



AGENDA
Planning & Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, February 04, 2025
7:00 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 January 21, 2025, Planning & Zoning Commission work session.
- [3b.](#) Consider and act upon the minutes from the January 21, 2025, Planning & Zoning Commission regular meeting.

- 3c. Consider and act upon a request for a Site Plan for a Bank with a Drive-Through and a Drive-Through Restaurant/Retail Building on Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0142)
- 3d. Consider and act upon a request for a Replat for Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0141)
- 3e. Consider and act upon a request for a Façade Plan for a Bank with a Drive-Through and a Drive-Through Restaurant/Retail Building for Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0143)

CITIZEN COMMENTS

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

REGULAR AGENDA:

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

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

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, January 31, 2025, and remained so posted at least 72 hours before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

NOTICE

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1073 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, January 21st, 2025, 5:30 p.m.

Call to Order / Roll Call

The meeting was called to order at 5:34 p.m.

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

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

Other(s) Present: Jeremy Page, L.L.P. (Town Attorney)

Items for Individual Consideration:

1. Training given by the Town Attorney.
2. Discuss items on the January 21, 2025, Planning & Zoning Commission agenda.

Town Attorney, Jeremy Page, L.L.P., conducted training for the Commission over the basics of municipal planning and zoning in Texas.

Adjourn.

The work session was adjourned at 6:43 p.m.

Trey Ramon, Planning Technician

Josh Carson, Secretary



MINUTES
Prosper Planning & Zoning Commission
Regular Meeting
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, January 21, 2025, 6:30 p.m.

1. Call to Order / Roll Call

The meeting was called to order at 6:46 p.m.

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

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)

Other(s) Present: Jeremy Page, L.L.P. (Town Attorney)

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon the minutes from the December 3, 2024, Planning & Zoning Commission regular meeting.**
- 3b. Consider and act upon a request for a Preliminary Site Plan for Automobile Service, Convenience Store with Gas Pumps, Daycare, Drive-Through Restaurant, Office/Restaurant/Retail, Professional Office, and Restaurant/Retail Buildings on Prosper Legacy, Block D, Lots 1-2, Block E, Lots 1-5, and Block F, Lots 1-2, on 22.2± acres, located on the southwest corner of Legacy Drive and Prosper Trail. (DEVAPP-24-0083)**

Commissioner Blanscet made a request to pull Item 3b from the Consent Agenda.

Commissioner Hamilton made a motion to approve Item 3a with the condition that the revised minutes presented to the Commission be approved. The motion was seconded by Commissioner Harris. The motion was carried unanimously by a vote of 7-0.

Commissioner Blanscet asked what aspects of Planned Development-14 would be different if the zoning was presented as a new proposal today. Mr. Hill explained that some of the uses permitted by right, including single-family in a retail district, would likely not be passed now.

Commissioner Blanscet expressed his concerns about the potential for congestion and asked if a traffic analysis had been conducted. Mr. Hill explained that the engineering department reviewed the plan and determined that a traffic analysis study was not necessary.

Commissioner Blanscet asked if the Town Staff had any discussions with the developer about modifying the proposed uses or layout. Mr. Hill confirmed that conversations had taken place, but the developer ultimately decided to keep the uses and the layout the same.

Commissioner Harris made a motion to approve Item 3b. The motion was seconded by Commissioner Carson. The motion was carried by a vote of 6-1 with Commissioner Blanscet in opposition.

CITIZEN COMMENTS

No comments were made.

REGULAR AGENDA

4. Conduct a Public Hearing and consider and act upon a request for a Planned Development for an existing Professional Office on Bryant's First Addition, Block 15, Lot 1R, on 0.6± acre, to accommodate a right-of-way acquisition along First Street, located on the northeast corner of Coleman Street and First Street. (ZONE-24-0026)

Commissioner Hamilton asked if the future roundabout would inhibit traffic from continuing along Second Street. Mr. Hill explained that traffic traveling on Second Street would still be able to continue along the street after utilizing the roundabout.

The applicant, Matt Moore, came forward and addressed the Commission's questions pertaining to the reason for the zoning request. Mr. Moore explained that the primary motivation was to avoid the property becoming legal non-conforming once the right-of-way was acquired along First Street.

Chair Daniel asked if there were any additional regulations that needed to be addressed with the Planned Development. Mr. Hill explained that the lot depth would be calculated from Coleman Street.

Mr. Moore requested that the motion include that the lot depth will be calculated from Coleman Street.

Commissioner Hamilton made a motion to approve Item 4 with the condition that the lot depth would be calculated from Coleman Street. The motion was seconded by Commissioner Carson. The motion was carried unanimously by a vote of 7-0.

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

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

Mr. Hill also briefed the Commissioners on the joint work session pertaining to the Unified Development Code that would be taking place on February 4th at 5 p.m. Additionally, Mr. Hill added that the Planning & Zoning Commission's regular meeting would follow at 7 p.m.

Commissioner Harris informed the Town Staff that he would be out of the country and unable to attend the meetings on February 4th.

Commission Carson asked for an update regarding a proposed Planned Development amendment for the Gates of Prosper.

Mr. Hoover explained that the applicant was still adjusting the proposal.

6. Adjourn.

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

The meeting was adjourned at 7:12 p.m.

Trey Ramon, Planning Technician

Josh Carson, Secretary



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Gates of Prosper, Block E, Lots 3R1 and 3R2

Meeting: February 4, 2025

Item No. 3c

Agenda Item:

Consider and act upon a request for a Site Plan for a Bank with a Drive-Through and a Drive-Through Restaurant/Retail Building on Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0142)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Conformance:

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

Description of Agenda Item:

The Site Plan consists of a 5,400 square foot bank building and an 11,200 square foot drive-through restaurant/retail building with associated parking.

The Site Plan is in general conformance with the Preliminary Site Plan (DEVAPP-24-0082) that was approved by the Planning & Zoning Commission on September 3, 2024.

Access:

Access is provided from Craig Road and Preston Road.

Landscaping, Open Space, and Screening:

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

Companion Items:

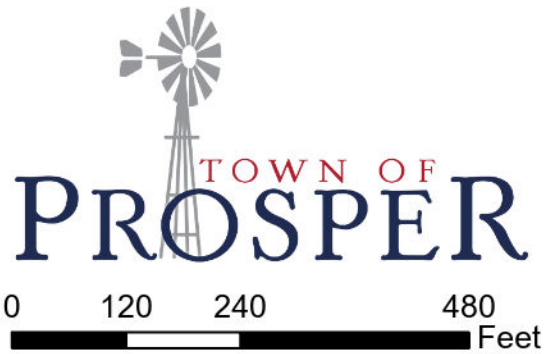
As companion items, the Replat (DEVAPP-24-0141) and Façade Plan (DEVAPP-24-0143) are on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Site Plan
3. Approved Preliminary Site Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan, subject to Town Council approval of the Façade Plan (DEVAPP-24-0143).



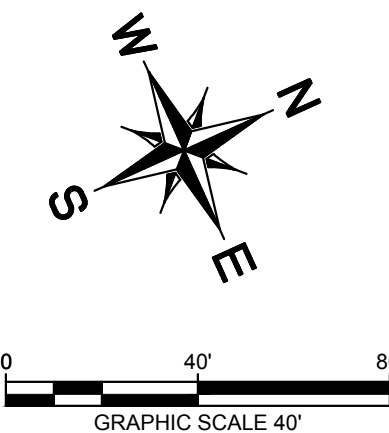
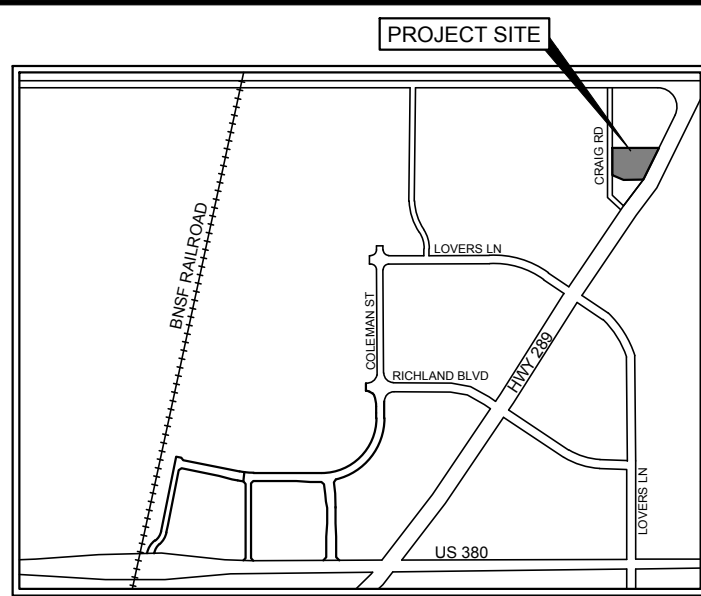
This map for illustration purposes only

DEVAPP-24-0142

Gates of Prosper Block E
Lots 3R1 and 3R2

Site Plan

APPROVED PRELIMINARY SITE PLAN
(DEVAPP-24-0082)



LEGEND

FL	PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
FL	EXISTING PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONTOUR - MAJOR
	PROPOSED CONTOUR - MINOR
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED

