



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, September 2, 2025
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 August 19, 2025, Planning & Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the August 19, 2025, Planning & Zoning Commission regular meeting.

- [3c.](#) Consider and act upon a request for a Revised Site Plan for site modifications to a Restaurant with a Drive-Through on Windsong Ranch Marketplace, Block A, Lot 14, on 2.5± acres, located on the northwest corner of University Drive (US 380) and Windsong Parkway. (DEVAPP-24-0146)
- [3d.](#) Consider and act upon a request for a Waiver for Lot Frontage on Teel 380 Addition, Block A, Lot 7, located on the northwest corner of Teel Parkway and University Drive (US 380). (WAIV-25-0004)
- [3e.](#) Consider and act upon a request for a Conveyance Plat of Teel 380 Addition, Block A, Lots 1A, 1B, and 2-8, on 22.0± acres, located on the northwest corner of Teel Parkway and University Drive (US 380). (DEVAPP-25-0072)
- [3f.](#) Consider and act upon a request for a Revised Conveyance Plat of Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 790± feet south of Frontier Parkway. (DEVAPP-25-0073)
- [3g.](#) Consider and act upon a request for a Site Plan for a Restaurant with a Drive-Through on Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 790± feet south of Frontier Parkway. (DEVAPP-25-0051)
- [3h.](#) Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 790± feet south of Frontier Parkway. (DEVAPP-25-0073)

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. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

REGULAR AGENDA:

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

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Tuesday, August 26, 2025, and remained so posted at least 3 business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

Pursuant to Section 551.071 of the Texas Government Code, the Planning & Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Planning & Zoning meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 at least 48 hours prior to the meeting time.



MINUTES
Prosper Planning & Zoning Commission
Work Session
Prosper Town Hall– Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, August 19, 2025
5:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 5:40 p.m.

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

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

Other(s) Present: Jeremy Page, Town Attorney

Items for Individual Consideration:

1. Discuss items on the August 19, 2025, Planning & Zoning Commission agenda.

Staff provided a brief overview of Consent Agenda Items 3a – 3e, stating that the applicants may be present to address any questions.

The Commissioners inquired about Consent Agenda Items 3c, 3d. Specifically, there was discussion regarding a Traffic Impact Analysis. Town Staff answered stating the Traffic Impact Analysis is under review for this project.

Commissioner Furay left the room as he would be recusing himself from the Consent Agenda Item 3f.

The Commissioners inquired about Consent Agenda Item 3f. Town Staff reviewed the item, stating the Free-Standing Emergency Room will be built prior to Medical Office Buildings and Hospital.

Adjourn.

The work session was adjourned at 6:00 p.m.

Michelle Crowe (Senior Administrative Assistant)

Josh Carson, Secretary



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 19, 2025, 6:00 p.m.

1. Call to Order / Roll Call

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

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

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

Other(s) Present: Jeremy Page, Town Attorney

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the August 5, 2025, Planning & Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the August 5, 2025, Planning & Zoning Commission regular meeting.
- 3c. Consider and act upon a request for a Site Plan for an Indoor Commercial Amusement Building on Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-24-0170)
- 3d. Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 9, on 4.4± acres, located on the northeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-25-0009)
- 3e. Consider and act upon a request for a Preliminary Plat of Aavasa by Anvita, on 16.4± acres, located on the southeast corner of Coit Road and First Street. (DEVAPP-25-0002)
- 3f. Consider and act upon a request for a Preliminary Site Plan for a Free-Standing Emergency Room, Hospital, and Medical Office Buildings on HCA Medical City Addition, Block A, Lot 1, on 42.3± acres, located on the southeast corner of Mayor Clary Road and Frontier Parkway. (DEVAPP-25-0024)

Commissioner Hamilton made a request to pull Items 3c and 3d. Chairman Daniel made a request to pull Item 3f.

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

Mr. Hicks presented Items 3c and 3d to the Commissioners, providing an overview of the development.

Commissioner Hamilton requested a Traffic Impact Analysis (TIA) due to its location on La Cima Boulevard and Richland Boulevard, which dead-ends east of the property. The development will change the traffic flow. A TIA was required for a development on the west side of La Cima Boulevard.

Mr. Hicks confirmed the applicant has submitted a Traffic Impact Analysis and it is under review.

Commissioner Blanscet requested clarification on whether the building was one or two stories.

Mr. Hicks clarified that the building is one story with an interior mezzanine.

Eric Paulino the applicant spoke to Item 3c and 3d, clarifying that indeed there is an interior mezzanine, made himself available for any additional questions, and expressed his excitement about being a part of Prosper.

Commissioner Carson asked the applicant to consider the residents behind the development. The landscape setback requirement is only 15 feet at the back and asked for additional ways to dress up the area for the residents. Also, beautification of La Cima landscaping would be a great benefit to the residents.

Commissioner Carson discussed that the primary point of entry is from La Cima and asked if there is a plan on the south side on Richland Boulevard to provide an entry.

Doug Weaver, the applicant's engineer, stated that they are planning to make improvements east of Richland Boulevard so that there will be a way to turn around and enter on Richland Boulevard.

Commissioner Hamilton made a motion on 3c subject to the approval of a Traffic Impact Analysis. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 7-0.

Commissioner Hamilton made a motion to approve Item 3d subject to the approval of a Traffic Impact Analysis. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 7-0.

Commissioner Furay recused himself from Item 3f, sighting a conflict of interest.

Mr. Hill presented Item 3f to the Commissioners, providing an overview of the development and affirming this project will be phased with the free-standing emergency room constructed in the first phase and the hospital and medical offices constructed in the second phase.

Commissioner Blanscet requested clarification on whether the road shown on the southern portion of the property would connect to the road running through Frontier Park to the east.

Mr. Hoover confirmed that the road shown on the southern portion of the property would connect to road running through Frontier Park and that the connection was indicated on the Town's Master Thoroughfare Plan. Additionally, he added that this would be part of the second phase of development.

Commissioner Carson asked about the points of access for the emergency room due to the plan indicating the future median opening on Frontier Parkway would not be provided in the first phase.

Mr. Hill stated that the northwest corner will be constructed as part of the first phase of development including access points on both Frontier Parkway and Mayor Clary Road.

Ross Lukas, project engineer, spoke to Item 3f, offering clarification regarding the connections of the road shown on the southern portion of the property. Mr. Lukas indicated that the road would connect to the road in Frontier Park to the east and align with the road behind the H-E-B to the west. Additionally, he added that there were no immediate plans for the second phase of development.

Brittney Stevens, 951 Sagebrush Drive, Prosper TX, spoke to Item 3f, expressing concerns regarding the height of the hospital in relation to the adjacent neighborhood to the south. She stated that this concern was expressed and considered during the rezoning process years ago. Additionally, Ms. Stevens added that she had concerns regarding additional traffic, specifically when the future roadway is open and there are activities at Frontier Park.

Mr. Hill stated that the Engineering Department had not requested a traffic impact analysis for this site. Additionally, he added that there were height and setback requirements specified in Planned Development-69 restricting the maximum height of certain uses and requiring buildings to be setback certain distances from the adjacent residential area based on their heights.

Commissioner Carson inquired if there are any plans to connect the existing neighborhood to the hospital site due to a street stub, giving the appearance of a potential connection.

Mr. Hill informed the Commission that the stub will not connect to the hospital site because the applicant will have to install a masonry wall along the southern boundary of the property. Additionally, he stated that the Planned Development allowed hospitals to have a maximum height of 8 stories.

Commissioner Carson made a motion to approve Item 3f. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 6-0. (Commissioner Furay recused himself)

CITIZEN COMMENTS

No comments were made.

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

Mr. Hill informed the Commissioners of past Town Council actions and upcoming cases for Planning & Zoning Commission consideration.

5. Adjourn.

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

The meeting was adjourned at 6:40 P.M.

Michelle Crowe (Senior Administrative Assistant)

Josh Carson, Secretary



PLANNING

To: Planning & Zoning Commission **Item No. 3c**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Revised Site Plan for Windsong Ranch Marketplace, Block A, Lot 14
Meeting: September 2, 2025

Agenda Item:

Consider and act upon a request for a Revised Site Plan for site modifications to a Restaurant with a Drive-Through on Windsong Ranch Marketplace, Block A, Lot 14, on 2.5± acres, located on the northwest corner of University Drive (US 380) and Windsong Parkway. (DEVAPP-24-0146)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-40 (Windsong Ranch).

Conformance:

The Site Plan conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The property is developed for a 4,988 square foot drive-through restaurant with associated parking. The applicant is proposing to modify the site as follows:

- Widen the drive-through lanes on the interior side to allow additional maneuvering room for employees. The exterior landscape buffer is not affected.
- Widen the drive-through entrance.
- Reconfigure the drive aisle south of the building so that a car exiting the drive-through can make an easier turn. The existing drive-through exit does not allow an adequate turning radius for vehicles to leave the drive-through without impacting the inbound lane at the southwest entrance.
- Remove the row of parking south of the building, along University Drive.
- Add three parking spaces on the southeast corner of the property.

Access:

Access is provided from Windsong Parkway and University Drive.

Landscaping, Open Space, and Screening:

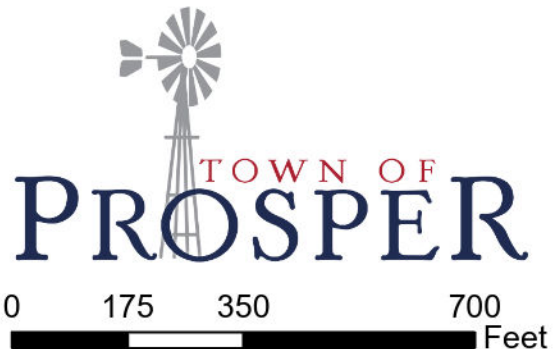
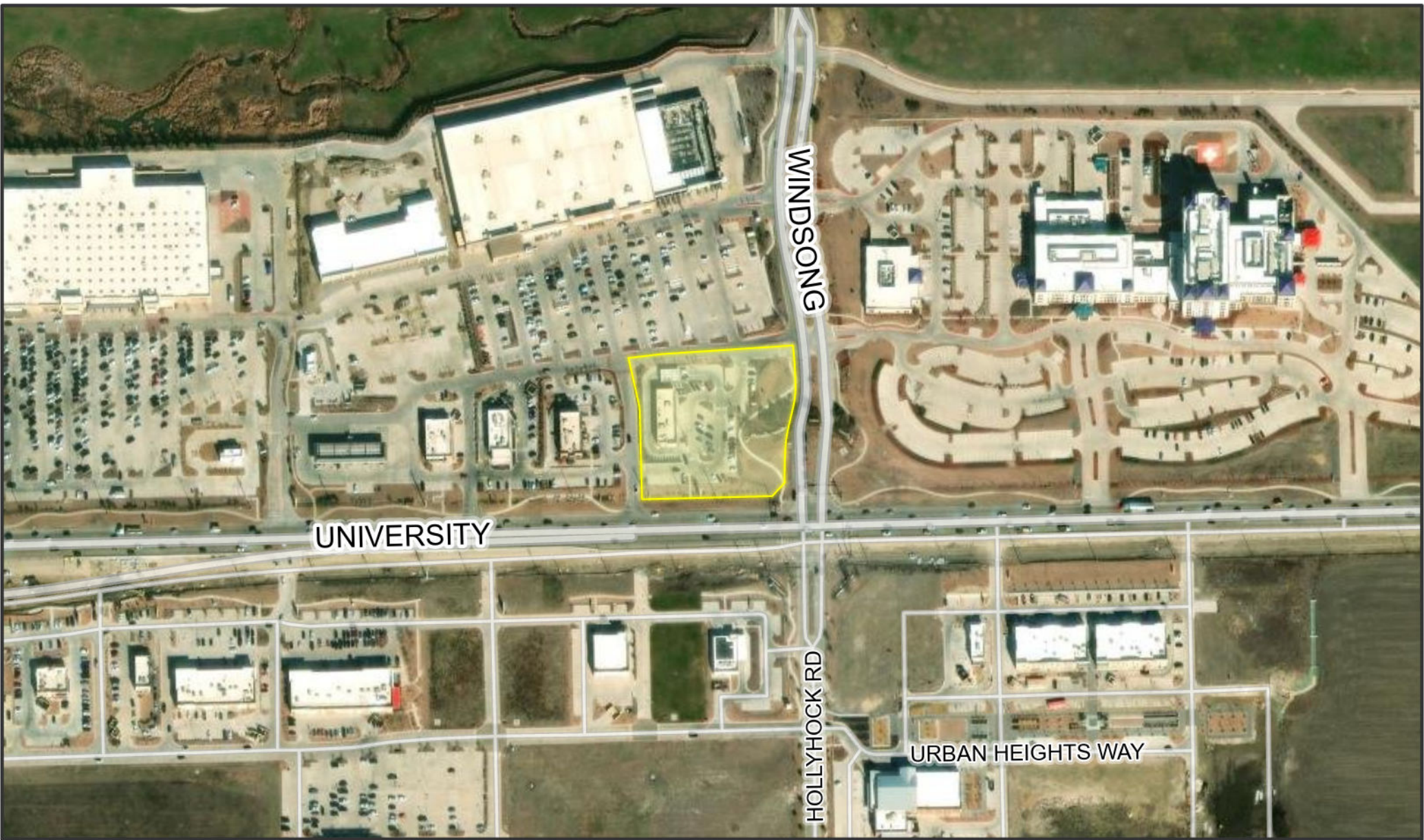
The proposed development complies with all landscaping, open space, and screening requirements.

