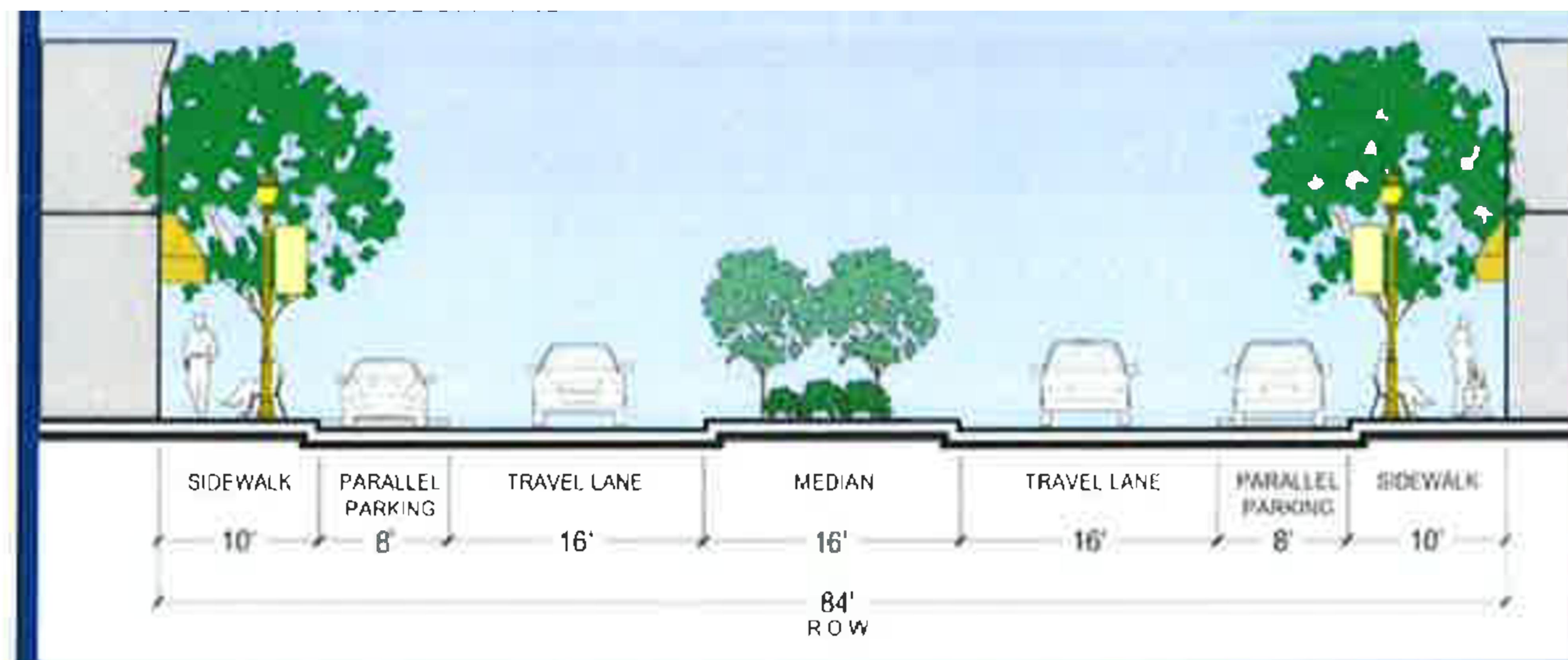
- EXISTING TREE
- NEW SHADE TREE
- NEW ORNAMENTAL TREE
- NEW SHRUB



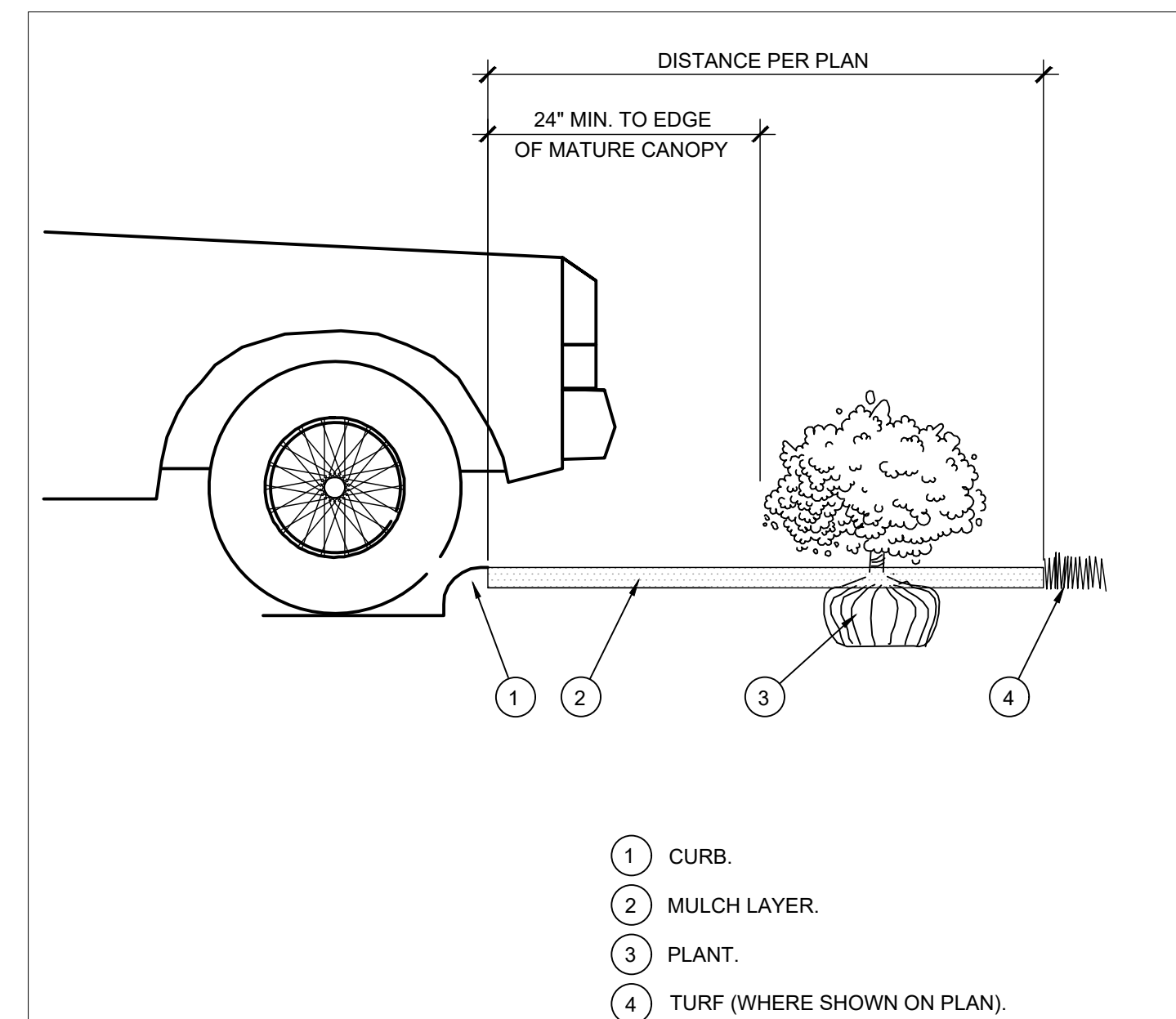
LOCATION MAP
NOT TO SCALE



WOOD SCREENING FENCE DETAILS
NOT TO SCALE



NORTH COLEMAN BUILD OUT SECTION
NOT TO SCALE



PARKING SPACE OVERHANG
NOT TO SCALE

NOTE
THIS DOCUMENT HAS BEEN PREPARED IN PART BASED UPON BOUNDARY TOPOGRAPHIC, EXISTING UTILITIES, ELEVATIONS OVERALL SITE LAYOUT INCLUDING BUILDING LOCATION, PAVING LAYOUT, PARKING LAYOUT, BUFFER ZONES, EASEMENTS AND OTHER SURVEYING INFORMATION PROVIDED BY OTHERS AND THE SURVEYS AND SITE LAYOUT WERE PERFORMED BY OTHERS. THE DESIGN PROFESSIONAL CAN NOT ASSURE THE ACCURACY OF THIS INFORMATION PROVIDED BY OTHERS AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OR ANY ERRORS AND OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT. THOSE RELYING ON THIS INFORMATION FOR BIDDING AND CONSTRUCTION PURPOSES, YOU ARE ADVISED TO OBTAIN INDEPENDENT FIELD VERIFICATION OF THE INFORMATION ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

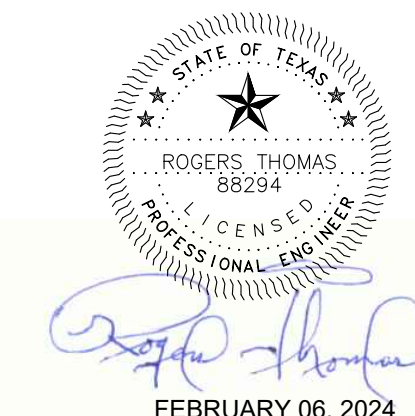


EXHIBIT D: CONCEPTUAL PLAN
PROSPER CENTRAL ADDITION BLOCK 1, LOT 1
