AGENDA

Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 16, 2023
6:00 PM

Welcome to the Prosper Planning & Zoning Commission Meeting.

Citizens may watch the meeting live by using the following link:
https://prospertx.new.swagit.com/views/378/

Addressing the Planning & 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.

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the 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 address the Commission when the item is considered by the Planning & Zoning Commission.

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 May 2, 2023, Planning & Zoning Commission meeting.

3b. Consider and act upon a request for a Preliminary Plat of First Coit Prosper for 25 residential lots and 7 open space lots, on 16.4± acres, located on the southeast corner of East First Street and Coit Road. The property is zoned Single Family-15 District (SF-15) and Specific Use Permit-44 (SUP-44). (D22-0089).

3c. Consider and act upon a request for a Preliminary Site Plan for a Public School and Commercial Development, on 143.7± acres, located on the southeast corner of Fishtrap Road and South Teel Parkway. The property is zoned Planned Development-48 (PD-48) Grey Tract 163. (DEVAPP-23-0023)

3d. Consider and act upon a request for a Conveyance Plat for Prosper High School No. 4 Addition, Block A, Lot 1, and Block B, Lot 1 on 143.7± acres, located on the southeast corner of Fishtrap Road and South Teel Parkway. The property is zoned Planned Development-48 (PD-48) Grey Tract 163. (DEVAPP-23-0040).

3e. Consider and act upon a request for a Preliminary Site Plan for a Commercial Development, on 20.8± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside (DEVAPP-23-0031)

3f. Consider and act upon a request for a Site Plan & Façade Plan for a Big Box, on 20.8± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0032 & DEVAPP-23-0034)

3g. Consider and act upon a request for a Replat for Westside Addition, Block A, Lots 1, 14, and 18, on 25.5± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0033).

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 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.

4. Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Residential Medium Density to Residential High Density, generally located on the southeast corner of Prosper Trail and Teel Parkway. This is a companion case to Z21-0010. (CA22-0001).

5. Conduct a Public Hearing, and consider and act upon a request to rezone 69.9± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential development and retirement housing development, located on the southeast corner of Prosper Trail and Teel Parkway. (Z21-0010)

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

7. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Friday, May 12, 2023, and remained so posted at least 72 hours before said meeting was convened.

_____ _____

Michelle Lewis Sirianni, Town Secretary Date Notice Removed

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

NOTICE

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS: The Prosper Town Council meetings are wheelchair accessible. For special services or assistance, please contact the Town Secretary's Office at (972) 569-1011 at least 48 hours prior to the meeting time.

MINUTES

Regular Meeting of the
Prosper Planning & Zoning Commission
Prosper Town Hall
Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, May 2, 2023, 6:00 p.m.

TOWN OF PROSPER
A Place Where Everyone Matters

1. Call to Order / Roll Call

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

Commissioners Present: Vice Chair Damon Jackson, Secretary Mike Pettis, Sekou Harris, Tommy Van Wolfe, Cameron Reeves

Staff Present: David Soto, Planning Manager; Doug Braches, Planning Technician

2. Recitation of the Pledge of Allegiance.

3. <u>CONSENT AGENDA</u>

3a. Consider and act upon the minutes from the April 4, 2023, Planning & Zoning Commission meeting.

3b. Consider and act upon the minutes from the April 18, 2023, Planning & Zoning Commission meeting.

Motioned by Van Wolfe, seconded by Pettis, to approve the Consent Agenda, Motion approved 5-0.

<u>CITIZEN COMMENTS</u>

<u>REGULAR AGENDA</u>

5. Conduct a Public Hearing, and consider and act upon a request to rezone 34.7± acres from Commercial District (C) to a new Planned Development for Mixed Use, located northside of Prosper Trail and west of Dallas Parkway. (Z22-0019)

David Soto (*Staff*): Presented information regarding Item 5.

Vice Chair Damon Jackson opened the Public Hearing for Item 5.

Vice Chair Damon Jackson closed the Public Hearing for Item 5.

.

Motion by Pettis to table Item 5 indefinitely, seconded by Reeves, motion approved 5-0.

