



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, December 03, 2024
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

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

Addressing the Planning & Zoning Commission:

Those wishing to address the Planning & Zoning Commission must complete the Public Comment Request Form located on the Town's website or in the Council Chambers.

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

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

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

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

1. Call to Order / Roll Call.
2. Pledge of Allegiance

CONSENT AGENDA:

Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of a Commission Member or Staff.

- [3a.](#) Consider and act upon the minutes from the November 19, 2024, Planning & Zoning Commission work session.
- [3b.](#) Consider and act upon the minutes from the November 19, 2024, Planning & Zoning Commission regular meeting.

- [3c.](#) Consider and act upon a request for a Site Plan for a Car Wash on Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0008)
- [3d.](#) Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0012)
- [3e.](#) Consider and act upon a request for a Preliminary Site Plan for Restaurant/Retail Buildings on Prosper Commons, Block B, Lots 1 and 13-15, on 9.3± acres, located on the south side of Richland Boulevard and 250± feet west of Coit Road. (DEVAPP-23-0131)
- [3f.](#) Consider and act upon a request for a Site Plan for a Bank on Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69. (DEVAPP-24-0123)
- [3g.](#) Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69. (DEVAPP-24-0113)

CITIZEN COMMENTS

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

REGULAR AGENDA:

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

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Wednesday, November 27, 2024, and remained so posted at least 72 hours before said meeting was convened.

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

NOTICE

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

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



MINUTES
Prosper Planning & Zoning Commission
Work Session
Prosper Town Hall
Executive Conference Room
250 W. First Street, Prosper, Texas
Tuesday, November 19th, 2024, 5:00 p.m.

Call to Order / Roll Call

The meeting was called to order at 5:23 p.m.

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

Commissioners Absent: Secretary Josh Carson

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

Items for Individual Consideration:

1. Discuss items on the November 19, 2024, Planning & Zoning Commission agenda.
2. Discuss aspects of living screens.

The Commissioners discussed Items 3b and 3c for a Car Wash on Hunter Gateway Centre, Block A, Lot 1 as it related to vehicular access to the site and the proposed sidewalk alignment through a private landscape easement for the La Cima subdivision entry feature. It was recommended by Mr. Hoover to table these items so that Staff could gather more information about the easement.

Commissioners Furay and Blanscet inquired about Item 3h, which is the façade plan for a restaurant at the Gates of Prosper. Discussion included what type of development was to the west of the building and which façade would be visible from that development, whether it would be designed as a back or front of the building.

The Commissioners and Staff discussed the format of a work session versus the regular meeting. There is flexibility regarding what can be discussed in each meeting as both meetings are open to the public. Additionally, it was recommended that if an item is tabled in a regular meeting, it is beneficial to provide a reason for doing so.

There was a brief discussion regarding living screen standards. This topic will be discussed at a future work session.

Adjourn.

The work session was adjourned at 5:59 p.m.

Trey Ramon (Planning Technician)

Damon Jackson, Vice-Chair



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, November 19, 2024, 6:00 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:01 p.m.

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

Commissioners Absent: Secretary Josh Carson

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

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the November 5, 2024, Planning & Zoning Commission meeting.
- 3b. Consider and act upon a request for a Site Plan for a Car Wash on Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0008)
- 3c. Consider and act upon a request for a Final Plat of Hunter Gateway Centre, Block A, Lot 1, on 2.0± acres, located on the southeast corner of La Cima Boulevard and Richland Boulevard. (DEVAPP-23-0012)
- 3d. Consider and act upon a request for a Preliminary Site Plan for Restaurant and Restaurant/Retail Buildings on Gates of Prosper, Phase 3, Block B, Lots 5-7, on 5.7± acres, located on the east side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0068)
- 3e. Consider and act upon a request for a Revised Conveyance Plat of Gates of Prosper, Phase 3, Block B, Lots 2-7, on 35.4± acres, located on the northwest corner of Preston Road and US Highway 380. (DEVAPP-23-0209)
- 3f. Consider and act upon a request for a Site Plan for a Restaurant on Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0111)

- 3g. Consider and act upon a request for a Final Plat of Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0114)**
- 3h. Consider and act upon a request for a Façade Plan for a Restaurant on Gates of Prosper, Phase 3, Block B, Lot 7, on 2.1± acres, located on the west side of Preston Road and 450± feet north of US Highway 380. (DEVAPP-24-0112)**

Chair Daniel pulled Items 3b and 3c from the consent agenda.

Commissioner Hamilton made a motion to approve Items 3a, 3d, with a change in the verbiage from “the east side of Preston” to “the west side of Preston,” 3e, 3f, 3g, and 3h. The motion was seconded by Commissioner Jackson. The motion was carried unanimously by a vote of 6-0.

Mr. Hill requested Items 3b and 3c be tabled to the next Planning & Zoning Commission meeting to provide time to address a proposed sidewalk within a landscape easement.

Commissioner Hamilton made a motion to table Items 3b and 3c to the December 3, 2024, Planning & Zoning Commission meeting. Commissioner Harris seconded the motion. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

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

Mr. Hill presented Item 4.

Chair Daniel opened the public hearing.

No comments were made.

Chair Daniel closed the public hearing.

Commissioner Harris made a motion to approve Item 4. Commissioner Furay seconded the motion. The motion was carried unanimously by a vote of 6-0.

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

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

Commissioner Hamilton made a motion to adjourn the meeting. The motion was seconded by Commissioner Blanscet. The motion was carried unanimously by a vote of 6-0.

Adjourn.

The meeting was adjourned at 6:11 p.m.

Trey Ramon, Planning Technician

Damon Jackson, Vice-Chair



PLANNING

To: Planning & Zoning Commission

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Site Plan for Hunter Gateway Centre, Block A, Lot 1

Meeting: December 3, 2024

Item No. 3c

Agenda Item:

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

This item must be removed from the table.

History:

This item was tabled at the November 19, 2024, Planning & Zoning Commission meeting.

Future Land Use Plan:

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

Zoning:

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

Conformance:

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

Description of Agenda Item:

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

Access:

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

Landscaping, Open Space, and Screening:

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

Companion Item:

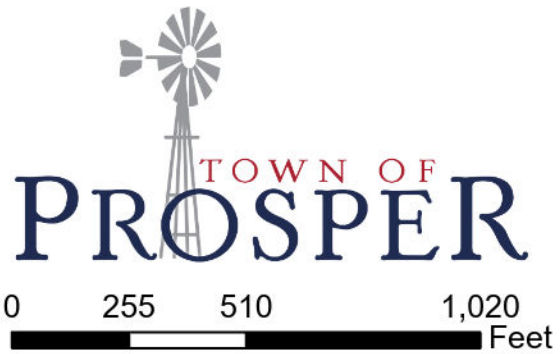
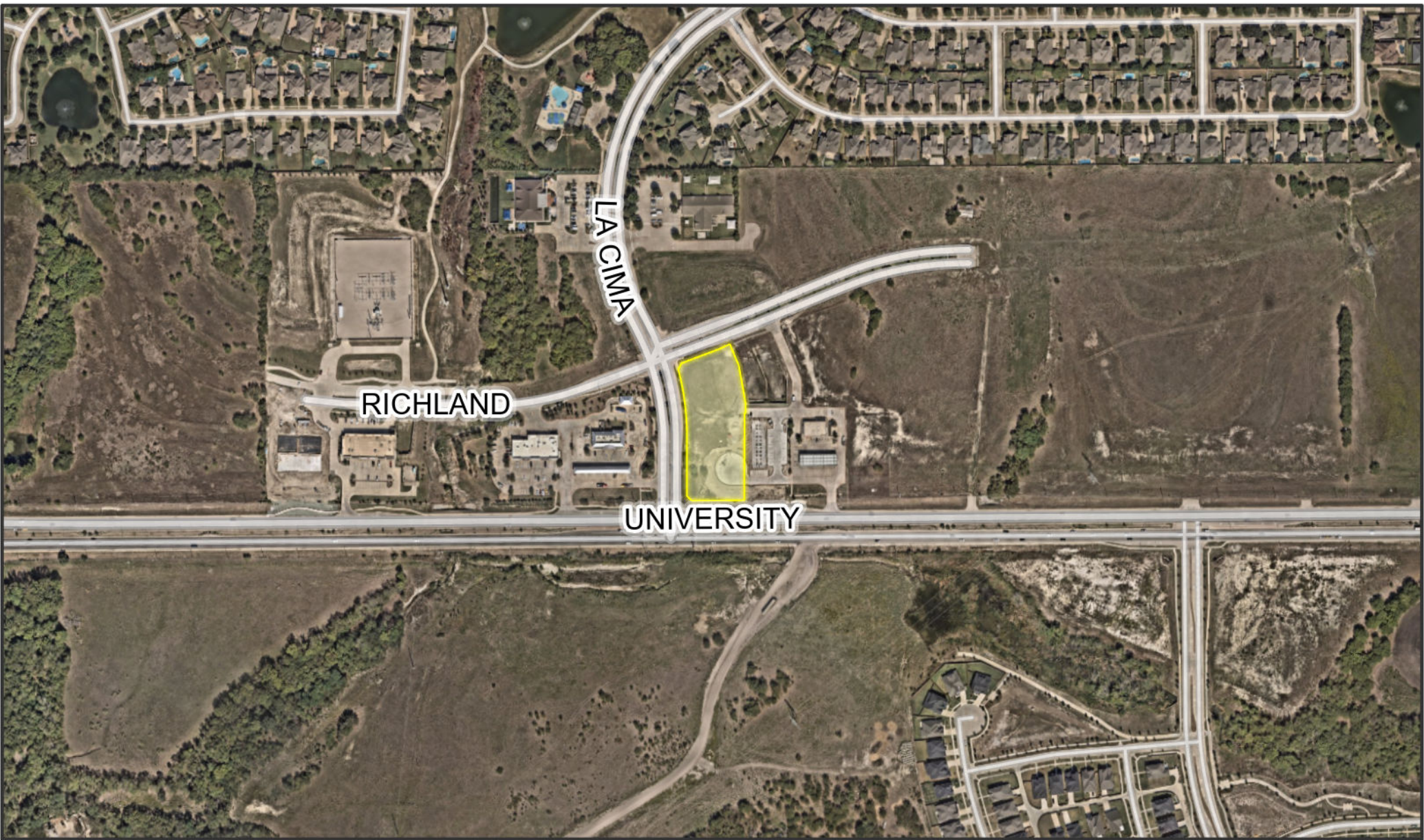
As a companion item, the Final Plat (DEVAPP-23-0012) is on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.