NOTES

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

BLOCK E, LOT 4 SITE DATA TABLE

ZONING/PROPOSED USE	PD-67/PD BANK
LOT AREA/ SQ. FT. AND AC	42,751 SF, 0.98 AC
BUILDING AREA (gross square footage)	5,400 GSF
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	28' (1 STORY)
LOT COVERAGE	13.34%
FLOOR AREA RATIO (for non-residential zoning)	13:1
TOTAL PARKING REQUIRED (1:350 FOR BANK)	16 SPACES
TOTAL PARKING PROVIDED	30 SURFACE SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES
INTERIOR LANDSCAPING REQUIRED	510 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	700 SQ. FT.
IMPERVIOUS SURFACE	20,900 SQ. FT.
USABLE OPEN SPACE REQUIRED	3,000 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	5,330 SQ. FT. (12%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

BLOCK E, LOT 3 SITE DATA TABLE

ZONING/PROPOSED USE	PD-67/PD RETAIL/RESTAURANT
LOT AREA/ SQ. FT. AND AC	88,564 SF, 2.03 AC
BUILDING AREA (gross square footage)	5,500 GSF (RESTAURANT) 5,700 GSF (RETAIL) 11,200 GSF (TOTAL)
BUILDING HEIGHT (number of stories) MAX HEIGHT = 40'	28' (1 STORY)
LOT COVERAGE	13.17%
FLOOR AREA RATIO (for non-residential zoning)	13:1
TOTAL PARKING REQUIRED (1:250 FOR RETAIL) (1:100 FOR RESTAURANT)	78 SPACES
TOTAL PARKING PROVIDED	78 SURFACE SPACES
TOTAL HANDICAP REQUIRED	4 SPACES
TOTAL HANDICAP PROVIDED	4 SPACES
INTERIOR LANDSCAPING REQUIRED	1,260 SQ. FT.
INTERIOR LANDSCAPING PROVIDED	2,590 SQ. FT.
IMPERVIOUS SURFACE	47,115 SQ. FT.
USABLE OPEN SPACE REQUIRED	6,200 SQ. FT. (7%)
USABLE OPEN SPACE PROVIDED	10,760 SQ. FT. (12%)

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH TAS STANDARDS

BENCH MARK LIST

- BM#419 [X] SET ON SW CORNER OF A CURB INLET LOCATED ON THE SW BLOCK CORNER OF PRESTON ROAD AND FIRST STREET ELEV.=763.68'
- BM#419 [X] SET ON SW CORNER OF A CURB INLET LOCATED ON THE WEST SIDE OF PRESTON ROAD 20'± NORTH OF THE NORTH CURB LINE OF SOUTH CRAIG RANCH ROAD ELEV.=746.71'



PRELIMINARY SITE PLAN
GATES OF PROSPER - BLOCK E
LOTS 3 & 4
DEVAPP-24-0082
Being 3.01 Acres Out Of The
BRADLEY SURVEY Abstract No. 86
Town of Prosper, Collin County, Texas
Submitted: MAY 30, 2024

Owner:
183 Land Corporation Inc.
1 Cowboys Way
Frisco, Texas 75034
Contact: Nicholas Link
Phone: (972)-497-4854

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
260 East Davis Street Suite 100
McKinney, Texas 75069
Contact: Rachel Korus, P.E.
Phone: (469)-301-2594



P&Z Approved
09/03/2024

Kimley»Horn

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JOSEPH C. RICCARDI
P.E. No. 150472 Date: 05/21/2024

GATES OF PROSPER
BLOCK E

PRELIMINARY SITE PLAN

SHEET NUMBER
PSP-1



PLANNING

To: Planning & Zoning Commission

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Replat of Gates of Prosper, Block E, Lots 3R1 and 3R2

Meeting: February 4, 2025

Item No. 3d

Agenda Item:

Consider and act upon a request for a Replat for Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0141)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Conformance:

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

Description of Agenda Item:

The purpose of this Replat is to subdivide Lot 3 and create Lots 3R1 and 3R2.

Companion Item:

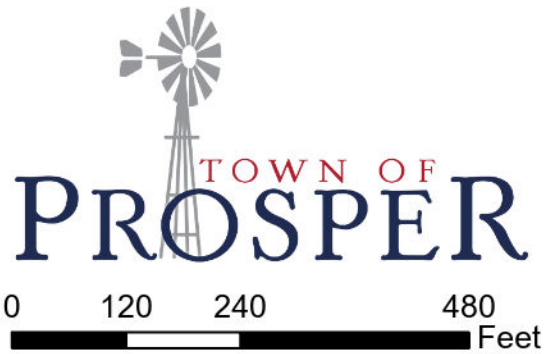
As a companion items, the Site Plan (DEVAPP-24-0142) and the Façade Plan (DEVAPP-24-0143) are on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Replat

Town Staff Recommendation:

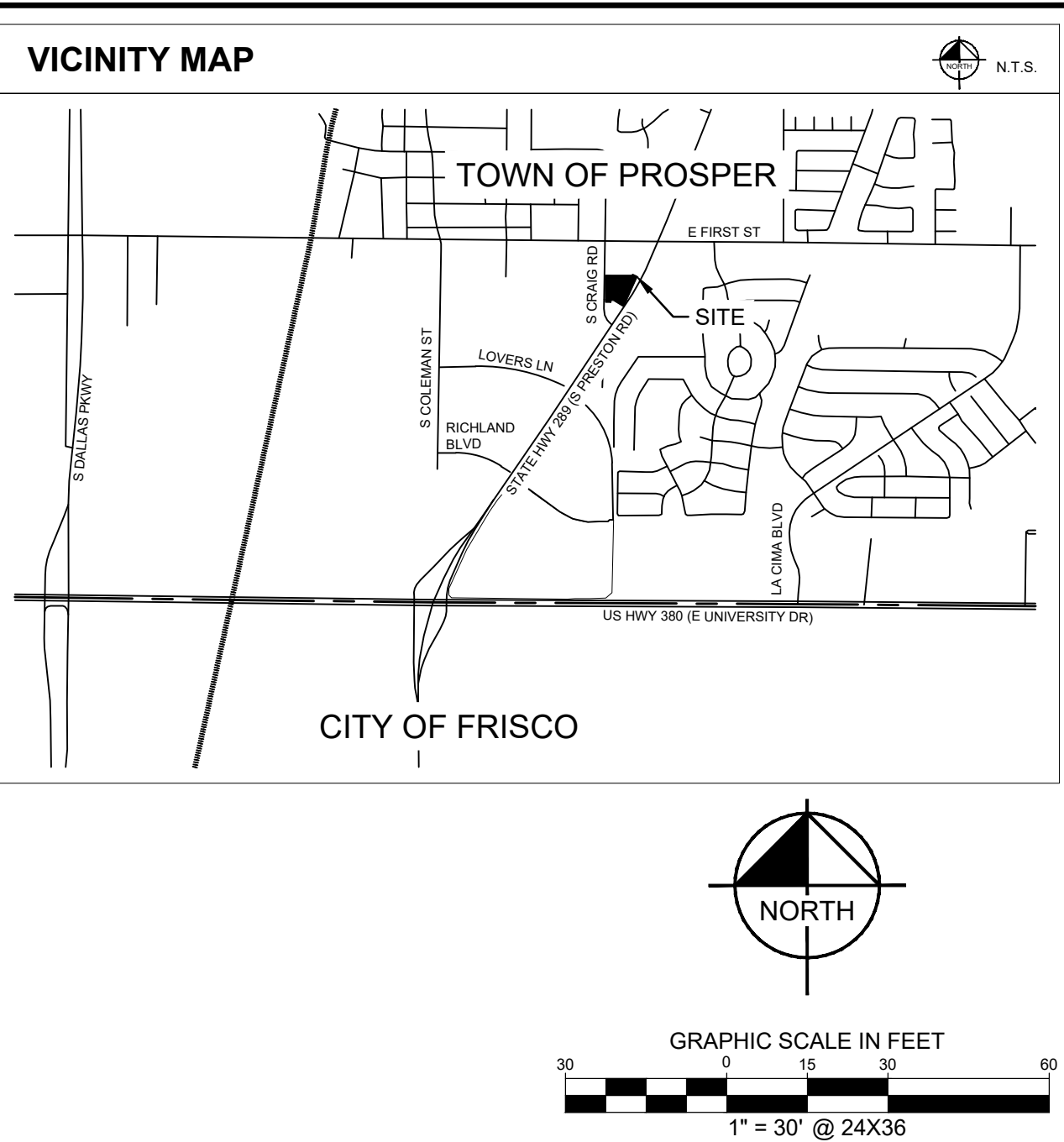
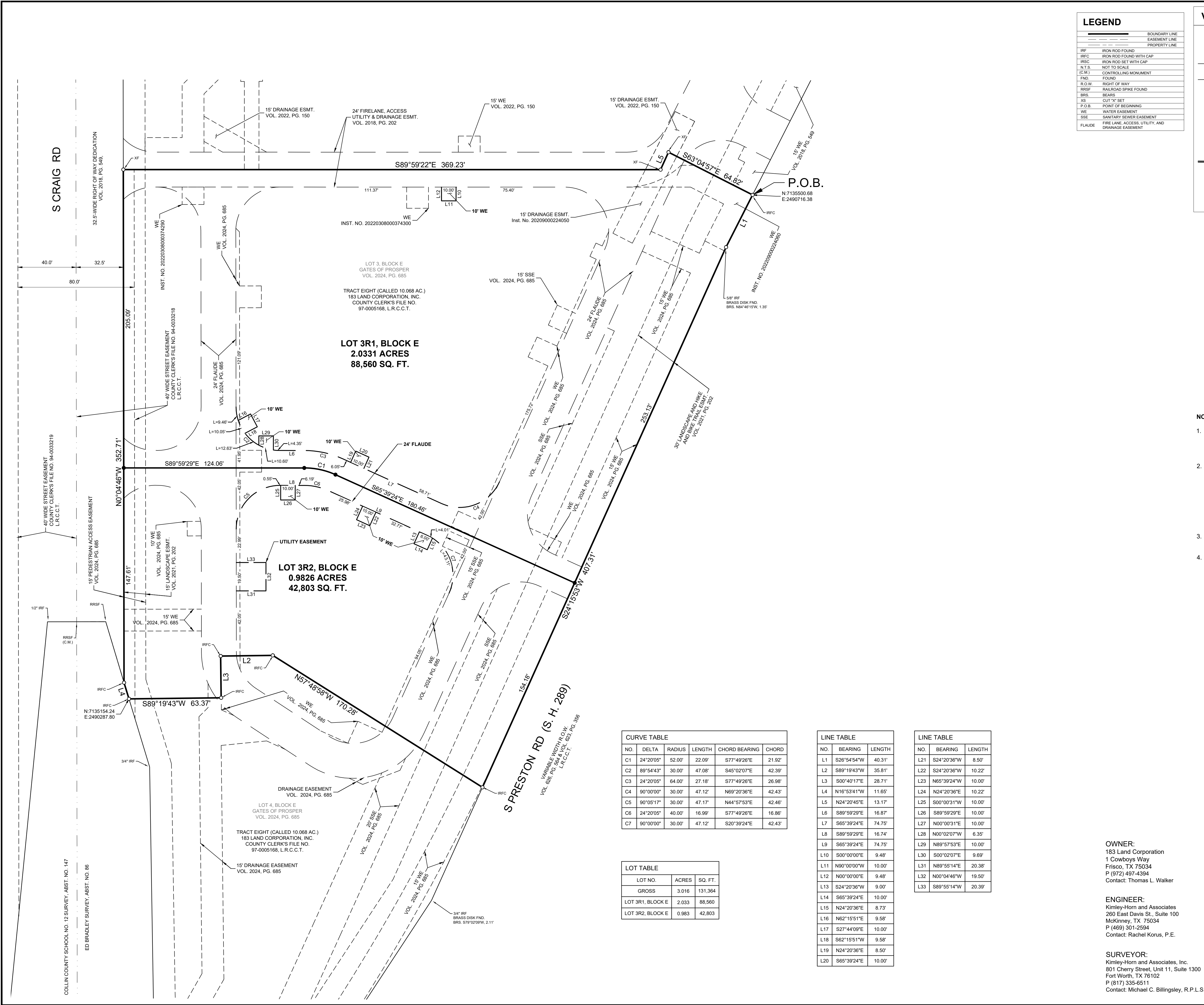
Town Staff recommends approval of the Replat.



