



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, April 14, 2026
7:00 PM

Welcome to the Prosper Planning and Zoning Commission Meeting.

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

Addressing the Planning and Zoning Commission:

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

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

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

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

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

1. Call to Order / Roll Call.
2. Pledge of Allegiance.
3. America 250.

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.

- [4a.](#) Consider and act upon the minutes from the March 25, 2026, Planning and Zoning Commission work session meeting.
- [4b.](#) Consider and act up the minutes from the March 25, 2026, Planning and Zoning Commission regular meeting.
- [4c.](#) Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)
- [4d.](#) Consider and act upon a request for a Preliminary Site Plan for a Drive-Through Restaurant on Westside Addition, Block A, Lot 3, on 0.9± acres, located on the east side of FM 1385 and 250± feet north of University Drive. (DEVAPP-25-0095)
- [4e.](#) Consider and act upon a request for a Site Plan for a Retail Building on Westfork Crossing Addition, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road. (DEVAPP-25-0114)
- [4f.](#) Consider and act upon a request for a Final Plat of Westfork Crossing Addition, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road. (DEVAPP-25-0113)

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

- [5.](#) Consider and act upon a request for a Conceptual Development Plan for Tracts B, C, and D of Planned Development-38, on 38.5± acres, located on the north side of University Drive and 805± feet west of Lakewood Drive. (DEVAPP-25-0116)
- 6. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 7. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Wednesday, April. 8, 2026, and remained so posted at least three (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 and 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 and Zoning Commission 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 and Zoning Commission
Work Session
Prosper Town Hall - Executive Conference Room
250 W. First Street, Prosper, Texas
Wednesday, March 25, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 5:59 p.m.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, John Hamilton, Matt Furay, Brett Butler, and Deborah Daniel

Commissioner(s) Absent: Secretary Glen Blanscet

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

Other(s) Present: Jeremy Page, Town Attorney

Items for Individual Consideration:

1. Discuss items on the March 25, 2026, Planning and Zoning Commission agenda.

Town Staff introduced Consent Agenda Items 4a-4n and Regular Items 5-7.

Commissioner Hamilton made a motion to recess into Executive Session at 6:00 p.m. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 5-0.

EXECUTIVE SESSION:

Vice Chair Carson joined Executive Session at 6:05 p.m.

Reconvene into Work Session.

The Commission reconvened into Work Session at 6:19 p.m.

Staff provided an overview of Item 5 and there was discussion regarding what feedback had been given previously and what is now being proposed. Ideas were proposed for how to enable the open space to become more creative and usable. The desired elements are present in the proposed plan but they are not well organized or placed to create placemaking. The recently adopted Dallas North Tollway Guidelines were discussed and how this proposed plan aligns and differs from the items.

There was discussion about Item 4i., which consists of office/warehouse buildings. The property is within the Dallas North Tollway District. One of the buildings has frontage along the Tollway. Commissioner Carson asked if the buildings were in-line with the Dallas North Tollway Guidelines. Mr. Hoover provided background on the developer and stated that there is potential for office and/or retail in the portion of the building that is adjacent to the Tollway. Additionally, the uses proposed in the development are allowed by the base zoning.

There was a brief discussion regarding Item 6. Mr. Hoover explained that in the past we have not supported limited and extended stay hotels since they limit the market for a full-service hotel. The reason this extended-stay hotel proposal is being considered is that it is a dual brand with a full-service option. Should the Specific Use Permit not be approved, the applicant could move forward with the entire hotel as full-service as it is allowed within the zoning district.

2. Adjourn.

The work session was adjourned at 6:57 p.m.

Suzanne Porter, Planning Manager

Josh Carson, Vice Chair



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Wednesday, March 25, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:59 P.M.

Commissioners Present: Chair Damon Jackson, Vice Chair Josh Carson, John Hamilton, Matt Furay, Brett Butler and Deborah Daniel

Commissioner(s) Absent: Secretary Glen Blanscet

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

Other(s) Present: Jeremy Page, Town Attorney

2. Recitation of the Pledge of Allegiance.

3. America 250.

CONSENT AGENDA:

- 4a. Consider and act upon the minutes from the March 3, 2026, Planning and Zoning Commission work session meeting.**
- 4b. Consider and act upon the minutes from the March 3, 2026, Planning and Zoning Commission regular meeting.**
- 4c. Consider and act upon a request for a Site Plan for a Mixed-Use Building on Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0108)**
- 4d. Consider and act upon a request for a Final Plat of Prosper Central Addition, Block 1, Lot 1, on 0.3± acre, located on the northeast corner of Coleman Street and Sixth Street. (DEVAPP-24-0109)**
- 4e. Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase II, Block A, Lots 22-24, on 4.4± acres, located on the southwest corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0016)**
- 4f. Consider and act upon a request for a Final Plat of Twin Creeks Ranch, Phase III, Block A, Lots 1 and 25, on 1.1± acres, located on the southeast corner of Pebble Creek Drive and Frontier Parkway. (DEVAPP-25-0083)**
- 4g. Consider and act upon a request for a Final Plat of Legacy Gardens, Phase 4, on 57.1± acres, located on the southwest corner of Shawnee Trail and Frontier Parkway. (DEVAPP-25-0055)**

- 4h. Consider and act upon a request for a Final Plat of Creekside, on 89.1± acres, located on the east side of Legacy Drive and 1,000± feet south of Frontier Parkway. (DEVAPP-25-0084)
- 4i. Consider and act upon a request for a Preliminary Site Plan for Office/Warehouse Buildings on First Street Business Park, Block A, Lots 1-4, on 63.8± acres, located on the south side of First Street and 1,700± feet east of Dallas Parkway. (DEVAPP-25-0101)
- 4j. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier South, Block A, Lots 1-2, on 6.0± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0107)
- 4k. Consider and act upon a request for a Final Plat of Victory at Frontier South, Block A, Lots 1-2, and a Revised Conveyance Plat of Victory at Frontier South, Block A, Lot 3, on 7.9± acres, located on the west side of Preston Road and 875± feet south of Frontier Parkway. (DEVAPP-25-0105)
- 4l. Consider and act upon a request for a Site Plan for Restaurant/Retail Buildings on Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0110)
- 4m. Consider and act upon a request for a Final Plat of Victory at Frontier, Block A, Lot 8, on 3.9± acres, located on the south side of Frontier Parkway and 635± feet west of Preston Road. (DEVAPP-25-0068)
- 4n. Consider and act upon a request for a Revised Conveyance Plat of Teel 380 Addition, Block A, Lots 4, 5 & 8, on 8.3± acres, located on the north side of University Drive and 885± feet west of Teel Parkway. (DEVAPP-26-0014)

Commissioner Carson made a request to pull Item 4i from the Consent Agenda.

Commissioner Carson made a motion to approve Items 4a through 4h and 4j through 4n. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks presented Item 4i to the Commission.

Commissioner Carson requested a review of the open space and expressed concern about the building in the lower-left area and its proximity to the tollway and how it complies with the guidelines for development on the tollway.

Town Staff recommended the applicant explain their project to the Commission. Mr. Will Munding with Crow Holdings introduced himself as a representative for the project.

Commissioner Carson stated that while the use does not appear to be heavy industrial or manufacturing, it includes a significant amount of semi-truck loading and dock-style parking and inquired whether a traffic impact analysis has been conducted to assess potential impacts on the frontage road and future conditions. Mr. Munding confirmed one is being conducted but has not been finalized. However, the analysis so far has been positive.

Commissioner Carson requested a clearer description of the proposal as well as examples of similar nearby developments.

Mr. Munding explained that the project is an office-warehouse development with the office component and parking located in front, while trailer parking is screened in the back. The buildings themselves are 35 feet tall, which is smaller than typical warehouses, and designed for small tenants with minimal truck use. The buildings feature landscape along the frontages that give an office-like appearance. Mr. Munding then pointed to several developments in Frisco along Preston Road as similar examples.

Commissioner Carson expressed concern about the building in the lower-left corner and asked if there are similar examples along the tollway and whether the building's use or configuration could be adjusted to a less "heavy" or more "friendly" design. Mr. Munding explained that ultimately only a small portion of the building will be visible from the tollway, and the visible edge will feature landscaping, glass, and corner-focused architectural details to create an attractive appearance. It was also noted that similar designs exist along the tollway and other major roads.

Commissioner Butler inquired about how many tenants will be in the corner building by the tollway. Mr. Munding explained that it could be anywhere from two to six tenants and confirmed it will not be for any major distribution. Approximately 20 to 25 percent of the building area will be for office use.

Commissioner Carson inquired about the area between the open space and the property boundary near the lower-left building, asking if any easements or gas or power lines exist. Rex Glendenning of Rex Real Estate explained that 43 of the 65 acres are currently in the floodplain. A large drainage channel north of the building that covers about 6.5 acres will be preserved as greenbelt. This, along with an open drainage channel from the tollway to the railroad tracks, precludes the property from being retail uses or anything other than what is proposed.

Commissioner Carson made a motion to approve Consent Agenda Item 4i. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 6-0.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA:

- 5. Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)**

Commissioner Furay made a motion to remove Item 5 from the table. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 6-0.

Mr. Hicks presented Item 5 to the Commission.

Commissioner Hamilton stated that he submitted commentary regarding his concern about the open space in front of Lot 11, where tables and chairs are placed adjacent to head-in parking. He suggested a green space buffer is needed to improve safety, traffic calming, and usability. His second concern was that while the water feature in the northeast quadrant is visually appealing, it is not actively used due to being surrounded by parking.

The applicant, Sagar Pelaprolu, introduced himself as a representative for the project. Mr. Pelaprolu explained that a raised plant bed buffer has been incorporated between the parking and seating area, along with a sidewalk, which together helps mitigate headlight exposure and address safety concerns.

Commissioner Carson requested that the applicant explain the revisions made to the plan and outline their overall vision for the project. Mr. Pelaprolu explained that the plan was designed to remain flexible and align with Commission feedback. A two-story building is proposed to accommodate a range of uses, including medical or supporting office space, as well as potential two-story restaurant concepts with mezzanine levels. This approach allows for a more diverse tenant mix.

Commissioner Carson and Commissioner Furay spoke on their concerns regarding the proposed open space and how they believe it lacks usability.

Mallory Muse with Winstead introduced herself as a representative for the applicant and commented that as confirmed by Town Staff, the plan complies with all district regulations and applicable zoning and development standards. The speaker emphasized that the Commissioners' role is to confirm compliance rather than introduce new design, zoning, or development requirements, noting this is not a zoning case or variance request. While remaining committed to continuing collaboration with the Town, they requested approval of the project at this stage.

Commissioner Hamilton made a motion to table Item 5 to the April 14th meeting, noting the Commissioners' concerns regarding the open space usability, location, size, and configuration. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 6-0.

6. Conduct a Public Hearing and consider and act upon a request for a Specific Use Permit for a Full-Service/Extended-Stay Hotel on MSW Prosper 380 Addition, Block A, Lot 1, on 5.9± acres, located on the east side of Mahard Parkway and 480± feet south of Prairie Drive. (ZONE-25-0008)

Mr. Hill presented Item 6 to the Commission.

Mr. Hill confirmed that the full-service hotel is on the west side and the residence hotel is on the east side.

Commissioner Hamilton requested clarification of the layout of the parking and building entrance access. Anil Ram, a representative for the development, responded that while there are entrances at the back of the building, these are restricted. Guests can access them only after checking in and receiving a key. All initial entries without check-in must occur through the main south-facing entrance.

Commissioner Carson requested an explanation as to why the Town favors traditional hotels while being more restrictive or selective with extended-stay properties. Mr. Hill responded that in the Planned Development, full-service hotels follow conditional standards, while limited-service and extended-stay hotels require a Specific Use Permit, giving the Town more regulatory control over them.

Wilson Parmar with Peachtree Group introduced himself as a representative for the proposal and emphasized the project's potential benefits for the Town.

Commissioner Carson inquired if the project could be built without the residence component.

Mr. Parmar responded that since this is a dual brand hotel it could not be only full-service.

Chair Jackson opened the public hearing at 8:11 p.m.

No comments were made.

Chair Jackson closed the public hearing at 8:12 p.m.

Chair Jackson, Commissioner Butler, and Commissioner Furay commented that extended stay hotels do not align with what the Town of Prosper is looking for and would prefer a full-service hotel.

Commissioner Furay made a motion to deny Item 6. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 6-0.

- 7. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (ZONE-25-0009)**

Mr. Hicks presented Item 7 to the Commission.

Jimit Patel introduced himself as the applicant for the project and further explained the proposal to the Commissioners.

Chair Jackson opened the public hearing at 8:29 p.m.

No comments were made.

Chair Jackson closed the public hearing at 8:29 p.m.