ZONE-23-0029

PROPOSED SITE PLAN
EAST 6TH STREET MIXED USE FACILITY
N COLEMAN & E. 6TH STREETS PROSPER, TEXAS 75078

THOMAS DESIGN TECHNOLOGIES
ENGINEERS DESIGNERS PROJECT MANAGERS
1312 RABBIT RIDGE CEDAR HILL, TEXAS 75104
PHONE: (972) 672-8927 EMAIL: rthomas3710@att.net
T&PE FIRM REGISTRATION NO. F-6086

DESIGNED BY: THOMAS DESIGN TECH
DRAWN BY: THOMAS DESIGN TECH
REVIEWED BY: OWNER
PLOT SCALE: AS NOTED
DATE: FEBRUARY 06, 2024

CONTRACT NUMBER: 23-036
FILE NAME: E 6th Street Mixed Use Civil Plans.Dwg
TOTAL SHEETS: 9

SHEET NO. C-2

Exhibit E - 0 E 6th Street Development Schedule

Below is an anticipated project schedule for the proposed 0 E. 6th Street Development Schedule in accordance with the submittal checklist. This schedule is conceptual and subject to change based on permitting/entitlements. Once obtained, then the permitting approvals will start with the Town.

Zoning Submittal to Town — November 2023

Zoning Approval from Town — To be determined

Final Site Plan Submittal to Town - To be determined

Final Site Plan Approval from Town — To be determined

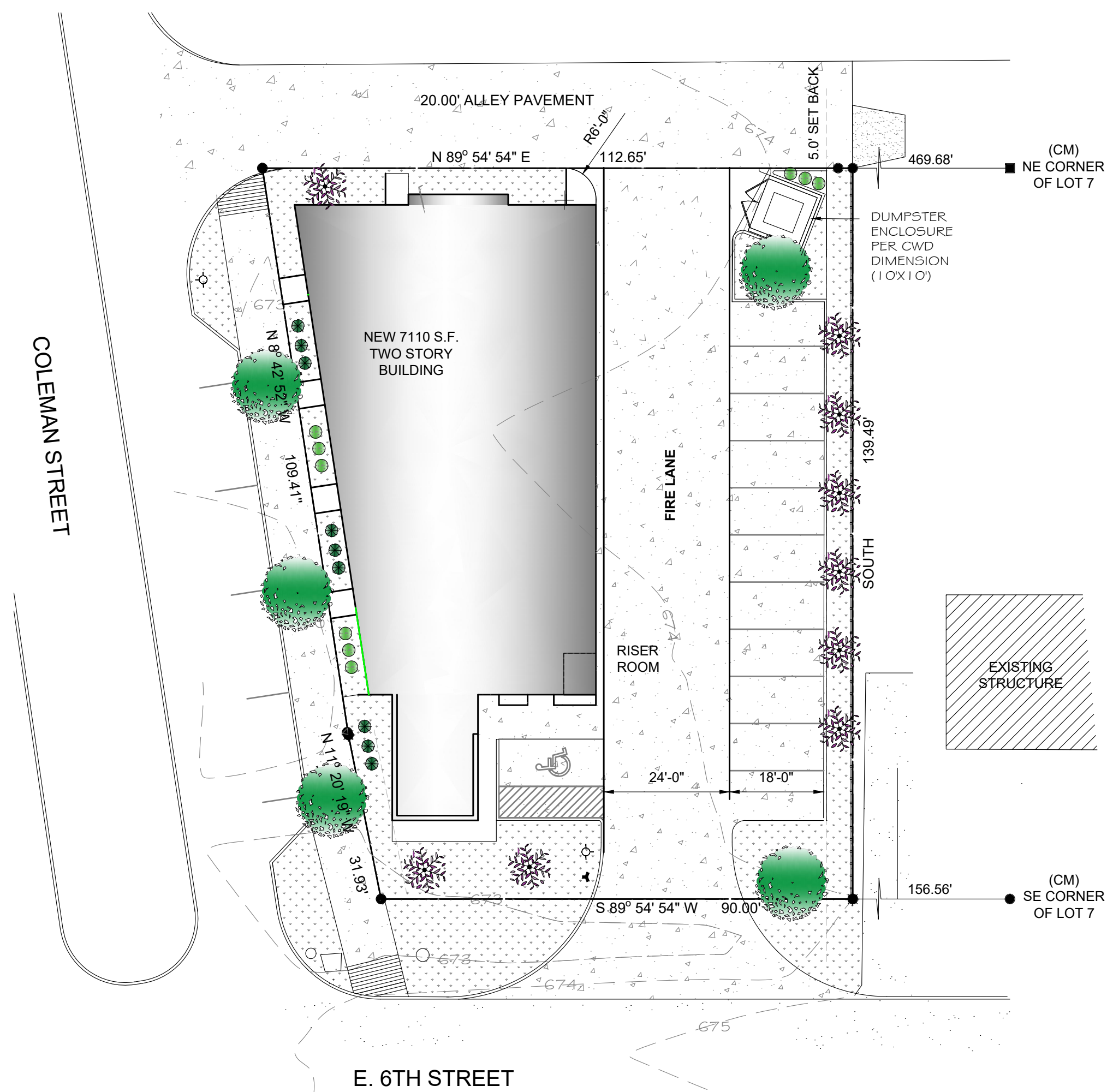
Submit Building Permit - To be determined.