Attachments:

1. Location Map
2. Revised Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Revised Site Plan.



DEVAPP-24-0146

Windsong Ranch Marketplace,
Block A, Lot 14

Revised Site Plan

This map for illustration purposes only



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: Lot Frontage Waiver for Teel 380 Addition, Block A, Lot 7
Meeting: September 2, 2025

Agenda Item:

Consider and act upon a request for a Waiver for Lot Frontage on Teel 380 Addition, Block A, Lot 7, located on the northwest corner of Teel Parkway and University Drive (US 380). (WAIV-25-0004)

Description of Agenda Item:

The previously approved Preliminary Site Plan (D22-0021) showed 13 lots in total with multiple lots not having frontage onto public right-of-way. The approved conveyance plat (DEVAPP-25-0072) showed 9 lots with Lot 7 not having frontage onto public right-of-way.

In Article 10.03, Section 137 (§ 10.03.137) of the Town's Subdivision Ordinance, it is acknowledged that certain nonresidential developments may contain lots that cannot achieve access to a public street and allows for Town Council to grant a waiver if adequate access including required fire lanes are provided through dedicated public access easements from a public street. A subdivision waiver to regulations within the Subdivision Ordinance may be approved only when, in the decision-maker's opinion, undue hardship will result from strict compliance to the regulations.

The following criterion should be considered when evaluating a waiver request:

- The nature of the proposed land use involved and existing uses of the land in the vicinity.
- The number of persons who will reside or work in the proposed development.
- The effect such subdivision waiver might have upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity.

The following findings should be presented when evaluating a waiver request:

- There are special circumstances or conditions affecting the land involved or other physical conditions of the property such that the strict application of the provisions of this subdivision ordinance would deprive the applicant of the reasonable use of his or her land.
 - Lot 7 was approved on the preliminary site plan without lot frontage. Subsequently, the site plan and final plat were approved. The property is under construction. Adequate fire lane access is provided to the site.
- That the subdivision waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the subdivision waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area
 - If the waiver is granted, the property will be able to be final platted in the configuration that was approved prior to construction.
- That the granting of the subdivision waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this subdivision ordinance.
 - This lot is centered in a retail development and will not affect the orderly subdivision of other lands.

Additionally, waivers should meet the minimum degree of variation of requirements necessary to meet the objective of the applicant requesting the waiver and should not violate or conflict with any other valid ordinance, code, regulation, master plan or Comprehensive Plan of the town.

Access:

Access will be provided from Teel Parkway and University Drive through cross-access interior to the retail development.

Companion Item:

As a companion item, the Conveyance Plat (DEVAPP-25-0072) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Waiver Request Letter
3. Previously Approved Preliminary Site Plan (D22-0021)
4. Approved Site Plan (DEVAPP-24-0006)

Town Staff Recommendation:

Town Staff recommends approval of the Lot Frontage Waiver.



WAIV-25-0004

Teel 380 Addition,
Block A, Lot 7

Lot Frontage Waiver

July 16, 2025

Ms. Suzanne Porter
Town of Prosper - Planning
250 W. First Street
Prosper, TX 75078

RE: US 380 & Teel Parkway Frontage Waiver- Lot 7

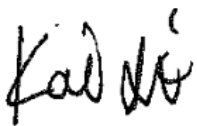
Please accept this letter as a formal request for a subdivision waiver in accordance with Section 10.03.171(f) of the Town of Prosper Code of Ordinances for the property located at Block A, Lot 7 of the Teel 380 Addition.

Teel Lot 7 is a nonresidential development that will provide retail services to the Town of Prosper as part of the larger Teel 380 Addition. Lot 7 does not have direct frontage to either US Highway 380 or Teel Parkway, but it has adequate access and circulation due to the existing and proposed firelane and access easements across the development.

Teel Lot 7 would constitute a site that qualifies for a frontage waiver on several grounds. Teel Lot 7 will still have adequate visibility, and the overall development will have 4 access points along the frontage of Teel Parkway and US Highway 380; 2 along Teel, and 2 along 380. The proposed and existing firelanes in the overall Teel 380 development will provide sufficient access which will not be detrimental to the traffic conditions, public health, safety, convenience, or welfare in the vicinity.

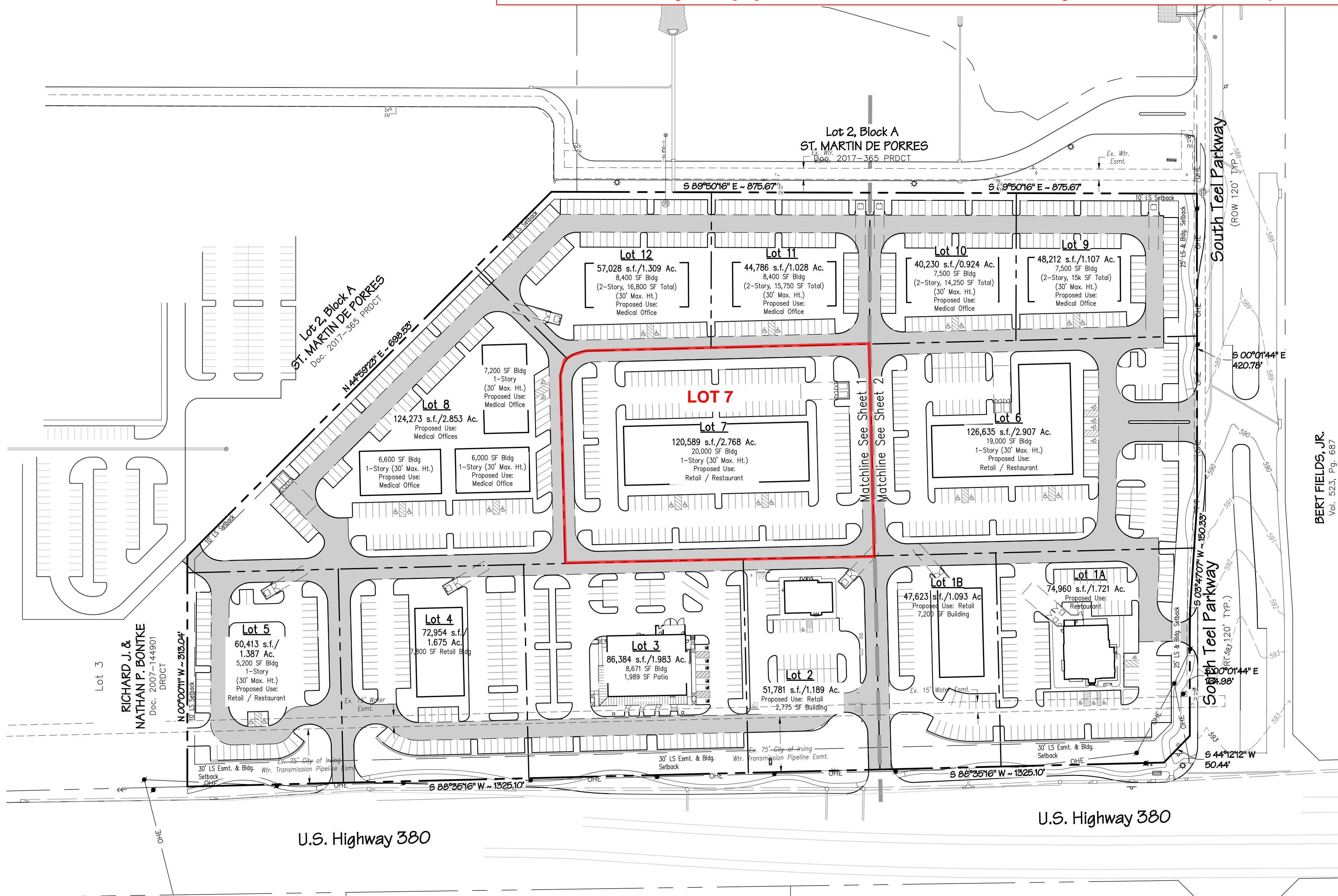
Please feel free to contact me with any questions or concerns.

Sincerely,
SPIARS ENGINEERING, INC.



Karis Smith, P.E.
501 W President George Bush Hwy, Ste 200,
Richardson, TX 75080
(972) 422-0077

Previously Approved Preliminary Site Plan (D22-0021)



Note:
All proposed driveways, deceleration lanes and median openings along 380 are subject to TxDOT approval.

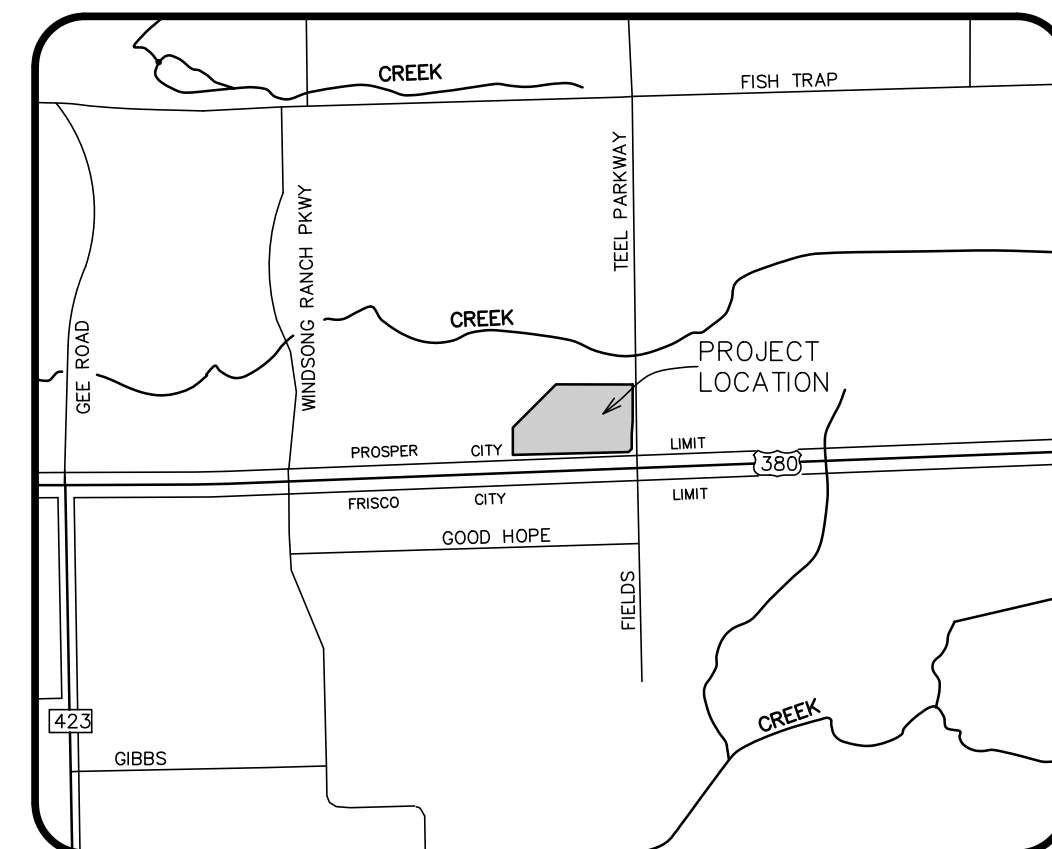
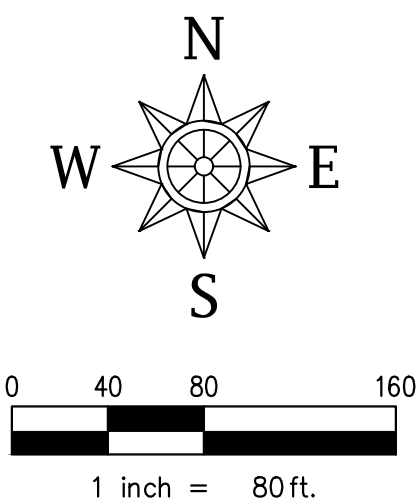
LEGEND

- Firelane
- Match Line

BERT FIELDS JR.
Vol. 523, Pg. 687
(2nd & 3rd 1/4 Sec.)

Town of Prosper Site Plan Notes:

- Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
- Open storage, where permitted, shall be screened per the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- Landscaping shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speed bumps/humps are not permitted within a fire lane.
- Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
- The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- Dead-end fire lanes are only permitted with approved hammerheads.
- Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
- As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies". Amendment 507.5.1
- Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
- Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
- A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
- The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- One- and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 130 or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m2) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view per the Zoning Ordinance.
- All landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed per the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for 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.