Commissioner Hamilton made a motion to approve Item 7. The motion was seconded by Commissioner Daniel. The motion was carried unanimously by a vote of 6-0.

- 8. 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 Planning and Zoning Commission consideration.

- 9. Adjourn.**

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

The meeting was adjourned at 8:32 P.M.

Trey Ramon, Planning Technician

Josh Carson, Vice Chair



PLANNING

To: Planning and Zoning Commission **Item No. 4c**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Frontier Gateway, Block A, Lots 1-12
Meeting: April 14, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)

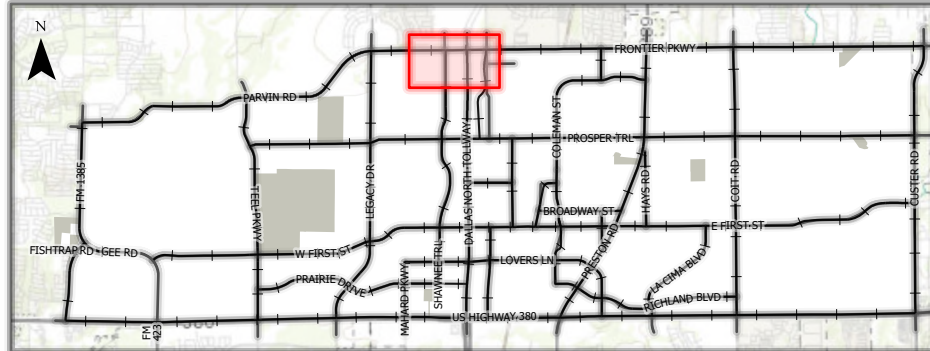
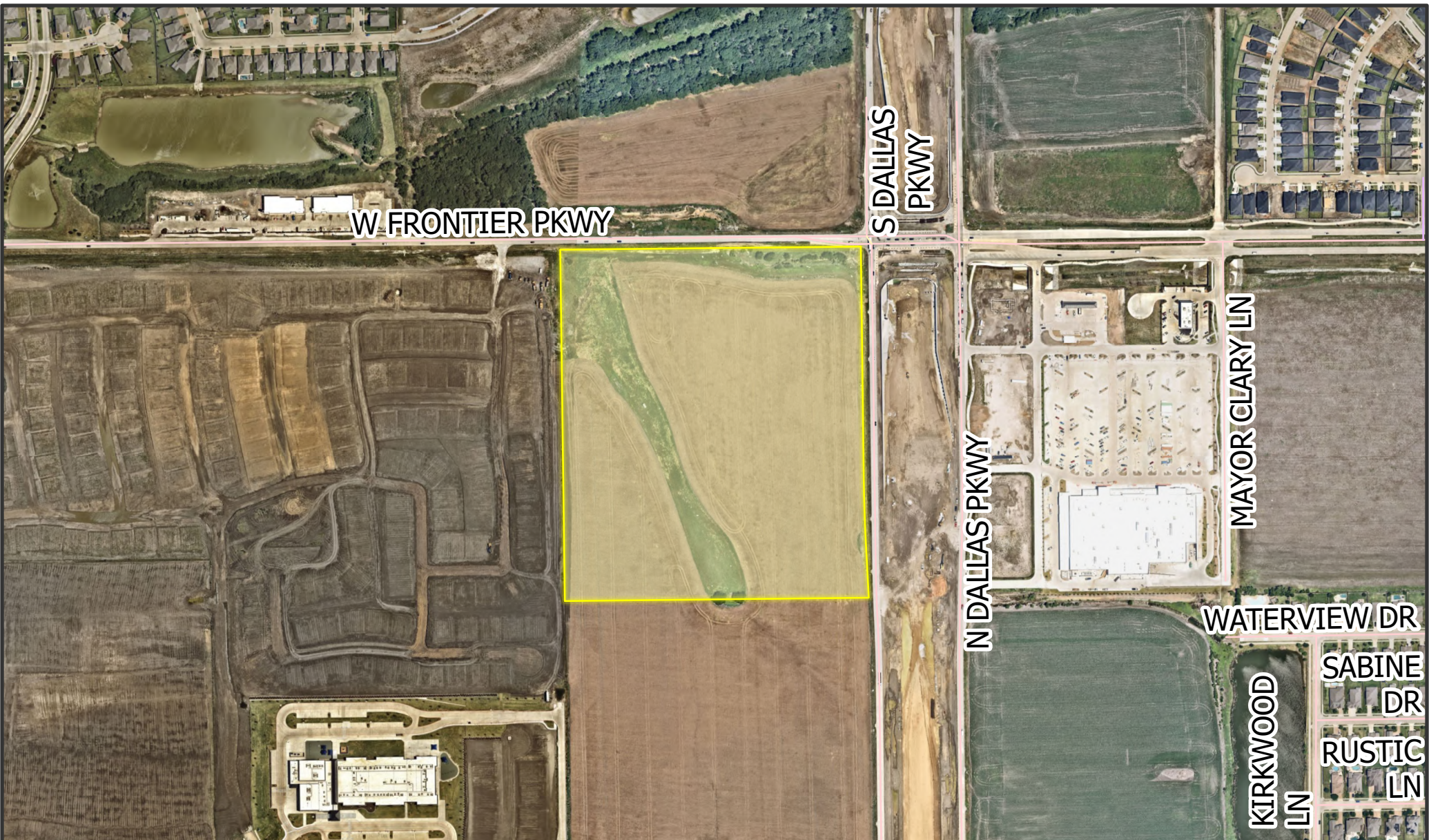
Description of Agenda Item:

On March 25, 2026, the Planning and Zoning Commission tabled this item to the April 14, 2026, meeting.

Town Staff is requesting that this item be tabled to the Planning and Zoning Commission meeting on May 5, 2026, to allow additional time for the applicant to make revisions on the Preliminary Site Plan.

Town Staff Recommendation:

Town Staff recommends the Planning and Zoning Commission tabled this item to May 5, 2026.



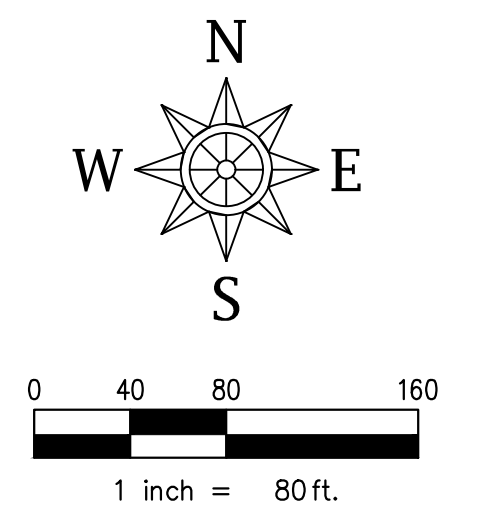
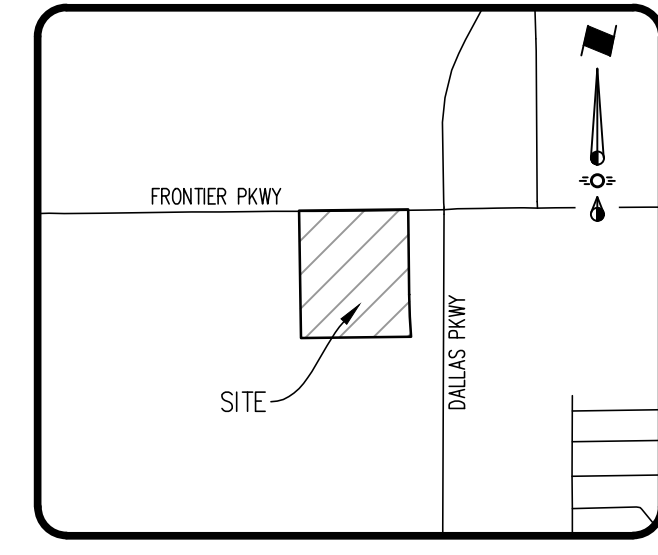
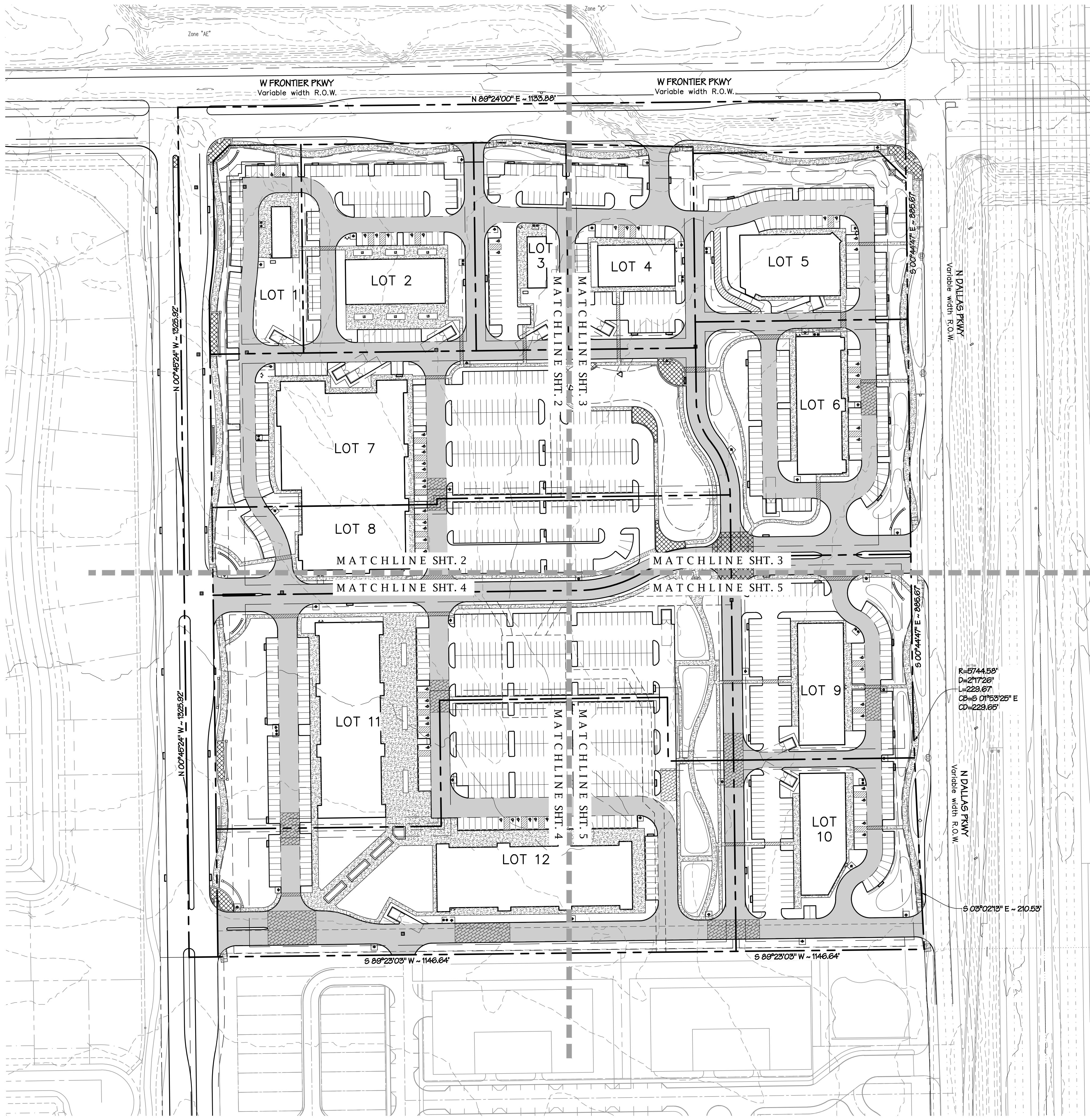
This map for illustration purposes only

DEVAPP-24-0110

Frontier Gateway,
Block A, Lots 1-11

Preliminary Site Plan

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Town of Prosper Site Plan Notes:

- All development standards shall follow Town Standards.
- Landscaping shall conform to landscape plans approved by the Town of Prosper.
- All development standards shall follow Fire Requirements per the Town of Prosper.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan 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.
- All Dimensions are to face of curb unless otherwise noted.
- All curb radii shall be 2 feet unless otherwise noted.