Final Engineering Approval from Town - To be determined

Building Permit Issuance — To be determined

Start Construction — To be determined

Construction Complete — To be determined



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

LANDSCAPE CALCULATIONS

STREET FRONTAGE:	
SIXTH ST:	90 LF
LARGE 3" CALIPER TREES REQUIRED:	3 TREES (1 TREE/40 LF)
LARGE 3" CALIPER TREES PROVIDED:	3
COLEMAN ST:	
LARGE 3" CALIPER TREES REQUIRED:	140 LF
LARGE 3" CALIPER TREES PROVIDED:	4 TREES (1 TREE/40 LF)
PARKING LOT	
TOTAL PARKING SPACES:	12
REQUIRED INTERIOR LANDSCAPE AREA:	240 SF (20 SF/ PARKING SPACE)
PROVIDED INTERIOR LANDSCAPE AREA:	324 SF
1 TREE PROVIDED AT THE TERMINUS OF EACH PARKING BAY 6FT WOODEN FENCE PROVIDED FOR SOLID SCREENING	
PERIMETER LANDSCAPE	
EAST PROPERTY LINE:	139 LF
TREES REQUIRED	
(1 ORNAMENTAL TREE/130 LF):	5
TREES PROVIDED:	5

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1" RIVER ROCK MULCH, BEIGE COLOR, IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS)

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATER OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

SHADE TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE @ PLANTING	SPACING	QUANTITY	REMARKS
	ULMUS CRASSIFOLIA	CEDAR ELM	3" CALIBER 10' TO 12' HIGH	PER PLAN	2	

ORNAMENTAL TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE @ PLANTING	SPACING	QUANTITY	REMARKS
	ACER PALMATUM ATROPURPUREUM	JAPANESE RED MAPLE	3" CALIBER 8 TO 10' HIGH	PER PLAN	9	

GROUND COVER/GRASS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE @ PLANTING	SPACING	QUANTITY	REMARKS
	COLOCASIA	CAROLYN WHORTON CALADIUM	1.25 QUART	6" TO 9"	XX	
	CYNODON DACTYLON	BERMUDA GRASS	SOD	CONTINUOUS COVER	XX	

SHRUBS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE @ PLANTING	SPACING	QUANTITY	REMARKS
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	3 GALLON	4'-0" O.C.	9	
	ILEX VOMITORIA NANA	DWARF YAUPON HOLLY	3 GALLON	4'-0" O.C.	9	

Town of Prosper landscape general notes

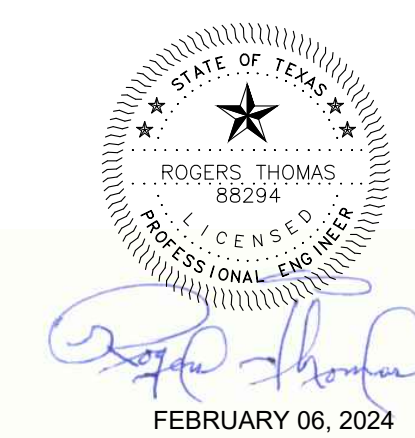
- Standard language and/or notations, as follows:
- Plant material shall be measured and sized according to the latest edition of the American Standard for Nursery Stock (ANSI Z60.1).
 - All plant substitutions are subject to Town approval and must be specified on the approved landscape plan.
 - Ground 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.
 - Landscape Computations Table: square footage of required/provided landscape area for perimeter and interior parking, number of trees/shrubs required/provided; credits for existing trees and substitutions*, in lieu of payment.
 - Hardscape and other materials—location, size, etc (i.e. trails and sidewalks, art, bridges, paving, benches, screens, fountains, ponds including depth of water, or other landscape features)*
 - Proposed plant materials—name (common and scientific) location, spacing size (height and spread at time of planting) in a legend. Create separate legends for: Trees for mitigation credits (show total required mitigation from Tree Mitigation Schedule and total credits) and plants for living screens in lieu of screening wall*
 - Label all plant symbols on plan by grouping (on individual pages).
 - Assure coverage of right-of-way complete to existing street.
 - Existing and proposed topography, with berms, which can encroach into non-TXDOT right-of-ways (maximize allowable space based on 3:1 height) detailing with one (1) foot contours and slope indicated.
 - Include tree mitigation plan note(s) for any transplants, trees in addition to those being mandatory and payment amounts. If no trees existing on this property, add this note: "NO EXISTING TREES ON THIS SITE".
 - Detailed structural designs of entryway features (separate sheet including easements and utilities), elevations including description of maintenance provisions.
 - 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 TAS 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

LOT ONE, BLOCK ONE, PROSPER CENTRAL ADDITION
ZONING CASE 23-0029

DATE: _____ REVISION: _____ BY: _____

LANDSCAPE PLAN
EAST 6TH STREET MIXED USE FACILITY
N COLEMAN & E. 6TH STREETS PROSPER, TEXAS 75078

THOMAS DESIGN TECHNOLOGIES
ENGINEERS DESIGNERS PROJECT MANAGERS
1312 RABBIT RIDGE CEDAR HILL, TEXAS 75104
PHONE: (972) 672-8927 EMAIL: rthomas3710@att.net
TBPE FIRM REGISTRATION NO. F-6086



FEBRUARY 06, 2024

DESIGNED BY: THOMAS DESIGN TECH	CONTRACT NUMBER: 23-036	SHEET NO.:
DRAWN BY: THOMAS DESIGN TECH	FILE NAME: E 6th Street Mixed Use Civil Plans.Dwg	LS-1
REVIEWED BY: OWNER	TOTAL SHEETS:	9
PLOT SCALE: AS NOTED	DATE: FEBRUARY 06, 2024	64

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD:** PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED:** PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL:** SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST:** WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 30 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER:** GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH:** SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC:** 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING**
- STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- K. STEEL EDGING:** PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- L. PRE-EMERGENT HERBICIDE:** ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO INCHES.
- SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- FOR CONTAINER TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO THREE INCHES ABOVE THE SURROUNDING GRADE.
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
- THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 15 - 30 GAL TREES: TWO STAKES PER TREE
 - 45 - 100 GAL TREES: THREE STAKES PER TREE
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, POSITIONED AS NEEDED TO STABILIZE THE TREE
- UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING

- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
- INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING

- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
- LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. HYDROMULCHING

- THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# UNHULLED BERMUDA SEED
 - 2# ANNUAL RYE SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# HULLED BERMUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
- CLEAN UP