This map for illustration purposes only

DEVAPP-24-0141
 Gates of Prosper Block E
 Lots 3R1 and 3R2

Replat



NOTES:

- Bearing system based on the easterly right of way line of South Craig Road as depicted in the Conveyance Plat of Gates of Prosper, Block E, Lots 1 and 2, recorded in Volume 2018, Page 549, Plat Records, Collin County, Texas, said bearing being North 0°04'46" West.
- According to Map No. 48085C0235 J dated June 2, 2009, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Landscape easements shall be exclusive of an other type of easement with the exception of existing easements.
- Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.

DEVAPP-24-0141
REPLAT
GATES OF PROSPER
BLOCK E, LOTS 3R1 & 3R2
AN ADDITION TO THE TOWN OF PROSPER
3.016 ACRES
SITUATED IN THE
ED BRADLEY SURVEY, ABSTRACT NO. 86
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 30'	GRW	MCB	01/14/2025	068109074	1 OF 2

OWNER:
183 Land Corporation
1 Cowboys Way
Frisco, TX 75034
P (972) 497-4394
Contact: Thomas L. Walker

ENGINEER:
Kimley-Horn and Associates
260 East Davis St., Suite 100
McKinney, TX 75034
P (469) 301-2594
Contact: Rachel Korus, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
P (817) 335-6511
Contact: Michael C. Billingsley, R.P.L.S.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

BEING a tract of land situated in the Ed Bradley Survey, Abstract No. 86, Town of Prosper, Collin County, Texas and being all of Lot 3, Block E, Gates of Prosper, Block E, Lots 3 and 4, an addition to the Town of Prosper, Texas, according to the Final Plat thereof recorded in Volume 2024, Page 685, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" found for the northeast corner of said Lot 3 in the westerly right-of-way line of State Highway No. 289 (South Preston Road) (a variable width public right-of-way);

THENCE South 26°54'54" West, along the said westerly right-of-way line of State Highway No. 289, a distance of 40.31 feet to a 5/8-inch iron rod found for corner;

THENCE South 24°15'53" West, continuing along the said westerly right-of-way line of State Highway No. 289, a distance of 407.31 feet to a 5/8-inch iron rod with cap stamped "KHA" found for the south corner of said Lot 3;

THENCE along the south line of said Lot 3, the following four (4) calls:

North 57°48'58" West, departing the said westerly right-of-way of State Highway No. 289, a distance of 170.28 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

South 89°19'43" West, a distance of 35.81 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

South 00°40'17" East, a distance of 28.71 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

South 89°19'43" West, a distance of 63.37 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner in the east right-of-way line of South Craig Road (a variable width right-of-way), said iron rod also being the most southerly southwest corner of said Lot 3;

THENCE North 16°53'41" West, along the said east right-of-way line of South Craig Road, a distance of 11.65 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;

THENCE North 00°04'46" West, continuing along the said east right-of-way line of South Craig Road, a distance of 352.71 feet to a cut "X" found for the northwest corner of said Lot 3;

THENCE along the north line of said Lot 3, the following three (3) calls:

South 89°59'22" East, departing the said east right-of-way line of South Craig Road, a distance of 369.23 feet to a cut "X" found for corner;

North 24°20'45" East, a distance of 13.17 feet to a cut "X" found for corner;

South 63°04'57" East, a distance of 64.82 feet to the POINT OF BEGINNING and containing 131,364 square feet or 3.0157 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 183 LAND CORPORATION, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as GATES OF PROSPER, BLOCK E, LOTS 3R1 & 3R2, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. 183 LAND CORPORATION, does herein certify the following:

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

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas. WITNESS, my hand, this the _____ day of _____, 2025.

BY: 183 LAND CORPORATION

BY:

Authorized Signature

Thomas L. Walker, CFO

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Thomas L. Walker, 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 _____, 2025.

Notary Public, State of _____

ACCESS EASEMENT

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

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with Town standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or 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.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Town of Prosper (Called "Town") its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon, and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried Town utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the Town shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Michael C. Billingsley, 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 _____, 2025.

Michael C. Billingsley
Registered Professional Land Surveyor No. 6558
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Phone 817-335-6511

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

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 _____, 2025.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 20____ by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department

OWNER:
183 Land Corporation
1 Cowboys Way
Frisco, TX 75034
P (972) 497-4394
Contact: Thomas L. Walker

ENGINEER:
Kimley-Horn and Associates
260 East Davis St., Suite 100
McKinney, TX 75034
P (469) 301-2594
Contact: Rachel Korus, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
P (817) 335-6511
Contact: Michael C. Billingsley, R.P.L.S.

DEVAPP-24-0141
REPLAT
GATES OF PROSPER
BLOCK E, LOTS 3R1 & 3R2
AN ADDITION TO THE TOWN OF PROSPER
3.016 ACRES
SITUATED IN THE
ED BRADLEY SURVEY, ABSTRACT NO. 86
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GRW	MCB	01/14/2025	068109074	2 OF 2



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: Façade Plan for Gates of Prosper, Block E, Lots 3R1 and 3R2

Meeting: February 4, 2025

Agenda Item:

Consider and act upon a request for a Façade Plan for a Bank with a Drive-Through and a Drive-Through Restaurant/Retail Building for Gates of Prosper, Block E, Lots 3R1 and 3R2, on 3.0± acres, located on the west side of Preston Road and 425± feet south of First Street. (DEVAPP-24-0143)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-67 (Mixed Use).

Conformance:

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

Description of Agenda Item:

The Façade Plan is for a 5,400 square foot bank building and an 11,200 square foot drive-through restaurant/retail building.