Vicinity Map
NTS

SITE DATA SUMMARY TABLE																				
LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT COUNT	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)	IMPERVIOUS AREA (SF)	OPEN SPACE REQUIRED (SF)	OPEN SPACE PROVIDED (SF)
			SF	AC																
1A	PD	RESTAURANT	74,960	1.72	4,750	4,750	N/A	1	6.3%	0.0634:1	1:100	48	96	2	3	1,440	1,660	44,246	5,247	23,937
1B	PD	RETAIL	47,623	1.09	7,200	7,200	N/A	1	15.1%	0.1500:1	1:250	29	30	1	0	450	3,021	21,220	3,334	16,182
2	PD	RETAIL	51,781	1.19	2,775	2,775	N/A	1	5.4%	0.0536:1	1:250	12	32	1	1	480	250	33,591	3,625	15,165
3	PD	RESTAURANT	86,384	1.98	8,671	10,660	N/A	1	10.0%	0.1234:1	1:100; 1:250	43	98	2	6	1,470	6,168	51,390	6,047	18,166
4	PD	RETAIL	72,954	1.67	7,800	7,800	N/A	1	10.7%	0.1069:1	1:100; 1:250	78	88	2	2	1,320	4,677	42,631	5,107	17,846
5	PD	RETAIL & RESTAURANT	60,413	1.39	5,200	5,200	N/A	1	8.6%	0.0861:1	1:100; 1:250	21	49	2	2	735	4,341	32,877	4,229	17,995
6	PD	RETAIL & RESTAURANT	126,635	2.91	19,000	19,000	N/A	1	15.0%	0.15:1	1:100; 1:250	76	138	5	8	1,140	9,525	72,664	8,864	25,446
7	PD	RETAIL & RESTAURANT	120,589	2.77	20,000	20,000	N/A	1	16.6%	0.1659:1	1:100; 1:250	80	142	5	4	1,200	17,143	73,540	8,441	9,906
8	PD	MEDICAL OFFICE	124,273	2.85	19,800	19,800	N/A	1	15.9%	0.1593:1	1:250	80	134	5	6	2,010	3,526	59,597	8,699	41,350
9	PD	MEDICAL OFFICE	48,212	1.11	7,500	15,000	N/A	2	15.6%	0.3111:1	1:250	30	68	2	2	1,020	1,362	23,942	3,375	15,048
10	PD	MEDICAL OFFICE	40,230	0.92	7,500	14,250	N/A	2	18.6%	0.3542:1	1:250	30	56	2	2	840	1,162	20,757	2,816	10,793
11	PD	MEDICAL OFFICE	44,786	1.03	8,400	15,750	N/A	2	18.8%	0.3517:1	1:250	34	62	2	2	930	1,162	22,444	3,135	12,762
12	PD	MEDICAL OFFICE	57,028	1.31	8,400	16,800	N/A	2	14.7%	0.2946:1	1:250	34	80	2	2	1,200	1,500	27,671	3,782	19,457
Total			955,868	21.944	126,996	158,985						595	1,073	33	40	14,235	55,497	526,570	66,701	244,053

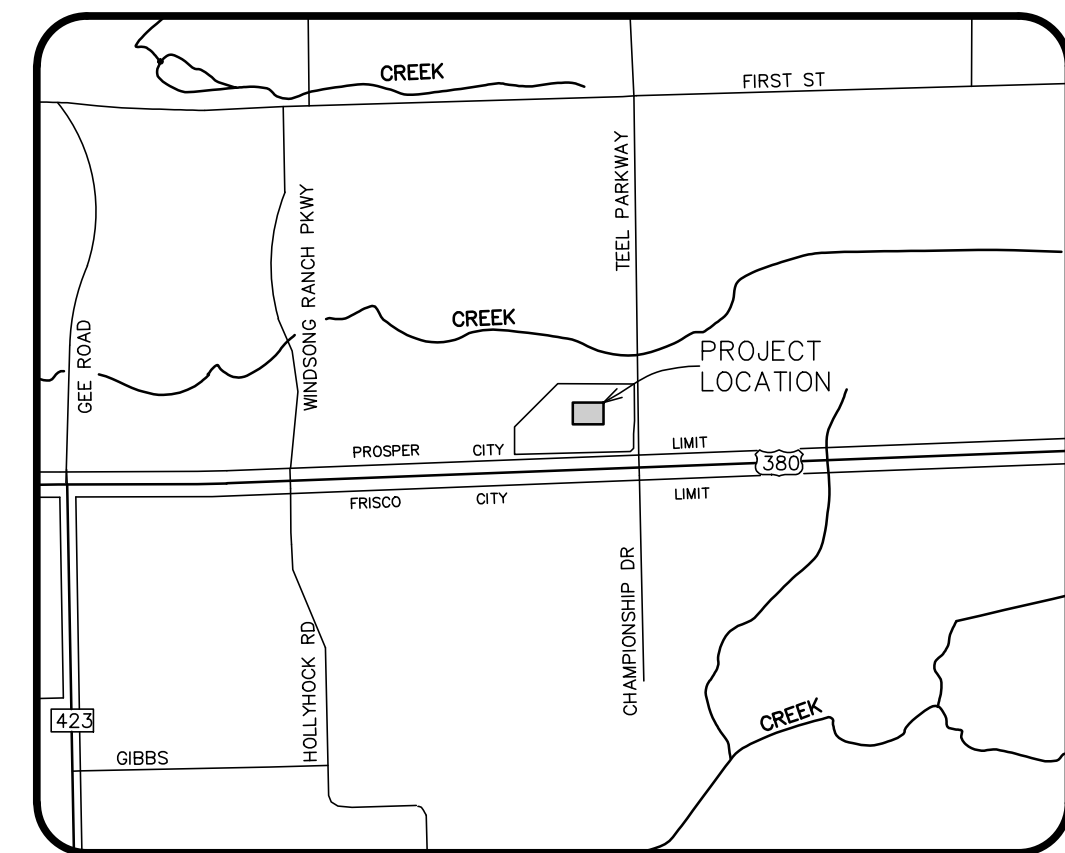


CASE No. - D 22-0021
PRELIMINARY SITE PLAN
US 380 & TEEL PARKWAY
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ABSTRACT NO. 1681
955,868 Sq. Ft./21.944 Acres

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

OWNER/DEVELOPER
Teel 380, LP
8668 John Hickman Parkway
Frisco, TX 75034
Telephone: (972) 679-1918
Contact: Shiva Kondru

Approved Site Plan (DEVAPP-24-0006)



Vicinity Map
NTS

Town of Prosper Site Plan 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 approval is 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.



P&Z Approved

05/21/2024

LEGEND

- FIRELANE, ACCESS, DRAINAGE, & UTILITY EASEMENT BY OTHERS
- PROPOSED FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD POWER LINE
- CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

SITE PLAN
DEVAPP-24-0006

TEEL LOT 7 RETAIL

TEEL 380 ADDITION - BLOCK A, LOT 7
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
C. SMITH SURVEY ABSTRACT NO. 1681
120,590 Sq. Ft./2.768 Acres

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

OWNER/DEVELOPER
Teel 380, LP
8668 John Hickman Parkway
Frisco, TX 75034
Telephone: (248) 345-3818
Contact: Shiva Kondru

SITE DATA

Zoning	Mixed Use PD-40
Proposed Use:	Retail/Restaurant
Lot Area:	2.768 Ac. 120,590 Sq. Ft.)
Building 1 Area:	12,750 Sq. Ft.
Building 1 Height:	1 Story, 31'8" Max.
Building 2 Area:	12,750 Sq. Ft.
Building 2 Height:	1 Story, 31'8" Max. (Architectural Height)
Lot Coverage:	21.5%
Floor Area Ratio:	0.21:1
HC Parking Required:	6 Spaces
Total HC Parking Provided:	6 Spaces
Parking Required:	Retail 1:250 Sq. Ft.(16,875 Sq. Ft.) = 68 Spaces Restaurant 1:100 Sq. Ft.(5,625 Sq. Ft.) = 57 Sp. Total Required:125 Spaces
Total Parking Provided:	160 Spaces Incl. 6 HC
Interior Parking Landscape Required:	1,328 Sq Ft
Interior Parking Landscape Provided:	7,078 Sq Ft (533%)
Open Space Required:	8,442 Sq Ft
Open Space Provided:	8,747 Sq Ft (104%)
Impervious Surface:	106,500 Sq. Ft.

BLOCK A, LOT 7

Mixed Use PD-40
Retail/Restaurant
Lot Area:
Building 1 Area:
Building 1 Height:
Building 2 Area:
Building 2 Height:
Lot Coverage:
Floor Area Ratio:
HC Parking Required:
Total HC Parking Provided:
Parking Required:

Lot 10, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 9, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 8, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 6, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Retail

Lot 1B, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 2, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 3, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 4, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant

Lot 5, Block A
Teel 380 Addition
Zoning: PD-40
Existing Use: Vacant



PLANNING

To: Planning & Zoning Commission **Item No. 3e**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Conveyance Plat of Teel 380 Addition Block A, Lots 1A, 1B, and 2-8
Meeting: September 2, 2025

Agenda Item:

Consider and act upon a request for a Conveyance Plat of Teel 380 Addition, Block A, Lots 1A, 1B, and 2-8, on 22.0± acres, located on the northwest corner of Teel Parkway and University Drive (US 380). (DEVAPP-25-0072)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-40 (Windsong Ranch).

Conformance:

The Conveyance Plat conforms to the development standards of Planned Development-40.

Description of Agenda Item:

The purpose of this Conveyance Plat is to create nine lots and to dedicate easements for infrastructure that will serve the entire retail development. One of the lots does not have frontage on a public street and requires a waiver. This is a companion item to this project.

A Preliminary Site Plan (D22-0021) was approved by the Planning & Zoning Commission on May 17, 2022, along with a Conveyance Plat (D22-0070) to create eight lots. On May 17, 2023, Staff approved a revised Preliminary Site Plan that split Lot 1 into Lots 1A and 1B for the Chili's project which was going to be constructed on Lot 1A. However, the conveyance plat was never updated or returned to the Commission for approval. Now that the infrastructure work is nearing completion, approval is needed by the Commission prior to recordation.

Companion Item:

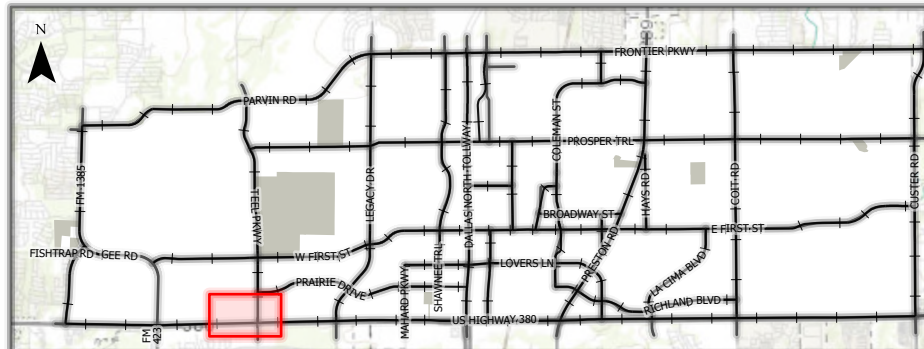
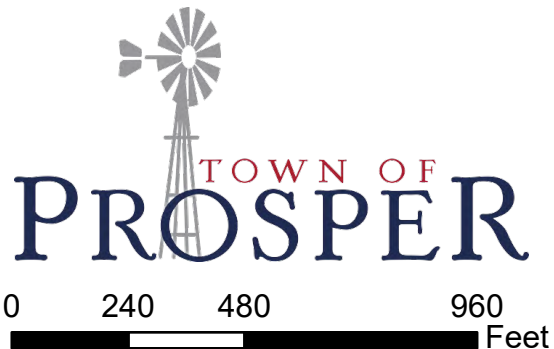
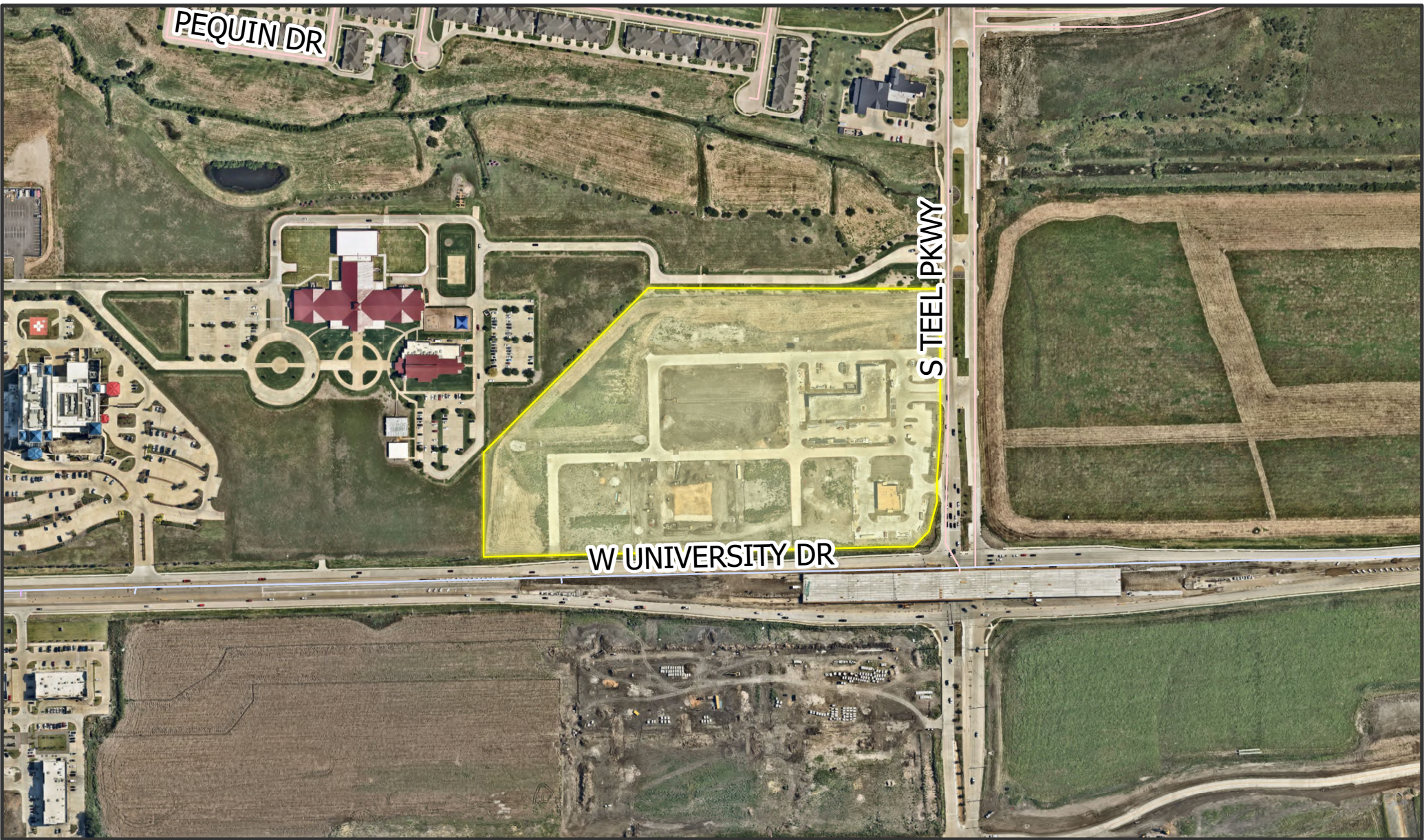
As a companion item, the Waiver for Lot Frontage (WAIV-25-0004) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Conveyance Plat
3. Previously Approved Preliminary Site Plan (D22-0021)
4. Previously Approved Conveyance Plat (D22-0070)

Town Staff Recommendation:

Town Staff recommends approval of the Conveyance Plat subject to Town Council approval of the Lot Frontage Waiver for Lot 7.