G. INSPECTION AND ACCEPTANCE

- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE

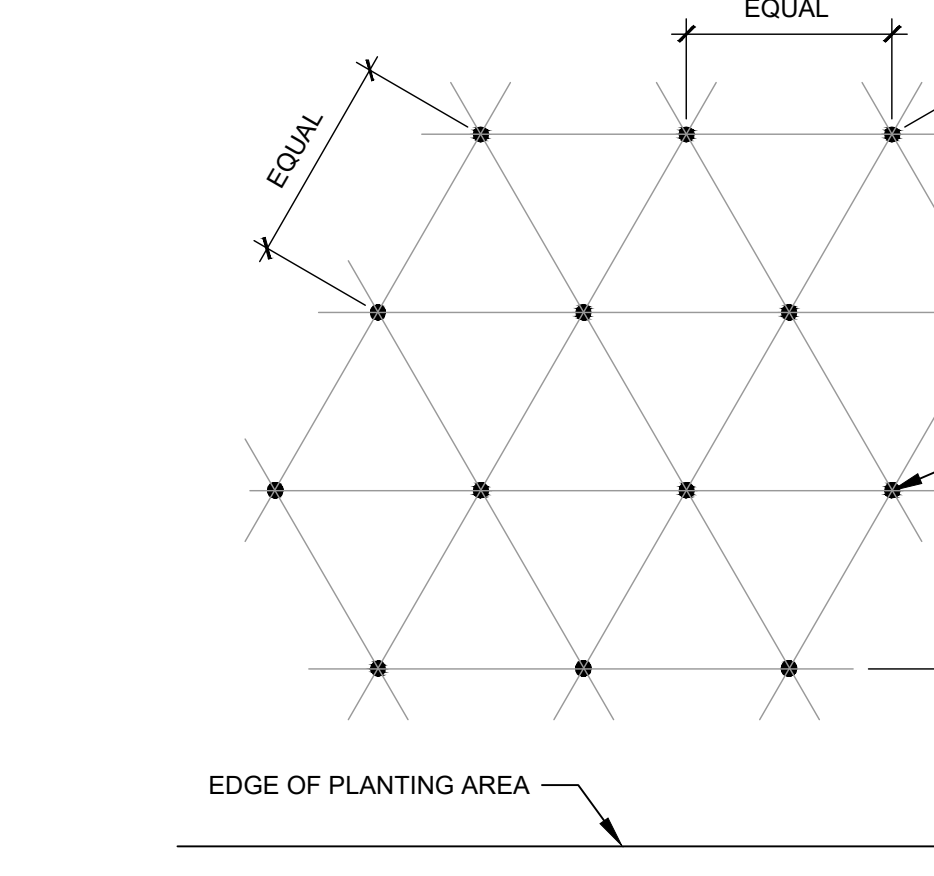
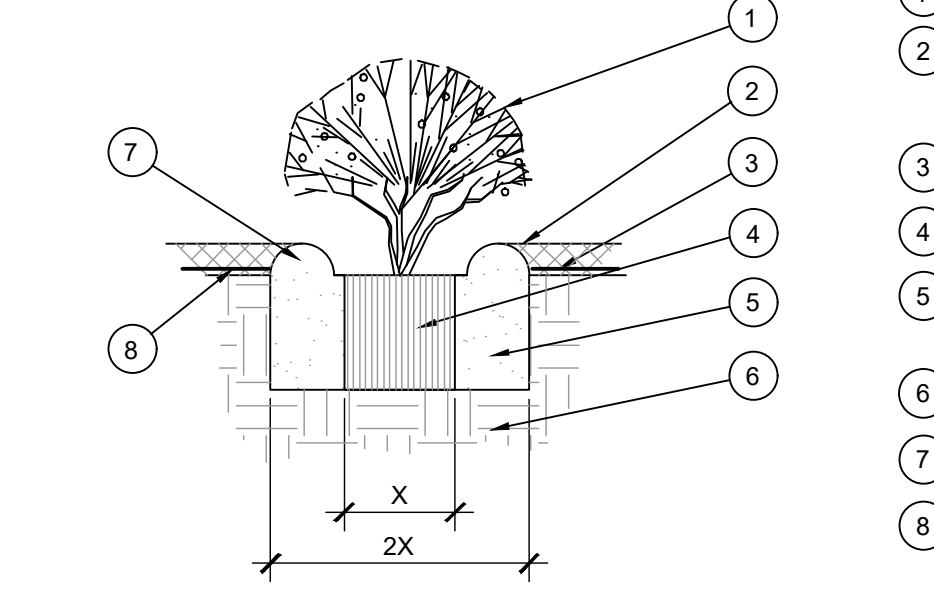
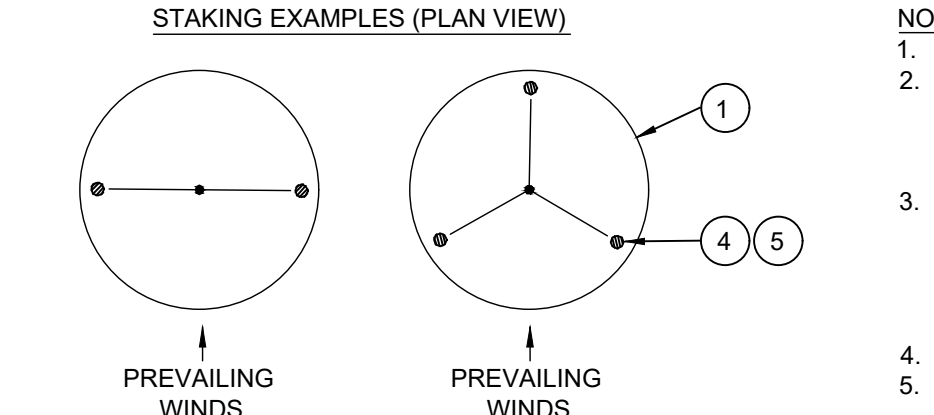
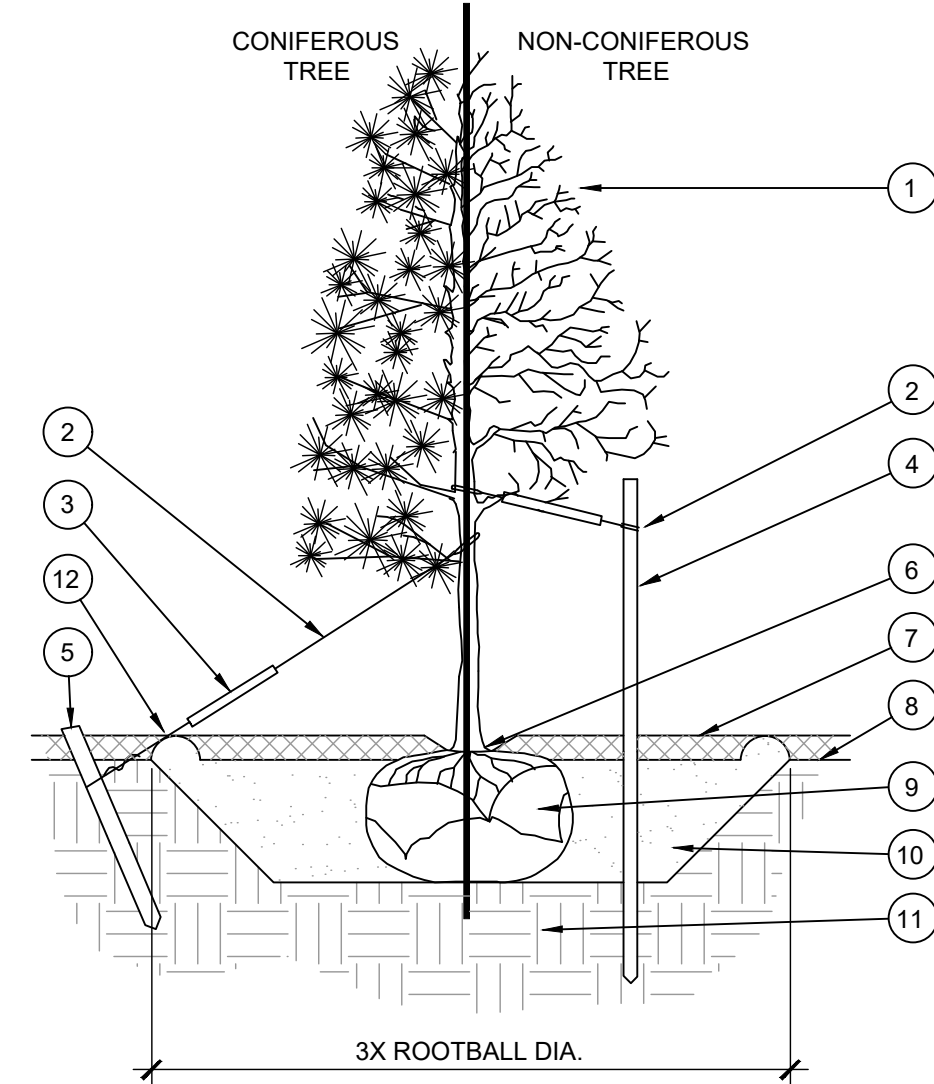
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATMENT OF INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS SHALL BE FULLY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES SHALL BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