Note:
 Traffic Calming where required shall be addressed at the time of Site Plan

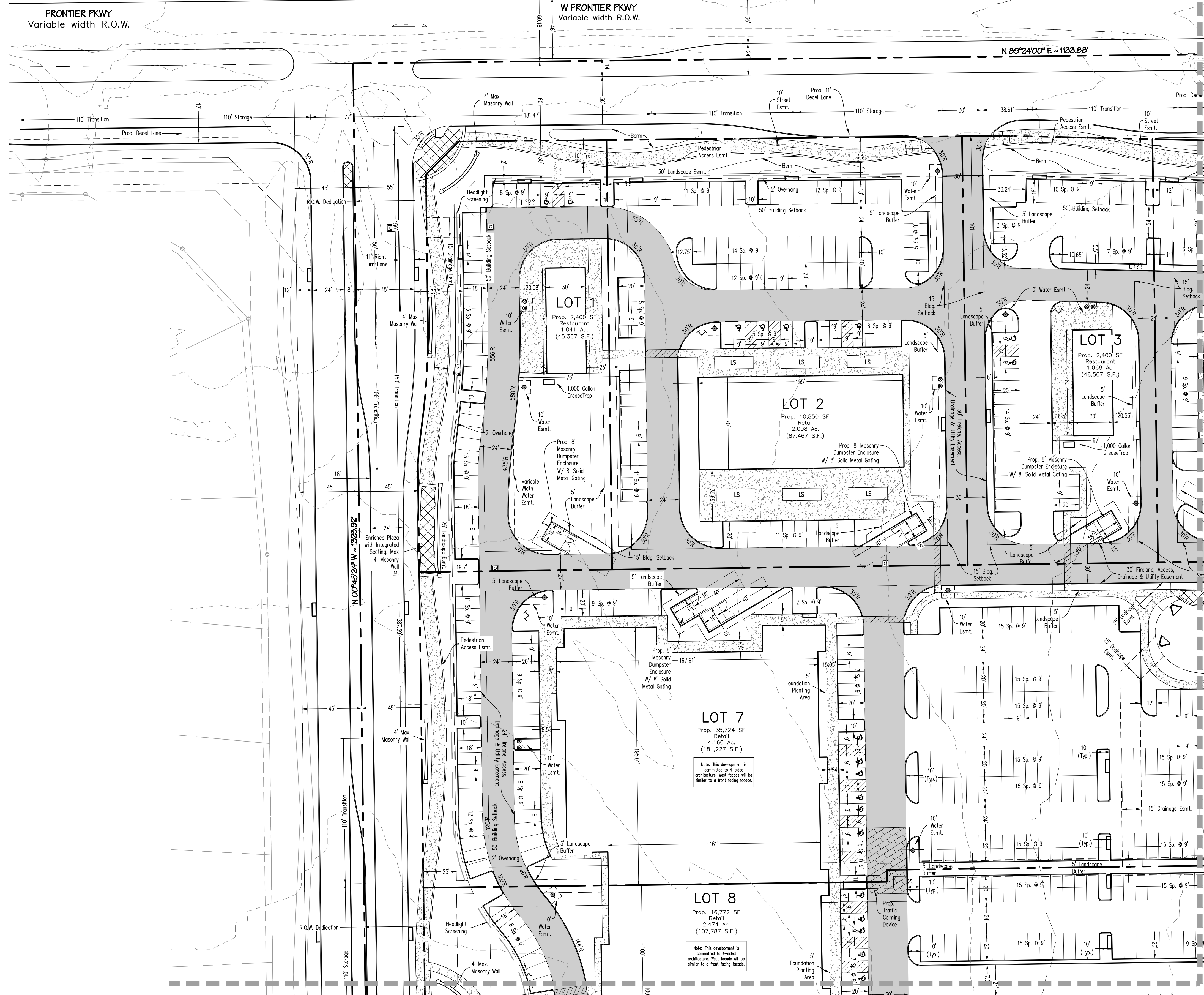
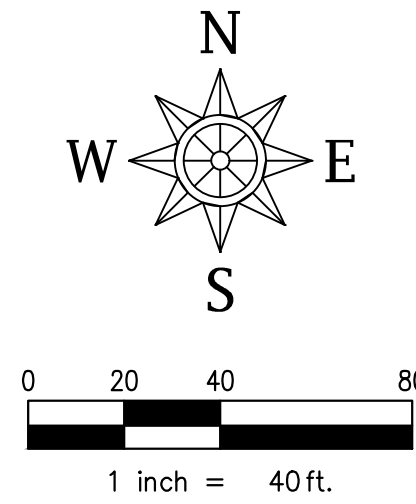
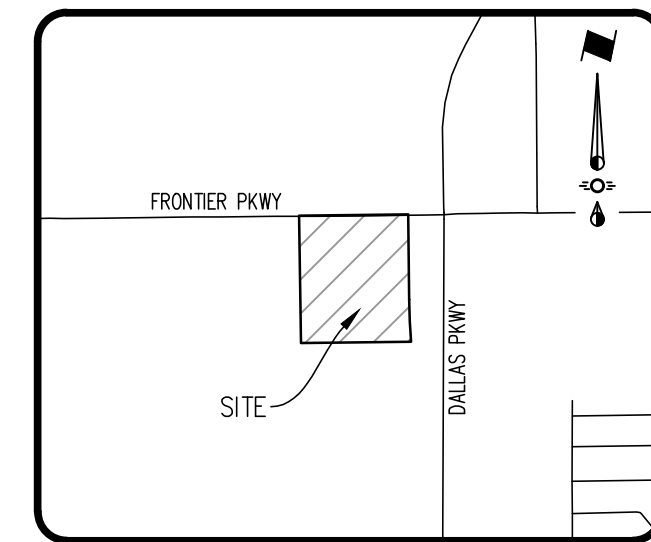
LEGEND

- Firelane, Access, Drainage, & Utility Easement
- Proposed Sidewalk
- Match Line
- Proposed Enhanced Pavement (Traffic Calming)

Sheet 1 of 6
 PRELIMINARY SITE PLAN
FRONTIER GATEWAY
 BLOCK A, LOTS 1-12,
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
 SECTION NO. 12, ABSTRACT NO. 147
 1,369,004 Net Sq.Ft. / 31.428 Net Acres
 1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
 Current Zoning: C-Commercial
 Town Case No. : DEVAPP-24-0110
 Prepared February 2026

ENGINEER / SURVEYOR / APPLICANT Spiers Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER/DEVELOPER Urban Heights 4577 Firewheel Dr Plano, TX 75024 Telephone: (248) 390-3400 Contact: Ravi Varlagadda
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LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED ENHANCED PAVEMENT (TRAFFIC CALMING)
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- SIGNPOST
- OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FCC
- PROPOSED METER
- PROPOSED GREASE TRAP
- HEADLIGHT SCREENING

MATCHLINE SHT. 3

MATCHLINE SHT. 4

Sheet 2 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
 BLOCK A, LOTS 1-12,
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
 SECTION NO. 12, ABSTRACT NO. 147
 1,369,004 Net Sq.Ft. / 31.428 Net Acres
 1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
 Current Zoning: C-Commercial
 Town Case No. : DEVAPP-24-0110
 Prepared February 2026

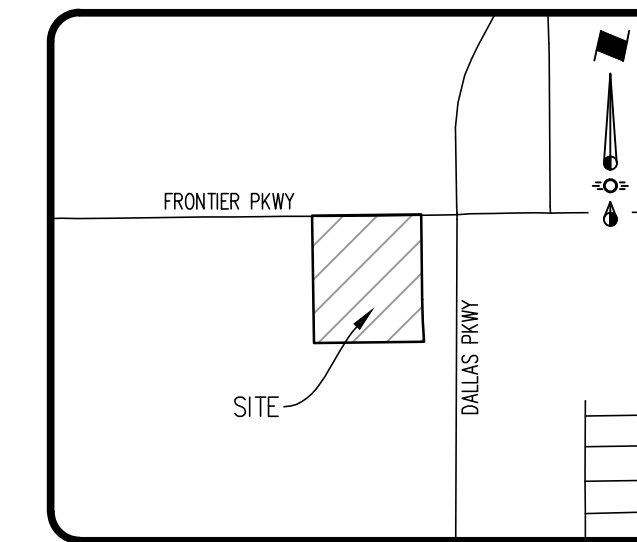
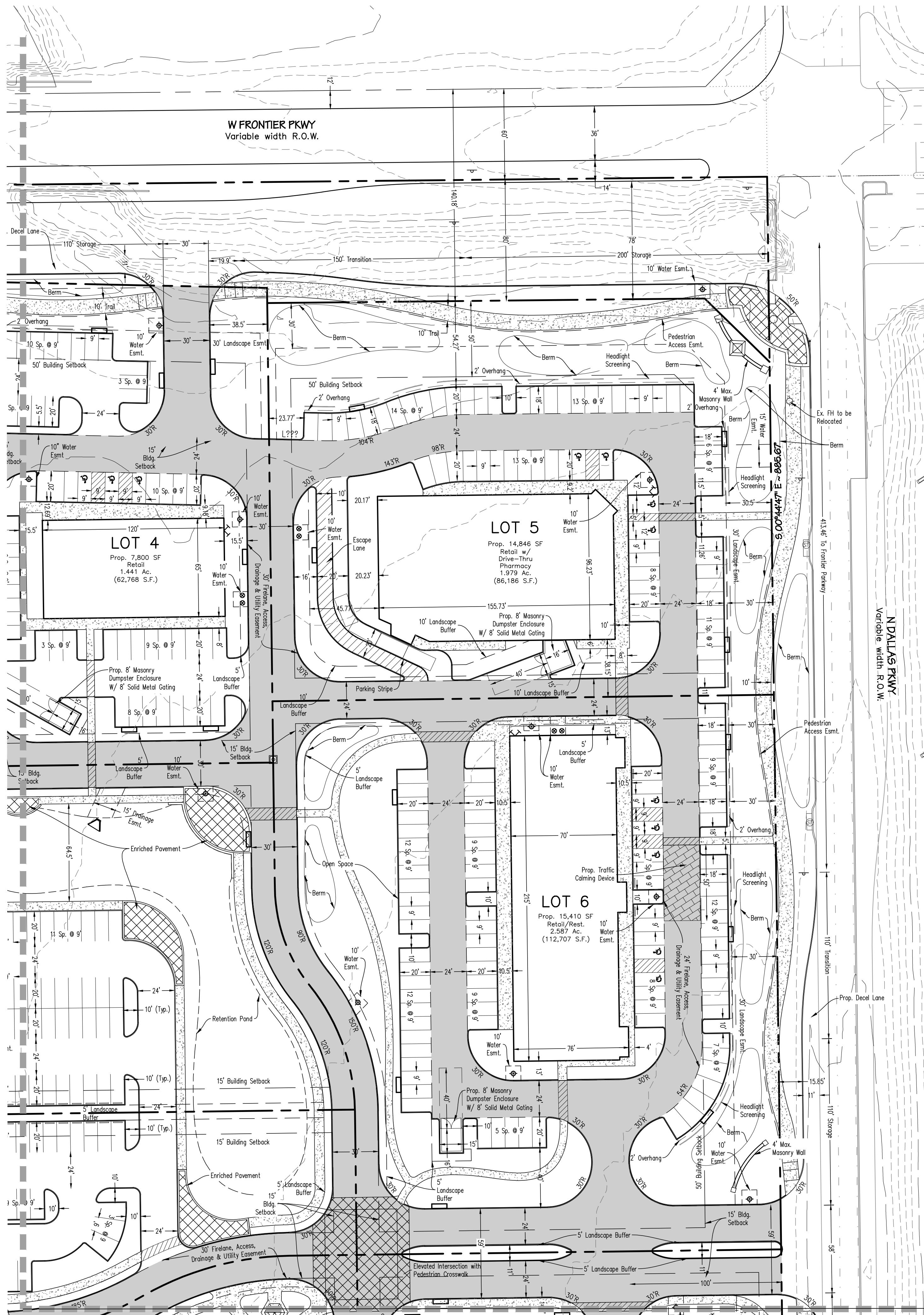
ENGINEER / SURVEYOR / APPLICANT
 Spiers Engineering, Inc.
 501 W President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: David Bond

OWNER/DEVELOPER
 Urban Heights
 4577 Firewheel Dr
 Plano, TX 75024
 Telephone: (248) 390-3400
 Contact: Ravi Yarlagadda

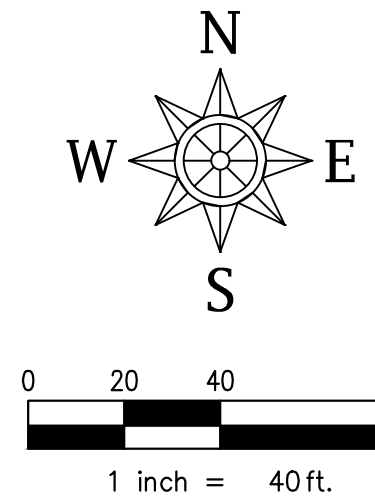
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MATCHLINE SHT. 2

MATCHLINE SHT. 5



LOCATION MAP
1" = 200'