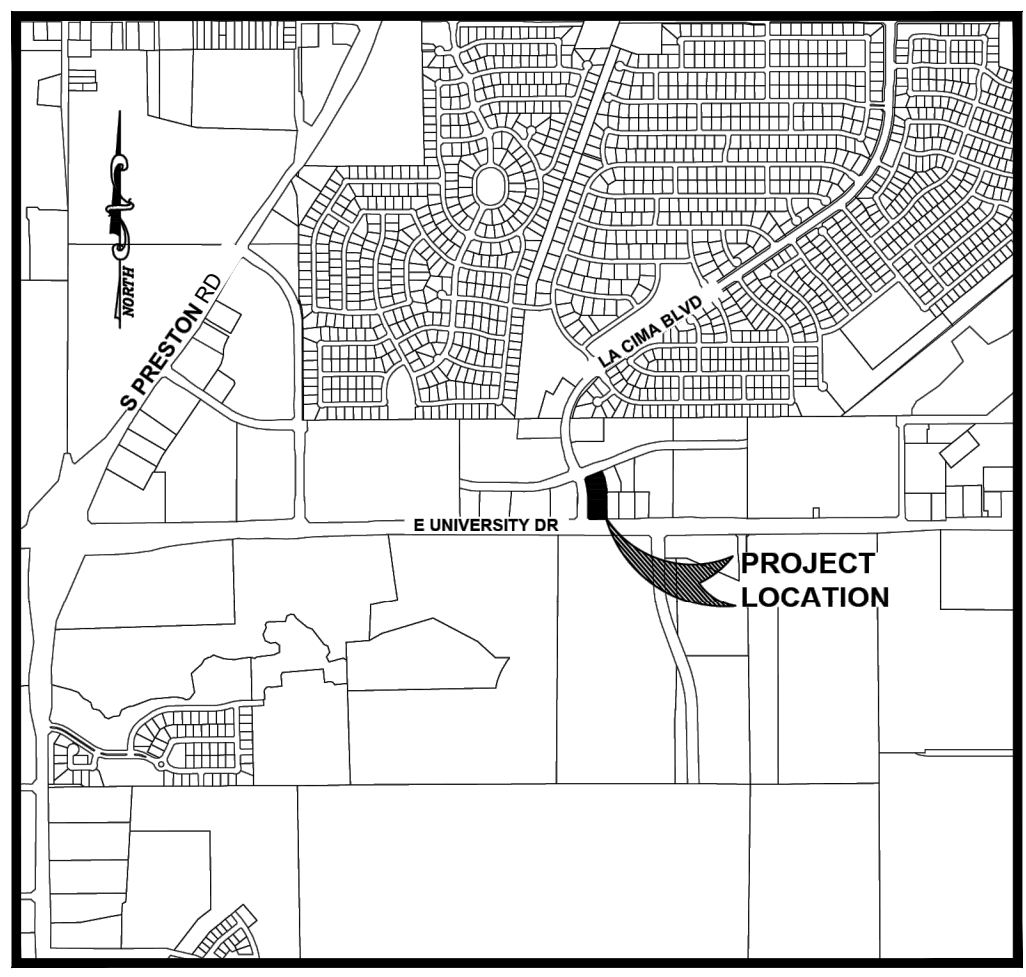


This map for illustration purposes only

DEVAPP-23-0008

Club Car Wash
Hunter Gateway Centre
Block A, Lot 1

Site Plan



VICINITY MAP
N.T.S.

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

TOWN OF PROSPER SITE PLAN NOTES:

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

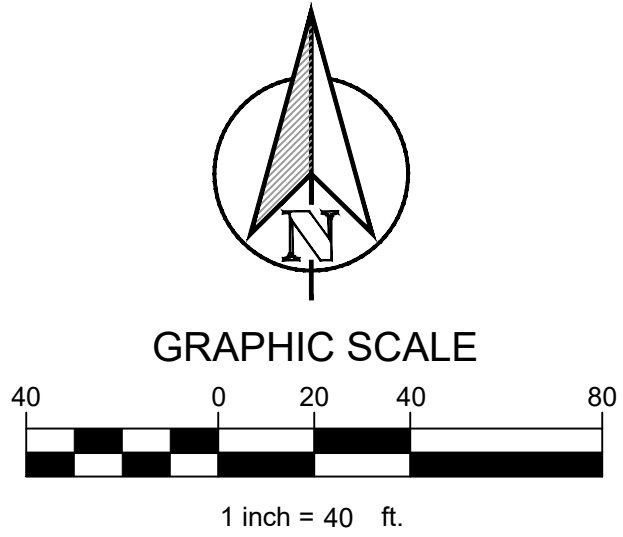
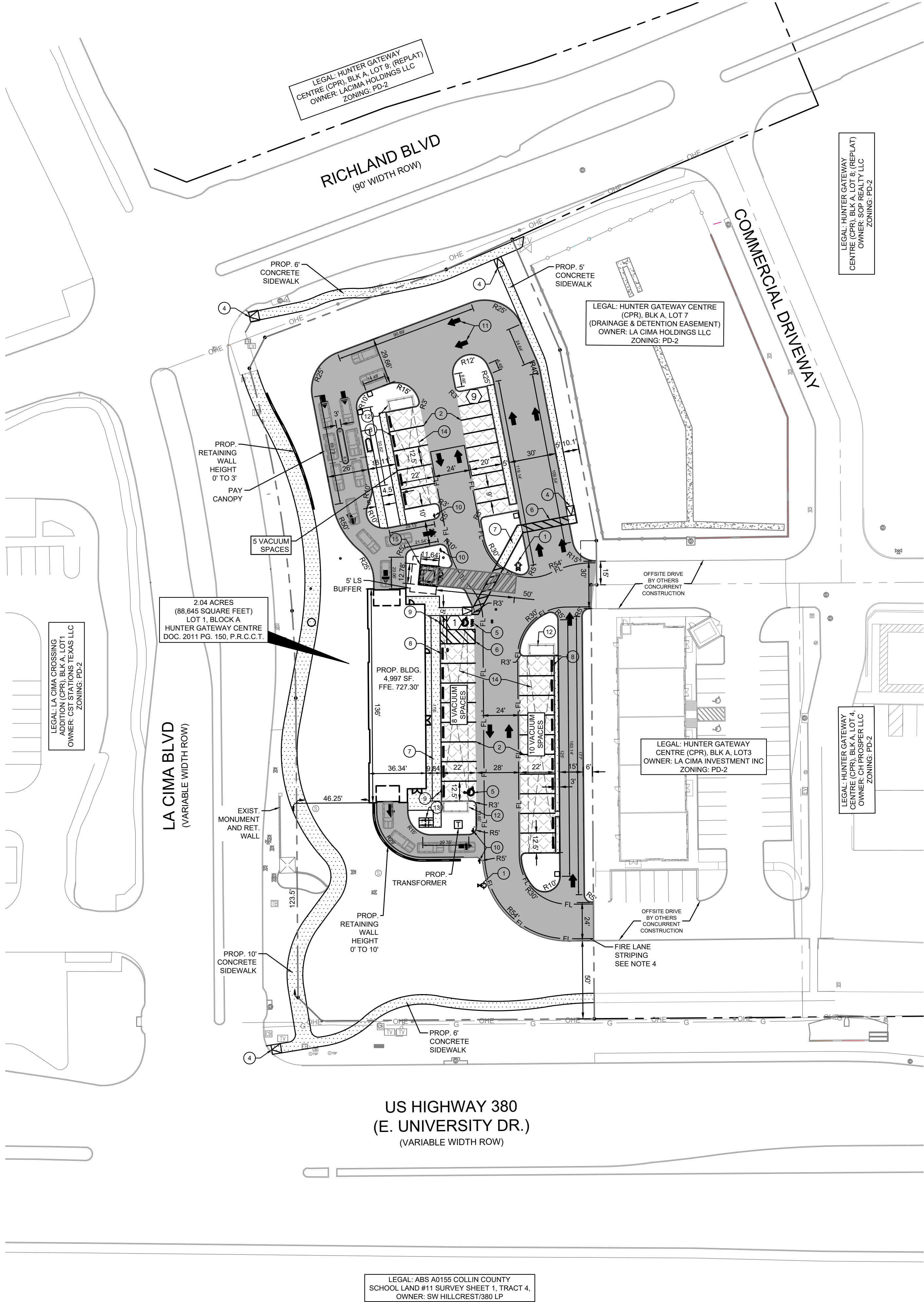
SITE BENCHMARKS

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

CITY BENCHMARKS

BENCHMARK #4

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



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

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

NOTES:

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

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48085C0255J, DATED 06/02/2009 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN NON-SHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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