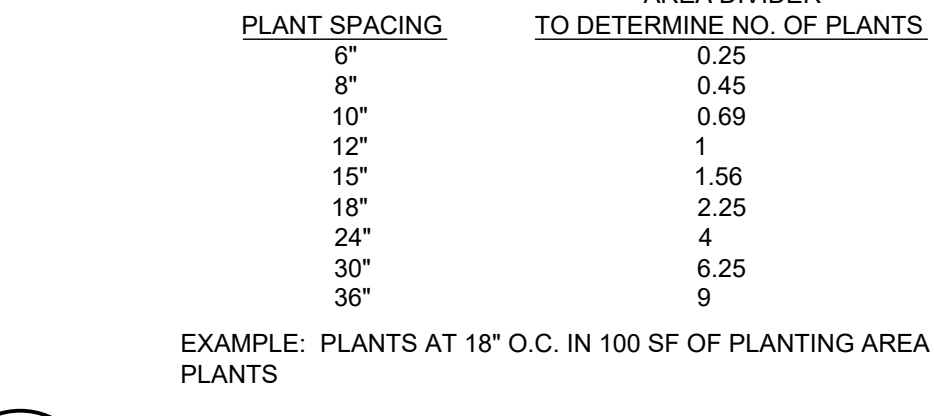
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

K. RECORD DRAWING

- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



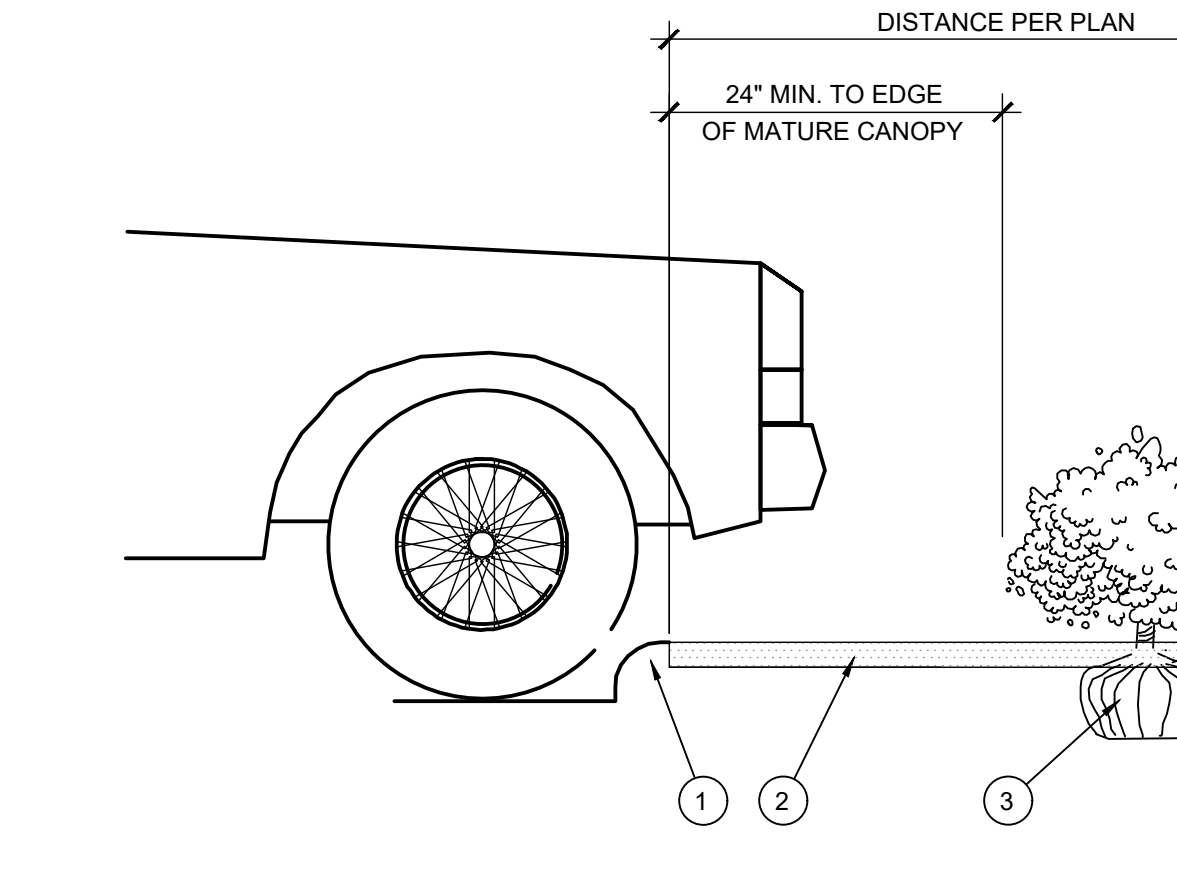
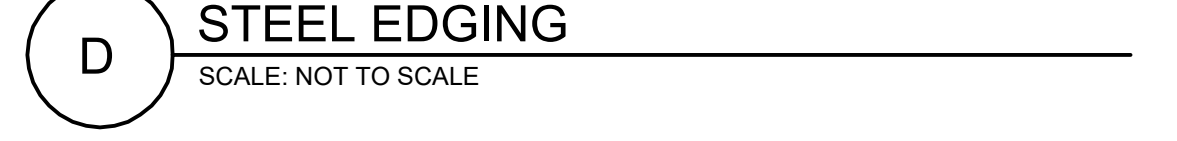
NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.



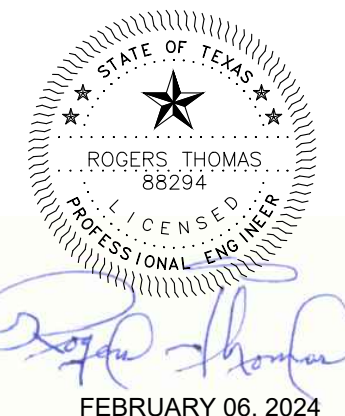
- TREE CANOPY.
- CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.

- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
 - FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 - STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 3" HIGH EARTHEN WATERING BASIN.
- WEED FABRIC UNDER MULCH.



- CURB.
- MULCH LAYER.
- PLANT.
- TURF (WHERE SHOWN ON PLAN).