LEGEND

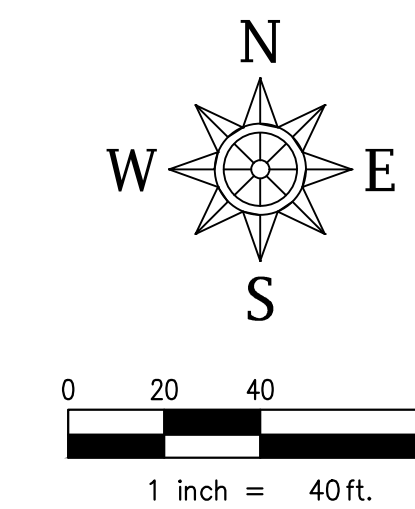
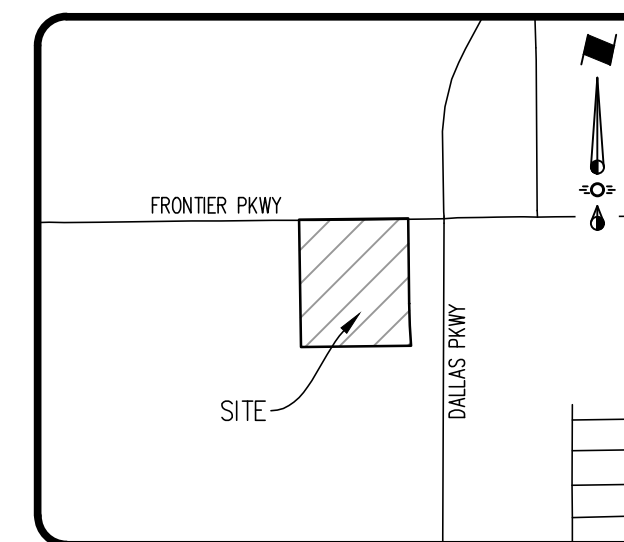
- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED ENHANCED PAVEMENT (TRAFFIC CALMING)
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- SIGNPOST
- OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FDC
- PROPOSED METER
- PROPOSED GREASE TRAP
- HEADLIGHT SCREENING

Sheet 3 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
BLOCK A, LOTS 1-12,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres
1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
Current Zoning: C-Commercial
Town Case No. : DEVAPP-24-0110
Prepared February 2026

ENGINEER / SURVEYOR / APPLICANT
Spiers Engineering, Inc.
Urban Heights
501 W President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Urban Heights
4577 Firewheel Dr
Plano, TX 75024
Telephone: (248) 390-3400
Contact: Ravi Varlagadda

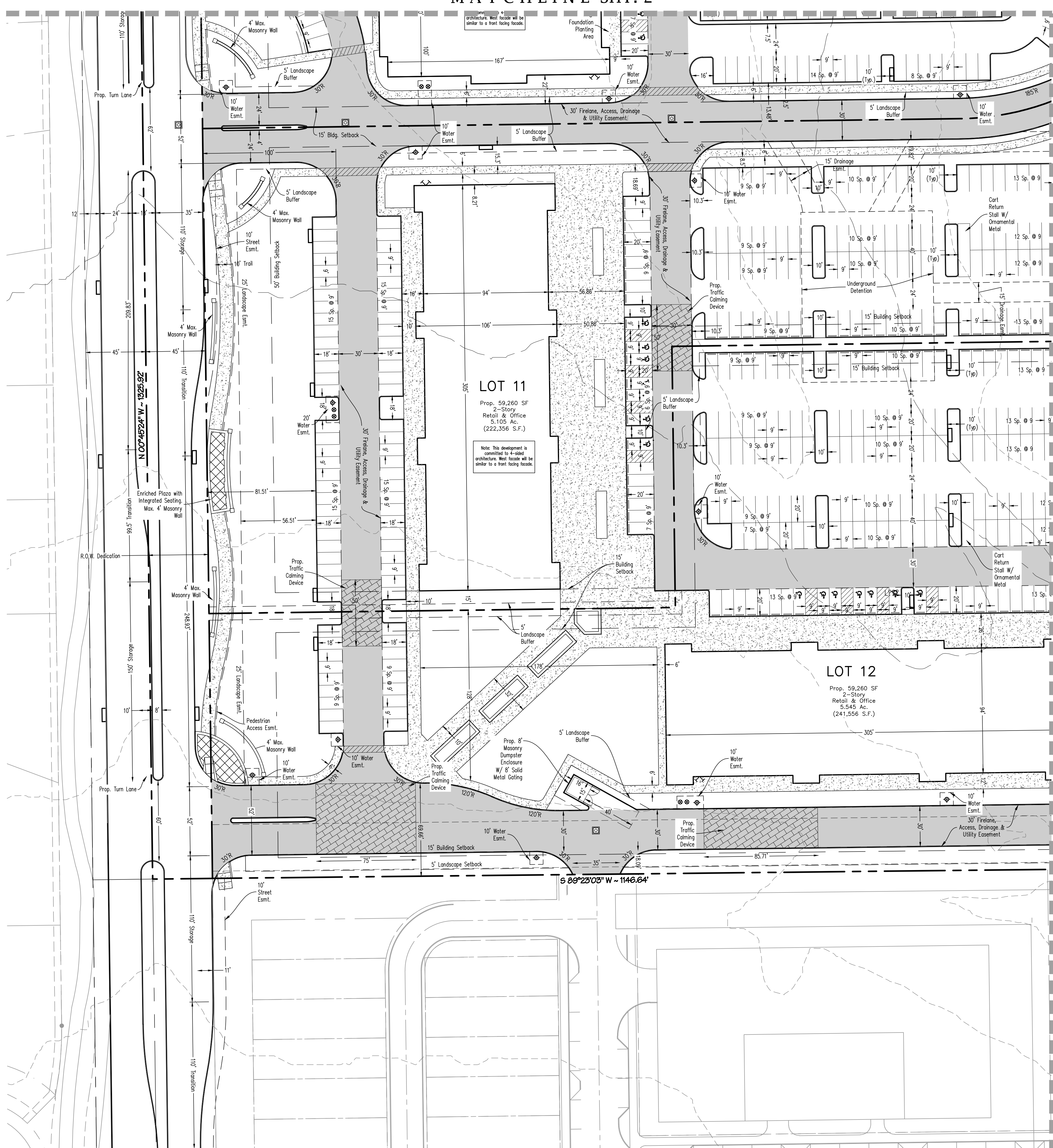
MATCHLINE SHT. 2



LOCATION MAP
1" = 200'

LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED SIDEWALK
- PROPOSED ENHANCED PAVEMENT (TRAFFIC CALMING)
- POWER POLE
- LIGHT POLE/STANDARD
- GUY WIRE ANCHOR
- SIGNPOST
- OVERHEAD POWER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FDC
- PROPOSED METER
- PROPOSED GREASE TRAP
- HEADLIGHT SCREENING



MATCHLINE SHT. 5

Sheet 4 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
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SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
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Contact: Ravi Yarlagadda

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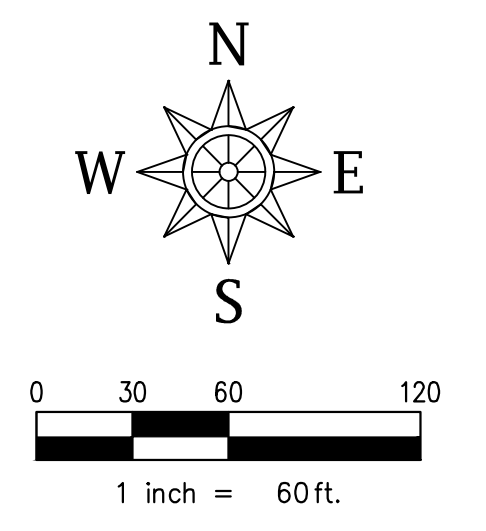
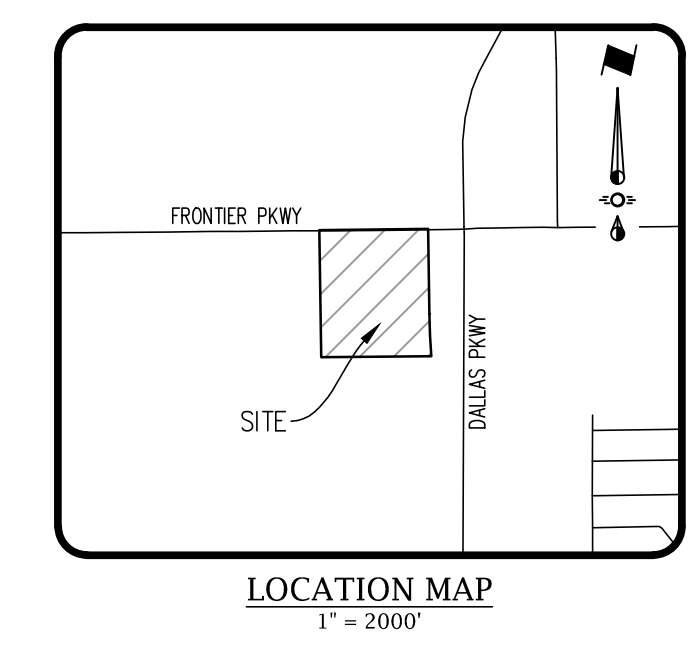
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Site Data Summary Table												
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12
Zoning	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial
Proposed Use	Restaurant	Retail	Restaurant	Retail	Retail	Retail/Rest.	Retail	Retail	Retail/Rest.	Retail/Rest.	Retail/Office	Retail/Office
Lot Area (Ac)	1.041	2.008	1.068	1.441	1.979	2.587	4.160	2.474	2.050	1.971	5.105	5.545
Lot Area (SF)	45,367	87,467	46,507	62,768	86,186	112,707	181,227	107,787	89,280	85,853	222,356	241,556
Building Footprint (SF)	2,400	10,850	2,400	7,800	14,846	15,410	35,724	16,773	13,585	12,817	29,630	29,630
Building Area (SF)	2,400	10,850	2,400	7,800	14,846	15,410	35,724	16,773	13,585	12,817	59,260	59,260
Building Height	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	28'-0"	30'-0" (2-Story)	30'-0" (2-Story)
Lot Coverage	5.3%	12.4%	5.2%	12.4%	17.2%	13.7%	19.7%	15.6%	15.2%	14.9%	13.3%	12.3%
Floor Area Ratio	0.053:1	0.124:1	0.052:1	0.124:1	0.172:1	0.137:1	0.197:1	0.156:1	0.152:1	0.149:1	0.267:1	0.245:1
Required Parking Ratio	1 Sp./100 SF	1 Sp./250 SF	1 Sp./100 SF	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF 1Sp./100 SF	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF 1Sp./100 SF	1Sp./250 SF 1Sp./100 SF	1Sp./250 SF 1Sp./350 SF	1Sp./250 SF 1Sp./350 SF
Required Parking Breakdown	100% Restaurant	100% Retail	100% Restaurant	100% Retail	100% Retail	70% Retail 30% Restaurant	100% Retail	100% Retail	65% Retail 35% Restaurant	76% Retail 24% Restaurant	50% Retail 50% Office	50% Retail 50% Office
Total Required Parking	24 Sp.	43 Sp.	24 Sp.	31 Sp.	59 Sp.	89 Sp.	143 Sp.	67 Sp.	83 Sp.	70 Sp.	203 Sp.	203 Sp.
Total Provided Parking	36 Sp.	92 Sp.	37 Sp.	58 Sp.	64 Sp.	90 Sp.	213 Sp.	93 Sp.	86 Sp.	70 Sp.	208 Sp.	213 Sp.
Required Handicap Parking	2 Sp.	4 Sp.	2 Sp.	3 Sp.	3 Sp.	4 Sp.	7 Sp.	5 Sp.	4 Sp.	3 Sp.	7 Sp.	7 Sp.
Provided Handicap Parking	2 Sp.	5 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	7 Sp.	5 Sp.	4 Sp.	4 Sp.	7 Sp.	7 Sp.
Required Parking Lot Landscaping (SF)	540	1,380	555	870	960	1,350	3,195	1,395	1,290	1,050	3,120	3,195
Provided Parking Lot Landscaping (SF)	786	3,056	14,499	2,537	2,994	2,568	5,001	3,011	2,309	2,312	4,094	4,108
Required Open Space (SF)	3,176	6,123	3,255	4,394	6,033	7,889	12,686	7,545	6,250	6,010	15,565	16,909
Provided Open Space (SF)	8,432	7,214	4,800	5,962	12,001	20,414	25,288	15,378	7,974	8,776	42,167	39,045
Total Impervious Area (SF)	27,482	69,587	22,078	48,540	55,814	78,116	141,694	81,951	69,451	62,455	163,126	198,402