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

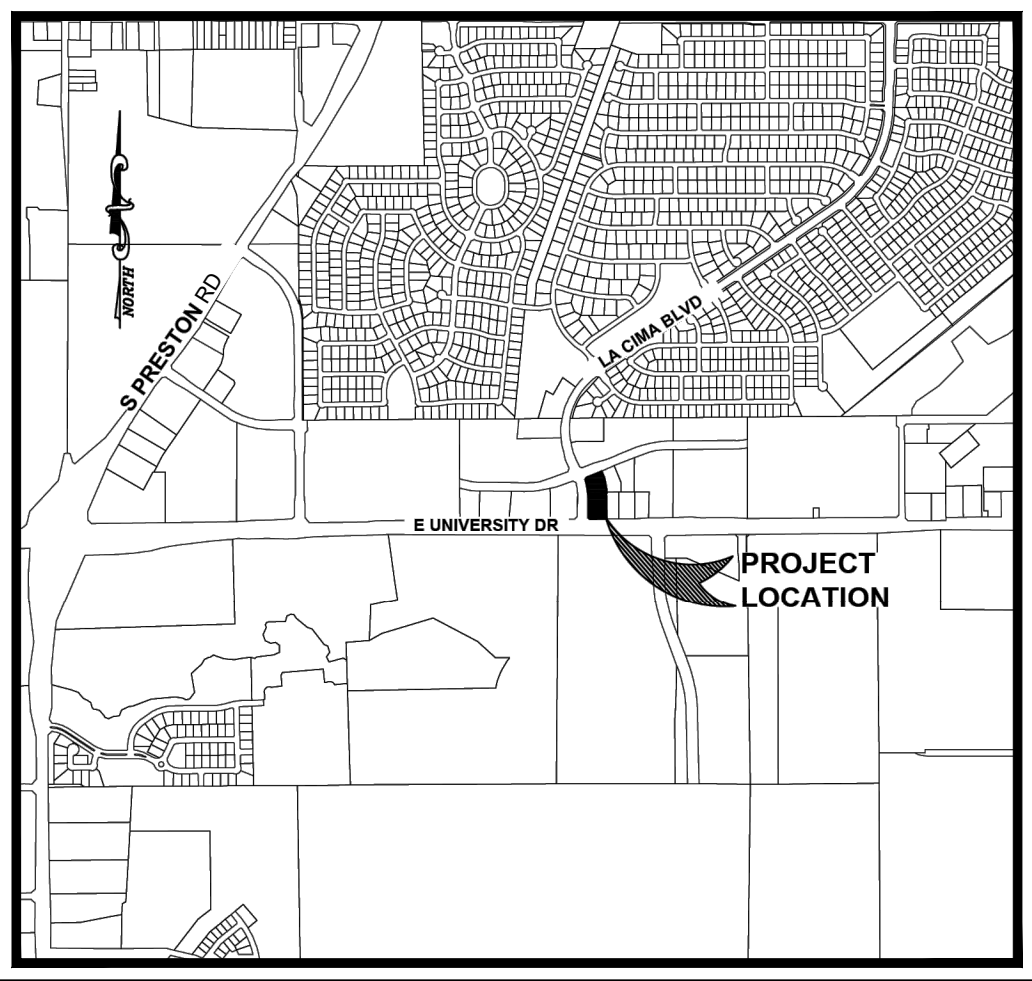
CLUB CARWASH
HUNTERS GATEWAY CENTER
PROSPER, TX

SITE PLAN (1 OF 2)
PAVING & DIMENSIONS

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

SHEET

SP-1



VICINITY MAP
N.T.S.

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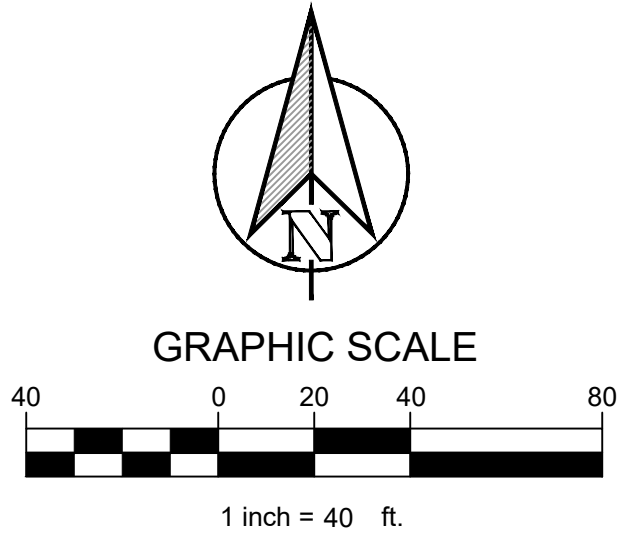
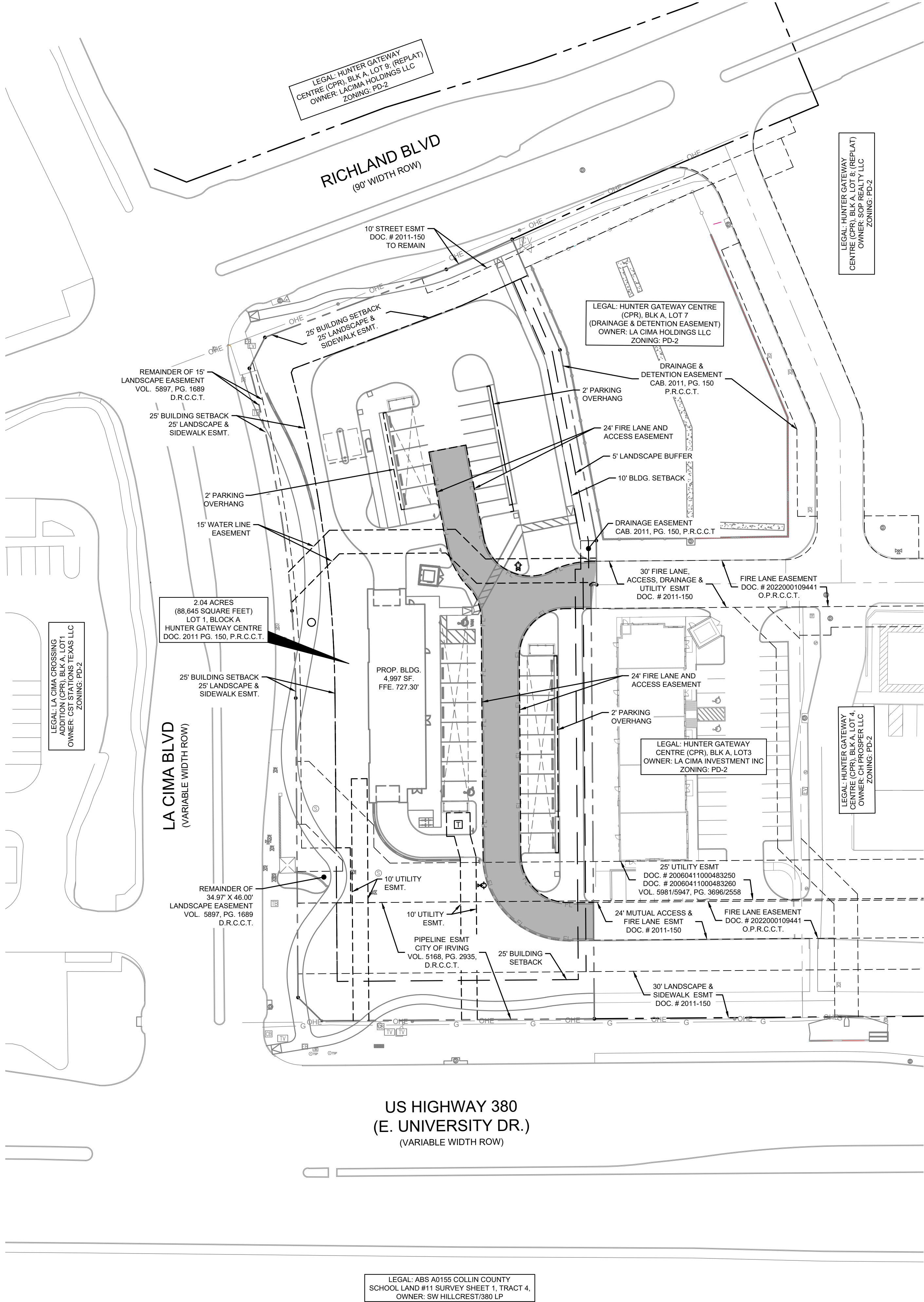
SITE BENCHMARKS

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SOUTH OF THE INTERSECTION OF S. MAIN
STREET AND W. 3D STREET.
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LEGEND	
	FIRE LANE
	PROPOSED TRANSFORMER

NOTES:

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3. REFER TO ARCHITECTURAL PLANS FOR DUMPSTER AND VACUUM ENCLOSURE

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SITE PLAN

CASE #: DEVAPP-23-0008.
HUNTER GATEWAY CENTRE, BLOCK A, LOT 1

ZONING DESCRIPTION:

PD-2-CORRIDOR DISTRICT

OWNER:

CADET 23, LLC.
850 NEW BURTON RD. SUITE 201
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jbarnes@clubcarwash.com

CONTACT NAME: JUSTIN BARNES

APPLICANT:

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PH: 817.281.0572

CONTACT NAME: CLAY CRISTY

SURVEYOR:

EAGLE SURVEYING, LLC
210 S. ELM ST., SUITE #104
DENTON, TX 76201
PH: 940.222.3009

CONTACT NAME: TYLER RANK

LEGAL DESCRIPTION:

LOT 1 AND LOT 6, BLOCK A HUNTER GATEWAY CENTRE

CITY:
PROSPER

STATE:
TEXAS

COUNTY

SURVEY:

ABSTRACT NO.

COLLIN

H. JAMISON

480



PRELIMINARY

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Engineer: CLAY CRISTY
P.E. No.109800 Date: 11/13/2024

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

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

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

SHEET

SP-1.1



PLANNING

To: Planning & Zoning Commission

From: Suzanne Porter, AICP, Planning Manager

Through: David Hoover, AICP, Director of Development Services

Re: Final Plat of Hunter Gateway Centre, Block A, Lot 1

Meeting: December 3, 2024

Item No. 3d

Agenda Item:

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

This item must be removed from the table.

History:

This item was tabled at the November 19, 2024, Planning & Zoning Commission meeting.

Future Land Use Plan:

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

Zoning:

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

Conformance:

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

Description of Agenda Item:

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

Companion Item:

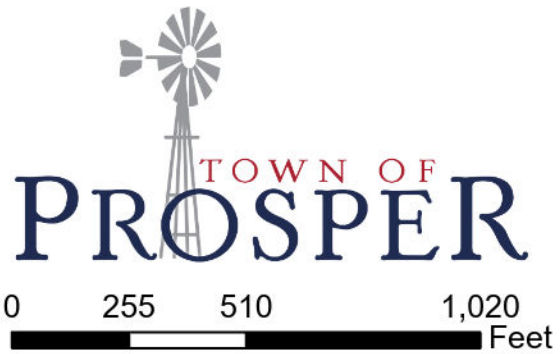
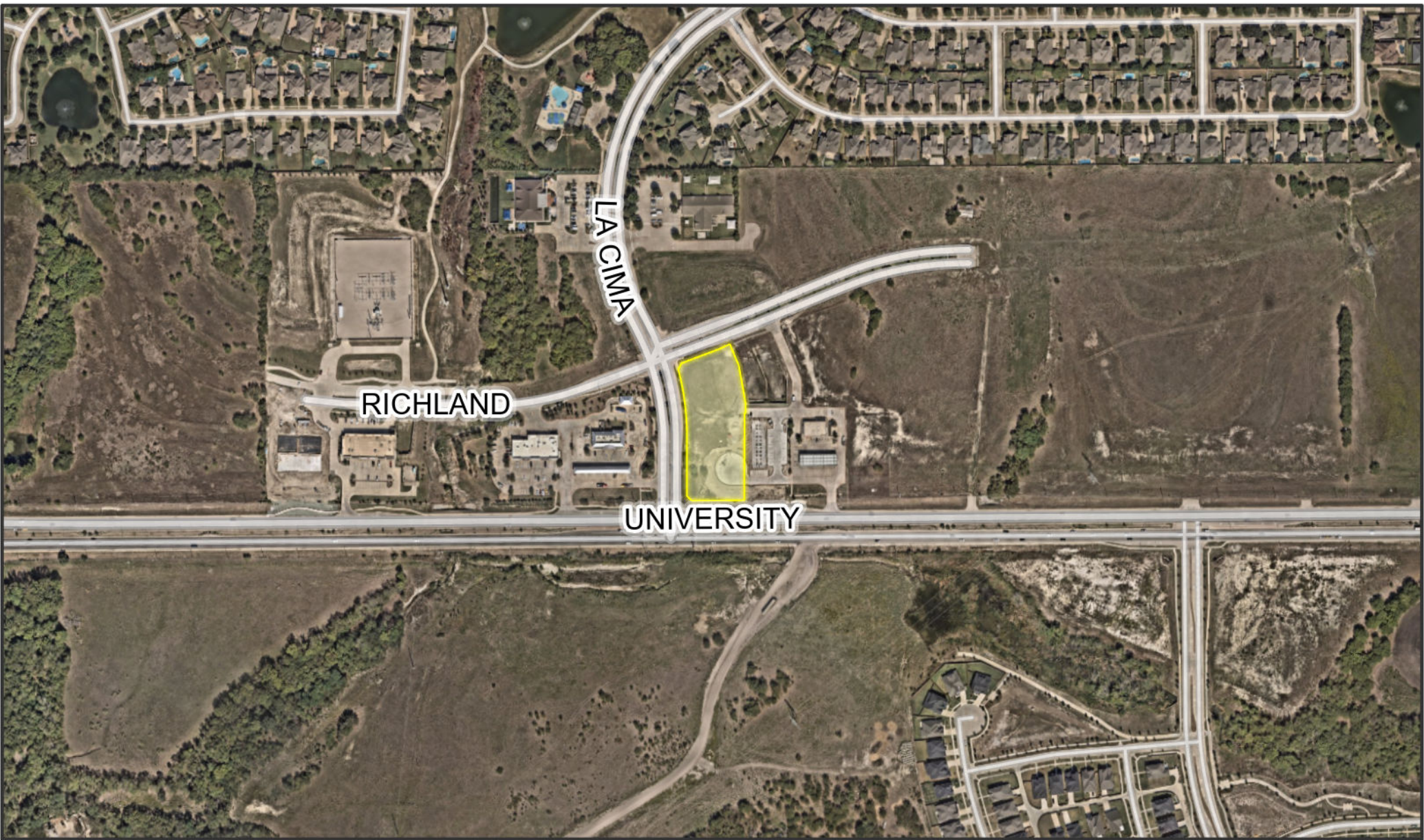
As a companion item, the Site Plan (DEVAPP-23-0008) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.

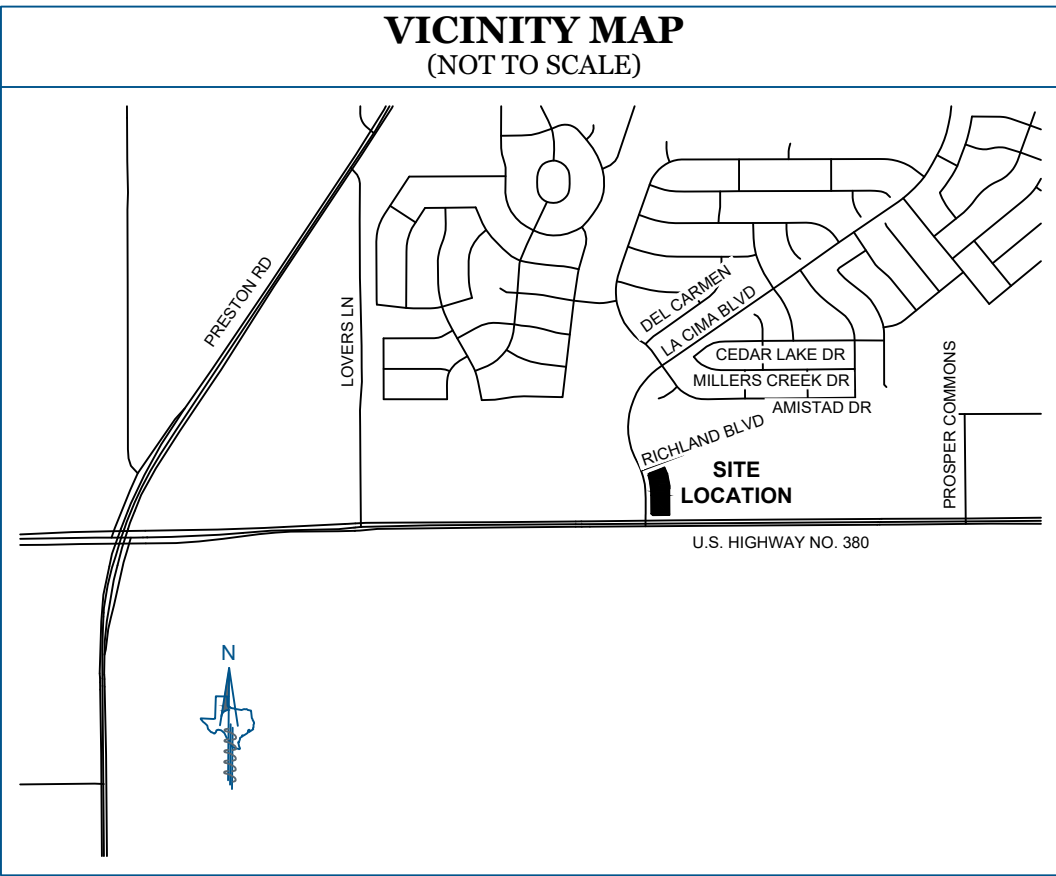


This map for illustration purposes only

DEVAPP-23-0012

Club Car Wash
Hunter Gateway Centre
Block A, Lot 1

Final Plat



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

GENERAL NOTES

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

Know All Men By These Presents:

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

Dated this _____ day of _____, 2024.

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

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

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

LANDSCAPE EASEMENT

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

SURVEYOR

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

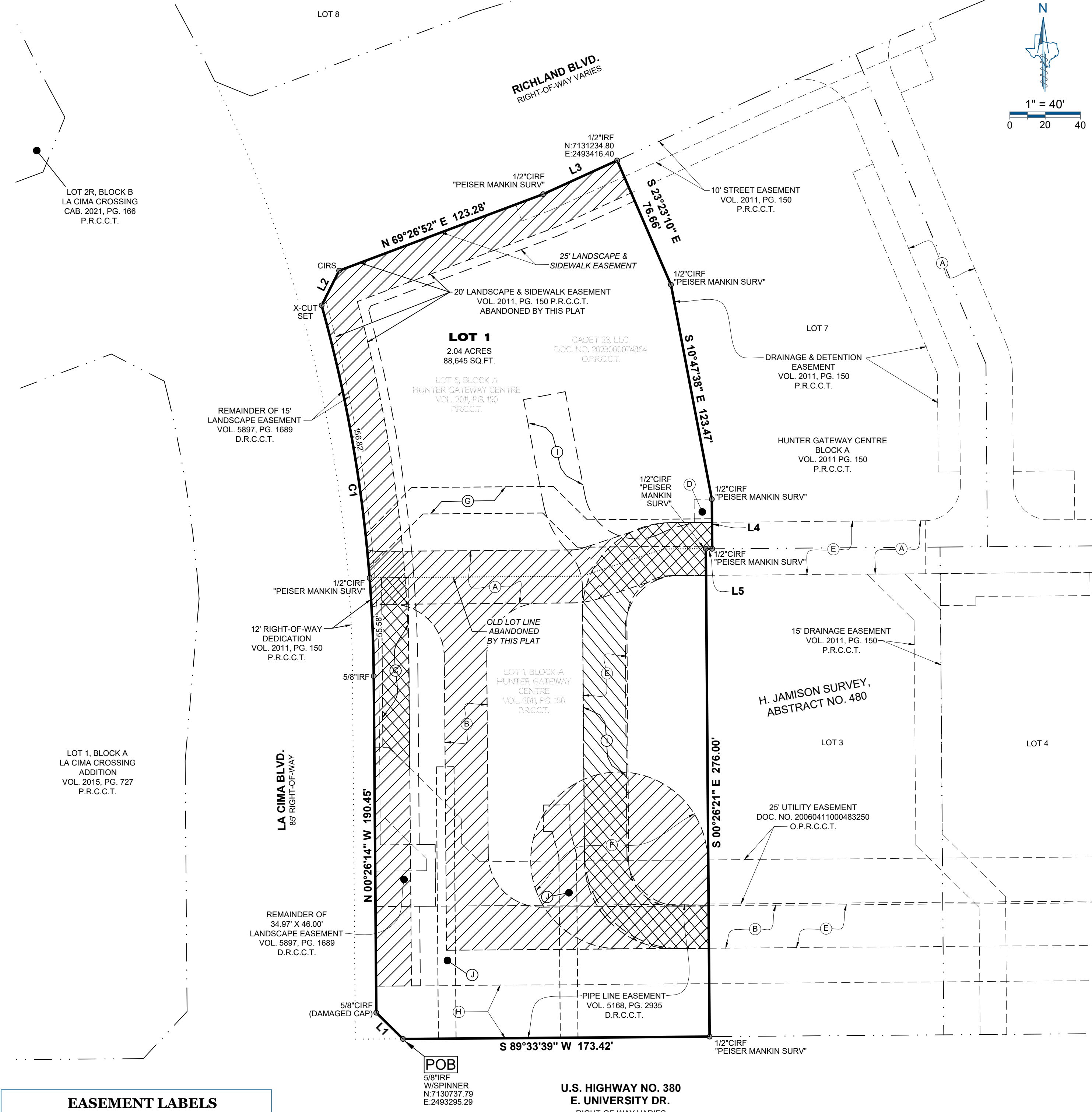
ENGINEER

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

OWNER

CADET 23, LLC.
Contact: Peter Mavoides, President/CEO
1591 E. Prathersville Road
Columbia, MO 65202
(809) 415-3505

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



EASEMENT LABELS

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

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

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

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

CERTIFICATE OF APPROVAL

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

Town Secretary

Engineering Department

Development Services Department

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

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

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

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

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

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

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

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

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

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

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

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

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

- 1.) The streets and alleys are dedicated for street and alley purposes.
- 2.) All public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.
- 3.) The easements and public use 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.
- 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 public's and Town of Prosper's use thereof.
- 7.) The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any 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 of plat and approved by the Town of Prosper.