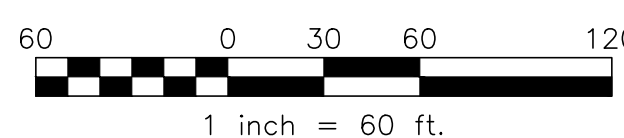


This map for illustration purposes only

DEVAPP-25-0072

Teel 380 Addition, Block A,
Lots 1A, 1B & 2-8

Conveyance Plat



Basis of bearing: State Plane
Coordinate System, Texas North
Central Zone 4202, North American
Datum of 1983. Adjustment
Realization 2011.



TEEL 380 ADDITION

SITUATED IN THE C.L. SMITH SURVEY, ABSTRACT NO. 1681
IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS

Current Zoning: PD-40

Town Case No. DEVAPP-25-0072

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 as 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.

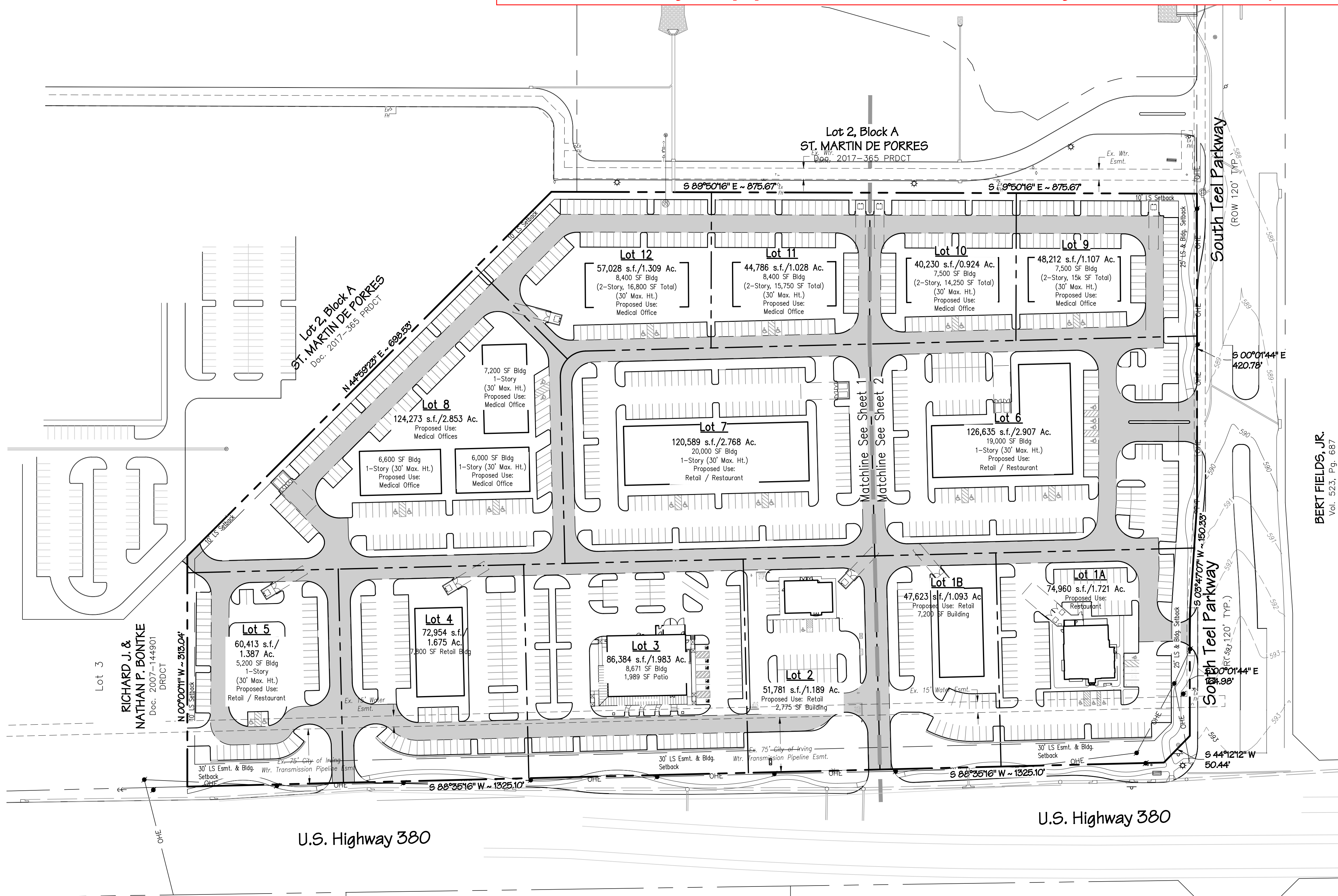
The undersigned covenants and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in accordance with Town standards. The easement shall be kept clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of vehicles, equipment, or materials, and shall be kept free of any other apparatus. The maintenance of pavement in accordance to Town standards of the fire lane easements is the responsibility of the owner, and the owner shall be responsible for the maintenance of the easement. The conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause the removal of any obstruction, including but not limited to trees and shrubs, unobstructed at all times for fire department and emergency use.

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Collier Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, improve, maintain, alter, remove, replace, and otherwise use and enjoy the facilities, together with all appurtenances and incidental improvements, in and upon and across certain real property owned by Collier, Apurtenances and appurtenances of the same, for the purpose of installing, maintaining, repairing, improving, and otherwise using and enjoying the same, including but not limited to, across, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchises and appurtenances of the same, and for any other purpose that may be required by the Owners of the tract or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the Street Easement, the Town of Prosper shall be responsible for restoring the Town shall restore the surface of the Street Easements as close to the condition which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures with the Street Easement, which shall be replaced and maintained by the Town of Prosper.

The undersigned covenants and agrees that the access easement(s) 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 said premises, 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 premises.

<u>OWNER / APPLICANT</u>	<u>OWNER / APPLICANT</u>	<u>OWNER / APPLICANT</u>	<u>OWNER / APPLICANT</u>	<u>OWNER / APPLICANT</u>	<u>OWNER / APPLICANT</u>	<u>ENGINEER / SURVEYOR</u>
Lots 1A, 1B, 2, 3, 4	Lot 8	Lot 5	Lot 7	Lot 6	Lot 8	Spars Engineering, Inc.
TEEL 380 LP	Vinessa Properties LP	380 Teel Retail LLC	Westside Retail LLC	COIT20NORTH 1031 3 LLC	Alpha IR LLC	765 Custer Road, Suite 100
8668 John Hickman Parkway	14690 Gentile Breeze Rd	5867 Alyworth Dr	310 San Marcos Dr	6541 Doonberg Dr	440 Louisiana St, Suite 952	Plano, TX 75075
Suite 907	Frisco, Texas 75035	Frisco, Texas 75035	Irving, Texas 75039	Frisco, Texas 75035	Houston, Texas 77002	Telephone: (712) 422-0077
Frisco, Texas 75034	Telephone (469) 500-3393	Telephone (302) 494-3699	Telephone (302) 494-3699	Telephone (248) 345-3818	Telephone (210) 412-4622	TBPels No. F-2121 and No. F-10
Telephone (248) 345-3818	Contact: Ashwini Bhimanapati	Contact: Srikanth Krothapalli	Contact: Srikanth Krothapalli	Contact: Shiva Kondru	Contact: Varun Sharma	Contact: David Bond
Contact: Shiva Kondru						

Previously Approved Preliminary Site Plan (D22-0021)



Note:
All proposed driveways, deceleration lanes and median openings along 380 are subject to TxDOT approval.

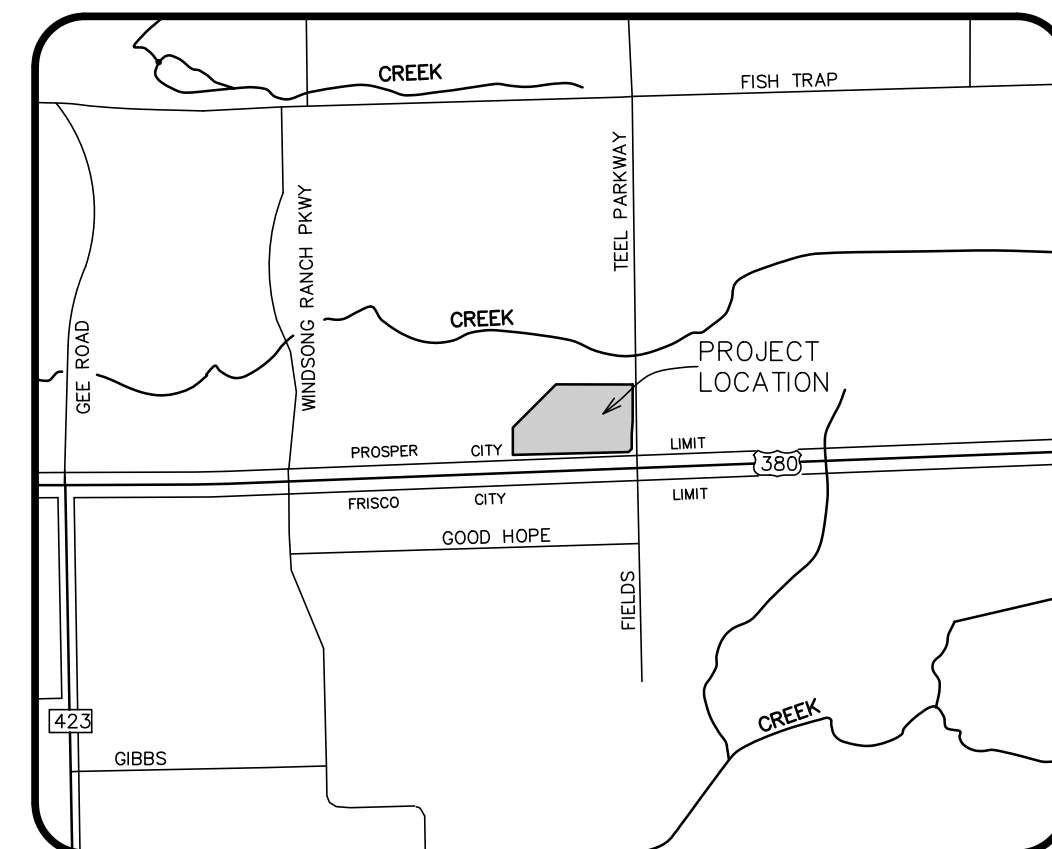
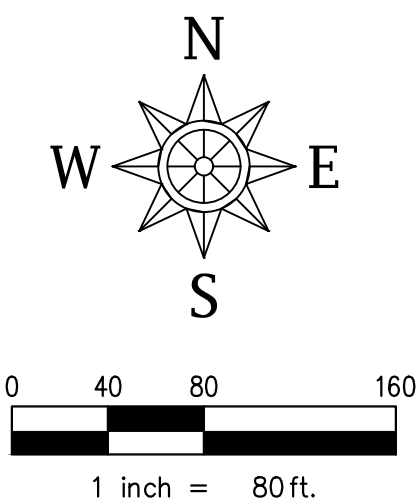
LEGEND

Firelane
Match Line

BERT FIELDS JR.
Vol. 523, Pg. 687
(Part of town plat)

Town of Prosper Site Plan Notes:

- Dumpsters and trash compactors shall be screened per the Zoning Ordinance.
- Open storage, where permitted, shall be screened per the Zoning Ordinance.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Zoning Ordinance and Subdivision Ordinance.
- Landscape shall conform to landscape plans approved by the Town.
- All elevations shall comply with the standards contained within the Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- Occupant notification per this section and 907.5 shall be required for all new construction, or existing construction complying with the International Building Code, for renovations to existing buildings, tenant spaces, changes in occupancy, replacement or modification of the existing fire alarm system, or as required by the Fire Code Official, for all buildings or spaces provided with an approved automatic sprinkler system.
- Fire lanes shall be designed and constructed per Town Standards or as directed by the Fire Department.
- Two points of access shall be maintained for the property at all times.
- Speed bumps/humps are not permitted within a fire lane.
- Fire lanes shall be provided within 150 feet of all exterior walls of any building for hose lay requirements. Amendment 503.1.1
- The fire lane shall be a minimum of 24 feet wide. Amendment 503.2.1
- Buildings more than 30 feet in height are required to have a minimum of a 26-foot wide fire lane in the immediate vicinity for firefighting operations of the building. One of the 26-foot wide fire lanes shall be located a minimum of 15 feet from the building and no more than 30 feet. Appendix D105
- The inside turning radius of the 24-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- The inside turning radius of the 26-foot fire lane shall be a minimum of 30 feet. Amendment 503.2.4
- Dead-end fire lanes are only permitted with approved hammerheads.
- Fire hydrants shall be provided at the entrances and intersections. Amendment 507.5.1
- As properties develop, fire hydrants shall be located at all intersecting streets and the maximum spacing shall be every 300 feet (300') for all developments, and facilities other than R3, R-3 developments shall be every 500 feet (500'). Distances between hydrants shall be measured along the route that fire hose is laid by a fire apparatus from hydrant-to-hydrant, not as the "crow flies". Amendment 507.5.1
- Fire department connection (FDC) for the fire sprinkler system shall be located within 50 feet of a fire hydrant and 50 feet of a fire lane. 5" Storz, 30-degree downward turn with locking cap. Amendment 507.5.1
- Fire hydrants shall be located 2 foot (2') to 6 foot (6') back from the curb or fire lane and shall not be located in the bulb of a cul-de-sac. Amendment 507.5.1
- There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed above. A minimum of one fire hydrant shall be located on each lot. Amendment 507.5.1
- A minimum 10-foot unobstructed width shall be provided around a building for adequate Fire Department access. A continuous row of parking and landscaping shall be considered a barrier. Amendment 503.1.1
- The maximum dead-end cul-de-sac length shall not exceed six hundred feet (600') as measured from the centerline of the intersection street to the center point of the radius. Amendment 503.1.5
- One- and two-family dwellings automatic fire systems. Automatic fire protection systems per NFPA 130 or NFPA 13R shall be provided in all one- and two-family dwellings with a conditioned floor area of 5,500 square feet (511 m2) or greater, dwellings three (3) stories or greater, or dwellings with roof heights exceeding thirty-five feet (35') from grade. IRC-2015 Amendment R313.2
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- All fences and retaining walls shall be shown on the Site Plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved facade plan.
- Sidewalks of not less than six (6) feet in width along thoroughfares and collectors and five (5) feet in width along residential streets and barrier-free ramps at all curb crossings shall be provided per Town Standards.
- All new electrical lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view per the Zoning Ordinance.
- All landscape easements must be exclusive of any other type of easement.
- Impact fees will be assessed per the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for 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.



Vicinity Map
NTS

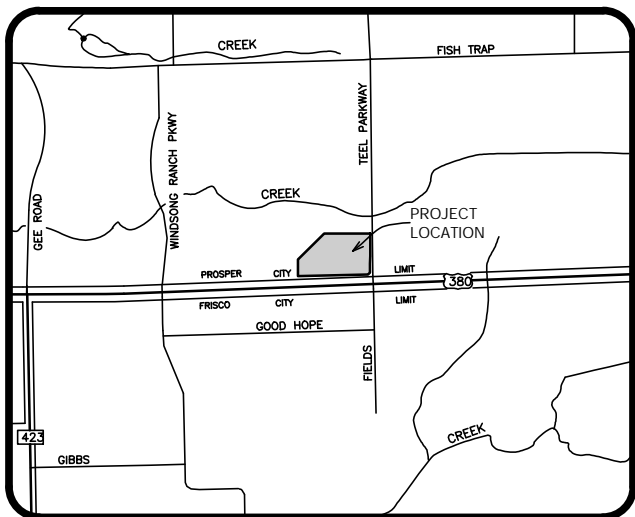
SITE DATA SUMMARY TABLE																	
LOT	ZONING	PROPOSED USE	LOT AREA		FIRST FLOOR BUILDING AREA (SF)	TOTAL BUILDING AREA (SF)	UNIT COUNT	BUILDING HEIGHT (story)	COVERAGE (%)	FLOOR AREA RATIO	REQ. PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	REQUIRED HANDICAP PARKING	PROVIDED HANDICAP PARKING	INTERIOR LANDSCAPE REQUIRED (SF)	INTERIOR LANDSCAPE PROVIDED (SF)
			SF	AC													
1A	PD	RESTAURANT	74,960	1.72	4,750	4,750	N/A	1	6.3%	0.0634:1	1:100	48	96	2	3	1,440	1,660
1B	PD	RETAIL	47,623	1.09	7,200	7,200	N/A	1	15.1%	0.1500:1	1:250	29	30	1	0	450	3,021
2	PD	RETAIL	51,781	1.19	2,775	2,775	N/A	1	5.4%	0.0536:1	1:250	12	32	1	1	480	250
3	PD	RESTAURANT	86,384	1.98	8,671	10,660	N/A	1	10.0%	0.1234:1	1:100; 1:250	43	98	2	6	1,470	6,168
4	PD	RETAIL	72,954	1.67	7,800	7,800	N/A	1	10.7%	0.1069:1	1:100; 1:250	78	88	2	2	1,320	4,677
5	PD	RETAIL & RESTAURANT	60,413	1.39	5,200	5,200	N/A	1	8.6%	0.0861:1	1:100; 1:250	21	49	2	2	735	4,341
6	PD	RETAIL & RESTAURANT	126,635	2.91	19,000	19,000	N/A	1	15.0%	0.15:1	1:100; 1:250	76	138	5	8	1,140	9,525
7	PD	RETAIL & RESTAURANT	120,589	2.77	20,000	20,000	N/A	1	16.6%	0.1659:1	1:100; 1:250	80	142	5	4	1,200	17,143
8	PD	MEDICAL OFFICE	124,273	2.85	19,800	19,800	N/A	1	15.9%	0.1593:1	1:250	80	134	5	6	2,010	3,526
9	PD	MEDICAL OFFICE	48,212	1.11	7,500	15,000	N/A	2	15.6%	0.3111:1	1:250	30	68	2	2	1,020	1,362
10	PD	MEDICAL OFFICE	40,230	0.92	7,500	14,250	N/A	2	18.6%	0.3542:1	1:250	30	56	2	2	840	1,162
11	PD	MEDICAL OFFICE	44,786	1.03	8,400	15,750	N/A	2	18.8%	0.3517:1	1:250	34	62	2	2	930	1,162
12	PD	MEDICAL OFFICE	57,028	1.31	8,400	16,800	N/A	2	14.7%	0.2946:1	1:250	34	80	2	2	1,200	1,500
Total			955,868	21.944	126,996	158,985						595	1,073	33	40	14,235	55,497



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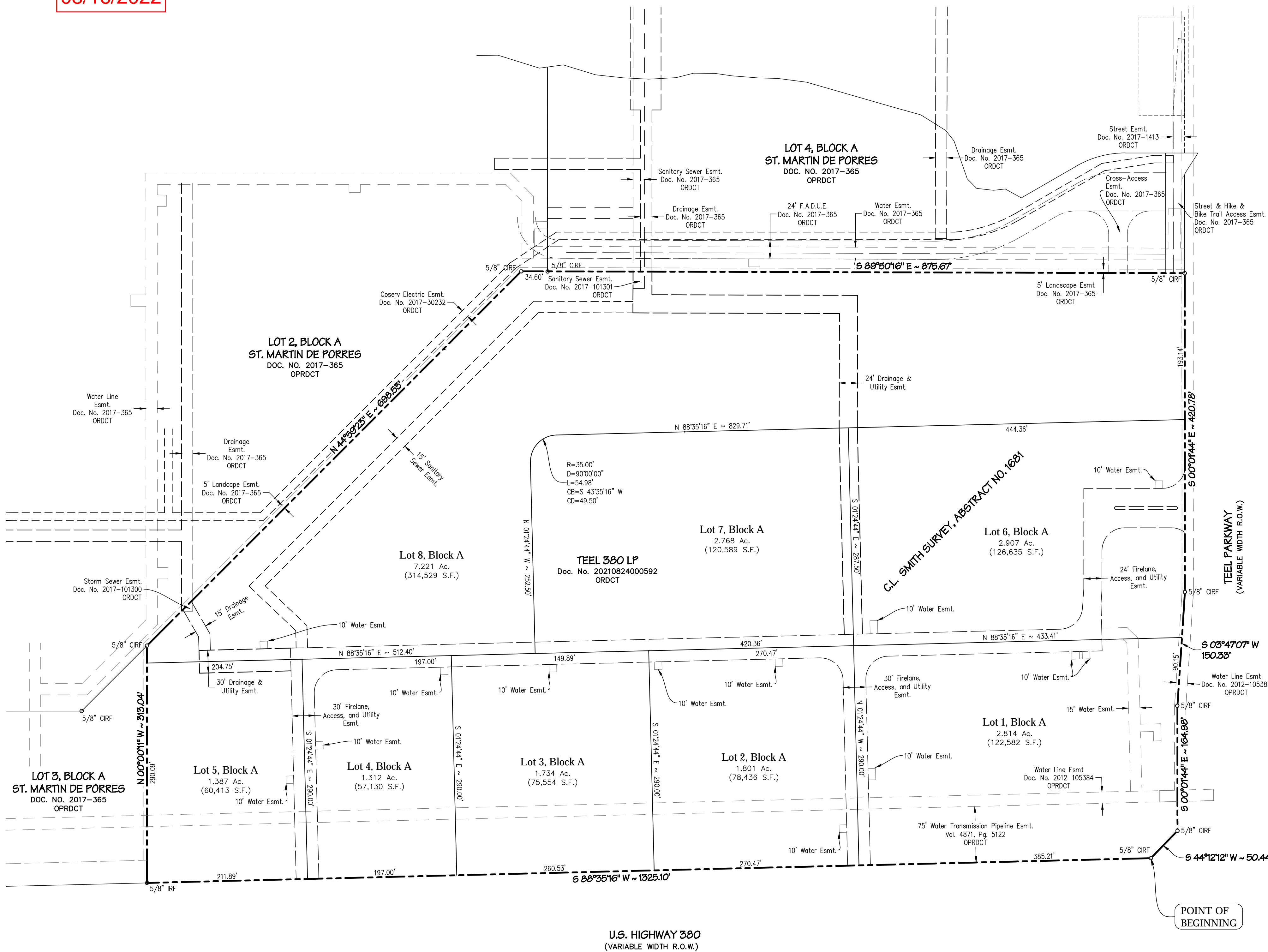


LOCATION MAP
1" = 2000'

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSSENG-S" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSSENG-S" O/S PC".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
ESPTL	EASEMENT
UTIL	UTILITY
DE	DRAINAGE EASEMENT
UE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
SITE	STREET EASEMENT
F.A.D.U.E.	FIRELAME, ACCESS, DRAINAGE & UTILITY EASEMENT
WME	WALL, WALLMENT EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
WAM	UTILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Mn. FF	MINIMUM FINISH FLOOR ELEVATION
Bt	BUILDING LINE
St	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▲	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCD	DEED RECORDS, DENTON COUNTY, TEXAS
PRCDT	PLAT RECORDS, DENTON COUNTY, TEXAS
ORDCT	OFFICIAL RECORDS, DENTON COUNTY, TEXAS

1. This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
3. Selling a portion of this addition by states and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
4. No floodplain exists on the site.

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.



Notary Public, State of Texas



darren.brown@
spiarsenengineering.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
ELS No. F-2121 and No. F-10043100
Contact: David Bond

SEI Job No. 21-152



PLANNING

To: Planning & Zoning Commission **Item No. 3f**
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Revised Conveyance Plat of Frontier Retail Center Revised, Block A, Lot 1
Meeting: September 2, 2025

Agenda Item:

Consider and act upon a request for a Revised Conveyance Plat of Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 790± feet south of Frontier Parkway. (DEVAPP-25-0073)

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) with a Specific Use Permit (S-51) for a Restaurant with a Drive-Through.

Conformance:

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

Description of Agenda Item:

The purpose of this Revised Conveyance Plat is to combine two lots (Lots 1 and 2) into one lot for the development of a restaurant with a drive-through.

A Conveyance Plat (DEVAPP-23-0172) was approved by the Planning & Zoning Commission on November 7, 2023. This plat created seven lots including Lots 1 and 2.

Companion Item:

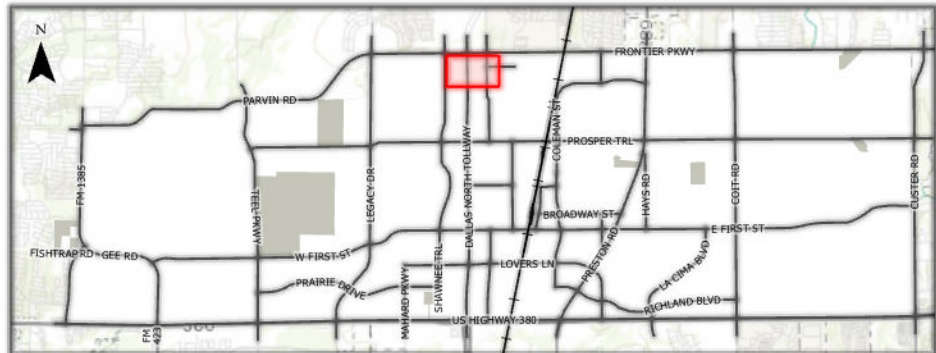
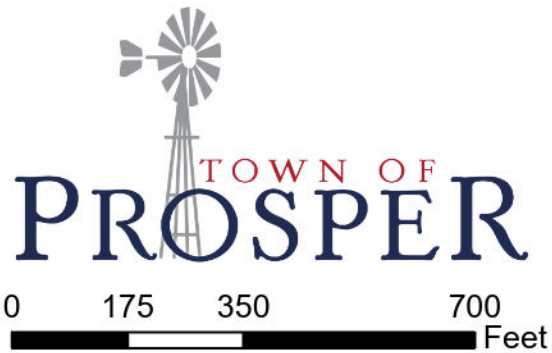
As companion items, the Site Plan (DEVAPP-25-0051) and Final Plat (DEVAPP-25-0052) are on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Revised Conveyance Plat
3. Previously Approved Conveyance Plat (DEVAPP-23-0172)

Town Staff Recommendation:

Town Staff recommends approval of the Revised Conveyance Plat.