Sheet 6 of 6
 PRELIMINARY SITE PLAN
FRONTIER GATEWAY
 BLOCK A, LOTS 1-12,
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
 SECTION NO. 12, ABSTRACT NO. 147
 1,369,004 Net Sq.Ft. / 31.428 Net Acres
 1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
 Current Zoning: C-Commercial
 Town Case No. : DEVAPP-24-0110
 Prepared February 2026

ENGINEER / SURVEYOR / APPLICANT Spiors Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER/DEVELOPER Urban Heights 4577 Firewheel Dr Plano, TX 75024 Telephone: (248) 390-3400 Contact: Ravi Varlagadda
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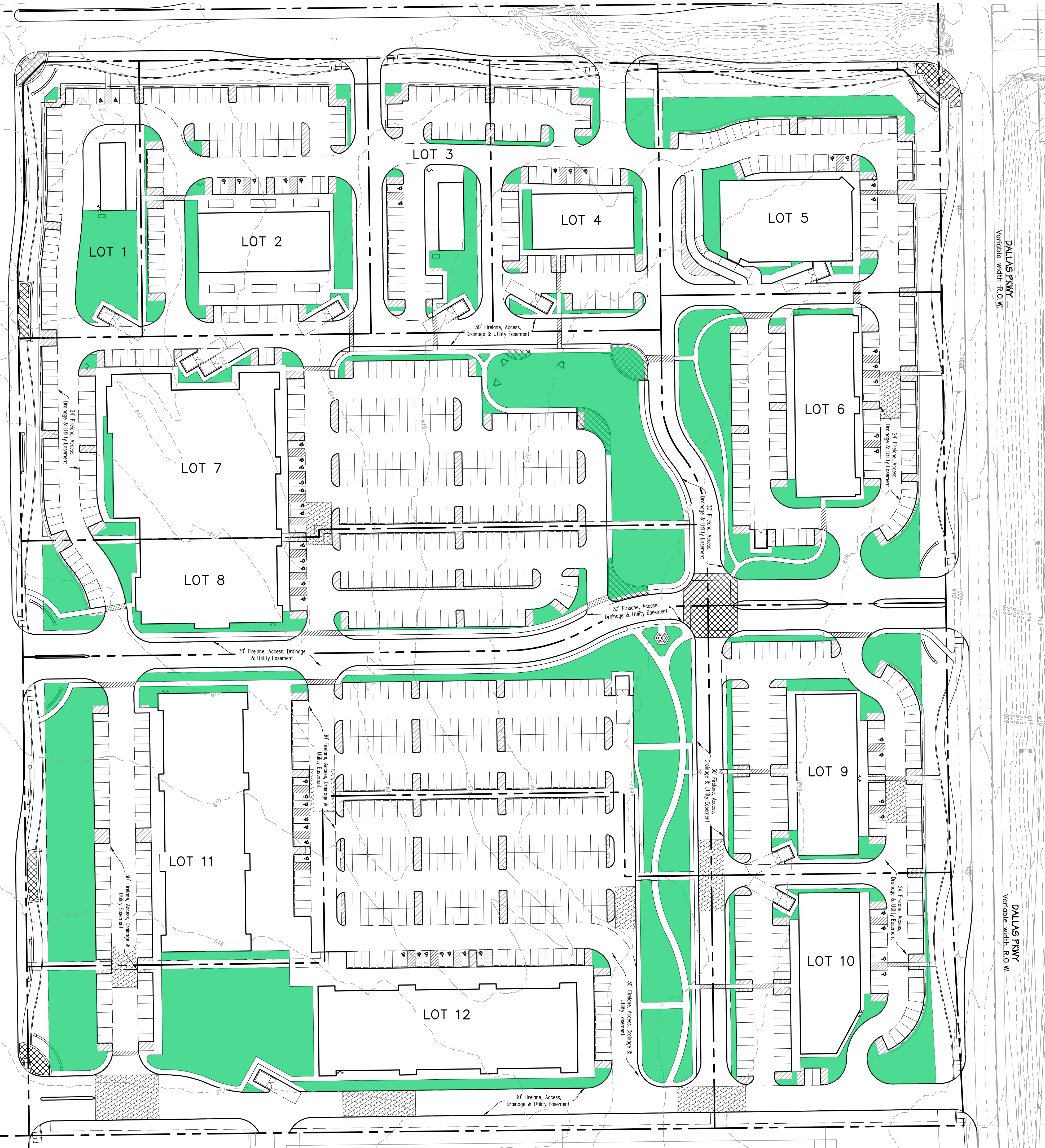
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Site Data Summary Table												
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12
Lot Area (SF)	45,367	87,467	46,507	62,768	86,886	112,707	181,227	107,787	89,280	85,853	222,356	243,556
Required Parking Lot Landscaping (SF)	540	1,380	555	870	960	1,350	3,195	1,395	1,290	1,050	3,120	3,195
Provided Parking Lot Landscaping (SF)	786	1,056	16,499	2,537	2,994	2,688	4,957	3,031	2,309	2,512	4,094	3,860
Required Open Space (SF)	3,376	6,323	3,285	4,394	6,033	7,809	12,686	7,545	6,350	6,010	15,565	16,909
Provided Open Space (SF)	8,432	7,214	6,800	5,962	12,001	20,414	25,288	15,378	7,974	8,776	42,615	45,040
Total Impervious Area (SF)	27,482	69,587	22,078	48,540	55,814	78,116	141,695	81,951	69,451	62,455	163,310	177,892

LEGEND

- INTERIOR LANDSCAPE AREA PROVIDED
- OPEN SPACE PROVIDED

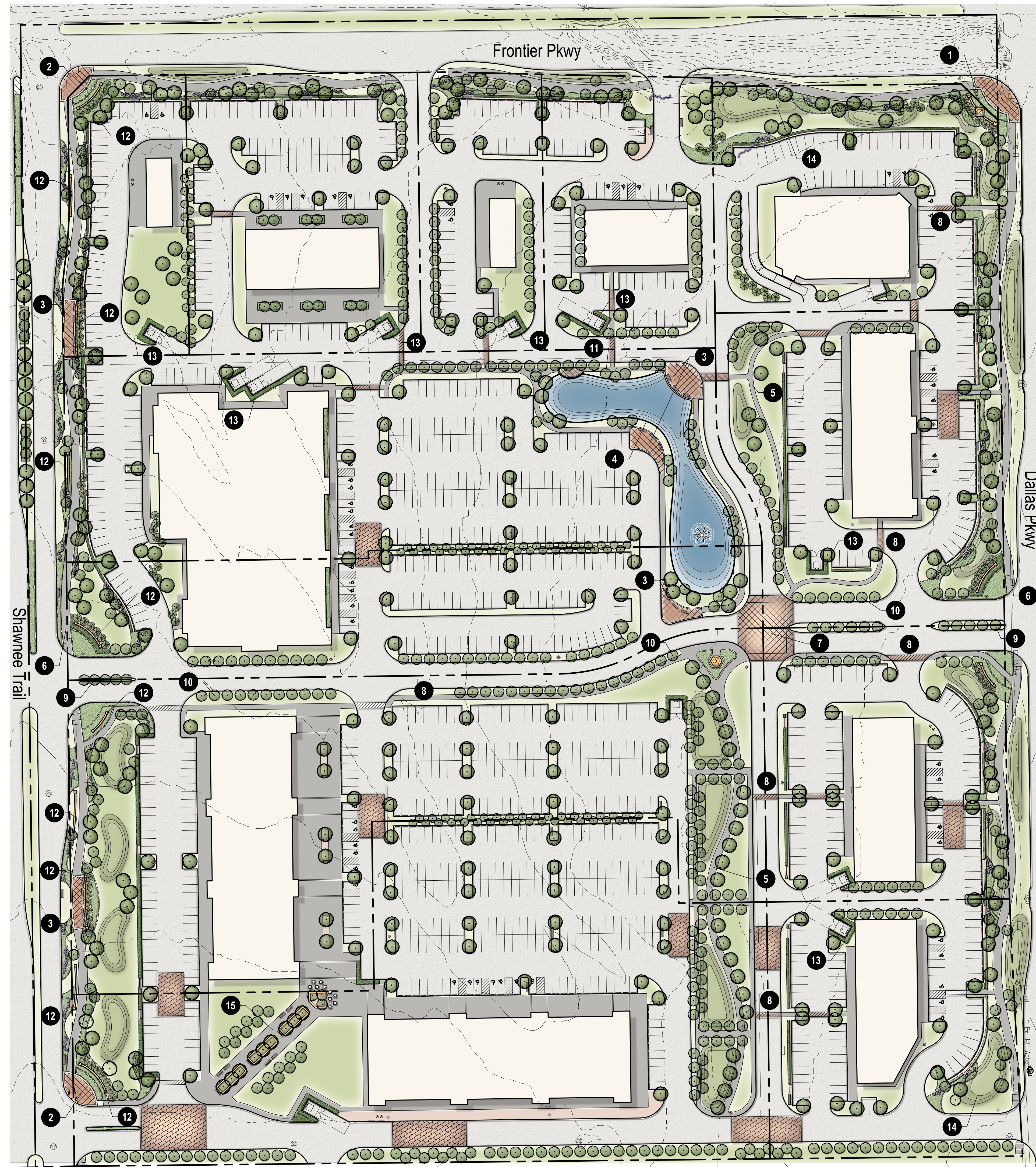


OPEN SPACE PLAN
FRONTIER GATEWAY
 BLOCK A, LOTS 1-11,
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
 SECTION NO. 12, ABSTRACT NO. 147
 1,369,004 Net Sq.Ft. / 31.428 Net Acres
 1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
 Current Zoning: C-Commercial
 Town Case No. : DEVAPP-24-0110
 Prepared May 2025

ENGINEER / SURVEYOR / APPLICANT Spiors Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER/DEVELOPER Urban Heights 4577 Firewheel Dr Plano, TX 75024 Telephone: (248) 390-3400 Contact: Ravi Varlagadda
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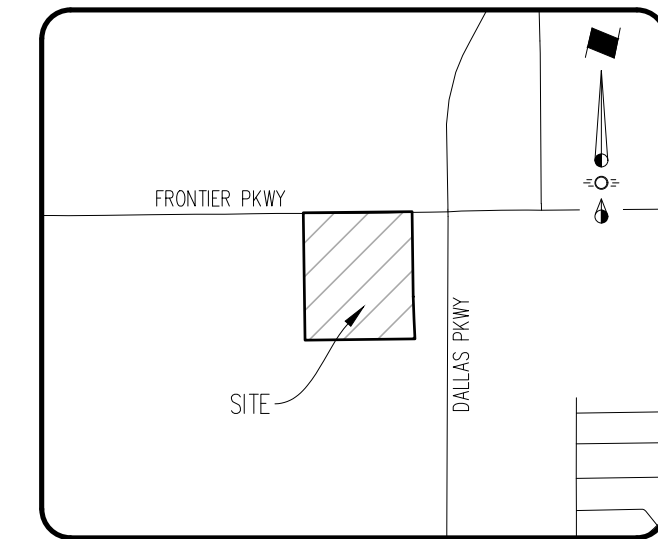
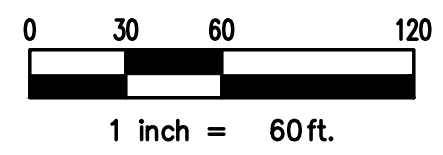
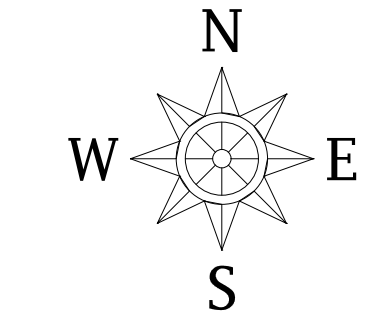
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Amenity and Landscape Features Key

- 1 Lush layered planting with sculptural focal feature
- 2 Enriched Corner Plaza
- 3 Enriched Plaza with Integrated Seating
- 4 Amenitized Retention Pond with Overlooks and Seating
- 5 Curvilinear 10' Path with Sculptural Berms
- 6 Curvilinear 10' Path with Ornamental Plantings and Shade Trees
- 7 Elevated Intersection with Pedestrian Crosswalk
- 8 Enriched Pedestrian Crosswalk
- 9 Flowering Ornamental Entry Trees
- 10 Flowering Ornamental Trees Flanking Drive
- 11 Flowering Ornamental Grove
- 12 Lush Layered Plantings with Low Masonry Walls
- 13 Evergreen Dumpster Screening
- 14 Sculptural Berms
- 15 Allée with raised planters



LOCATION MAP
1" = 2000'

CONCEPTUAL LANDSCAPE PLAN
FRONTIER GATEWAY
 BLOCK A, LOTS 1-11,
 IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
 SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
 SECTION NO. 12, ABSTRACT NO. 147
 1,505,293 Gross Sq.Ft. / 31.543 Gross Acres
 1,374,047 Net Sq.Ft. / 34.556 Net Acres
 Current Zoning: C-Commercial
 Town Case No. : DEVAPP-24-0110
 Prepared July 2025

LANDSCAPE ARCHITECT
 Spars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBAE No. 2986
 Contact: Anthony Stewart, RLA

ENGINEER / SURVEYOR / APPLICANT
 Spars Engineering, Inc.
 501 W. President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: David Bond

OWNER/DEVELOPER
 Urban Heights
 4577 Firewheel Dr
 Plano, TX 75024
 Telephone: (248) 390-3400
 Contact: Ravi Yarlalagadda











PLANNING

To: Planning and Zoning Commission **Item No. 4d**
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Site Plan for Westside Addition, Block A, Lot 3
Meeting: April 14, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Site Plan for a Drive-Through Restaurant on Westside Addition, Block A, Lot 3, on 0.9± acres, located on the east side of FM 1385 and 250± feet north of University Drive. (DEVAPP-25-0095)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-94 (Mixed Use).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-94. The Planned Development allows for development of three non-contiguous drive-through restaurants along University Drive and one on FM 1385; a Specific Use Permit is not required.