FEBRUARY 06, 2024

LOT ONE, BLOCK ONE, PROSPER CENTRAL ADDITION
ZONING CASE 23-0029

DATE	REVISION	BY

LANDSCAPING SPECIFICATIONS
EAST 6TH STREET MIXED USE FACILITY
N COLEMAN & E. 6TH STREETS PROSPER, TEXAS 75078

THOMAS DESIGN TECHNOLOGIES
ENGINEERS DESIGNERS PROJECT MANAGERS
1312 RABBIT RIDGE CEDAR HILL, TEXAS 75104
PHONE: (972) 672-8927 EMAIL: rthomas3710@AT.net
TBPE FIRM REGISTRATION NO. F-6086

DESIGNED BY: THOMAS DESIGN TECH	CONTRACT NUMBER: 23-036	SHEET NO. LS-2
DRAWN BY: THOMAS DESIGN TECH	FILE NAME: E 6th Street Mixed Use Civil Plans.Dwg	TOTAL SHEETS 9
REVIEWED BY: OWNER	PLOT SCALE: AS NOTED	9
DATE: FEBRUARY 06, 2024		



PLANNING

To: Planning & Zoning Commission **Item No. 5**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Planning & Zoning Commission Meeting – March 5, 2024

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend the number of contiguous units that constitute a row of Townhomes in Planned Development-111 (PD-111), Ordinance No. 2021-52, located north of US 380 (University Drive) and west of Lakewood Drive. (ZONE-24-0003)

Future Land Use Plan:

The Future Land Use Plan recommends US 380 Highway District and Medium Density Residential.

Zoning:

The property is zoned Planned Development-111 (Single Family/Mixed Use).

Thoroughfare Plan:

This property has direct access to Lakewood Drive and the future extension of Richland Boulevard.

Parks Master Plan:

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

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date. Notify HOAs and check Planning Email Inbox and any letters.

Attached Documents:

1. Aerial & Zoning Maps
2. Exhibit A – Preliminary Plat (D22-0003) Staff Report & Meeting Minutes

Description of Agenda Item:

Staff proposes a text amendment to the Townhome component of Planned Development-111. Currently, the Planned Development standards state that the maximum number of Townhome units in a row is seven (7) and is silent regarding the minimum number of attached units. When a Planned Development does not specifically address a standard, the Zoning Ordinance requirements are applied. In this case, the Zoning Ordinance states that the minimum number of units in a Townhome is three (3).

Zoning Ordinance, Chapter 3, Section 2 (Definitions)

Townhome (Single Family Dwelling, Attached) means a structure located on a lot with fee simple ownership and containing three to eight dwelling units with each unit designed for occupancy by one family and each unit attached to another by a common wall.

On March 1, 2022, the developer requested Planning & Zoning Commission consideration to approve a Preliminary Plat (D22-0003) for a 154-lot Townhome subdivision called The Dominion at Brookhollow. The lots were designed to accommodate two (2) attached units. The Staff Report for this project states, “townhome units in this development consist of two (2) attached units per building.” The preliminary plat was approved on the Consent Agenda by a vote of 6-0.

Staff recommends the following modification to the language in the Planned Development so that it aligns with the intent of the development and the approved Preliminary Plat.

Current:

Maximum Adjoined Units: Buildings shall be a maximum of seven (7) connected residential units with a minimum of fourteen feet (14’) of separation between buildings.

Proposed:

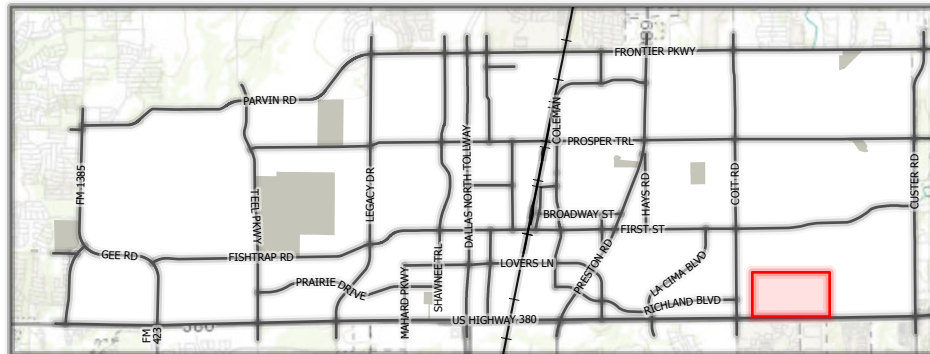
Minimum and Maximum Adjoined Units: Buildings shall be two (2) to seven (7) connected residential units with a minimum of fourteen feet (14’) of separation between buildings.

Town Staff Recommendation:

Town Staff recommends approval of the request to amend the number of contiguous units that constitute a row of Townhomes in Planned Development-111 (PD-111), Ordinance No. 2021-52, located north of US 380 (University Drive) and west of Lakewood Drive.

Town Council Public Hearing:

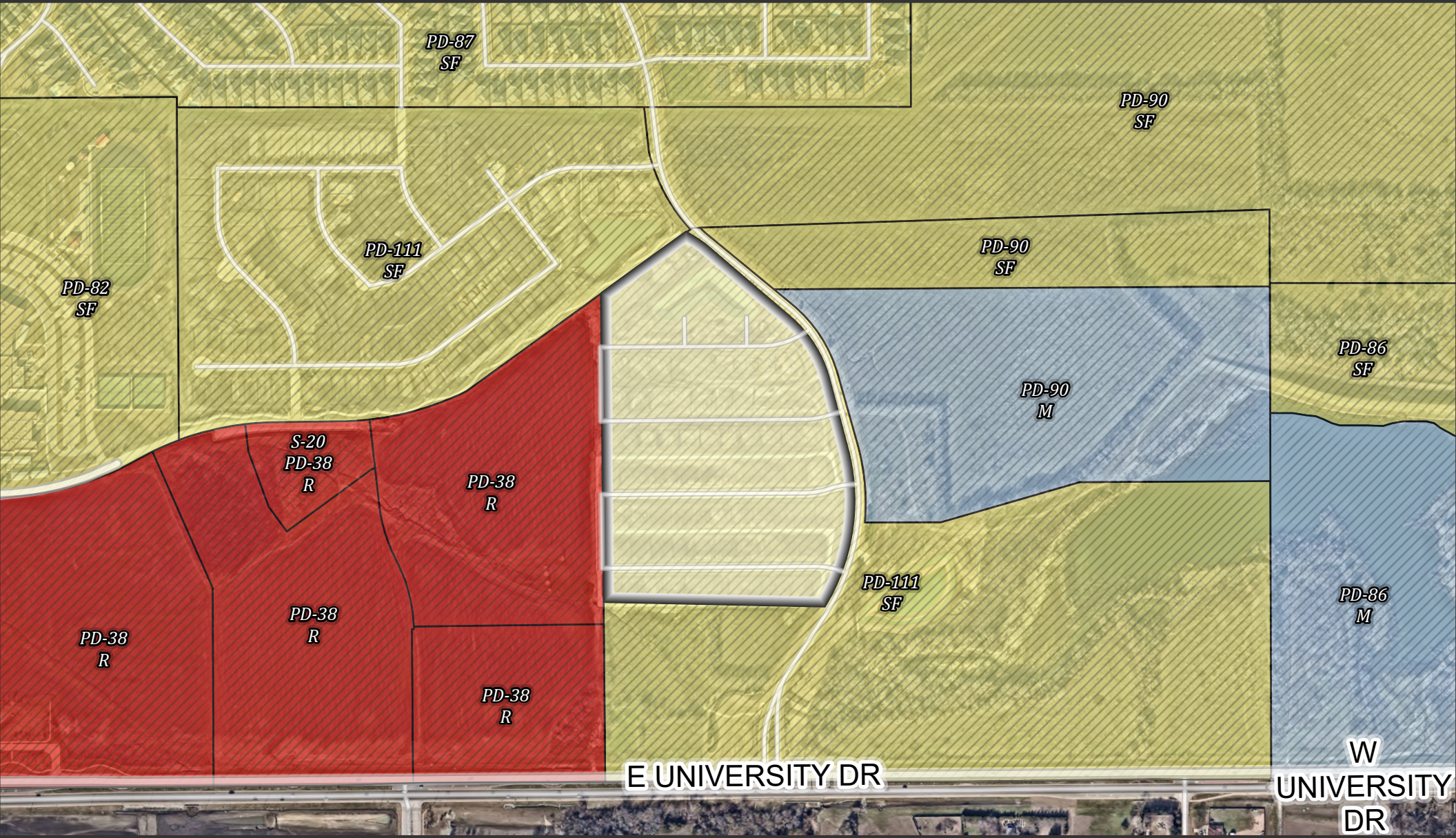
Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on March 12, 2024.