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

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

BY:

Peter Mavoides, President and CEO

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

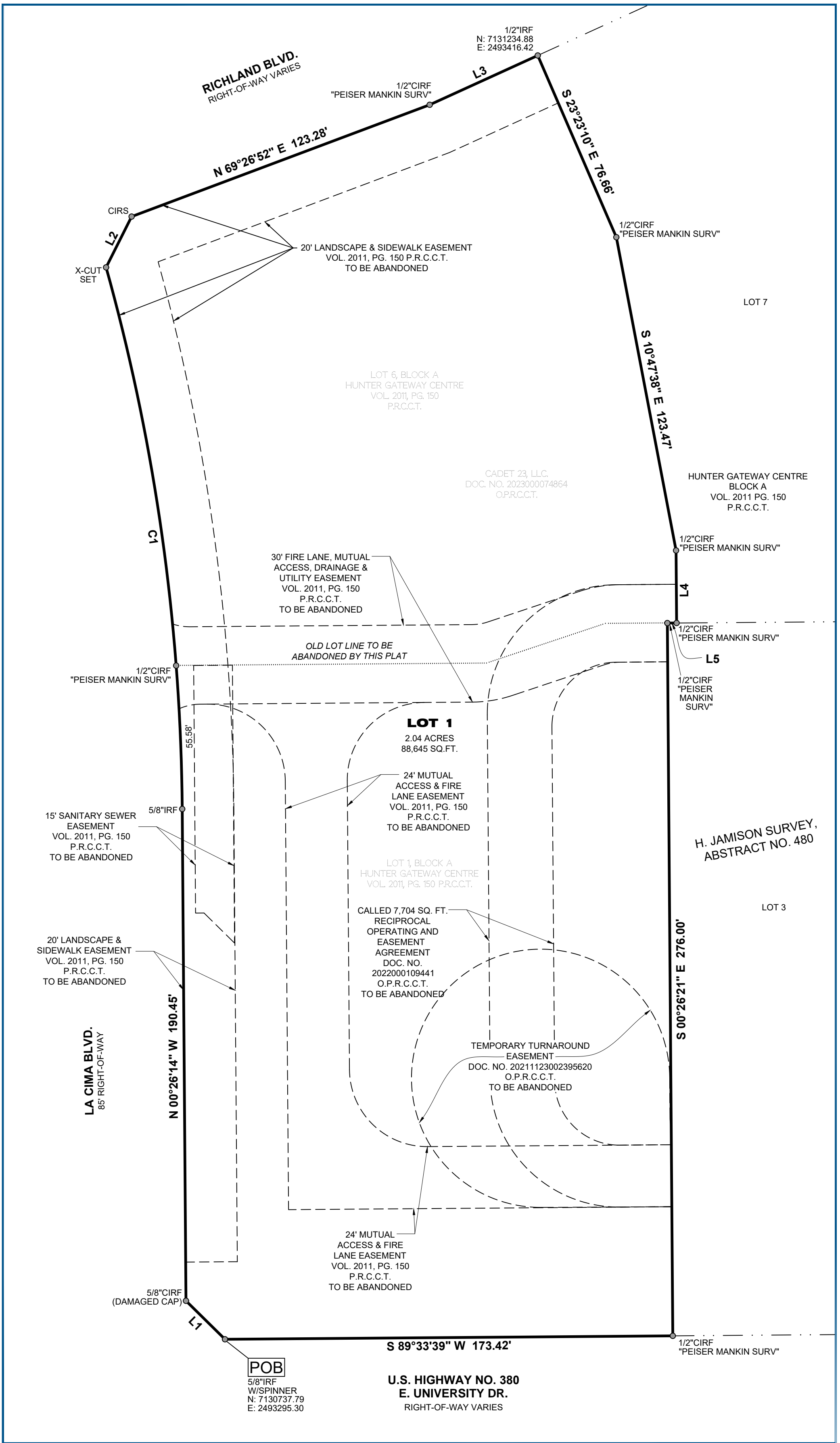
CASE NO. DEVAPP-23-0012

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

PAGE 1 OF 2

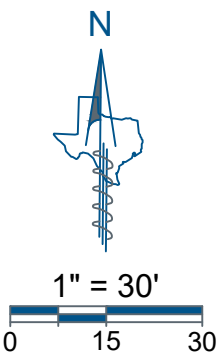
A FINAL PLAT OF LOT 1 AND LOT 6, BLOCK A,
HUNTER GATEWAY CENTRE,
RECORDED IN CAB. 2011, PG. 150, P.R.C.C.T.,
H. JAMISON SURVEY, ABSTRACT NO. 480
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

EXISTING EASEMENTS TO BE ABANDONED



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

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



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

PAGE 2 OF 2



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



PLANNING

To: Planning & Zoning Commission **Item No. 3e**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Prosper Commons, Block B, Lots 1 & 13-15
Meeting: December 3, 2024

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Restaurant/Retail Buildings on Prosper Commons, Block B, Lots 1 and 13-15, on 9.3± acres, located on the south side of Richland Boulevard and 250± feet west of Coit Road. (DEVAPP-23-0131)

Future Land Use Plan:

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

Zoning:

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

Conformance:

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

Description of Agenda Item:

The Preliminary Site Plan proposes to subdivide an existing lot (Lot 1) into four lots (Lots 1, 13, 14, and 15). The following uses and building areas are proposed within the development:

- Lot 1 – One building consisting of 28,766 square feet of Retail space and 8,229 square feet of Restaurant space.
- Lot 13 – One building consisting of 4,850 square feet of Retail space.
- Lot 14 – One building consisting of 4,850 square feet of Retail space.
- Lot 15 – One building consisting of 3,850 square feet of Retail space and 4,000 square feet of Restaurant space.

A previous preliminary site plan (D19-0027) was approved by the Planning & Zoning Commission on April 2, 2019, which has since expired.

A Property Owners' Association will be created to establish duties and responsibilities for those lots within the development, in accordance with the Subdivision Ordinance. This will need to be finalized prior to platting the property into separate lots.

Access:

Access is provided from Richland Boulevard and US Highway 380. Access to Coit Road is provided through the surrounding retail development.

Landscaping, Open Space, and Screening:

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

Companion Item:

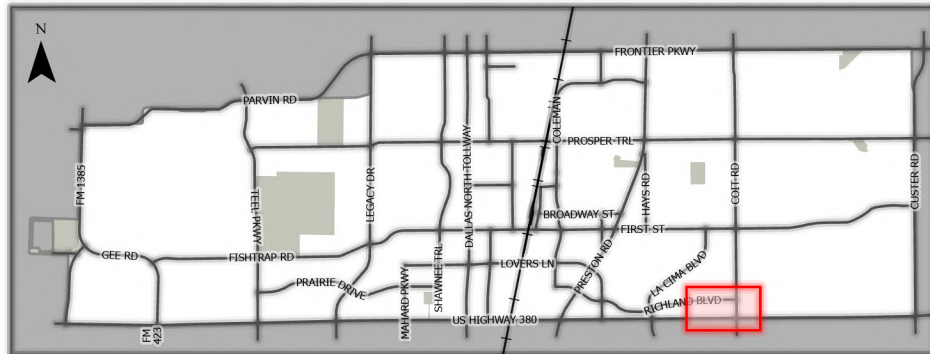
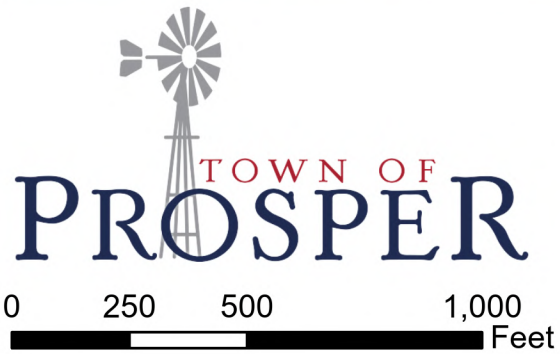
There is no companion item for this case.

Attached Documents:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan subject to the creation of a Property Owners' Association prior to the recordation of a plat to subdivide the property.