Description of Agenda Item:

The Preliminary Site Plan consists of a 2,274 square foot drive-through restaurant with associated parking.

Access:

Access is provided from FM 1385 and University Drive through cross access within the overall commercial development.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. The Planned Development provides for two areas of open space within the entire development that satisfies the requirement for open space on these lots.

Companion Item:

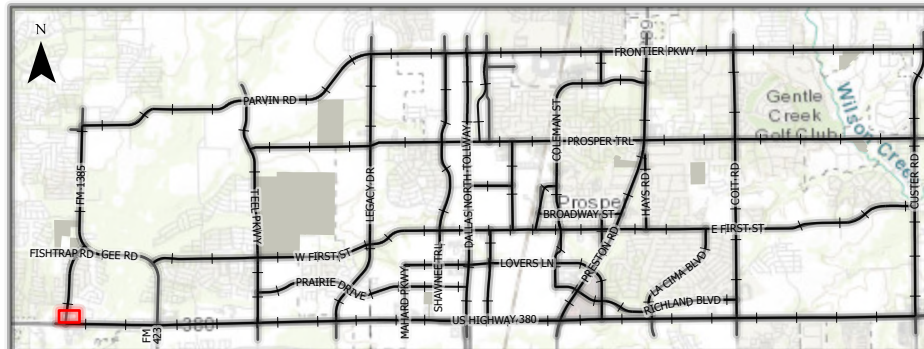
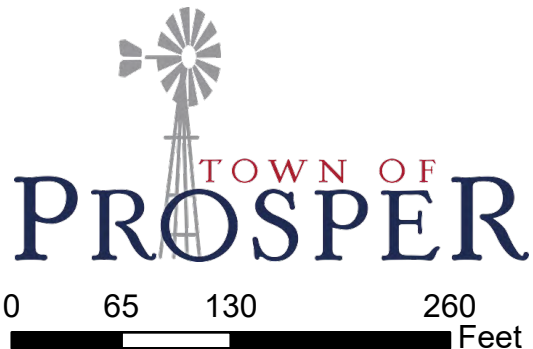
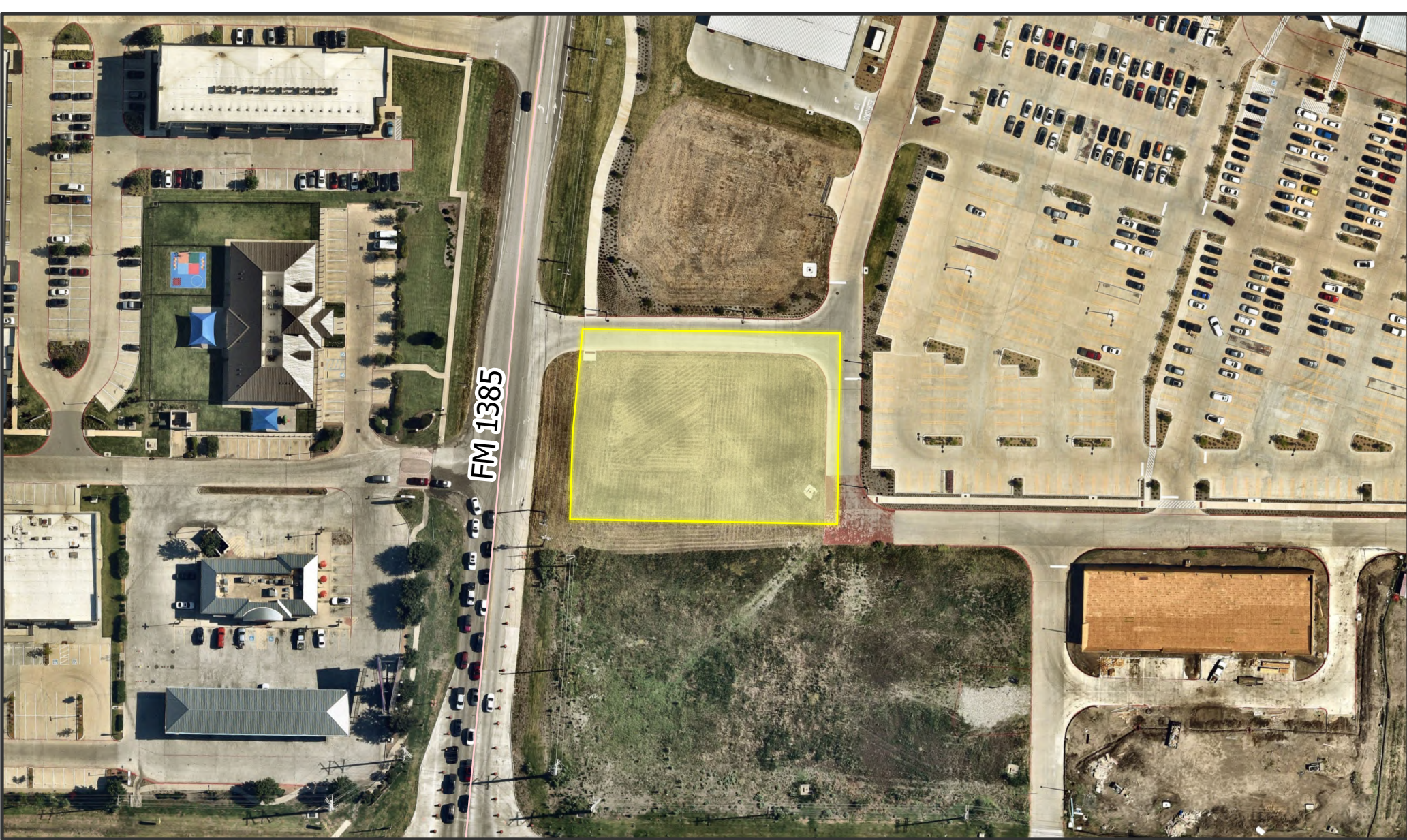
There are no companion items on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Site Plan.



DEVAPP-25-0095

Westside Addition, Block A,
Lot 3 - Zaxby's

Preliminary Site Plan

This map for illustration purposes only



PLANNING

To: Planning and Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Site Plan for Westfork Crossing Addition, Block A, Lot 9
Meeting: April 14, 2026

Item No. 4e

Agenda Item:

Consider and act upon a request for a Site Plan for a Retail Building on Westfork Crossing Addition, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road. (DEVAPP-25-0114)

Future Land Use Plan:

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

Zoning:

The property is zoned Commercial.

Conformance:

The Site Plan conforms to the development standards of the Commercial District.

Description of Agenda Item:

The Site Plan consists of a 153,700 square foot retail building with associated parking.

Access:

Access is provided from Gee Road and University Drive through cross access within the overall commercial development.

Landscaping, Open Space, and Screening:

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

Companion Item:

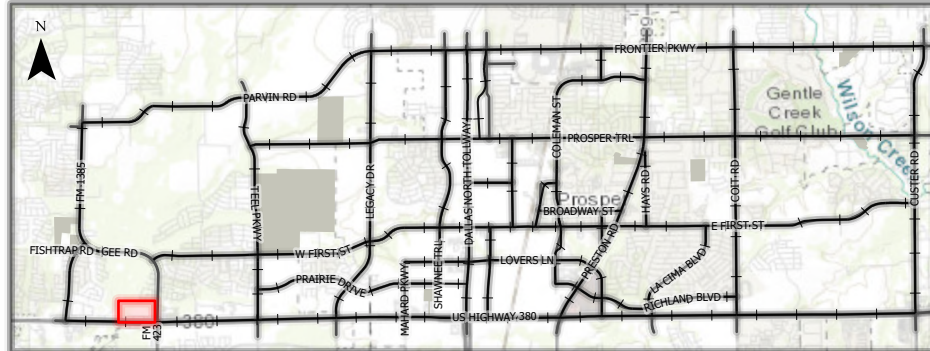
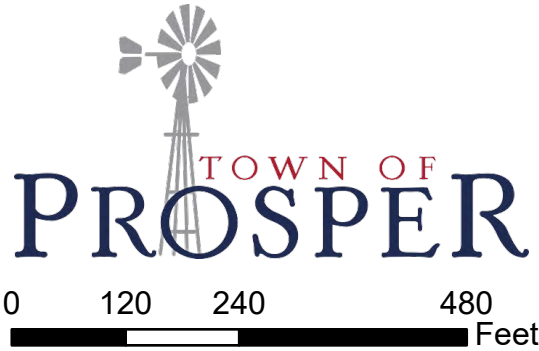
As a companion item, the Final Plat (DEVAPP-25-0113) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan subject to finalization of screening wall locations on the north side of the building prior to release for construction.