Companion Item:

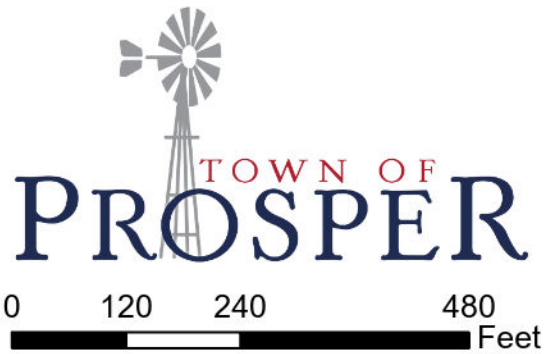
As companion items, the Site Plan (DEVAPP-24-0142) and the Replat (DEVAPP-24-0141) are on this Planning & Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Façade Plan

Town Staff Recommendation:

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



This map for illustration purposes only

DEVAPP-24-0143

Gates of Prosper Block E
Lots 3R1 and 3R2

Facade Plan

MATERIALS LIST

BRICKS (KING SIZE):

① ACME - MOCHA BROWN ANTIQUE

② ACME - HIGHLAND GRAY

STONE:

③ CORONADO STONE - FREEDOM STONE - TEXAS CREAM

STUCCO COLORS:

SW 7046 ANONYMOUS

④

SW7043 WORDLY GRAY

⑤

METALS:

METAL CANOPY PAINTED SW 7048 URBAN BRONZE

⑥

METAL COPING/CORNICE DARK BRONZE SW 7048 URBAN BRONZE

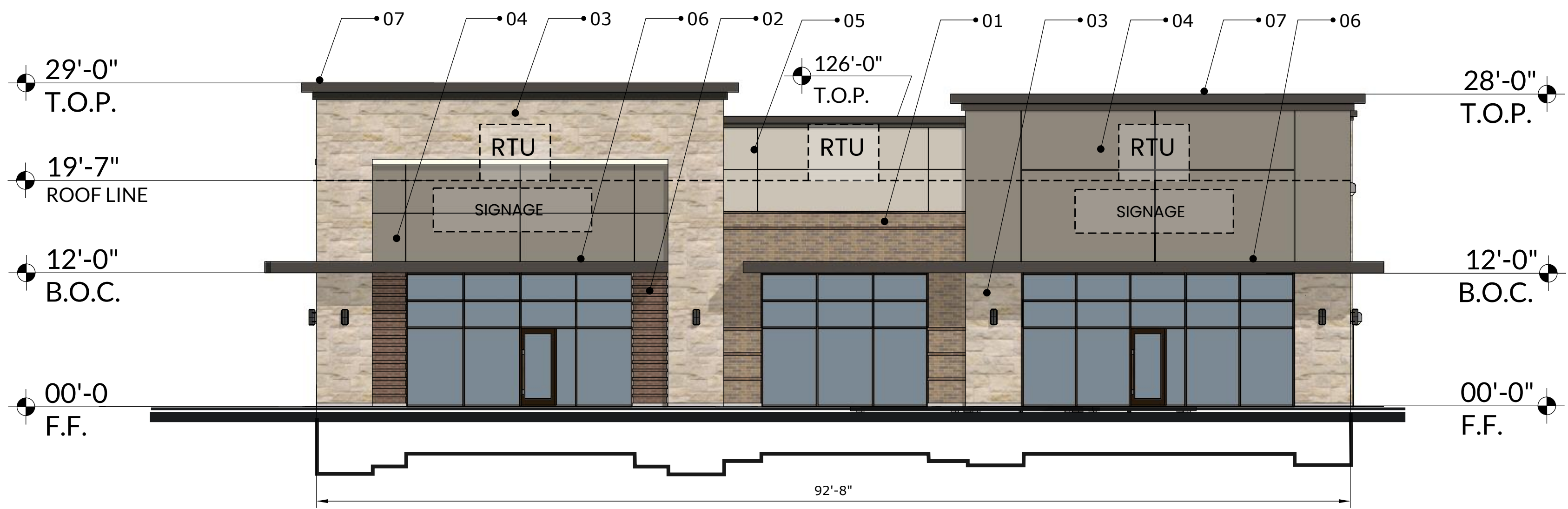
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METAL MAN DOORS TO BE PAINTED SW 7046 ANONYMOUS

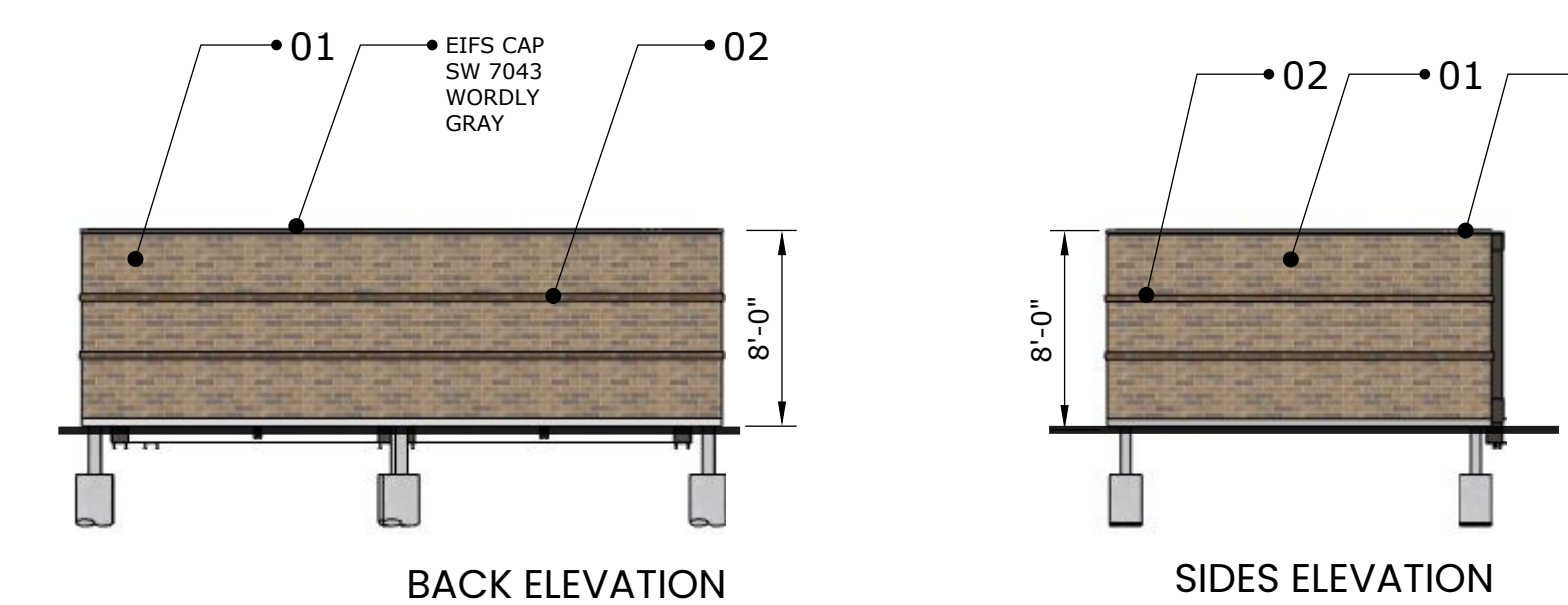
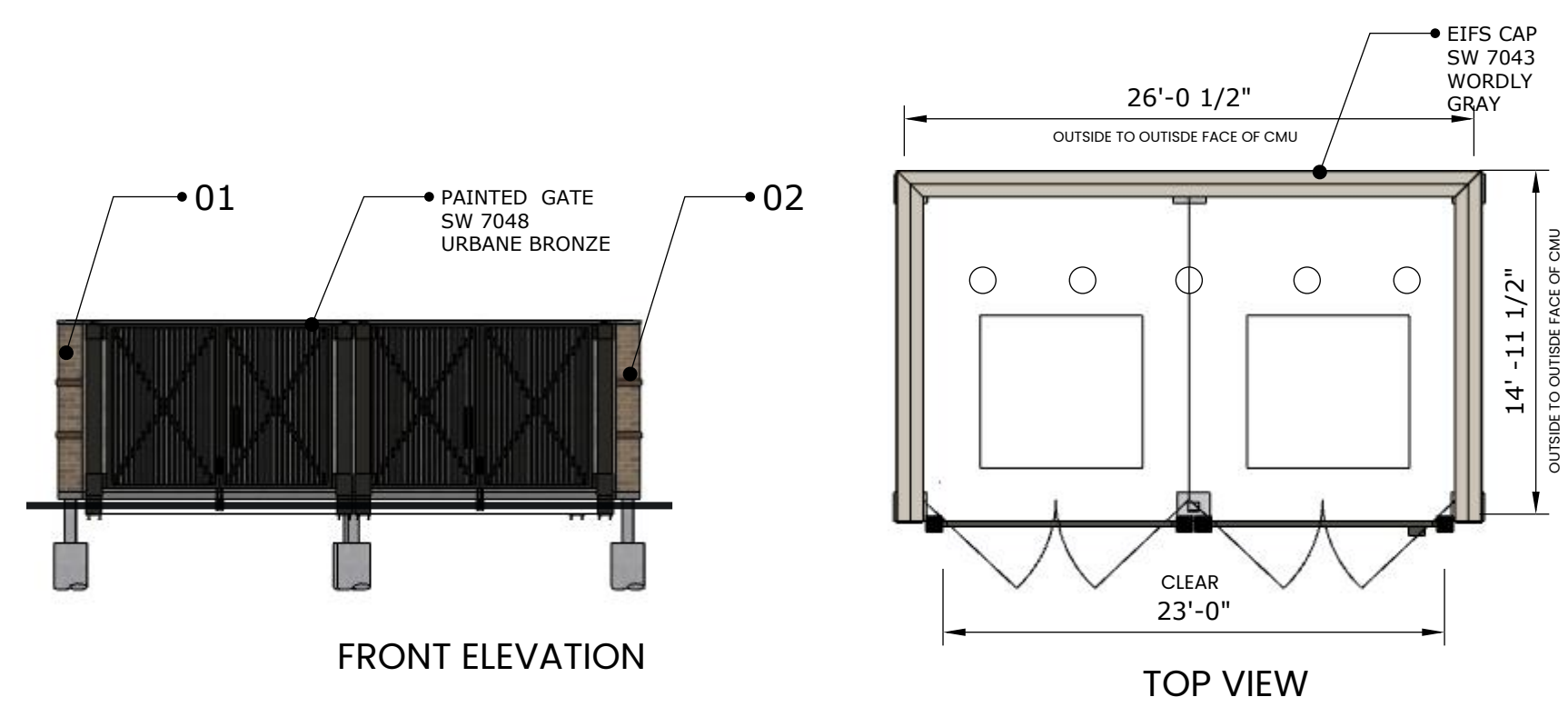
⑧