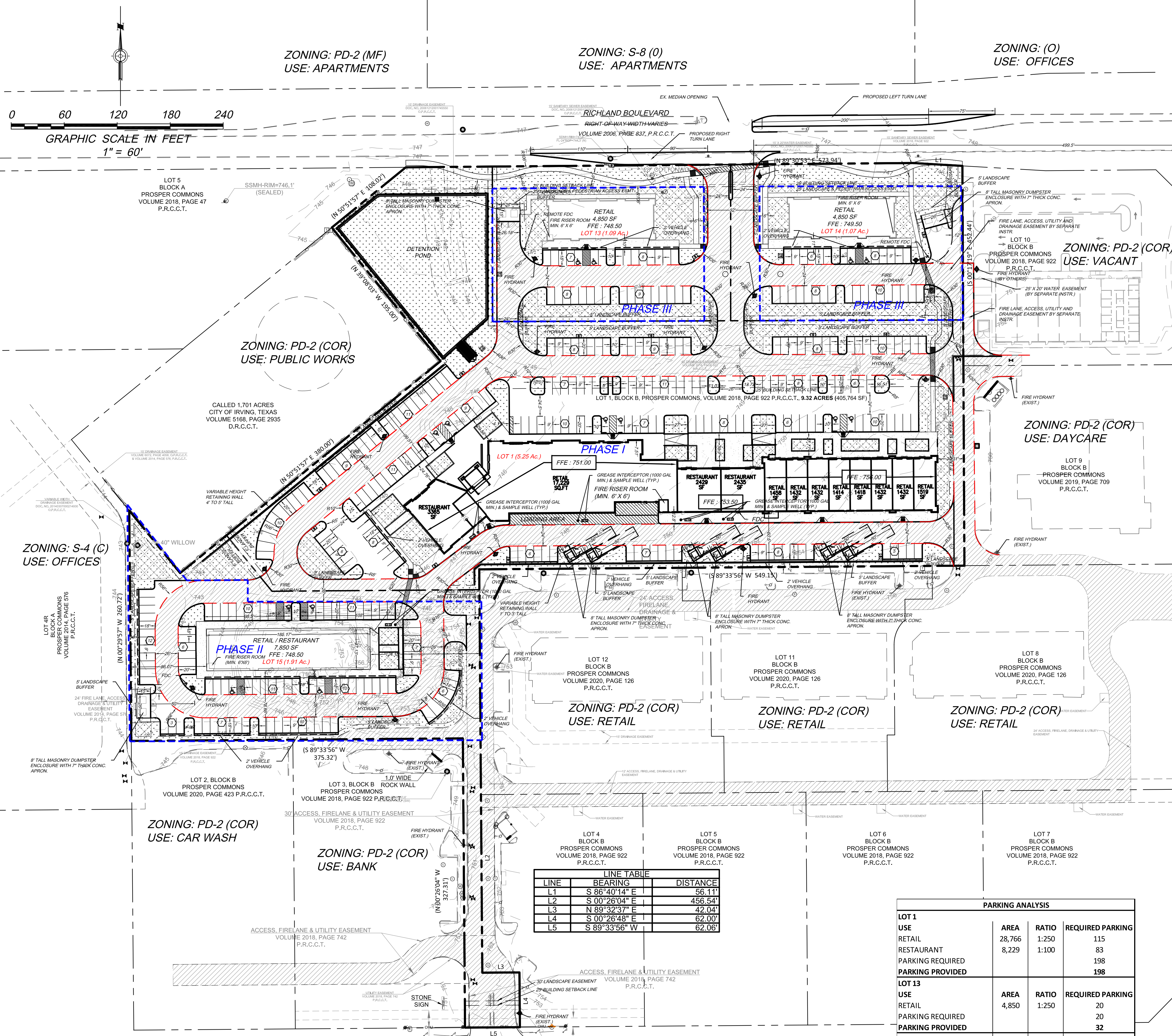
This map for illustration purposes only

DEVAPP-23-0131

India Bazaar
Prosper Commons
Block B, Lots 1 & 13

Preliminary Site Plan

C:\Users\matthew.thomas\OneDrive\CD WORK FOLDER\2022\29 RETAIL PROSPER DESIGN SHEETS C-2.0 PRELIM SITE PLAN - INDIA BAZAAR PLAZA.DWG
11/15/2024 2:15:18 PM



PRELIMINARY SITE PLAN NOTES:

- ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING & ZONING COMMISSION. AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF A SITE PLAN BY THE PLANNING & ZONING COMMISSION. IF A SITE PLAN IS NOT APPROVED WITHIN SUCH TWO (2) YEAR PERIOD, THE PRELIMINARY SITE PLAN APPROVAL IS NULL AND VOID. IF SITE PLAN APPROVAL IS ONLY FOR A PORTION OF THE PROPERTY, THE APPROVAL OF THE PRELIMINARY SITE PLAN FOR THE REMAINING PROPERTY SHALL BE NULL AND VOID.
- OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.
- SIDE AND REAR SETBACKS ARE 0' PER ZONING ORDINANCE 84-16

UNIVERSITY DR (U.S. Hwy 380)
152' RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°40'14" E	56.11'
L2	S 00°26'04" E	456.54'
L3	N 89°32'37" E	42.04'
L4	S 00°26'48" E	62.00'
L5	S 89°33'56" W	62.06'

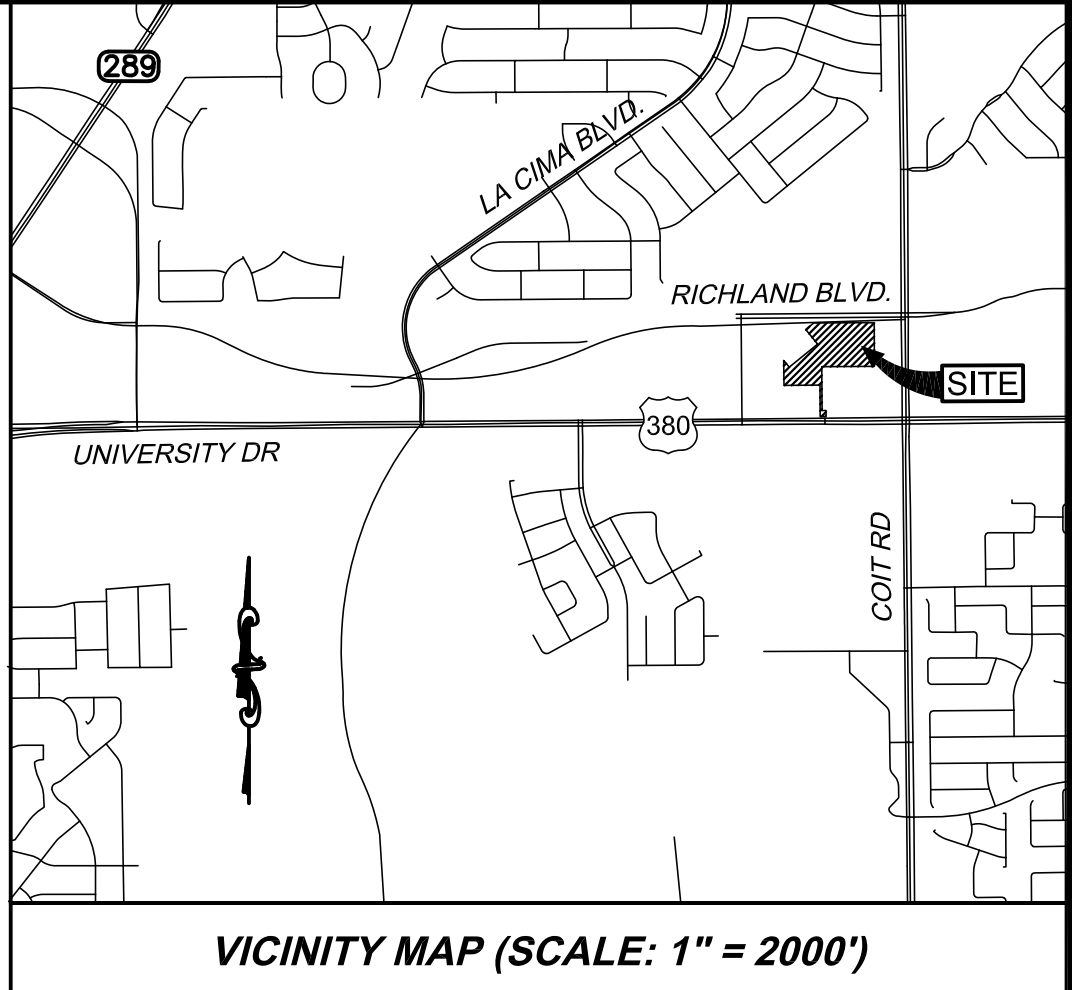
PARKING NOTE:
CROSS PARKING AGREEMENT TO
BE ESTABLISHED BETWEEN ALL
LOTS

PARKING ANALYSIS			
LOT 1 USE RETAIL RESTAURANT PARKING REQUIRED PARKING PROVIDED	AREA	RATIO	REQUIRED PARKING
	28,766	1:250	115
	8,229	1:100	83
			198
LOT 13 USE RETAIL PARKING REQUIRED PARKING PROVIDED	AREA	RATIO	REQUIRED PARKING
	4,850	1:250	20
			20
			32
LOT 14 USE RETAIL PARKING REQUIRED PARKING PROVIDED	AREA	RATIO	REQUIRED PARKING
	4,850	1:250	20
			20
			32
LOT 15 USE RETAIL RESTAURANT PARKING REQUIRED PARKING PROVIDED	AREA	RATIO	REQUIRED PARKING
	3,850	1:250	16
	4,000	1:100	40
			56
TOTAL REQUIRED PARKING TOTAL PARKING PROVIDED			294 355
ADA SPACES REQUIRED ADA SPACES PROVIDED			8 14

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 12, 2009 AND
IS LOCATED IN COMMUNITY NUMBER 480130 AS
SHOWN ON MAP NUMBER 4808SC0235J.

LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- NO PARKING AREAS (TRAFFIC WHITE)
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- FIRE LANE, ACCESS UTILITY AND DRAINAGE EASEMENT
- OPEN SPACE
- INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- PARKING STALL COUNT
- PHASE LINE



SITE DATA SUMMARY TABLE	
LEGAL DESCRIPTION	PROSPER COMMONS, LOT 1, BLK B
EXISTING ZONING	PD2 - COR (CORRIDOR)
PROPOSED USE	RETAIL / RESTAURANTS
LOT AREA	5.25 Ac. (229,000 sf)
BUILDING AREA TOTAL (sf)	35,750
BUILDING HEIGHT (FT / STORIES)	29'-6" / 1 STORIES
LOT COVERAGE	15.61%
FLOOR AREA RATIO	0.16
INTERIOR LANDSCAPING REQUIRED (15 sf / PARKING SPACE) sf @ 198 SPACES	2,970
INTERIOR LANDSCAPING PROVIDED SF	63,538
TOTAL IMPERVIOUS SURFACE AREA (sf)	165,152
OPEN SPACE REQUIRED (7% OF LOT AREA) sf	16,008
OPEN SPACE PROVIDED (sf)	16,319

SITE DATA SUMMARY TABLE	
LEGAL DESCRIPTION	PROSPER COMMONS, LOT 13, BLK B
EXISTING ZONING	PD2 - COR (CORRIDOR)
PROPOSED USE	RETAIL / RESTAURANTS
LOT AREA	1.09Ac. (48,480 sf)
BUILDING AREA TOTAL (sf)	4,850
BUILDING HEIGHT (FT / STORIES)	29'-6" / 1 STORIES
LOT COVERAGE	7.93%
FLOOR AREA RATIO	0.08
INTERIOR LANDSCAPING REQUIRED (15 sf / PARKING SPACE) sf @ 32 SPACES	480
INTERIOR LANDSCAPING PROVIDED SF	17,800
TOTAL IMPERVIOUS SURFACE AREA (sf)	30,680
OPEN SPACE REQUIRED (7% OF LOT AREA) sf	4,281
OPEN SPACE PROVIDED (sf)	8,496

SITE DATA SUMMARY TABLE	
LEGAL DESCRIPTION	PROSPER COMMONS, LOT 14, BLK B
EXISTING ZONING	PD2 - COR (CORRIDOR)
PROPOSED USE	RETAIL / RESTAURANTS
LOT AREA	1.07 Ac. (46,609 sf)
BUILDING AREA TOTAL (sf)	35,750
BUILDING HEIGHT (FT / STORIES)	29'-6" / 1 STORIES
LOT COVERAGE	9.18%
FLOOR AREA RATIO	0.09
INTERIOR LANDSCAPING REQUIRED (15 sf / PARKING SPACE) sf @ 32 SPACES	480
INTERIOR LANDSCAPING PROVIDED SF	16,286
TOTAL IMPERVIOUS SURFACE AREA (sf)	30,323
OPEN SPACE REQUIRED (7% OF LOT AREA) sf	3,623
OPEN SPACE PROVIDED (sf)	8,415