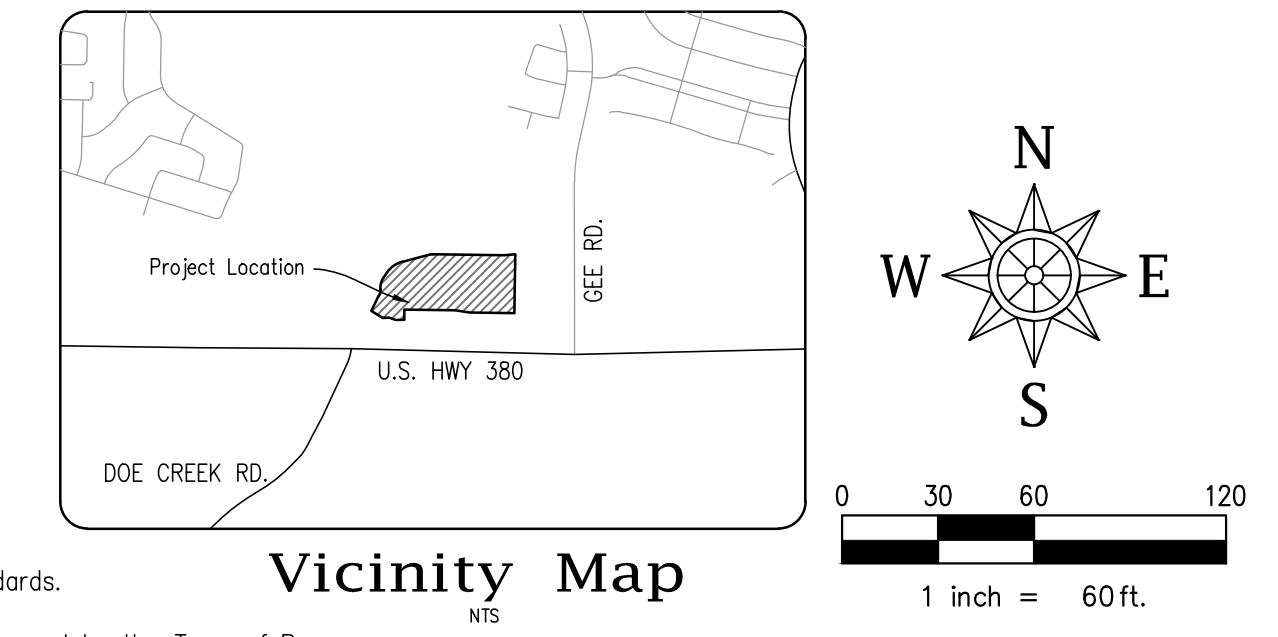


This map for illustration purposes only

DEVAPP-25-0114

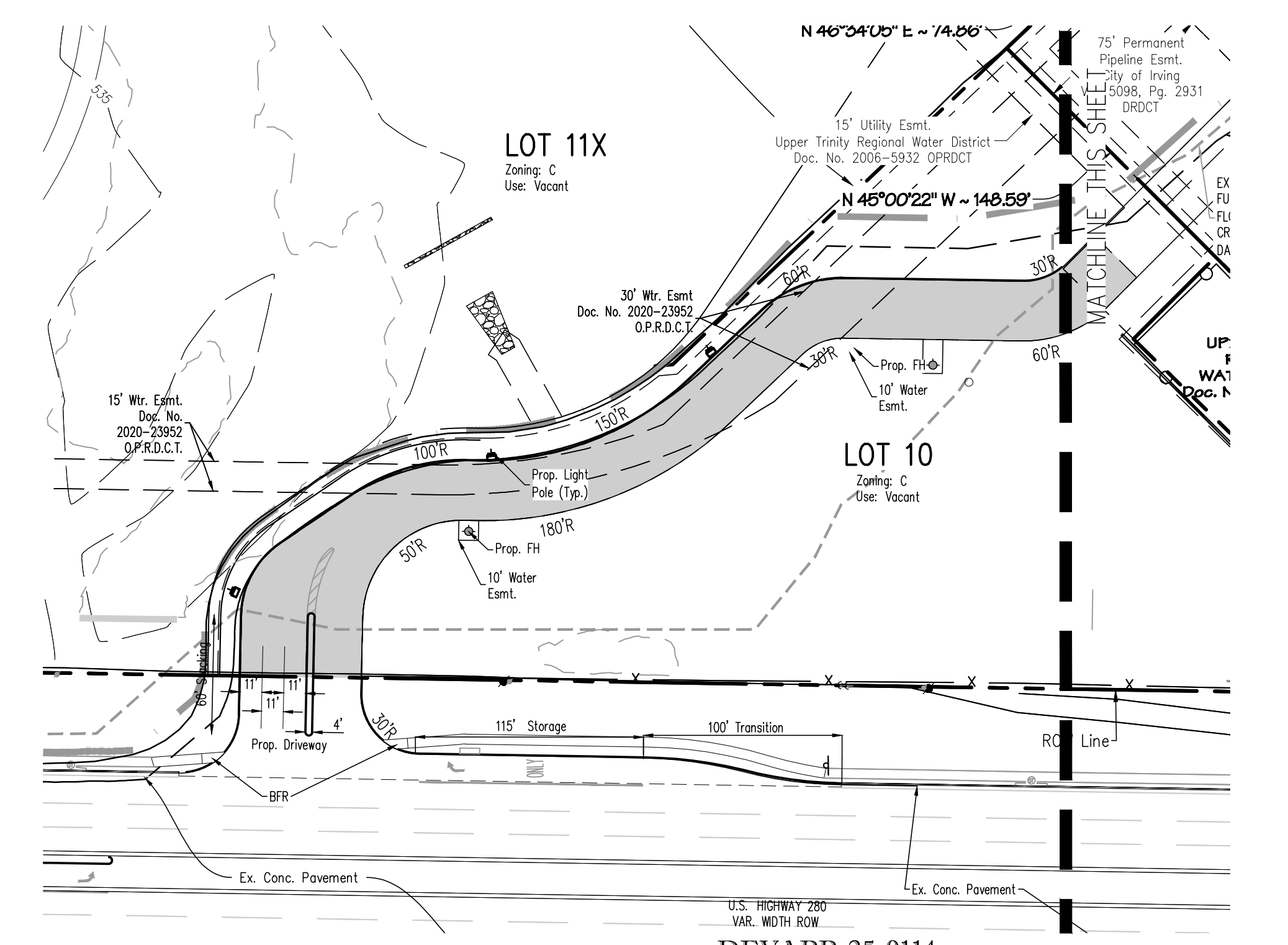
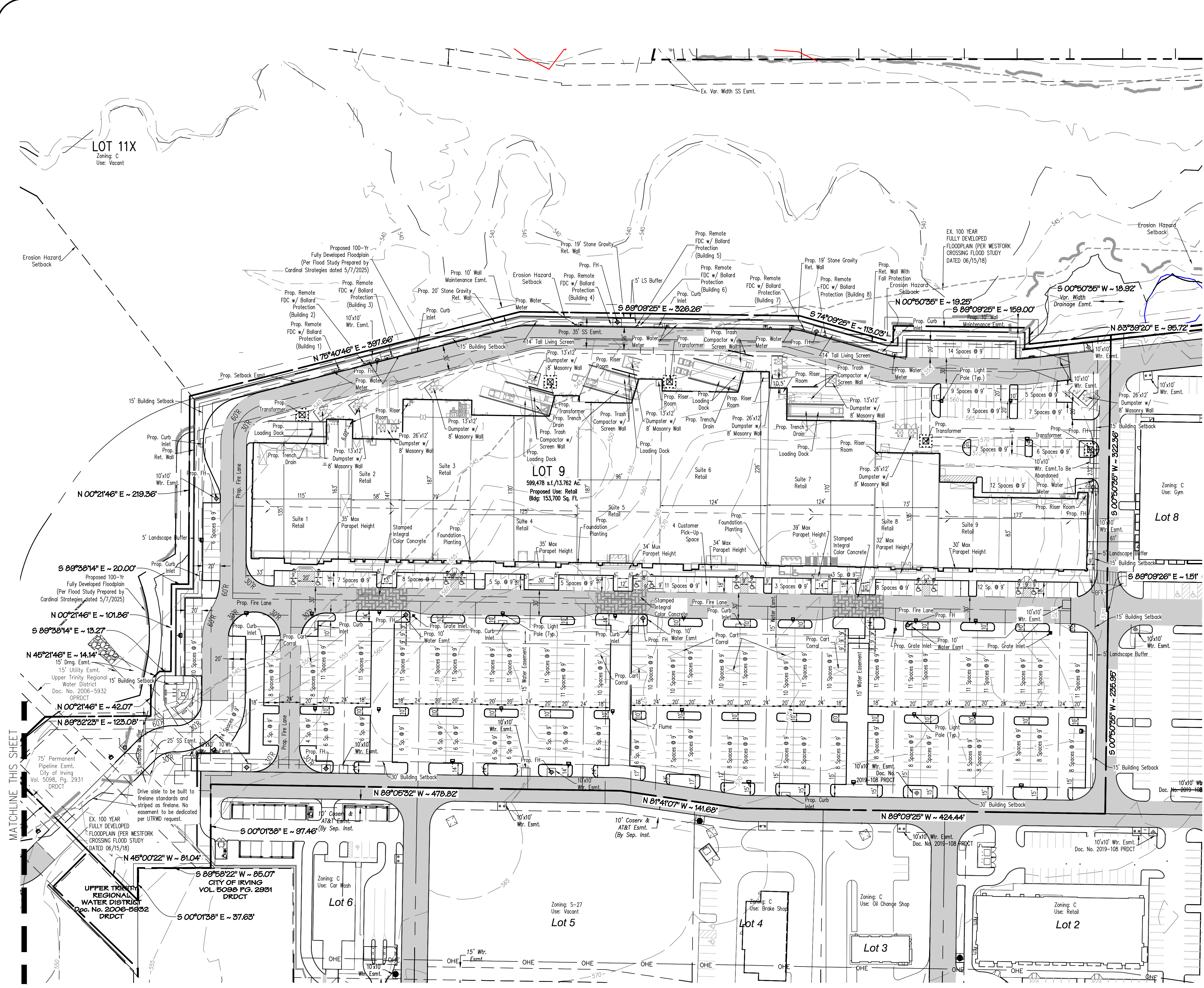
Westfork Crossing Addition,
Block A, Lot 9

Site Plan



Town of Prosper Site Plan Notes:

- All development standards shall follow Town Standards.
- Landscaping shall conform to landscape plans approved by the Town of Prosper.
- All development standards shall follow Fire Requirements per the Town of Prosper.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
- All signage is subject to Building Official approval.
- Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
- The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan 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 *
- 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.
- All environmental studies required to reclaim floodplain shall be submitted at time of final plat to develop each lot.
- The owner(s) of Lots 7, 8, 9, and 10 shall continue to have rights to access Lot 11X after deeding to the Town for the purpose of floodplain reclamation, grading, retaining wall maintenance, utility installation, and any additional activities required for the development and maintenance of the improvements shown on Lots 7, 8, 9, and 10.
- Nothing shall prohibit the owner from attempting to reclaim a lot from the floodplain (and adjacent areas) in Lot 11X, subject to appropriate federal approvals to the extent required by law.
- Per the Development Agreement, 10 parking spaces are dedicated for the proposed hike and bike trail.
- All retail/commercial buildings with facades greater than 200 feet in length shall incorporate wall plane projections or recesses that are at least six feet deep. Projections/recesses must be at least 25% of the length of the facade. No uninterrupted length may exceed 100 feet in length.
- All Retaining walls along creek to be stone.
- All landscape easements must be exclusive of any other type of easement.



LOT	ZONING	PROPOSED USE	LOT AREA		BUILDING AREA (SF)	BUILDING HEIGHT	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														
9	C	RETAIL	617,515	14.18	153,700 SF	1 Story Building: Parapet Max Height: 38'-10" Building Max Height: 30'-0"	24.9%	0.2580:1	1/250	153,700/250 = 615	666	14	16	10,035	18,521	488,100	43,226	43,398

- Proposed Creek Amenities:**
- Hike & bike trail
 - Visibility corridor from Gee Road and US380 - see inset A for Visibility Corridors
 - Trail head park

I.D.	Type	Size	No.	Sewer	Remarks
①	Domestic	2"	9	6"	Proposed
②	Irrigation	2"	1	N/A	Proposed

LEGEND

- FIRELANE ACCESS, DRAINAGE & UTILITY EASEMENT
- PROPOSED FIRE HYDRANT
- PROPOSED PROPERTY LINE
- Proposed FDC
- STAMPED CONCRETE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED FLOODPLAIN
- EXISTING FLOODPLAIN

DEVAPP-25-0114
SITE PLAN
WESTFORK CROSSING
 Block A, Lot 9
 IN THE TOWN OF PROSPER, DENTON COUNTY, TEXAS
 M.E.P & P.R SURVEY ABSTRACT NO. 1476
 617,515 Sq. Ft./14.176 Acres
ENGINEER / SURVEYOR / APPLICANT
 Spars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: Kevin Wier
OWNER/DEVELOPER
 Northwest 423/380 LP
 7001 Preston Road, Suite 410
 Dallas, TX 75205
 Telephone: (214) 224-4600
 Contact: Robert Dorazil
 Scale: 1"=60' Mar-26 SEI Job No. 24-348

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 MATCHLINE THIS SHEET
 MATCHLINE THIS SHEET



PLANNING

To: Planning and Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Final Plat of Westfork Crossing Addition, Block A, Lot 9
Meeting: April 14, 2026

Item No. 4f

Agenda Item:

Consider and act upon a request for a Final Plat of Westfork Crossing Addition, Block A, Lot 9 on 14.2± acres, located on the north side of University Drive and 510± feet east of Gee Road. (DEVAPP-25-0113)

Future Land Use Plan:

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

Zoning:

The property is zoned Commercial.

Conformance:

The Final Plat conforms to the development standards of Commercial District.

Description of Agenda Item:

The purpose of this Final Plat is to dedicate easements necessary for the development of Lot 9.

Companion Item:

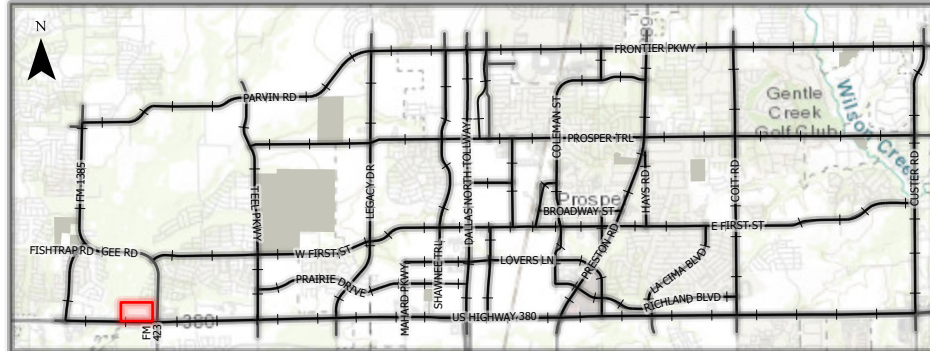
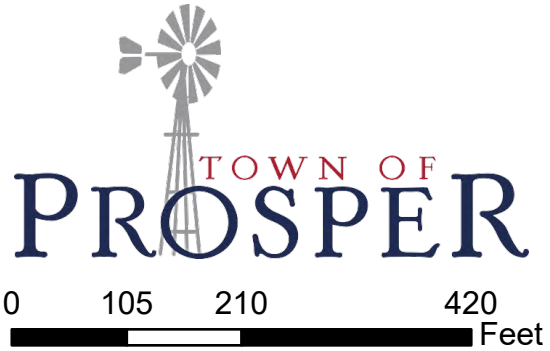
As a companion item, the Site Plan (DEVAPP-25-0114) is on this Planning and Zoning Commission agenda.