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

David Soto (Staff): Presented information regarding Town Council action and upcoming cases for Planning and Zoning Commission action.

10. Adjourn.

Motioned by VanWolfe, seconded by Harris to adjourn. Motion approved 5-0 at 6:07 p.m.

_____ _____

Doug Braches, Planning Technician Michael Pettis, Secretary

PLANNING

To: **Planning & Zoning Commission** **Item No. 3b**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

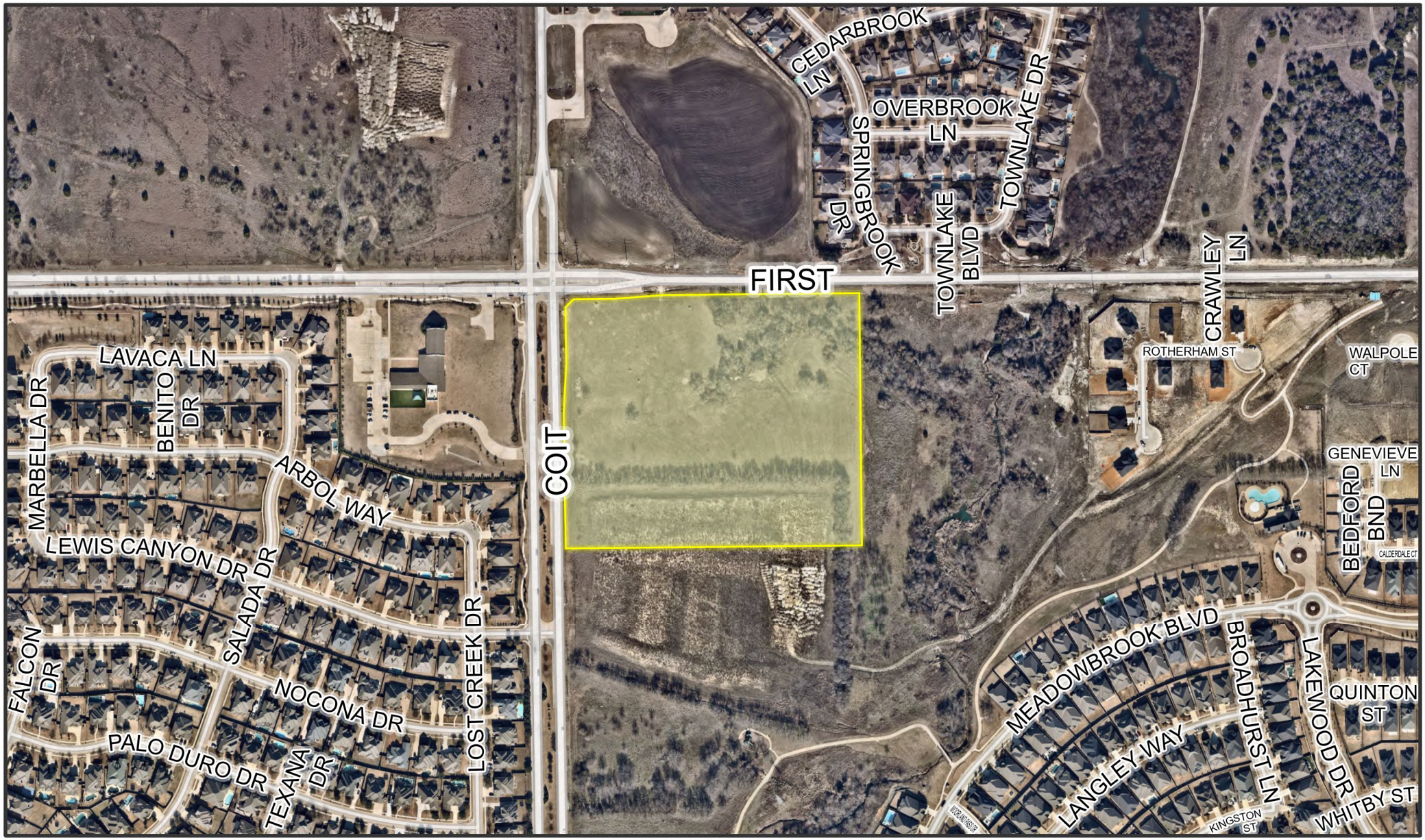
Re: **Planning & Zoning Commission Meeting – May 16, 2023**

Agenda Item:
Consider and act upon a request for a Preliminary Plat of First Coit Prosper for 25 residential lots and 7 open space lots, on 16.4± acres, located on the southeast corner of East First Street and Coit Road. The property is zoned Single Family-15 District (SF-15) and Specific Use Permit-44 (SUP-44). (D22-0089).