DARK BRONZE STOREFRONT W/ VITRO GLASS SOLARBAN 60

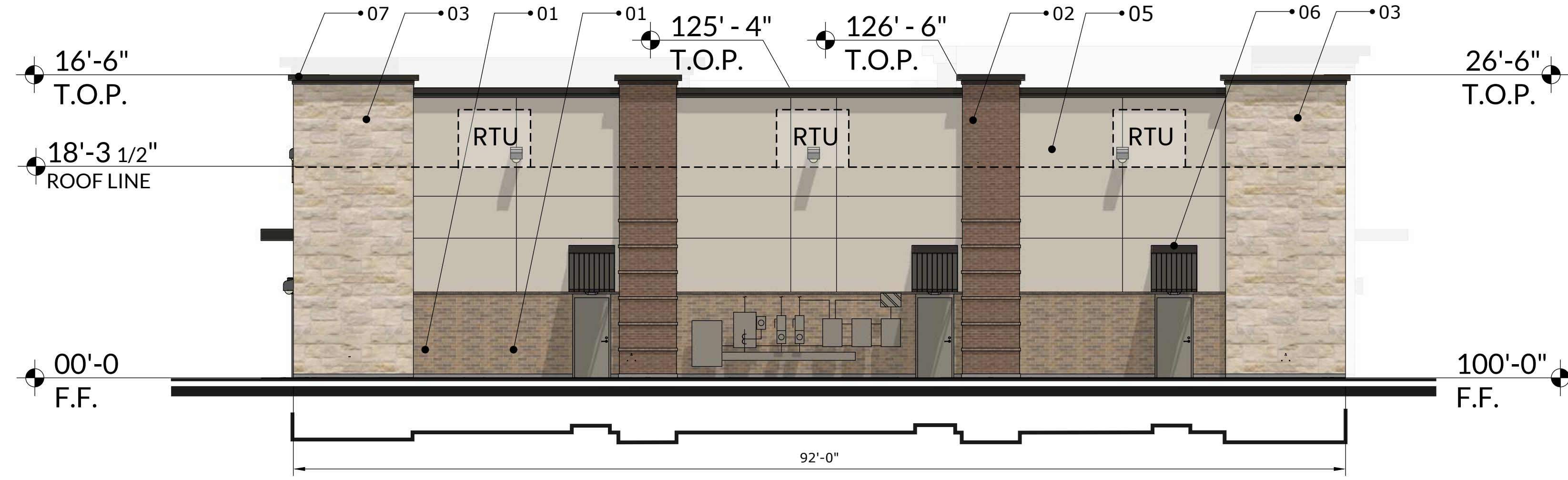
⑨



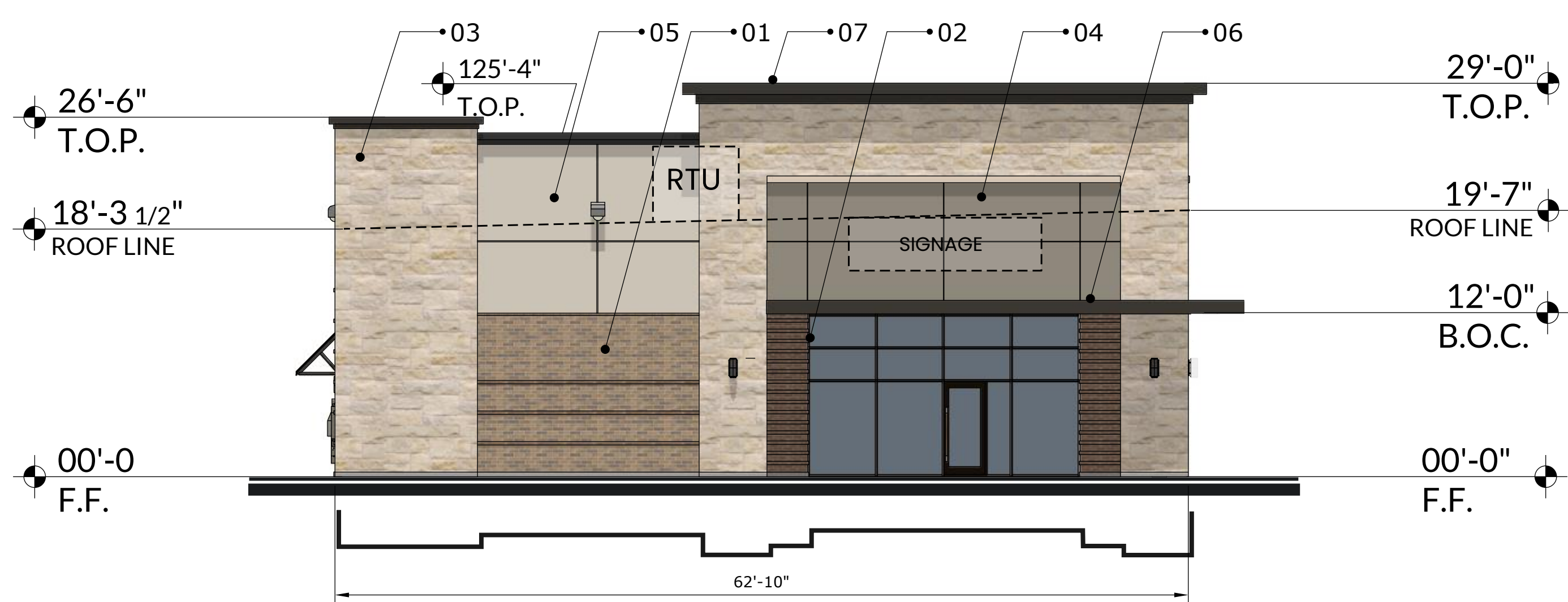
EAST ELEVATION (FRONT)



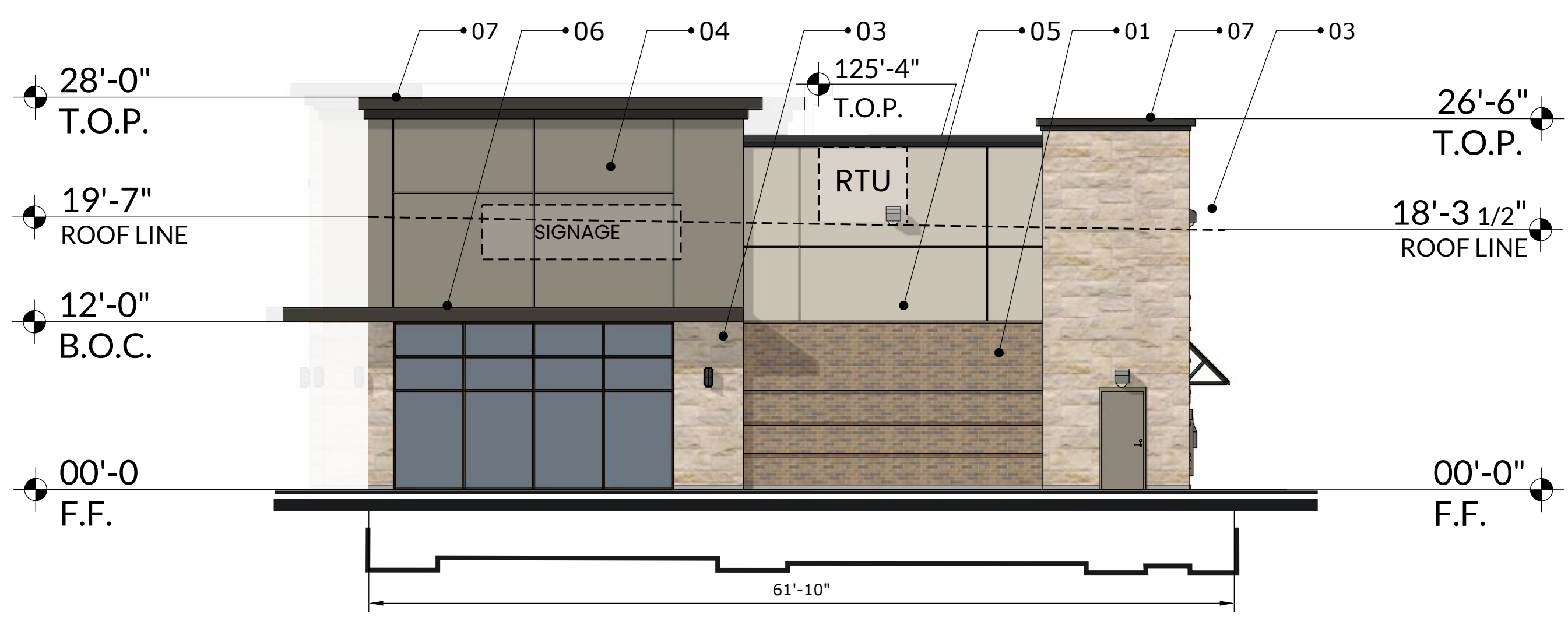
DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"