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-25-0113

Westfork Crossing Addition,
Block A, Lot 9

Final Plat

STATE OF TEXAS §
COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS Northwest 423/380 LP is the owner of a tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 1476, Town of Prosper, Denton County, Texas, the subject part being all of Lot 9, Block A, Westfork Crossing Addition, according to the plat recorded in Document No. 2026-42 of the Official Public Records, Denton County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a point being the southwest corner of Lot 8, Block A, Westfork Crossing Addition according to the plat recorded in Document No. 2022-212 OPRDCT, also being on the north line of Lot 2, Block A, Westfork Crossing Addition according to the plat recorded in Document No. 2019-434 OPRDCT, and from which an "X" found in concrete found for an interior corner of Lot 8 and the northeast corner of Lot 2, bears S 89°09'25" W, 120.16 feet;

THENCE N 89°09'25" W, 424.44 feet to an "X" found in concrete on the north line of Lot 4, Block A, Westfork Crossing Addition according to the plat recorded in Document No. 2019-108 OPRDCT;

THENCE N 81°41'07" W, 141.68 feet to an "X" found in concrete on the north line of Lot 5, Block A, Westfork Crossing Addition; and

THENCE N 89°05'32" W, 478.82 feet to an "X" found in concrete for the northwest corner of Lot 6, Block A, Westfork Crossing Addition according to the plat recorded in Document No. 2020-327 OPRDCT;

THENCE S 00°01'38" E, 97.46 feet along the west line of Lot 6 to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the north line of a tract of land conveyed to the City of Irving, Texas according to the deed recorded in Volume 5098, Page 2931 of the Deed Records, Denton County, Texas (DRDCT);

THENCE S 89°58'22" W, 85.07 feet along the north line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northwest corner thereof;

THENCE S 00°01'38" E, 37.63 feet along the west line thereof to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northeast corner of a tract of land conveyed to Upper Trinity Regional Water District, according to the deed recorded in Document No. 2006-5932 DRDCT;

THENCE N 45°00'22" W, 229.63 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set on the south line of Lot 11X, Block A, Westfork Crossing Addition according to the plat recorded in Document No. 2026-42 OPRDCT;

THENCE along the south line of Lot 11X, the following:

- N 46°34'05" E, 74.86 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 89°32'23" E, 123.08 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 00°21'46" E, 42.07 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 45°21'46" E, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 89°38'14" E, 13.27 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 00°21'46" E, 74.86 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 89°38'14" E, 20.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 00°21'46" E, 246.36 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 75°40'46" E, 397.66 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 89°09'25" E, 326.26 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 74°09'25" E, 113.03 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- N 00°50'35" E, 19.25 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 89°09'25" E, 159.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;
- S 00°50'35" W, 18.92 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

And N 83°39'20" E, 95.72 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northwest corner of said Lot 8;

THENCE along the west line of Lot 8, the following:

- S 00°50'35" W, 322.36 feet to an "X" set in concrete;
- S 89°09'25" E, 1.51 feet to an "X" set in concrete;
- And S 00°50'35" W, 235.95 feet to the POINT OF BEGINNING with the subject tract containing 617,515 square feet or 14.176 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Northwest 423/380 LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Westfork Crossing Addition, Block A, Lot 9, an Addition to the Town of Prosper, and does hereby dedicate to the public use forever the streets and alleys shown thereon. Northwest 423/380 LP does herein certify the following:

- 1. The streets and alleys are dedicated for street purposes.
- 2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- 3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- 4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Prosper.
- 5. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- 6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- 7. The Town of Prosper and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the said easements.
- 8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of 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.

Witness our hands at _____ County, Texas, this _____ day of _____, 2026.

Northwest 423/380 LP,
a Texas limited partnership

By: NORTHWEST CORNER, LLC
a Texas limited liability company
General Partner

By: _____
Robert V. Dorazi
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Robert V. Dorazi, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Prosper, Texas.

Dated this the _____ day of _____, 2026.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

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



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

NOTE:
UPPER TRINITY REGIONAL WATER DISTRICT (UTRWID) hereby retains all its preexisting dominant and superior legal property rights established in instrument No. 2006-5932. All work, crossings and other activities within the easements shall be submitted to UTRWID for review and approval. No work shall be performed within UTRWID's easement without written authorization from UTRWID. Contact UTRWID at 972-219-1228 and www.utrwid.com

Table with 5 columns: Line Table, Line Table, Line Table, Line Table, Line Table. Each column contains a list of line segments with columns for Line #, Bearing, and Distance.

Table with 2 columns: Curve Table, Curve Table. Each column contains a list of curve segments with columns for Curve #, Length, Radius, Delta, Chord Bearing, and Chord Distance.

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2026, by the Planning and Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

TOWN OF PROSPER CASE NO. DEVAPP-25-0113
FINAL PLAT

WESTFORK CROSSING

ADDITION

BLOCK A, LOT 9

BEING 14.176 ACRES OF LAND

IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 1476

& P. BARNES SURVEY, ABSTRACT NO. 79

TOWN OF PROSPER, DENTON COUNTY, TEXAS

OWNER / APPLICANT
Northwest 423/380, LP
7001 Preston Rd., Ste. 410
Dallas, Texas 75205
Telephone (214) 224-4644
Contact: Robert V. Dorazi

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



PLANNING

To: Planning and Zoning Commission **Item No. 5**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Conceptual Development Plan for Tracts B, C, and D of Planned Development-38

Meeting: April 14, 2026

Agenda Item:

Consider and act upon a request for a Conceptual Development Plan for Tracts B, C, and D of Planned Development-38, on 38.5± acres, located on the north side of University Drive and 805± feet west of Lakewood Drive. (DEVAPP-25-0116)

Background:

The current zoning for this property, Planned Development-38, divides the district into four tracts, Tracts A-D. The ordinance contains a Conceptual Development Plan for Tract A; however, Tracts B-D are not included in this plan. Instead, the language in the ordinance requires a Conceptual Development Plan for the remaining tracts, Tracts B-D, to be submitted prior to the submission of a Preliminary Site Plan. Additionally, this Conceptual Development plan must receive a recommendation from the Planning and Zoning Commission and approval from Town Council.

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-38 (Retail).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-38.

Description of Agenda Item:

The Conceptual Development Plan consists of 18 hotel, office, restaurant, and retail buildings on 12 lots totaling 287,850 square feet and associated parking.

- Lot 1: Restaurant (6,300 SF)
- Lot 2: Restaurant/Retail (16,000 SF)
- Lot 3: Restaurant (6,000 SF)
- Lot 4: Restaurant/Retail Buildings (35,500 SF) + Retention Pond (3 Acres)
- Lot 5: Office (69,000 SF)
- Lot 6: Office/Restaurant/Retail (22,300 SF)
- Lot 7: Restaurant/Retail Buildings (5,250 SF)
- Lot 8: Restaurant/Retail (7,750 SF)
- Lot 9: Office/Restaurant/Retail Buildings (31,500 SF)
- Lot 10: Restaurant/Retail Buildings (14,250 SF)
- Lot 11: Full-Service Hotel/Meeting Space/Restaurant (40,000 SF)
- Lot 12: Restaurant/Retail Buildings (34,000 SF)

Access:

Access is provided from Richland Boulevard, University Drive, and a future collector road that will run through the center of the development.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. The retention pond for the development is located on the eastern side of the property and incorporates pathways that connect to the surrounding lots.

Companion Item:

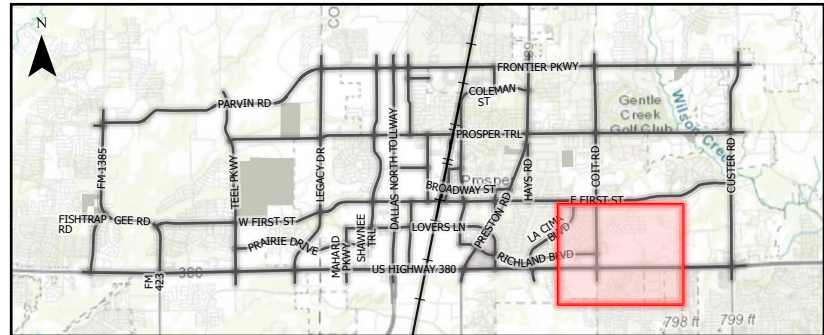
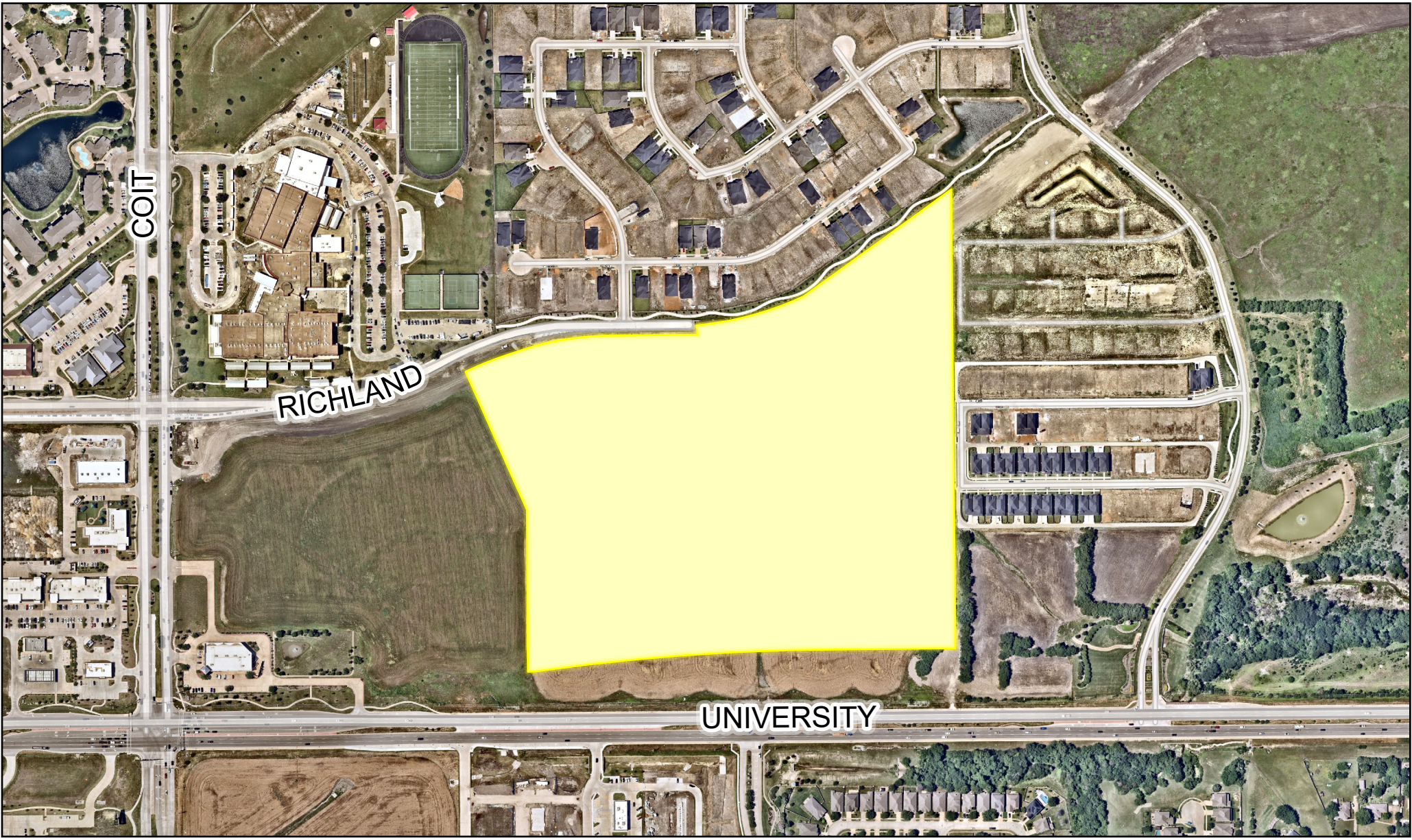
There are no companion items on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Conceptual Development Plan

Town Staff Recommendation:

Town Staff recommends approval of the Conceptual Development Plan.



This map for illustration purposes only

DEVAPP-25-0116
Prosper Crossing
Conceptual Development
Plan