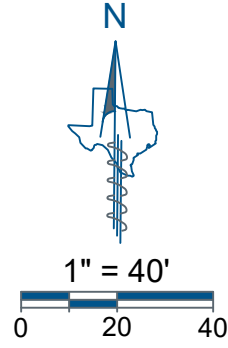


This map for illustration purposes only

DEVAPP-25-0073

Frontier Retail Center Revised,
Block A, Lot 1

Revised Conveyance Plat 27



FLOOD NOTICE: 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 48085C0151. No 100-year floodplain exists on the site.

2. **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/or withholding of utilities and building permits.

3. All interior property corners are marked with a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

4. The purpose of this conveyance plat is to combine two (2) lots created by a conveyance plat of record into one (1) lot, and to dedicate easements.

5. The bearings and grid coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 41202.

6. Landscape Easement shall be exclusive of other easements unless approved by the Town per this plat.

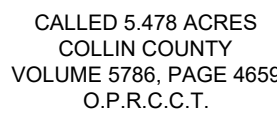
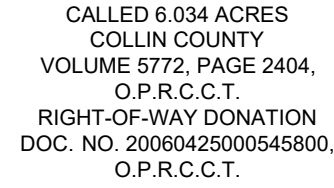
7. **LANDSCAPE EASEMENT:** The undersigned covenants and agrees that the landscape easement and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. 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 Town's responsibility for the 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.

8. **FIRE LANE EASEMENT:** The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown herein, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of the easement in accordance to the fire lane easements is the responsibility of the property owner(s). The owner and the 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.

9. **ACCESS EASEMENT:** The undersigned covenants and agrees that the access easement(s) may be utilized by any portion of the general public for ingress and egress to their 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.

10. **DRAINAGE AND DETENTION EASEMENT:** This plat is hereby adopted by the Owners and approved by the Town or 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 A, as shown on the plat is called "Drainage and Floodway Easement" and is shown in green on the plat. The portion of the plat shown in green, including the existing creek and creeks traversing 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 and/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 flow. 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 erect or consider erecting 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, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels traversing 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 be of interest to the Town, or to points, to investigate, survey or to erect, construct, and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the natural drainage channels, as subject to storm water runoff and natural run-off, free from any obstruction to the extent which can 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.

11. **Notice:** A conveyance plat is a record of property approved by the Town of Prosper, Texas, for the purpose of sale or otherwise. Its status is that of a deed. It is subject to the same rules and regulations that apply to permanent real estate 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.



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5744.58'	229.67'	2°17'26"	N 00°24'01" E	229.65'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°44'43" W	27.17'

LEGEND	
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= 1/2" IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
DOC. NO.	= DOCUMENT NUMBER
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
SUBJECT BOUNDARY LINE	
EASEMENT	



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

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

ENGINEER
Wier & Associates, Inc.
Contact: Priya Acharya
2201 E. Lamar Blvd. Suite: 200E
Arlington, TX 76006
(817) 467-7700

OWNER
DNT Frontier, LP
Contact: David Scott Fogel, Manager
4215 W Lovers Lane, Suite 250
Dallas, TX 75209
(214) 303-9800

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, DNT FRONTIER, LP is the owner of a 2.787 acre tract of land out of the Collin County School Land Survey Section Number 12, Abstract Number 147, situated in the Town of Prosper, Collin County, Texas, and being all of Lots 1 and 2, Block A of Frontier Retail Center Revised, Lots 1-27, Block A, a subdivision of record in Volume 2, Page 145 of the Plat Records of Collin County, Texas, and being a portion of a called 70.91 acre tract of land conveyed to DNT Frontier, LP by deed of record in Document Number 2011112202383180 of the Official Public Records of Collin County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING, at a 1/2 inch iron rod with a yellow plastic cap stamped "SPIARS ENG" found in the East right-of-way line of Dallas Parkway (right-of-way width varies), at the Northwest corner 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, being the Southwest corner of said Lot 1;

THENCE, along the East right-of-way line of Dallas Parkway, being the common West line of said Lots 1 and 2, the following three (3) courses and distances

1. N01°32'44"E, a distance of 211.14 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 5744.58 feet, a chord bearing of N00°24'01"E, a chord length of 229.65 feet, a delta angle of 02°17'26", an arc length of 229.67 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. N00°44'43"W, a distance of 27.17 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 7, Block A of said Frontier Retail Center Revised, being the Northwest corner of said Lot 423;

THENCE, N89°40'17"E, departing the East right-of-way line of Dallas Parkway, along the South line of said Lot 7, being the common North line of said Lot 2, a distance of 256.28 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the West line of Lot 6, Block A of said Frontier Retail Center Revised, at the Southeast corner of said Lot 7, being the Northeast corner of said Lot 2;

THENCE, S00°29'31"E, along the West line of said Lot 6, being the common East line of said Lots 2 and 1, a distance of 466.15 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the North line of said 29.6736 acre tract, at the Southwest corner of said Lot 6, being the Southeast corner of said Lot 1;

THENCE, S89°18'34"W, along the North line of said 29.6736 acre tract, being the common South line of said Lot 1, a distance of 267.24 feet to the **POINT OF BEGINNING**, containing an area of 2.787 acres (121,398 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **DNT FRONTIER, LP**, does hereby certify and adopt this conveyance plat designating the herein described property as **FRONTIER RETAIL CENTER REVISED, BLOCK A, LOT 1**, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown hereon, **DNT FRONTIER, LP**, does herein certify the following:

1. The streets and alleys are dedicated for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens and/or monetary encumbrances.
3. The easements and public use area, as shown are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements 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").
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 user to particular utilities, said use by public utilities being subordinate to the Town of Prosper and the Town of Prosper using the first of.
7. 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.
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 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 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 AT MY HAND, this the _____ day of _____, 2025.

OWNER: DNT FRONTIER, LP

BY: David Scott Fogel, Manager

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this _____ day of _____, 2025.

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

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2025

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of _____, 2025,
by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas

Town Secretary

Engineering Department

Development Services Department

CASE NO. DEVAPP-25-0073

REVISED CONVEYANCE PLAT

FRONTIER RETAIL CENTER REVISED

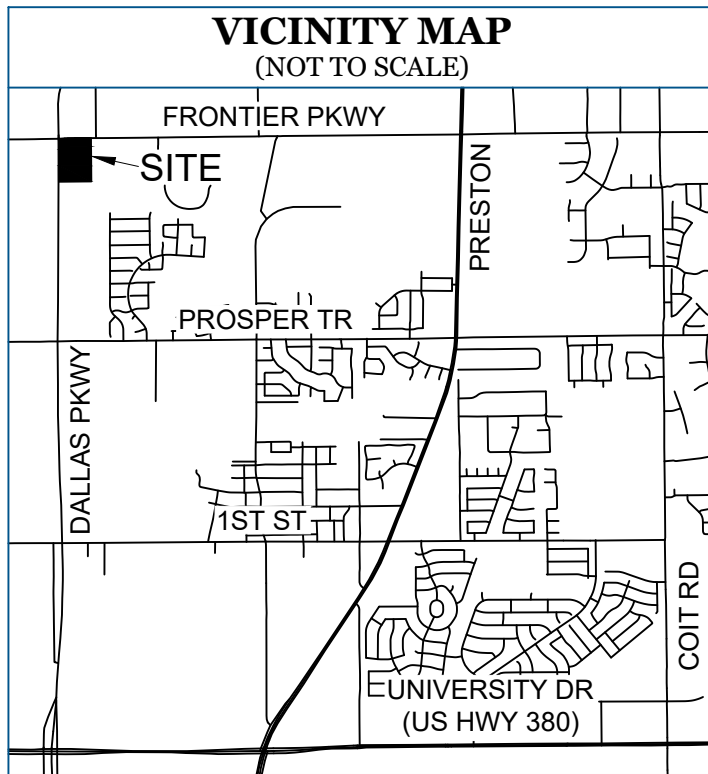
BLOCK A, LOT 1

2.787 ACRES

BEING ALL OF LOTS 1 AND 2, BLOCK A OF FRONTIER RETAIL CENTER REVISED, LOTS
1-7, BLOCK A, RECORDED IN VOLUME 2024, PAGE 145, 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: AUGUST 14, 2025



LINE	BEARING	DISTANCE
L1	N 44°25'23" E	71.45'
L2	S 00°14'00" E	94.17'
L3	S 05°20'37" E	152.57'
L4	S 85°49'21" E	42.98'
L5	S 85°49'21" E	65.35'
L6	N 89°25'23" E	111.44'
L7	S 45°26'18" E	21.16'
L8	N 89°18'35" E	202.05'
L9	N 00°30'03" W	347.53'
L10	S 89°18'34" W	185.25'
L11	N 89°18'34" E	197.40'
L12	N 00°30'03" W	355.38'
L13	S 89°40'19" W	189.56'
L14	N 89°39'07" E	205.51'
L15	N 00°10'04" W	263.01'
L16	S 00°19'04" E	264.79'
L17	N 89°40'38" E	610.28'
L18	S 89°40'19" W	615.31'
L19	S 00°30'03" E	792.63'
L20	S 89°17'32" W	196.11'
L21	N 00°44'05" W	11.93'
L22	N 89°15'55" E	19.52'
L23	N 00°44'05" W	158.21'
L24	S 89°15'17" W	30.00'
L25	S 89°15'17" W	30.00'
L26	S 00°43'38" E	19.91'
L27	N 89°25'24" E	207.36'
L28	N 00°44'05" W	191.24'
L29	S 00°42'28" E	11.52'
L30	N 89°29'57" E	21.68'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.03'	830.00'	5°06'37"	S 02°47'18" E	74.00'
C2	67.20'	770.00'	5°00'00"	S 02°50'37" E	67.17'
C3	229.67'	5744.58'	2°17'26"	N 00°24'01" E	229.65'
C4	18.78'	36.65'	35°08'16"	N 72°12'19" W	18.49'
C5	47.17'	29.97'	90°10'22"	S 44°38'23" W	42.45'
C6	94.03'	60.00'	89°47'35"	S 44°23'44" W	84.70'
C7	29.96'	30.00'	57°12'57"	S 60°41'03" W	28.73'
C8	19.20'	30.00'	36°40'31"	S 72°22'13" E	18.88'
C9	47.02'	30.00'	89°48'37"	N 44°24'16" E	42.36'
C10	47.22'	30.00'	91°11'23"	N 45°35'44" W	42.50'
C11	31.14'	30.00'	59°28'09"	S 59°34'55" W	29.76'
C12	14.72'	30.18'	27°56'33"	S 75°10'15" E	14.57'
C13	47.02'	30.00'	89°48'37"	N 44°24'16" E	42.36'
C14	47.03'	30.00'	89°49'38"	N 45°24'52" W	42.36'
C15	29.10'	30.00'	55°34'23"	S 56°58'09" W	27.97'
C16	19.28'	31.14'	36°28'37"	S 71°35'54" E	18.97'
C17	31.42'	20.00'	90°00'03"	N 44°40'57" E	28.28'
C18	39.36'	30.00'	75°10'33"	N 37°54'21" W	36.60'
C19	18.66'	30.00'	35°38'13"	S 17°30'02" W	18.36'
C20	47.12'	30.00'	89°59'57"	S 45°19'03" E	42.43'
C21	21.82'	29.99'	41°41'06"	N 68°37'24" E	21.34'

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 therein 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 revised conveyance plat is to dedicate easements and right-of-way and to create Lots 5 and 7 as shown herein.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.