WEST ELEVATION (BACK)



SOUTH ELEVATION(SIDE)

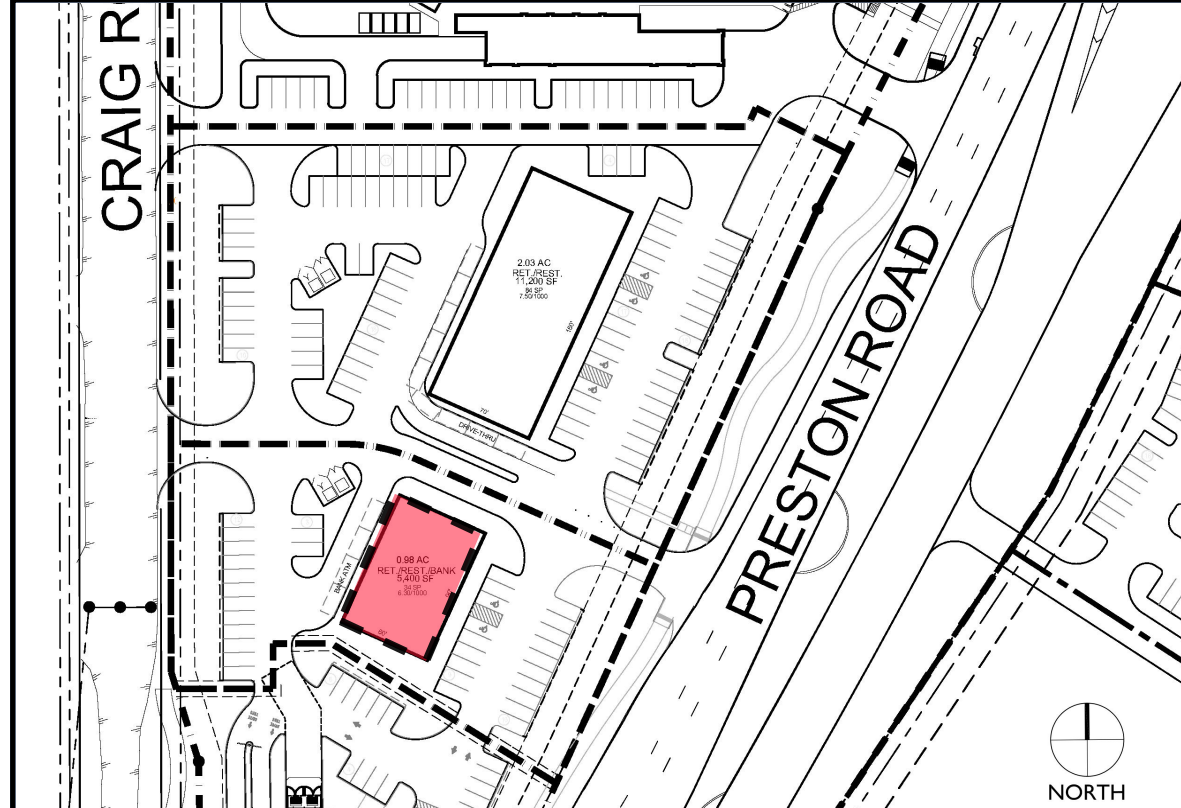


NORTH ELEVATION(SIDE)

ELEVATION NOTES

- 1) THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL FROM THE BUILDING INSPECTIONS DIVISION.
- 2) ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. ROOFTOP MOUNTED EQUIPMENT SHALL BE SCREENED BY A PARAPET WALL OR SCREENING WALL. SCREENING WALLS SHALL BE PER THE SPECIFICATIONS OF THE ZONING ORDINANCE.
- 3) WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- 4) ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BYTHE BUILDING INPSECTIONS DIVISION.
- 5) WINDOWS SHALL BE MAXIMUM EXTERIOR VISIBLE REFLECTIVITY OF TEN(10) PERCENT.
- 6) ANY DEVIATION FROM THE APPROVED FACADE PLAN WILL REQUIRE RE-APPROVAL BY THE TOWN OF PROSPER.

BUILDING 01	FRONT	BACK	SIDE	SIDE
	EAST ELEVATION	WEST ELEVATION	NORTH ELEVATION	SOUTH ELEVATION
TOTAL SURFACE AREA SQ.FT. (Inc. Glazing)	2,608	2,332	1,674	1,661
NET SURFACE AREA SQ.FT. (Exc. Glazing)	1,884	2,332	1,446	1,420
MATERIAL PERCENTAGES				
ACME - ROYAL OAK BRICK KINGS SIZE	9%	20%	16%	14%
ACME - HIGHLAND GRAY BRICK KINGS SIZE	16%	46%	23%	19%
CORONADO STONE - FREEDOM STONE - TEXAS CREAM	5%	1%	2%	5%
3-COAT PAINTED STUCCO: SW 7046 ANONYMOUS	85	12	22	65
3-COAT PAINTED STUCCO: SW 7043 WORDLY GRAY	28%	23%	27%	43%
TOTAL MASONRY	529	540	388	606
Metal Canopy/ Metal Coving	38%	2%	29%	15%
TOTAL SECONDARY MATERIALS	711	48	420	220
GLAZING	165	1,191	273	223
	88%	97%	93%	92%
	1,655	2,255	1,339	1,308
	12%	3%	7%	8%
	229	77	107	112
	12%	3%	7%	8%
	229	77	107	112
	724	0	228	241



SITE PLAN

FACADE PLAN

GATES OF PROSPER
BLOCK E - LOT 3R1&3R2
DEVAPP-24-0143
BEING 3.01 ACRES OUT OF THE
BRADLEY SURVEY ABSTRACT NO.86
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SUBMITTED: 01/07/2025

OWNER:
183 LAND CORPORATION INC.
1 COWBOYS WAY
FRISCO, TEXAS 75034
CONTACT: NICHOLAS LINK
PHONE: (972)497-4854

ENGINEER/ SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
CONTACT: RACHEL KORUS, P.E.
PHONE: (469)301-2580

ARCHITECT:
O'BRIEN ARCHITECTS
1722 ROUTH ST., SUITE 122
DALLAS, TEXAS 75201
CONTACT: DAVID TRUONG
PHONE: (972) 788-1010

GATES OF PROSPER – PRESTON RD & 1ST. STREET

MATERIALS LIST

BRICKS (KING SIZE):

- ① ACME - MOCHA BROWN ANTIQUE
- ② ACME - HIGHLAND GRAY

STONE:

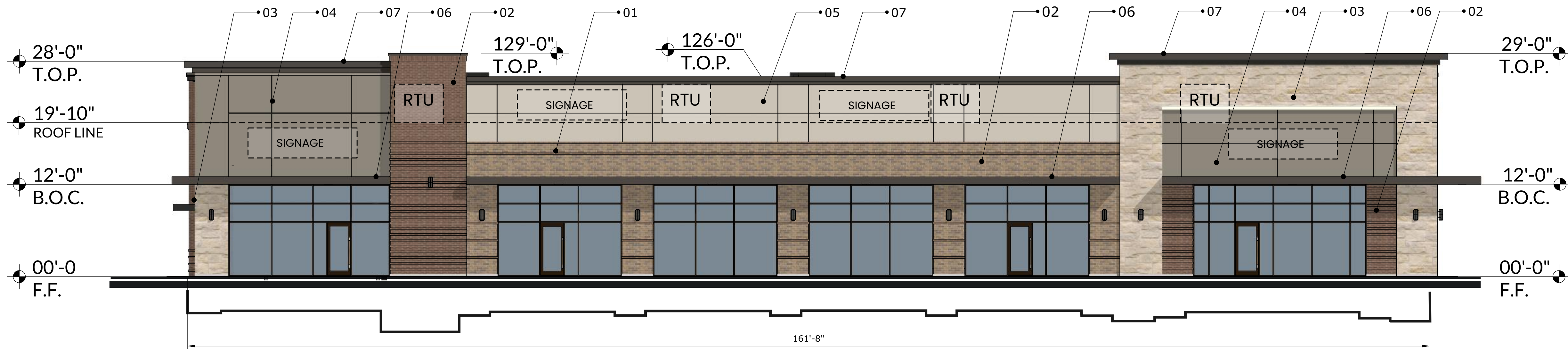
- ③ CORONADO STONE - FREEDOM STONE - TEXAS CREAM

STUCCO COLORS:

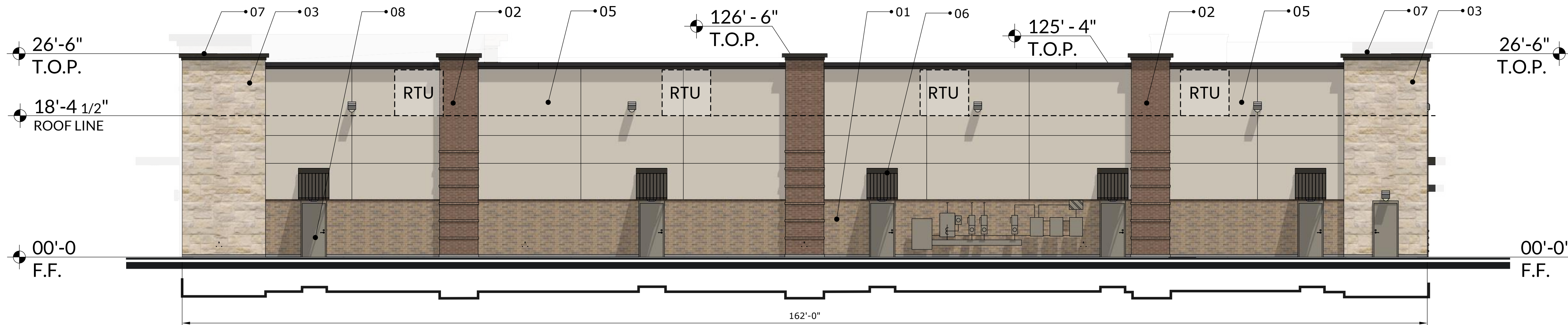
- ④ SW 7046 ANONYMOUS
- ⑤ SW7043 WORDLY GRAY

METALS:

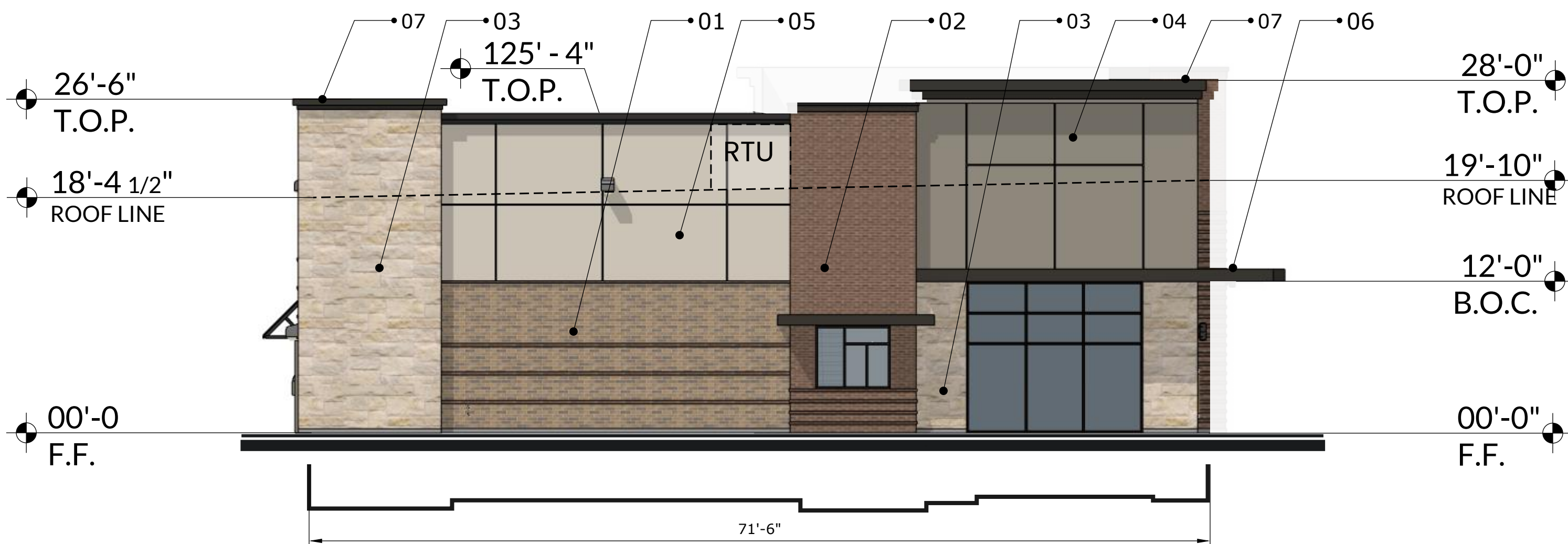
- ⑥ METAL CANOPY PAINTED SW 7048 URBAN BRONZE
- ⑦ METAL COPING/CORNICE DARK BRONZE SW 7048 URBAN BRONZE
- ⑧ METAL MAN DOORS TO BE PAINTED SW 7046 ANONYMOUS
- ⑨ DARK BRONZE STOREFRONT W/ VITRO GLASS SOLARBAN 60



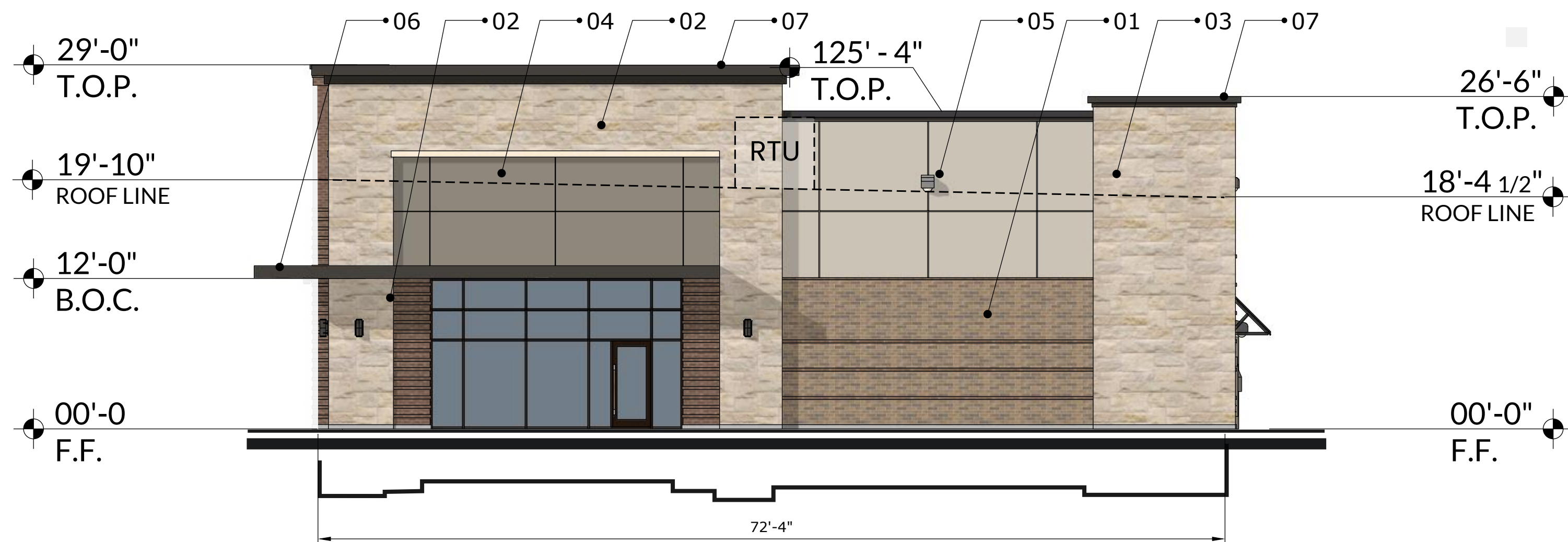
EAST ELEVATION (FRONT)