Description of Agenda Item:
The purpose of this Preliminary Plat is to create 25 residential lots and 7 open space lots from one unplatted tract of land for a private subdivision. The Preliminary Plat conforms to the Single Family-15 (SF-15) and Specific Use Permit-44 (SUP-44) development standards.

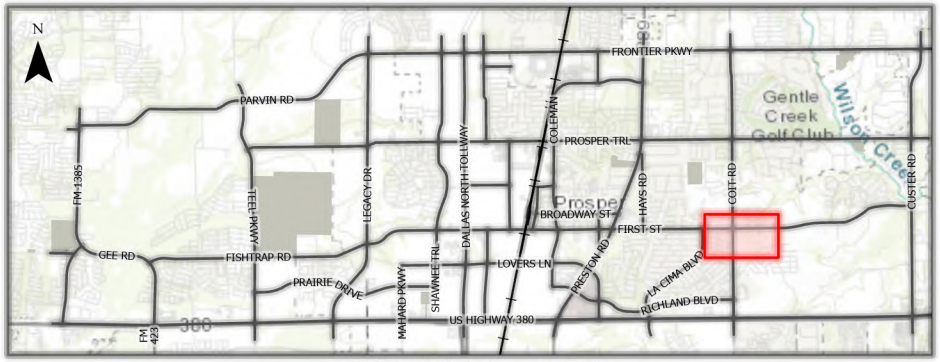
Attached Documents:
1. Location Map
2. Preliminary Plat

Staff Recommendation:
Staff recommends approval of the Preliminary Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Preliminary Plat.