This map for illustration purposes only

ZONE-24-0003
 Dominion at Brookhollow

Planned Development



ZONE-24-0003
 Dominion at Brookhollow
 Planned Development

This map for illustration purposes only



PLANNING

To: Planning & Zoning Commission

Item No. 3b

From: David Soto, Senior Planner

Through: Alex Glushko, AICP, Planning Manager

Re: Planning & Zoning Commission Meeting – March 1, 2022

Agenda Item:

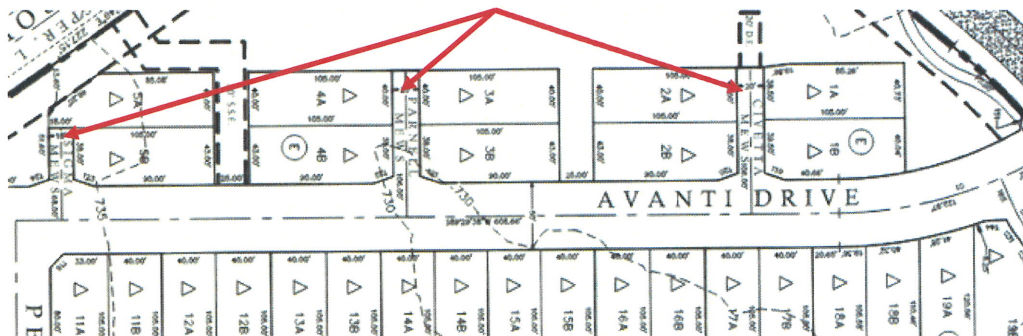
Consider and act upon a Preliminary Plat for Dominion at Brookhollow, for 154 townhome lots, and seven (7) HOA/open space lots, on 27.7± acres, located on the west side of Lakewood Drive, north of US 380. The property is zoned Planned Development-111 (PD-111). (D22-0003).

Description of Agenda Item:

Planned Development-111 was approved in September 2021, which allowed for the reallocation and reduction of total townhome lots to 225 located on the subject property. The proposed Preliminary Plat shows 154 townhomes lots and seven (7) HOA/open space lots. The townhome units in this development consist of two (2) attached units per building. Access is provided from Richland Boulevard and Lakewood Drive.

As shown below, ten (10) of the proposed townhome lots do not front on a public street, and instead front on a common area, also known as a mews, which is owned and maintained by the Homeowner's Association. The Subdivision Ordinance requires all lots to front on a public street; however, the ordinance also provides for a waiver to this requirement, either administratively or by Town Council. It is not uncommon for townhome lots to front onto a mews. The existing townhome development located in Windsong Ranch also includes the same condition. Staff is supportive of this request, and is recommending Planning & Zoning Commission approval of the plat, subject to approval of a waiver by the appropriately deemed authority.

HOA Common Area/Mews Frontage



Attached Documents:

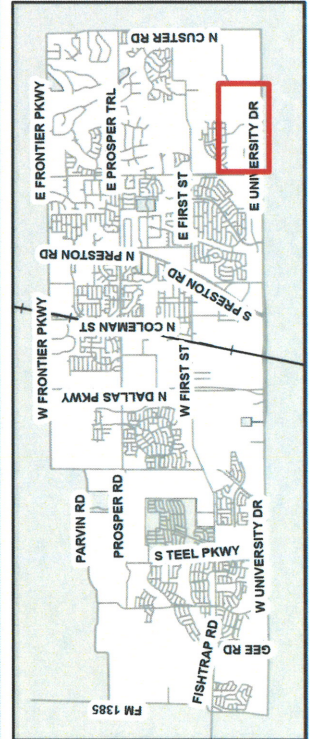
1. Location Map
2. Preliminary Plat

Staff Recommendation:

Staff recommends approval of the Preliminary Plat subject to:

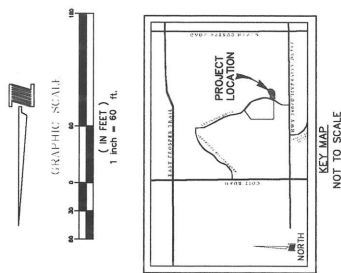
1. Approval of a subdivision waiver to allow lots to front on a mews in lieu of a public street.
2. Staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat, including hike and bike trail easements on open space lots.
3. Staff approval of all preliminary water, sewer, and drainage plans.

D22-0003 - Dominion at Brookhollow

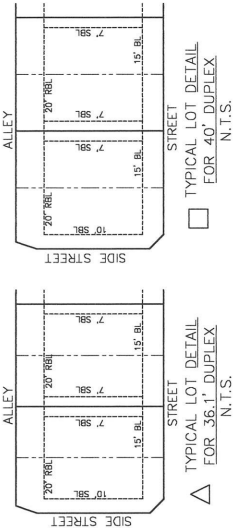
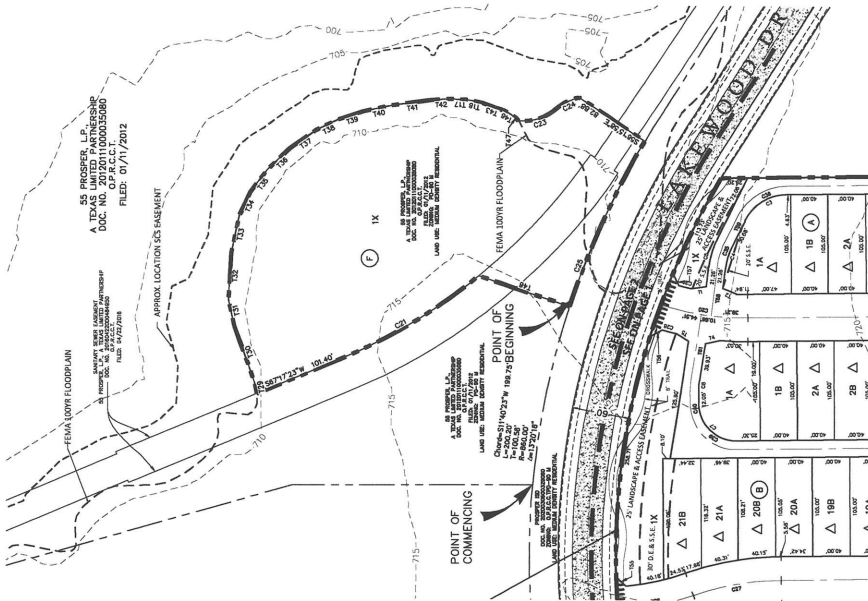


This map is for illustration purposes only.