SITE DATA SUMMARY TABLE	
LEGAL DESCRIPTION	PROSPER COMMONS, LOT 15, BLK B
EXISTING ZONING	PD2 - COR (CORRIDOR)
PROPOSED USE	RETAIL / RESTAURANTS
LOT AREA	1.91 Ac. (82,762 sf)
BUILDING AREA TOTAL (sf)	7,850
BUILDING HEIGHT (FT / STORIES)	29'-6" / 1 STORIES
LOT COVERAGE	9.49%
FLOOR AREA RATIO	0.10
INTERIOR LANDSCAPING REQUIRED (15 sf / PARKING SPACE) sf @ 93 SPACES	1,385
INTERIOR LANDSCAPING PROVIDED SF	16,211
TOTAL IMPERVIOUS SURFACE AREA (sf)	66,989
OPEN SPACE REQUIRED (7% OF LOT AREA) sf	5,793
OPEN SPACE PROVIDED (sf)	5,906

CITY PROJECT NUMBER : DEVAPP-23-0131

PRELIMINARY SITE PLAN

PROSPER COMMONS, BLOCK B
LOTS 1, 13, 14 & 15
9.32 ACRES (405,764 SF)
VOLUME 2018, PAGE 922 P.R.C.C.T.
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
INDIA BAZAAR STORES
8450 ANGELS DR, PLANO, TX 75024, USA
ATTN: MAHAN BASNET; PH: 469-982-2587

ENGINEER / APPLICANT
THOMAS SITE DEVELOPMENT
ENGINEERING INC.
P.O. BOX 1261, COLLEEVILLE, TX 76034
ATTN: MATHEW THOMAS, P.E. PH: (214) 680-2728

DATE: 11-12-2024

22

THOMAS
SITE DEVELOPMENT
ENGINEERING INC.
REGISTRATION NO. F-10289
P.O. BOX 1261, COLLEEVILLE, TX 76034
PHONE: (214) 680-2728; THOMAS-ENG.COM
EMAIL: MATHEW@THOMAS-ENG.COM

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF:
MATHEW THOMAS, P.E.
LICENSED ENGINEER # 81576
15 Nov 2024
PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

INDIA BAZAAR PLAZA
RICHLAND BLVD
PROSPER, TX 75078
COLLIN COUNTY, TEXAS

DATE	
DESCRIPTION	
REVISION	



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Frontier Retail Center Revised, Block A, Lot 3

Meeting: December 3, 2024

Item No. 3f

Agenda Item:

Consider and act upon a request for a Site Plan for a Bank on Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69. (DEVAPP-24-0123)

Future Land Use Plan:

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

Zoning:

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

Conformance:

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

Description of Agenda Item:

The Site Plan consists of a 3,432 square foot bank with an ATM drive-through and associated parking.

Access:

Access is provided from Dallas Parkway and Frontier Parkway.

Landscaping, Open Space, and Screening:

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

Companion Item:

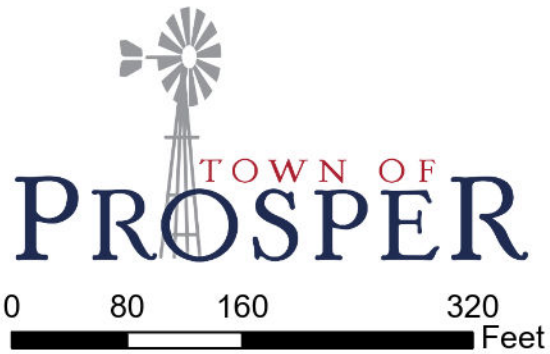
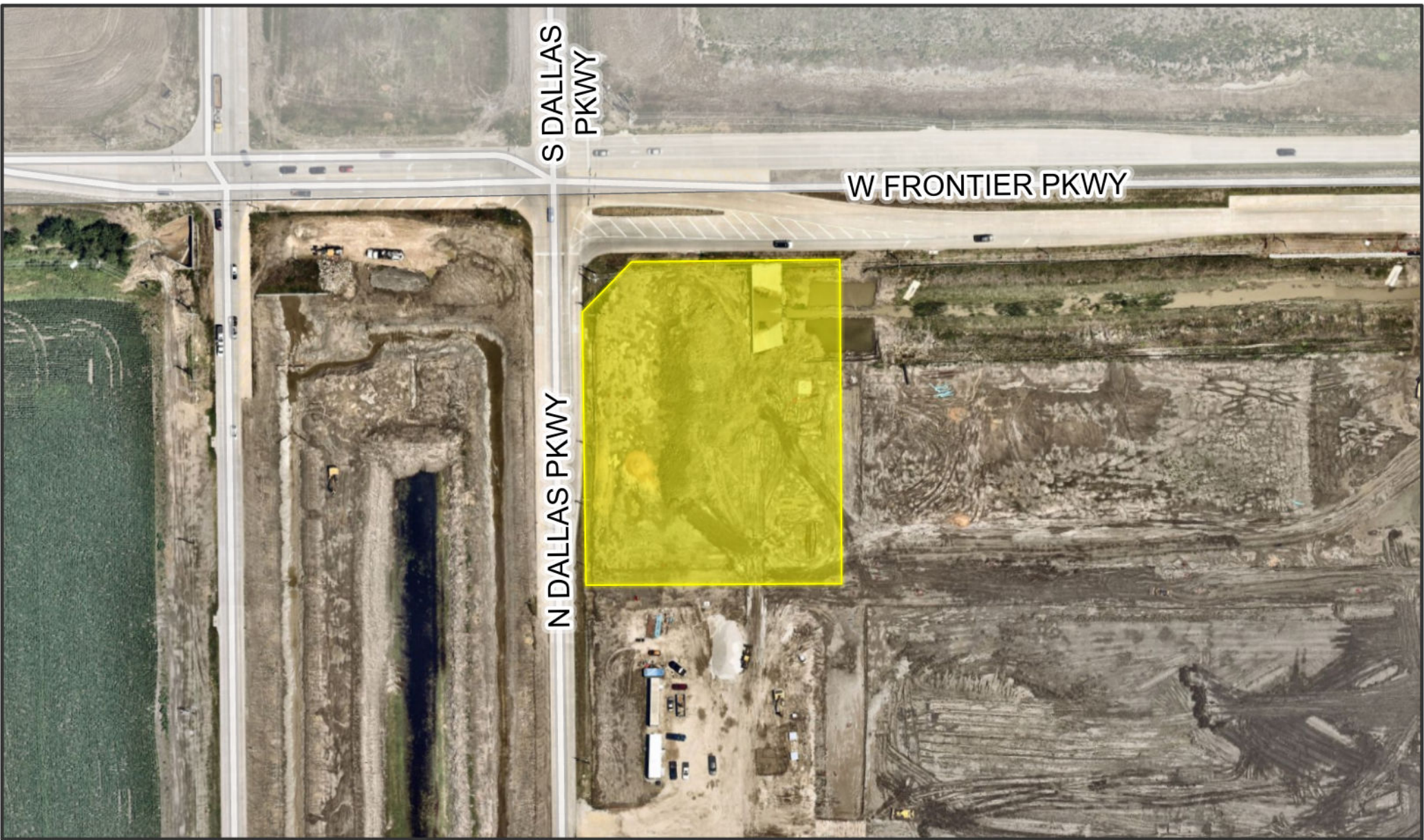
As a companion item, the Final Plat (DEVAPP-24-0113) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.



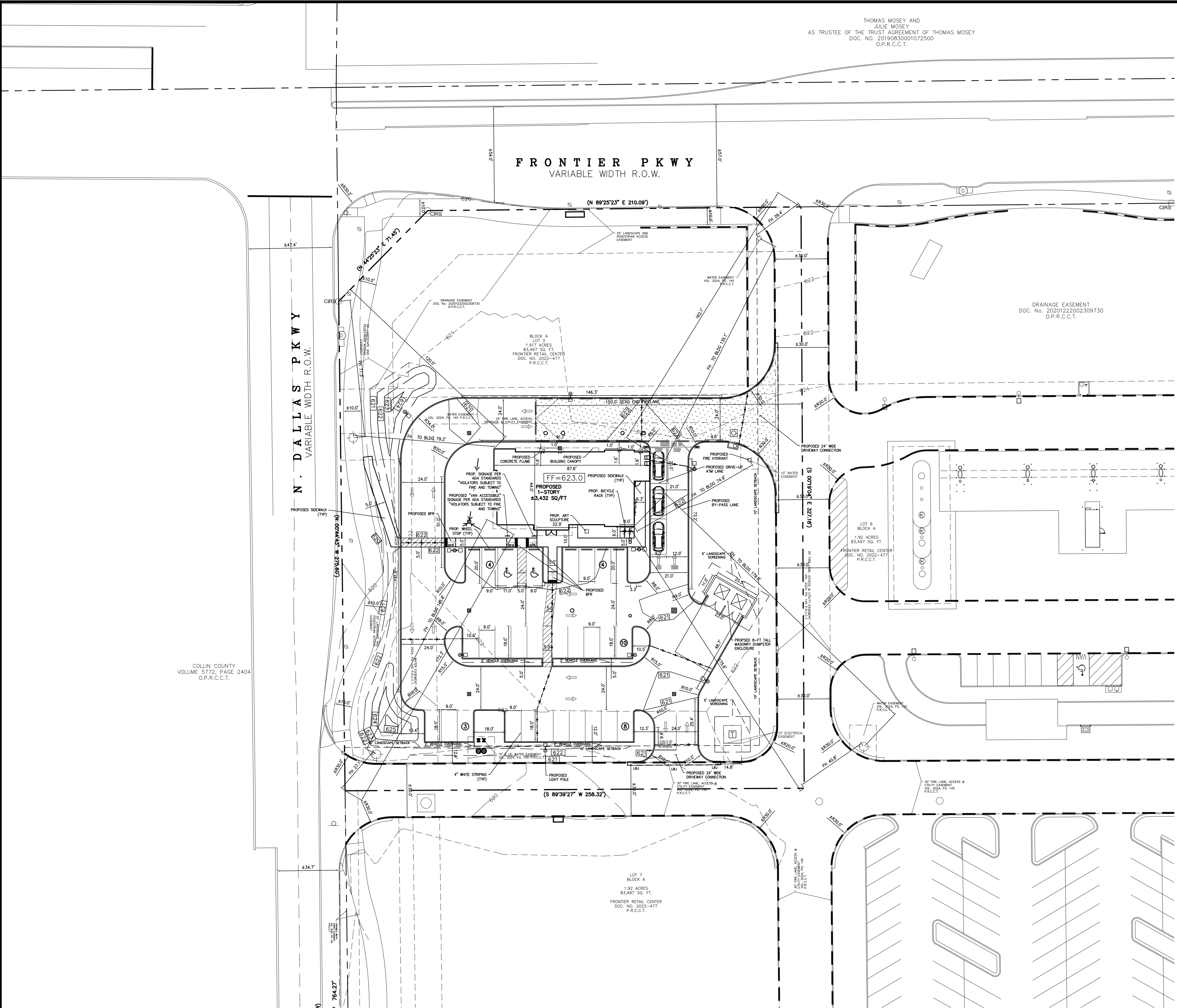
DEVAPP-24-0123

Chase Bank

Frontier Retail Center Revised
Block A, Lot 3

Site Plan

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COLLIN COUNTY
VOLUME 5772, PAGE 2404
O.P.R.C.C.T.