TOWN OF PROSPER

0 250 500 1,000 Feet



This map for illustration purposes only

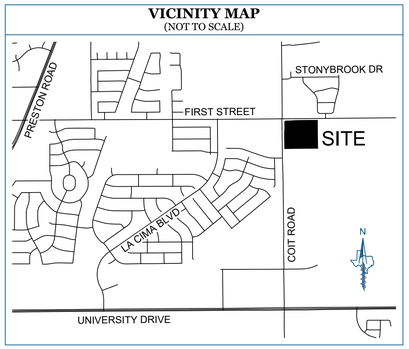
D22-0089

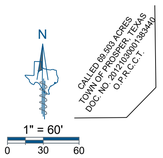
Venkat Prosper PP

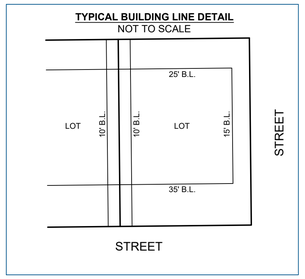
7

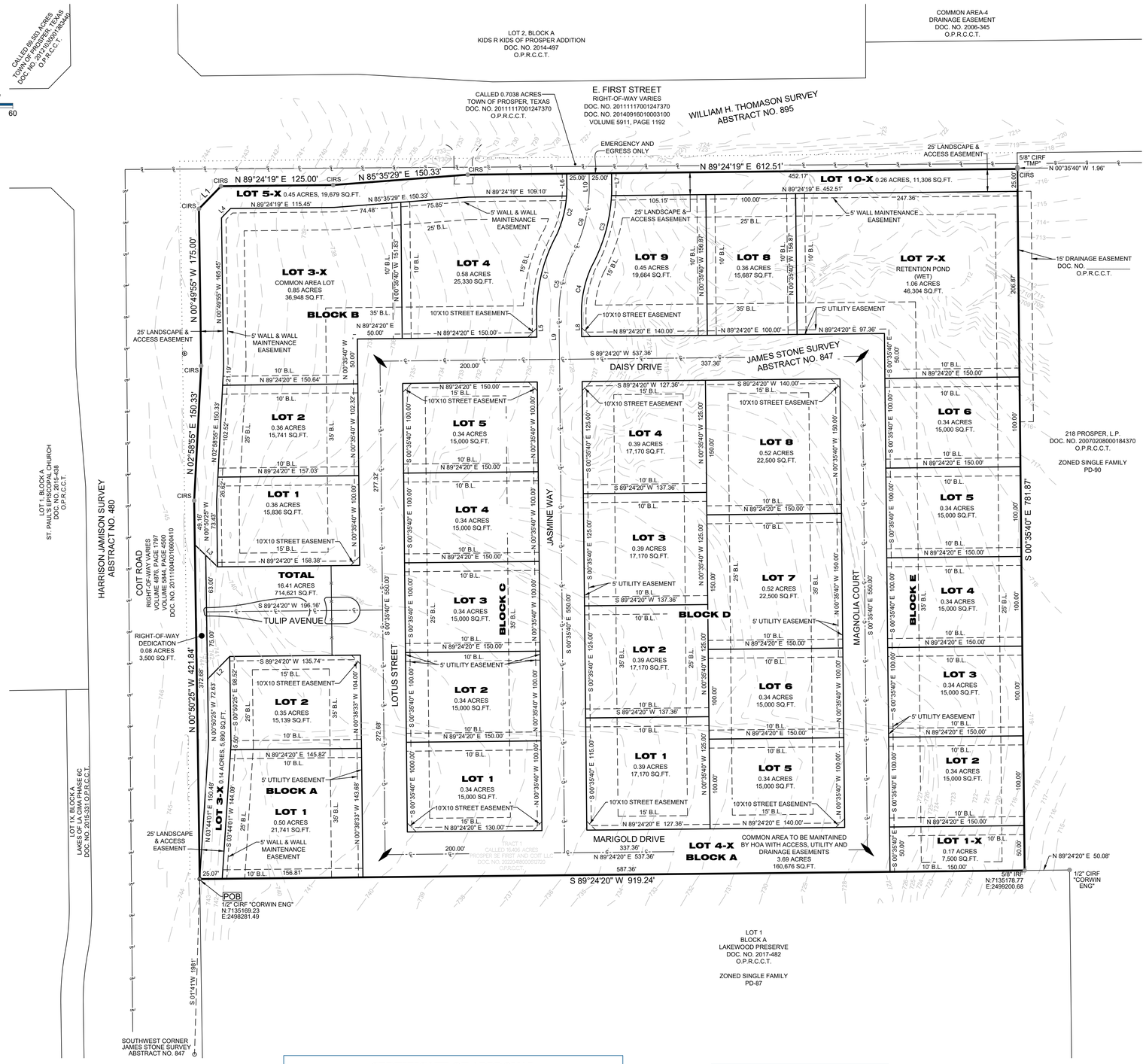
Preliminary Plat

VICINITY MAP
(NOT TO SCALE)









LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°17'12" E	35.28'
L2	N 44°16'58" E	35.28'
L3	N 45°43'02" W	35.43'
L4	N 44°17'12" E	14.51'
L5	S 00°35'40" E	25.00'
L6	S 00°35'40" E	14.90'
L7	N 00°35'40" W	14.90'
L8	N 00°35'40" W	25.00'
L9	N 00°35'40" W	50.00'
L10	N 00°35'40" W	14.90'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	93.16'	185.23'	28°48'55"	S 14°09'35" W	92.18'
C2	54.54'	125.00'	25°00'00"	S 11°54'20" W	54.11'
C3	93.16'	185.23'	28°48'55"	N 14°09'35" E	92.18'
C4	54.54'	125.00'	25°00'00"	N 11°54'20" E	54.11'
C5	65.45'	150.00'	25°00'00"	N 11°54'20" E	64.93'
C6	82.26'	161.20'	29°14'09"	N 14°27'34" E	81.37'

GENERAL NOTES

1. The purpose of this plat is to create twenty four (24) lots and 7 common area lots of record from one unplatted tract of land for site development.
2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in Community Number 480074 as shown on Map Number 48085C0235J.
3. No 100-year flood plain exists on the site.
4. The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System. Texas North Central Zone - 4202.
5. Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
6. The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
7. No 100-year floodplain exists on the site.
8. All open space lots are owned and maintained by the HOA.
9. Open fencing is required along all open space lots with trails.
10. All landscape easements must be exclusive of any other type of easement.
11. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at the time of Final Plat.