SURVEYOR

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

ENGINEER

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

OWNER

DNT Frontier, LP
4303 W Lovers Lane, Suite 200
Dallas, TX 75209

OWNER

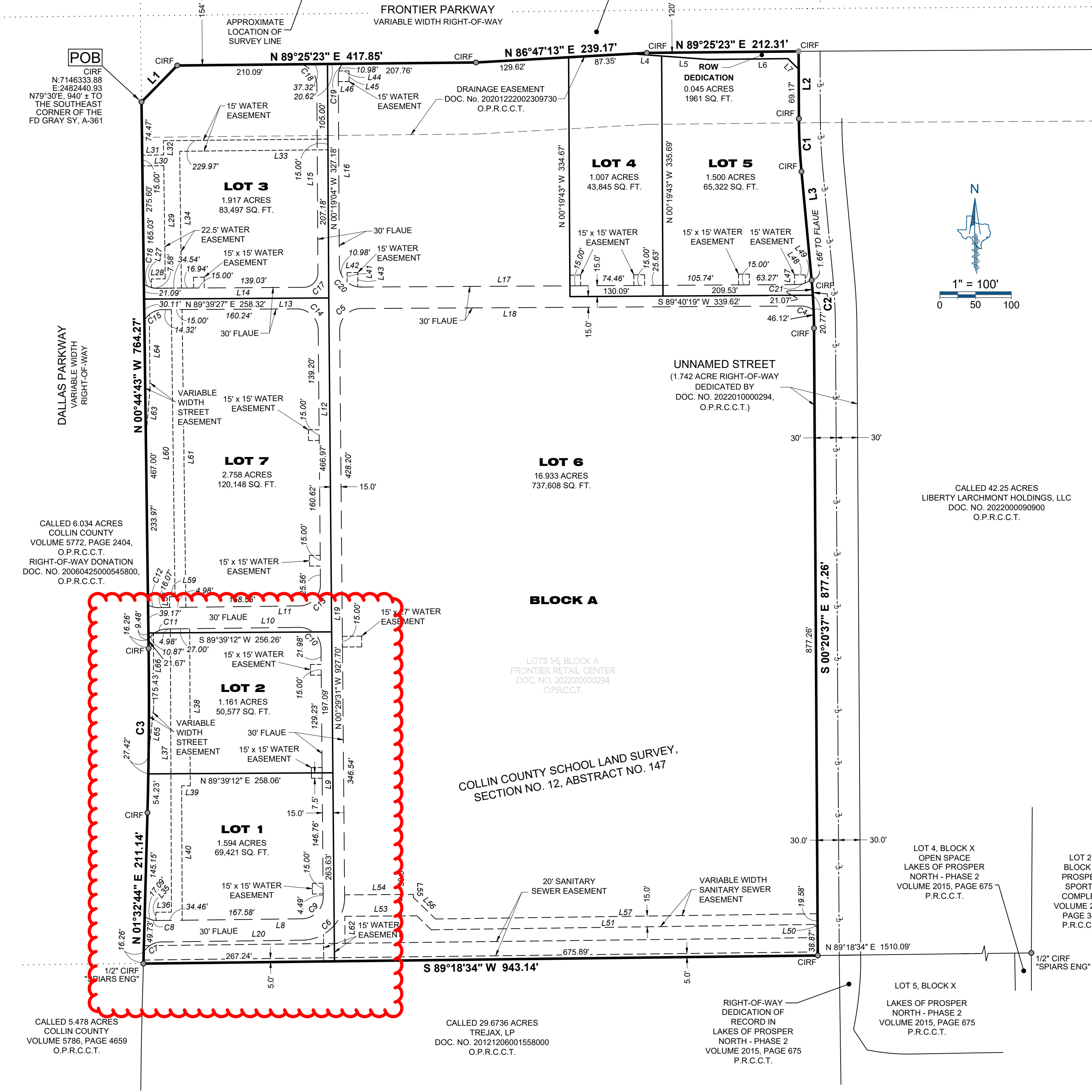
H-E-B, LP
646 S. Flores Street
San Antonio, TX 78204

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



JOB NUMBER	2103.017-08
DATE	10/12/2023
REVISION	
DRAWN BY	BE

Previously Approved Conveyance Plat (DEVAPP-23-0172)



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 ____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED on this the ____ day of ____, 2023, by the PLANNING & ZONING COMMISSION of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, H-E-B, LP and DNT FRONTIER, LP are the owners of a 28.657 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 Lots 1, 2, 3, 4, & 5, Block A, and all of a 1.742 acre unnamed right-of-way dedication, in Frontier Retail Center, a subdivision of record in Document Number 2022010000294, of the Plat Records of Collin County, Texas, being a portion of a called 70.91 acre tract of land conveyed to DNT Frontier, LP by deed of record in Document No. 2021122002383180 of the Official Public Records of Collin County, Texas, and being all of a called 19.78 acre tract of land conveyed to H-E-B, LP by deed of record in Document No. 2022000112720, of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING, 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 said Lot 1 and hereof;

THENCE, along the South right-of-way line of Frontier Parkway, being the common North line of said Frontier Retail Center, 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 417.85 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- N86°47'13"E, a distance of 239.17 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found;
- N89°25'23"E, a distance of 212.31 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the intersection of the South right-of-way line of said Frontier Parkway and the West right-of-way line of an unnamed 1.742 acre right-of-way dedication, at the Northeast corner of said Lot 4;

THENCE, leaving the South right-of-way line of Frontier Parkway, along the West right-of-way line of said unnamed 1.742 acre right-of-way dedication, being the common East line of said Lots 4 and 5, the following five (5) courses and distances:

- S00°14'00"E, a distance of 94.17 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of curvature of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 830.00 feet, a chord bearing of S02°47'18"E, a chord length of 74.00 feet, a delta angle of 05°06'37", an arc length of 74.03 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of tangency of said curve;
- S05°20'37"E, a distance of 152.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of curvature of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 770.00 feet, a chord bearing of S02°50'37"E, a chord length of 67.17 feet, a delta angle of 05°00'00", an arc length of 67.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of tangency of said curve;
- S00°20'37"E, a distance of 877.26 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the Southwest corner of said unnamed 1.742 acre right-of-way dedication, 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 inch iron rod with yellow plastic cap stamped "SPIARS ENG" found at the Northeast corner of Lot 4, Block X of said Lakes of Prosper North - Phase 2, being the Southeast corner of said 70.91 acre tract, bears N89°18'34"E, a distance of 1,510.09 feet;

THENCE, S89°18'34"W, along South line of said Frontier Retail Center, being the common North line of said 29.6736 acre tract a distance of 943.14 feet to a 1/2" iron rod with yellow plastic cap stamped "SPIARS ENG" found in the East right-of-way line of Dallas Parkway, being the Northwest corner of said 29.6736 acre tract, also being the Southwest corner of said Lot 1 and hereof;

THENCE, along the East right-of-way line of Dallas Parkway, being the common West line of said Frontier Retail Center, the following three (3) courses and distances:

- N01°32'44"E, a distance of 211.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of curvature of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 5744.58 feet, a chord bearing of N00°24'01"E, a chord length of 229.65 feet, a delta angle of 02°17'26", an arc length of 229.67 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" found at the point of tangency of said curve;
- N00°44'34"W, a distance of 764.27 feet to the **POINT OF BEGINNING** and containing an area of 26.914 Acres, or (1,172,380 Square Feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DNT FRONTIER, LP and H-E-B, LP, do hereby certify and adopt this conveyance plat designating the herein described property as **FRONTIER RETAIL CENTER REVISED, LOTS 1-7, BLOCK A**, an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown hereon, **DNT FRONTIER, LP and H-E-B, LP**, do herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens and/or 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 replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the user to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- 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 of Prosper") 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 ____ day of ____, 2023.

OWNER: **DNT FRONTIER, LP**

BY: David Scott Fogel, Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared **DAVID SCOTT FOGEL**, 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 ____, 2023.

Notary Public in and for the State of Texas

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 ____, 2023.

Notary Public in and for the State of Texas

REVISED CONVEYANCE PLAT
FRONTIER RETAIL CENTER REVISED
LOTS 1-7, BLOCK A
26.914 ACRES
BEING ALL OF LOTS 1-5, BLOCK A, FRONTIER RETAIL CENTER
RECORDED IN 2022010000294, 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: OCTOBER 12, 2023

CASE No. DEVAPP-23-0172

PAGE 1 OF 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: Site Plan for Frontier Retail Center Revised, Block A, Lot 1

Meeting: September 2, 2025

Item No. 3g

Agenda Item:

Consider and act upon a request for a Site Plan for a Restaurant with a Drive-Through on Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 790± feet south of Frontier Parkway. (DEVAPP-25-0051)

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) with a Specific Use Permit (S-51) for a Restaurant with a Drive-Through.

Conformance:

The Site Plan conforms to the development standards of Planned Development-69 and conditions set forth in the Specific Use Permit.

Description of Agenda Item:

The Site Plan consists of a 5,385 square foot drive-through restaurant with a 459 square foot patio and associated parking.

Access:

Access is provided from Dallas Parkway and internal cross access.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. When the Specific Use Permit was requested, a landscape plan was proposed

with enhanced landscaping on the western property line adjacent to Dallas Parkway to screen the drive-through lanes. The proposed landscape plan complies with both the Town standards and the enhanced screening that was represented in the applicant's presentation to the Commission and Council for the Specific Use Permit.

Companion Item:

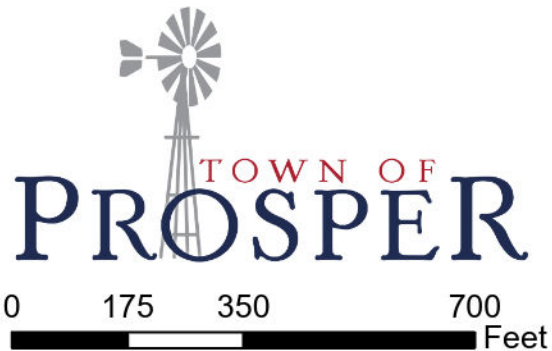
As companion items, the Revised Conveyance Plat (DEVAPP-25-0073) and Final Plat (DEVAPP-25-0052) are on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Landscape Plan
4. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



This map for illustration purposes only

DEVAPP-25-0051

Frontier Retail Center Revised,
Block A, Lot 1

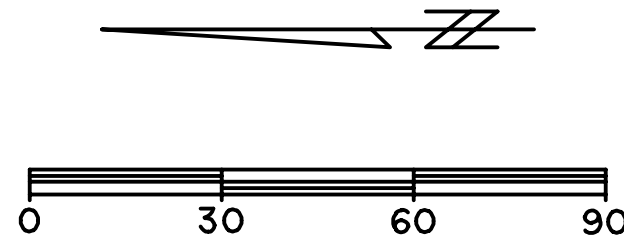
Site Plan

SITE DATA							
ZONING	PD-69 (BASE ZONE "R")						
PROPOSED USE	QUICK SERVICE RESTAURANT W/ DRIVE-THRU						
LOT AREA	2.787 ACRES (121,386 SQ. FT.)						
PROPOSED BUILDING AREA	5,385 SQ. FT.						
PROPOSED PATIO AREA	459 SQ. FT.						
BUILDING HEIGHT	24'-10" (1 STORY)						
LOT COVERAGE	4.4%						
FLOOR AREA RATIO	0.044:1						
MINIMUM REQUIRED PARKING	57						
MINIMUM HANDICAP PARKING	3						
PROVIDED PARKING	<table><tr><td>STANDARD</td><td>69</td></tr><tr><td>HANDICAP-ACCESSIBLE</td><td>4</td></tr><tr><td>TOTAL</td><td>73</td></tr></table>	STANDARD	69	HANDICAP-ACCESSIBLE	4	TOTAL	73
STANDARD	69						
HANDICAP-ACCESSIBLE	4						
TOTAL	73						
INTERIOR LANDSCAPE REQUIRED	1,080 SQ. FT.						
INTERIOR LANDSCAPE PROVIDED	1,677 SQ. FT.						
IMPERVIOUS SURFACE	77,523 SQ. FT. (63.86%)						
OPEN SPACE REQUIRED	8,496 SQ. FT. (7%)						
OPEN SPACE PROVIDED	11,198 SQ. FT. (9%)						

- TOWN OF PROSPER SITE PLAN GENERAL 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

- NOTES
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
 - DIMENSIONS IN DUMPSTER INDICATE INTERIOR DIMENSIONS OF ENCLOSURE.
 - ALL RADI ARE 2' UNLESS OTHERWISE NOTED.
 - ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
 - EXISTING TOPOGRAPHY SHOWN DEPICTS ANTICIPATED CONDITIONS OF SITE PER FRONTIER RETAIL CENTER MASS GRADING PLANS PREPARED BY CLAYMOORE ENGINEERING, SEALED 11/28/2023.
 - NO 100-YEAR FLOODPLAIN EXISTS ON THE SITE

- LEGEND
- | | |
|-----|--|
| BFR | PROPOSED BARRIER FREE RAMP |
| GV | PROPOSED GATE VALVE |
| RED | PROPOSED REDUCER |
| WM | PROPOSED WATER METER |
| FH | PROPOSED FIRE HYDRANT |
| SSC | PROPOSED SANITARY SEWER CLEANOUT |
| GI | PROPOSED GRATE INLET |
| CI | PROPOSED CURB INLET |
| DI | EX. DROP INLET TO BE CONVERTED TO JUNCTION BOX |
| LS | 9'X20' VEHICLE STACKING SPACE |
| LS | LANDSCAPE AREA |
| LS | FIRE APPARATUS ACCESS ROAD |
| LS | EX. PUBLIC SIDEWALK TO REMAIN |