THOMAS MOSEY AND
JULIE MOSEY
AS TRUSTEE OF THE TRUST AGREEMENT OF THOMAS MOSEY
DOC. NO. 20190830201072500
O.P.R.C.C.T.

DRAINAGE EASEMENT
DOC. No. 20201222002309730
O.P.R.C.C.T.

LOT 7
BLOCK A
1.92 ACRES
83,497 SQ. FT.
FRONTIER RETAIL CENTER
DOC. NO. 2022-477
P.R.C.C.T.

LOT 8
BLOCK A
1.92 ACRES
83,497 SQ. FT.
FRONTIER RETAIL CENTER
DOC. NO. 2022-477
P.R.C.C.T.

LEGEND

EXISTING CURB

PROPOSED CURB

PROPOSED FIRE LANE STRIPING

ROOF CANOPY

PROPOSED FIRELANE

PARKING SPACES IN A ROW

PROPOSED LIGHT POLE

PROPOSED GRATE INLET

PROPOSED CURB INLET

PROPOSED RIDGE

6

PROPOSED LIGHT POLE

PROPOSED GRATE INLET

PROPOSED CURB INLET

PROPOSED RIDGE

0

30

60

DRAWING SCALE

1"=30'

SITE PLAN	
LEGAL DESCRIPTION: BLOCK A, LOT 3 FRONTIER RETAIL CENTER	
ZONING:	RETAIL DISTRICT (PD-69)
PROPOSED USE:	FINANCIAL INSTITUTION
LOT AREA:	±1,917 ACRES (±83,497 S.F.)
BUILDING AREA:	±3,432 S.F.
BUILDING HEIGHT:	ONE STORY/ 21'-6" TO PARAPET
LOT COVERAGE	±3,432 S.F./83,497 S.F. =4.1%
FLOOR AREA RATIO:	3,432 S.F./83,497 S.F. =4.1%
PARKING REQUIRED (1 PER 350 SF OF PROPOSED BUILDING):	10 SPACES
PARKING PROVIDED:	29 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES
FRONTIER PARKWAY LANDSCAPING REQUIRED:	±6,270 S.F.
FRONTIER PARKWAY LANDSCAPING PROVIDED:	±16,511 S.F.
DALLAS PARKWAY LANDSCAPING REQUIRED:	±6,270 S.F.
DALLAS PARKWAY LANDSCAPING PROVIDED:	±16,511 S.F.
PARKING LOT LANDSCAPING REQUIRED:	±450 S.F.
PARKING LOT LANDSCAPING PROVIDED:	±2,232 S.F.
APPROX EX. IMPERVIOUS AREA:	±12,650 S.F./83,497 S.F. =15.2%
APPROX PROPOSED IMPERVIOUS AREA:	±41,383 S.F./83,497 S.F. =49.5%
OPEN SPACE REQUIRED:	±5,844 S.F./83,497 S.F. =7.0%
OPEN SPACE PROVIDED:	±16,167 S.F./83,497 S.F. =19.0%

SITE PLAN NOTES

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

VICINITY MAP
1"=2,000'

Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN

FRONTIER RETAIL CENTER BLOCK A, LOT 3

ZONING: RETAIL DISTRICT (PD-69)

AREA: 1.917 ACRES/ 83,497 SQ. FT.

DATE: 11/26/24

2085 N DALLAS PKWY,
PROSPER, TX, 75078
DALLAS COUNTY

CASE NO: DEVAPP-24-0123

SHEET NUMBER

C3.01

11/26/24

OWNER:
DNT FRONTIER, LP
4215 W. LOVERS LANE
DALLAS, TX 75209
Attn: DAVID FOGEL
david@dsfcapital.com

DEVELOPER:
JP MORGAN CHASE BANK
15481 Cactus Rd
Surprise, AZ 85379
CONTACT: JOE HERNANDEZ
Email: joe.m.hernandez@jpmchase.com
PHONE: 602.703.3816

ENGINEER:
CUMULUS DESIGN, INC.
FIRM #14810
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367

\\SERVER-PC\\SERVER\\2023 CDC PROJECTS\\CDC23030 - CHASE DNT-FRONTIER, PROSPER, TX\\PLANS\\SITE PLAN CDC23030.DWG

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PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Frontier Retail Center Revised, Block A, Lot 3

Meeting: December 3, 2024

Item No. 3g

Agenda Item:

Consider and act upon a request for a Final Plat of Frontier Retail Center Revised, Block A, Lot 3, on 1.9± acres, located on the southeast corner of Dallas Parkway and Frontier Parkway, zoned Planned Development-69. (DEVAPP-24-0113)

Future Land Use Plan:

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

Zoning:

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

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 create a final plat of record for a lot previously dedicated by a revised conveyance plat of record, and to dedicate easements.

Companion Item:

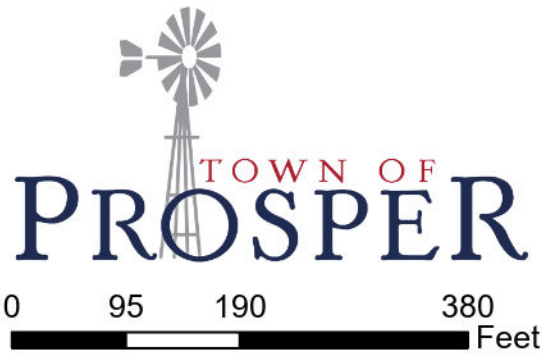
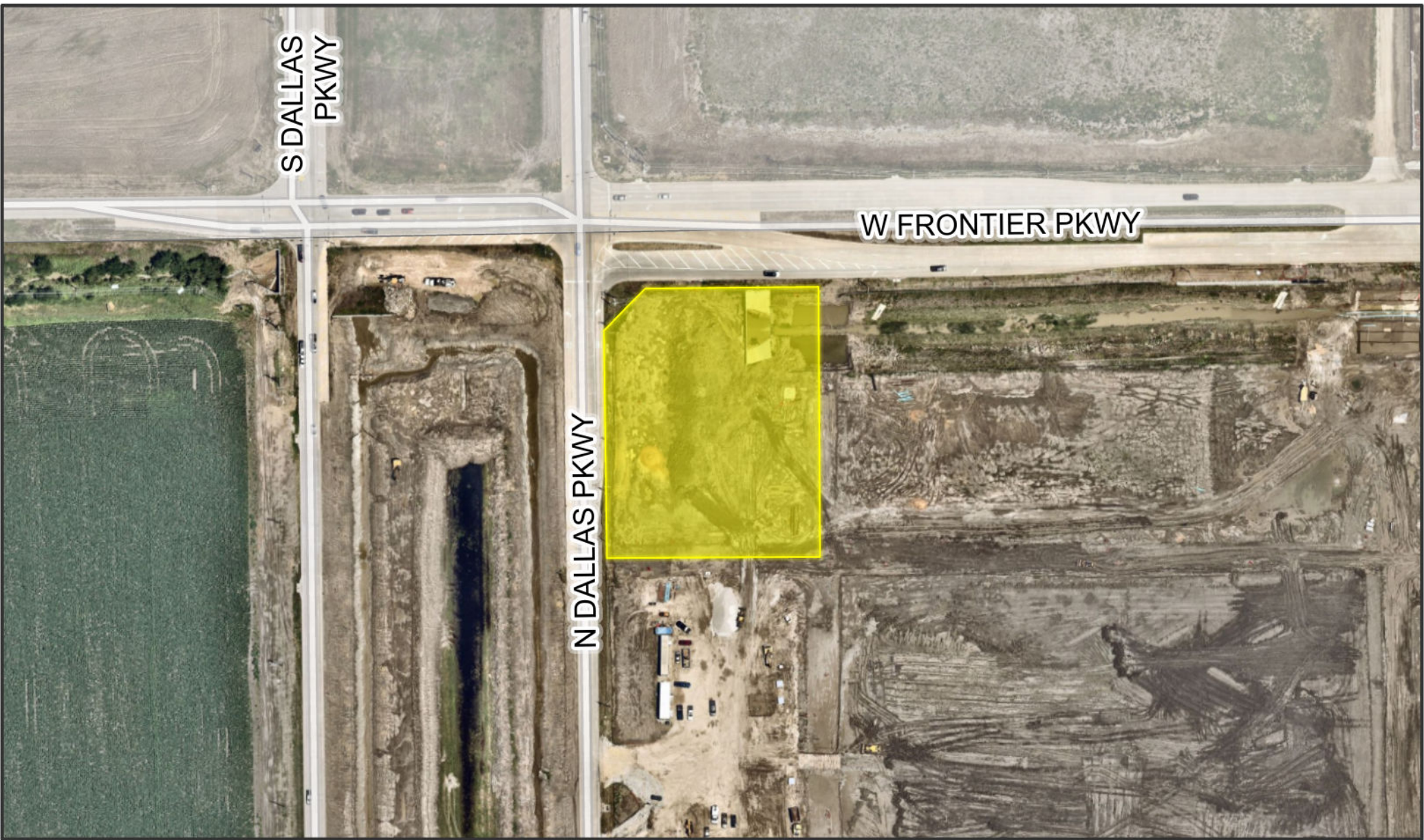
As a companion item, the Site Plan (DEVAPP-24-0123) is on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.



DEVAPP-24-0113

Chase Bank

Frontier Retail Center Revised
Block A, Lot 3

Final Plat