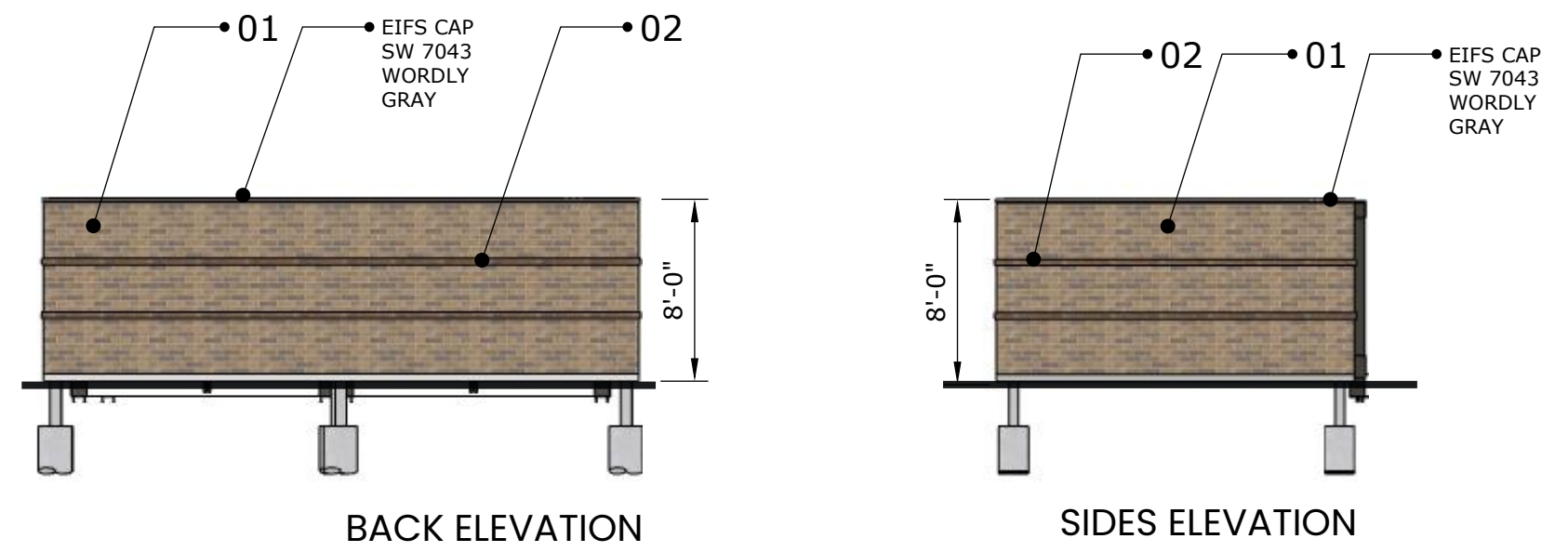
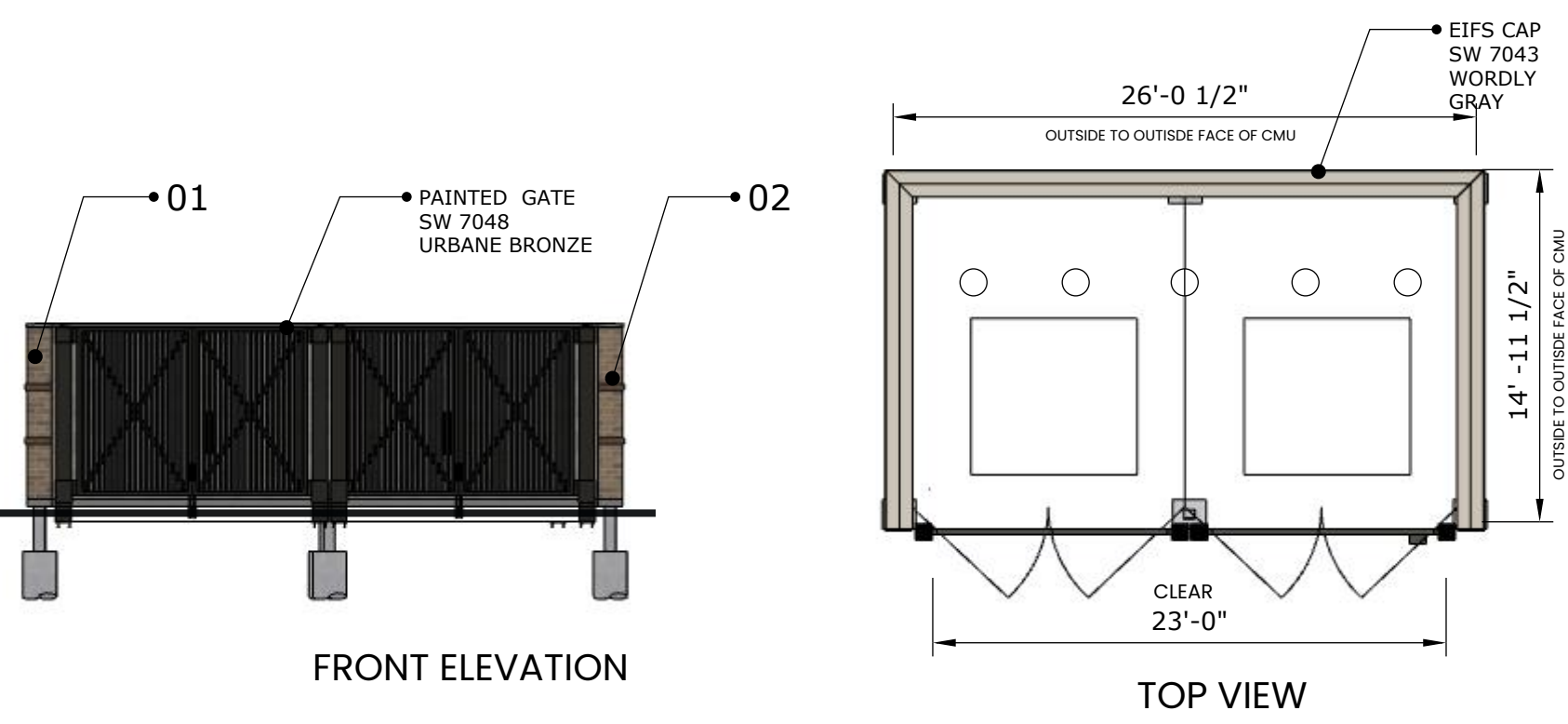
WEST ELEVATION (BACK)



SOUTH ELEVATION(SIDE)



NORTH ELEVATION(SIDE)

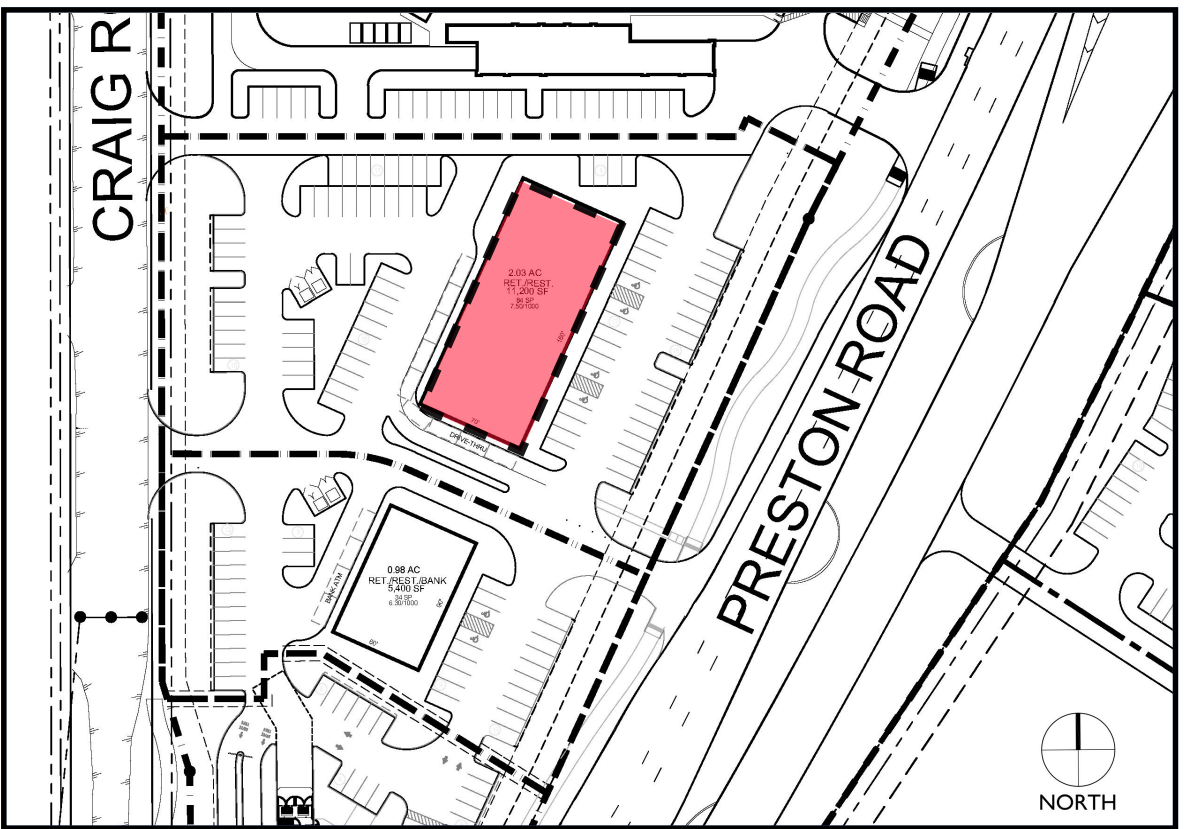


DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"

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BUILDING 02	FRONT	BACK	SIDE	SIDE
	EAST ELEVATION	WEST ELEVATION	NORTH ELEVATION	SOUTH ELEVATION
TOTAL SURFACE AREA SQ.FT. (Inc. Glazing)	4,490	4,103	1,871	1,941
NET SURFACE AREA SQ.FT. (Exc. Glazing)	3,123	4,103	1,630	1,739
MATERIAL PERCENTAGES				
ACME - ROYAL OAK BRICK KINGS SIZE	18%	23%	18%	17%
ACME - HIGHLAND GRAY BRICK KINGS SIZE	569	928	301	293
CORONADO STONE - FREEDOM STONE - TEXAS CREAM	11%	1%	5%	15%
3-COAT PAINTED STUCCO: SW 7046 ANONYMOUS	352	23	75	259
3-COAT PAINTED STUCCO: SW 7043 WORDLY GRAY	17%	13%	41%	22%
TOTAL MASONRY	529	539	666	387
Metal Canopy/ Metal Coping	22%	2%	13%	20%
TOTAL SECONDARY MATERIALS	690	98	220	348
GLAZING	20%	58%	15%	19%
	630	2,380	248	339
	89%	97%	93%	94%
	2,770	3,968	1,510	1,626
	11%	3%	7%	6%
	353	135	120	113
	11%	3%	7%	6%
	353	135	120	113
	1367	0	241	202



SITE PLAN

FACADE PLAN

GATES OF PROSPER
BLOCK E - LOT 3R1&3R2
DEVAPP-24-0143
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CONTACT: DAVID TRUONG
PHONE: (972) 788-1010

GATES OF PROSPER – PRESTON RD & 1ST. STREET



PROSPER, TX

BLDG.02 ELEVATIONS

SCALE : 1/8"= 1'-0"

01.07.2025