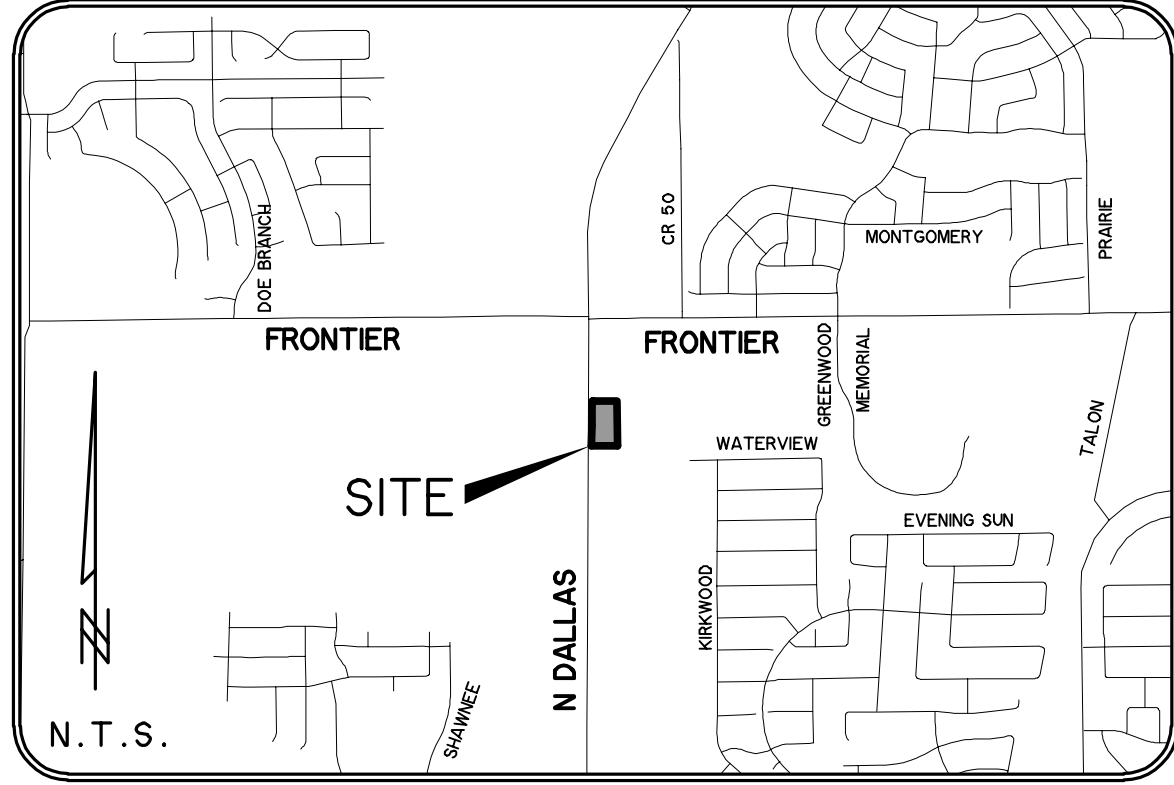


- *LEGEND*
- | | |
|--------------|----------------------------|
| BOL | BOLLARD |
| CI | CURB INLET |
| CM | CONCRETE MONUMENT |
| DI | DROP INLET |
| EM | ELECTRIC METER |
| EVLT | ELECTRIC VALVE |
| FH | FIRE HYDRANT |
| FOVLT | FIBER OPTIC VALVE |
| SM | GAS METER |
| GTS | GAS TEST STATION |
| GV | CONCRETE GUY WIRE |
| ICV | IRRIGATION CONTROL VALVE |
| IR | IRON ROD FOUND |
| LP | LIGHT POLE |
| PP | POWER POLE |
| PPC | POWER POLE W/CONDUIT |
| PP/P | POWER POLE W/LIGHT POLE |
| PPT | POWER POLE W/TRANSFORMER |
| RCP | CONCRETE STORM DRAIN PIPE |
| RFZ | REVERSE FLOW PROTECTION |
| RCS | REINFORCED CONCRETE BOX |
| SSC | STORM DRAIN MANHOLE |
| SN | SIGN |
| SN/T | UNDERGROUND TELEPHONE SIGN |
| SN/T | GAS PIPELINE MARKER |
| SSMH | SANITARY SEWER MANHOLE |
| SSC | SANITARY SEWER CLEANOUT |
| TPD | TELEPHONE PEDESTAL |
| TBX | TELEPHONE BOX |
| TSS | TRAFFIC SIGNAL BOX |
| TMR | TELEPHONE MANHOLE |
| TRANS | TRANSFORMER PAD |
| TSVLT | TRAFFIC SIGNAL VALVE |
| WM | WATER METER |
| WMH | WATER MANHOLE |
| WV | WATER VALVE |
| WVLT | WATER VALVE |
| UE | OVERHEAD ELECTRIC LINE |
| UE | UNDERGROUND ELECTRIC LINE |
| SS | SANITARY SEWER LINE |
| FO | FIBER OPTIC LINE |
| FO | UNDERGROUND FIBER OPTIC |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS |
| P.R.C.C.T. | COLLIN COUNTY TEXAS |
| 765.87 TC | TOP OF CURB SPOT SHOT |
| 765.47 G | GUTTER SPOT SHOT |
| X | TOPOGRAPHIC SPOT SHOT |

DEVELOPER
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
CONTACT: GETRA SANDERS
EMAIL: Getra.Sanders@chick-fil-a.com
PH: (404) 765-8000

OWNER
DNT FRONTIER, LP
4215 W. LOVERS LN, SUITE 250
DALLAS, TEXAS 75209
CONTACT: DAVID FOGEL
EMAIL: DAVID@DSCAPITAL.COM

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PRIYA ACHARYA, P.E.
EMAIL: PriyaA@WierAssociates.com
PH: (817) 467-7700
FAX: (817) 467-7713



VICINITY MAP
NOT TO SCALE

WATER METER SCHEDULE					
IDENTIFICATION SYMBOL	TYPE	SIZE	QUANTITY	EX./PROP.	ASSOC. S.S. SIZE
◊	DOMESTIC	2"	1	PROPOSED	6"
◊	IRRIGATION	1.5"	1	PROPOSED	N/A

CONCEPTUAL PLANS
FOR PROJECT REVIEW.
NOT FOR
CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.
Prepared By/Or Under
Direct Supervision Of
Priya Acharya, PE
Texas Registration
No. 110146 On
Date Shown Below.

CASE # DEVAPP-25-0051 SITE PLAN

FRONTIER RETAIL CENTER REVISED BLOCK A, LOT 1

BEING 2.787 GROSS ACRES
OF LAND LOCATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
SECTION NO. 12, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS.

SUBMITTAL DATE: 05/20/2025

Date of Preparation: August 22, 2024

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
5151 HEADQUARTERS DR., SUITE 115 PLANO, TEXAS 75024
Texas Firm Registration No. F-2776 www.WierAssociates.com (817)-467-7700

C. OPEN SPACE

- REQUIRED**
1. A final open space plan shall be submitted with the final site plan application for all nonresidential uses, 7% of the net lot area is required to be provided as open space. The open space may consist of any element that is not one of the following:
 - i. Vehicular paving.
 - ii. Required parking lot landscape islands.
 - iii. Building footprint.
 - iv. Utility yards.
 - v. Required landscape setbacks.
 - vi. Sidewalks, unless the sidewalk is designated as an outdoor dining area on the approved site plan.
 - vii. Detention ponds. Detention ponds that are located between the building and street and contain a constant water level, are landscaped, or otherwise treated as an amenity for the development, as determined by the Director of Director of Services or his/her designee, may be calculated toward the required open space.

Net Lot Area: 121,384 SF
Open Space Required: 121,384 SF x 7% = 8,496.88 SF

- PROVIDED**
1. Open Space Provided: 9% = 11,198 SF



Open Space - 11,198 SF



Landscape Space - 21,162 SF



Interior Landscape - 1,677 SF

OPEN SPACE REQUIRED AND PROVIDED TABLE:

REQUIRED: 121,384 SF SITE X 7% = 8,496 SF

PROVIDED:

A.	4,406 SF
B.	2,566 SF
C.	859 SF
D.	424 SF
E.	2,095 SF
F.	848 SF

TOTAL: 11,198
PERCENTAGE: 9%

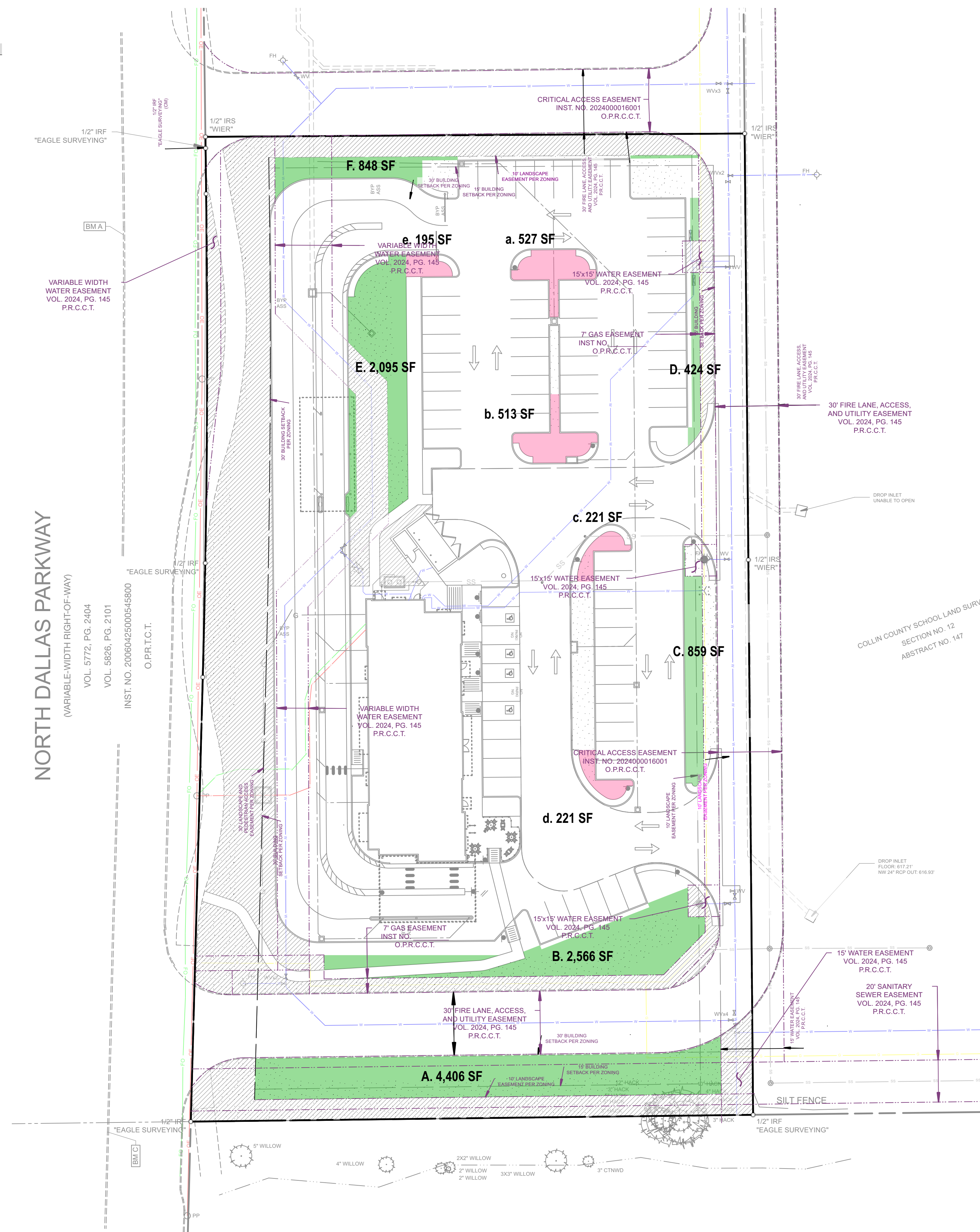
INTERIOR LANDSCAPING:

REQUIRED: 15 SF of landscaping for each parking space
72 parking spaces x 15 = 1,080 SF

PROVIDED:

a.	527 SF
b.	513 SF
c.	221 SF
d.	221 SF
e.	195 SF

TOTAL: 1,677



DEVELOPER
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349
CONTACT: GETRA SANDERS
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OWNER
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FAX: (817) 467-7713



OPEN SPACE PLAN
DEVAPP-25-0051

**FRONTIER RETAIL CENTER
REVISED
BLOCK A, LOT 1**

AN ADDITION TO THE TOWN OF PROSPER,
COLLIN COUNTY, TEXAS
2.787 GROSS ACRES OF
LAND LOCATED IN THE
COLLIN COUNTY SCHOOL LAND SURVEY,
SECTION NO. 12, ABSTRACT NO. 147
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
Date of Preparation: July 8, 2025



Know what's below.
Call before you dig.



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: Final Plat of Frontier Retail Center Revised, Block A, Lot 1

Meeting: September 2, 2025

Item No. 3h

Agenda Item:

Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 1, on 2.8± acres, located on the east side of Dallas Parkway and 790± feet south of Frontier Parkway. (DEVAPP-25-0073)

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) with a Specific Use Permit (S-51) for a Restaurant with a Drive-Through.

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 development.

Companion Item:

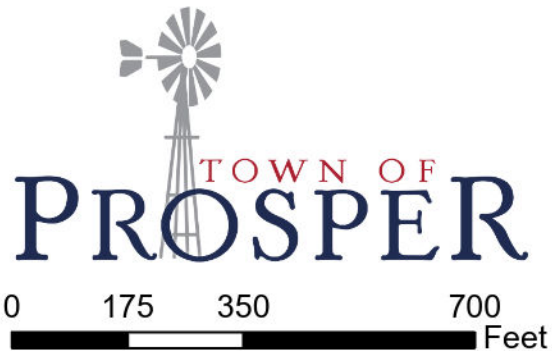
As companion items, the Revised Conveyance Plat (DEVAPP-25-0073) and Site Plan (DEVAPP-25-0051) are on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.



This map for illustration purposes only

DEVAPP-25-0052

Frontier Retail Center Revised,
Block A, Lot 1

Final Plat