TOTAL DENSITY 154 LOTS/27.701 ACRES
 154 LOTS DEVELOPED TO
 PO-90-080, NO. 201133-466D UG-TRACT A
 D22-0003
PRELIMINARY PLAT
THE DOMINION AT BROOKHOLLOW
 154 TOTAL RESIDENTIAL LOTS
 7 HOA LOTS
 5,763 LOT/ACRE DENSITY
 I.C. WILLIAMSON SURVEY, ABSTRACT NO. 948
 AN ADDITION TO THE TOWN OF PROSPER,
 COLLIN COUNTY, TEXAS
 FEBRUARY 2022
 SCALE: 1" = 80'
 OWNER
 55 PROSPER L.P.
 3794 UNIT C STREET, HIGHWAY 67,
 GLEN ROSE, TX 76043.
 CONTACT: AARON RICHARDS
 PHONE: 254-897-7881
 ENGINEER/APPLICANT
 DOWDEY ANDERSON & ASSOCIATES, INC.
 525 Village Creek Drive, Suite 200, P.O. Box 75983, 75731-0594
 STATE REGISTRATION NUMBER: F-399
 CONTACT: ARON HUNSMCKER



LOT AREA TABLE

LOT BLOCK AREA (SF) AREA (AC)	LOT AREA (SF) AREA (AC)
12A C	3989 0.09
12B C	4000 0.10
12C C	4000 0.10
12D C	4000 0.10
12E C	4000 0.10
12F C	4000 0.10
12G C	4000 0.10
12H C	4000 0.10
12I C	4000 0.10
12J C	4000 0.10
12K C	4000 0.10
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12OY C	4000 0.10
12OZ C	4000 0.10
12	



MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, March 1, 2022, 6:00 p.m.

1. Call to Order/ Roll Call

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

Commissioners present: Chair Brandon Daniel, Vice-Chair Sarah Peterson, Secretary Mike Pettis, Doug Charles, Sekou Harris (arrived at 6:04 p.m.), Damon Jackson, and Chris Kern.

Staff present: Alex Glushko, Planning Manager; David Soto, Senior Planner; and Evelyn Mendez, Planning Technician.

2. Recitation of the Pledge of Allegiance.

3. CONSENT AGENDA

- 3a. Consider and act upon minutes from the February 15, 2022, Planning & Zoning Commission Regular meeting.**
- 3b. Consider and act upon a Preliminary Plat for Dominion at Brookhollow, for 154 townhome lots, and seven (7) HOA/open space lots, on 27.7± acres, located on the west side of Lakewood Drive, north of US 380. The property is zoned Planned Development-111 (PD-111). (D22-0003).**
- 3c. Consider and act upon a Site Plan for a multitenant retail/medical office building (Preston Commons), on 1.6± acres, located on the northwest corner of Preston Road and Broadway Street. The property is zoned Retail (R). (D22-0007).**
- 3d. Consider and act upon a Final Plat for Preston Commons, Block A, Lot 1, on 1.6± acres, located on the northwest corner of Preston Road and Broadway Street. The property is zoned Retail (R). (D22-0008).**
- 3e. Consider and act upon a Site Plan for a Golf Bay at Prosper High School, on 103.0± acres, located on the southwest corner of Frontier Parkway and Victory Way. The property is zoned Planned Development-22 (PD-22). (D22-0012).**

Commissioner Kern requested Items 3c. and 3d. be pulled from the Consent Agenda.

Motion by Peterson, second by Charles, to approve Items 3a., 3b., and 3e., subject to staff recommendations. Motion approved 6-0.

Soto: Provided details regarding the Items 3c. and 3d.

Motion by Kern, second by Pettis, to approve the Consent Agenda Items 3c. and 3d., subject to staff recommendations. Motion approved 7-0.

REGULAR AGENDA

4. **Consider and act upon a Site Plan, Landscape Plan, and Façade Plan for a restaurant with drive-through service (Salad and Go), in the Shops at Prosper Trail development, on 1.1± acres, located on the east side of Preston Road, north of Prosper Trail. The property is zoned Planned Development-68 (PD-68) and Specific Use Permit-39 (S-39). (D22-0011).**

Soto: Summarized the request, presented exhibits, and recommended approval.

Motion by Peterson, second by Charles, to approve the Item 4, subject to staff recommendations.
Motion approved 7-0.

5. **Consider and act upon a Preliminary Site Plan for an office development (CHC Prosper Trail), including Solid Living Screening, on 4.0± acres, located on the north side of Prosper Trail, west of Shawnee Trail. The property is zoned Office (O). (D21-0136).**

Soto: Summarized the request, presented exhibits, and recommended approval.

Matt Moore (Applicant): Provided information regarding the proposed development and solid living screening.

Motion by Peterson, second by Kern, to approve the Item 5, subject to staff recommendations.
Motion approved 7-0.

6. **Consider and act upon a Site Plan for a restaurant (Prosper Wine House), on 0.2± acres, located on the south side of Broadway Street, west of Main Street. The property is zoned Downtown Retail (DTR). (D22-0009).**

Glushko: Summarized the request, presented exhibits, and recommended approval.

Michael Lopez (Applicant): Provided information regarding the proposed development and building design.

Motion by Pettis, second by Jackson, to approve the Item 6, subject to staff recommendations.
Motion approved 7-0.

7. **Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Restaurant with Drive-Through Service, in Victory at Frontier, on 1.6± acres, located on the south side of Frontier Parkway, west of Preston Road. The property is zoned Planned Development-10 (PD-10). (S22-0001).**

Soto: Summarized the request, presented exhibits, and recommended approval.

Bobby Mendoza (Applicant): Provided information regarding the proposed request.

Commissioners expressed concern regarding traffic flow and the segmented development of the project overall.

Chair Daniel opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motion by Kern, second by Charles, to deny Item 7. Motion failed 3-4. Commissioners Harris, Peterson, Pettis, and Jackson voted in opposition.

Motion by Harris, second by Peterson to approve Item 7. Motion failed 2-4. Commissioners Charles, Kern, Pettis, and Daniel voted in opposition.

Motion by Pettis, second by Daniel, to table Item 7 and continue the Public Hearing to the April 5, 2022 Planning & Zoning Commission meeting, requesting the proposed building be relocated within the development. Motion approved 5-2. Commissioners Peterson and Harris voted in opposition.

8. **Conduct a Public Hearing, and consider and act upon a request to amend Planned Development-94 (PD-94), for the Westside Development, on 64.5± acres, northeast corner of US 380 and FM 1385, regarding hotel uses and development standards. (Z22-0001).**

Glushko: Summarized the request, presented exhibits, and recommended approval.

Ronald Smith (Mays and Associates): Provided information regarding the proposed request.

Chair Daniel opened the Public Hearing.

There being no speakers, the Public Hearing was closed.

Motion by Pettis, second by Jackson, to approve Item 8, subject to staff recommendations. Motion approved 7-0.

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

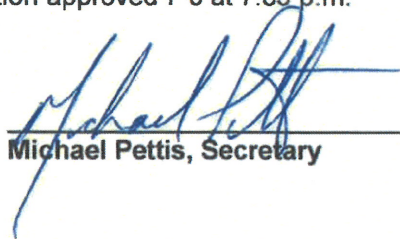
Glushko: Provided a summary of recent action taken by Town Council.

10. **Adjourn.**

Motion by Pettis, second by Harris, to adjourn. Motion approved 7-0 at 7:33 p.m.



Evelyn Mendez, Planning Technician



Michael Pettis, Secretary