SUMMARY TABLE

Total Residential Lots = 25
Total Open Space Lots/Common Area = 288,303 / 6.62 Acres
Average Single Family Lot Size = 17,617 square feet / 0.40 Acres

BLOCK A		
TYPE	SQ.FEET	LOT NO.
SF-15	21,741	1
SF-15	15,139	2
OPEN SPACE	5,890	3-X
OPEN SPACE	160,676	4-X

BLOCK B		
TYPE	SQ.FEET	LOT NO.
SF-15	15,836	1
SF-15	15,741	2
OPEN SPACE	36,948	3-X
SF-15	25,330	4
OPEN SPACE	19,679	5-X

BLOCK C		
TYPE	SQ.FEET	LOT NO.
SF-15	15,000	1
SF-15	15,000	2
SF-15	15,000	3
SF-15	15,000	4
SF-15	15,000	5

BLOCK D		
TYPE	SQ.FEET	LOT NO.
SF-15	17,170	1
SF-15	17,170	2
SF-15	17,170	3
SF-15	17,170	4
SF-15	15,000	5
SF-15	15,000	6
SF-15	22,500	7
SF-15	22,500	8

BLOCK E		
TYPE	SQ.FEET	LOT NO.
OPEN SPACE	7,500	1-X
SF-15	15,000	2
SF-15	15,000	3
SF-15	15,000	4
SF-15	15,000	5
SF-15	15,000	6
OPEN SPACE	46,304	7-X
SF-15	15,687	8
SF-15	19,664	9
OPEN SPACE	11,306	10-X

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

ENGINEER
Claymoore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite 40
Prosper, TX 75078
(817) 281-0572

OWNER
Prosper SE First and Coit LLC
2904 Loftsmoor Lane
Plano, TX 75025

CERTIFICATE OF APPROVAL

APPROVED on this the _____ day of _____, 2023, by the Planning and Zoning Commission of the Town of Prosper, Texas.

_____
Town Secretary

_____
Engineering Department

_____
Development Services Department

LEGEND

POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
IRF	= IRON ROD FOUND
B.L.	= BUILDING LINE
DOC. NO.	= DOCUMENT NUMBER
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
R.P.R.C.C.T.	= REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS
	= STREET NAME BREAK

JOB NUMBER	2202.084-03
DATE	05/09/2023
REVISION	-
DRAWN BY	EN

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

CASE NO. D22-0089

PRELIMINARY PLAT

FIRST COIT PROSPER

LOTS 1-2, 3-X & 4-X, BLOCK A, LOTS 1-2, 3-X, 4 & 5-X, BLOCK B
LOTS 1-5, BLOCK C, LOTS 1-8, BLOCK D
LOTS 1-X, 2-6, 7-X, 8-9 & 10-X, BLOCK E

ZONING: SF-15
BEING 16.41 ACRES OF LAND SITUATED IN THE
JAMES STONE SURVEY, ABSTRACT NO. 847,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, **PROSPER SE FIRST AND COIT LLC**, is the owner of a 16.41 acre tract or parcel of land situated in the James Stone Survey, Abstract Number 847 in the Town of Prosper, Collin County, Texas and being all of a called 16.406 acre tract of land described as Tract 1 conveyed to Prosper SE First and Coit LLC by the Special Warranty Deed of record in Document Number 20220418000612720 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with yellow plastic cap stamped "CORWIN ENG" found in the East right-of-way line of Coit Road (right-of-way varies), being the Northwest corner of Lot 1, Block A, Lakewood Preserve, a subdivision of record in Document Number 2017-482 of said Official Public Records, also being the most Southerly Southeast corner of a called 0.7038 acre tract of land conveyed to Town of Prosper, Texas, by deed of record in Document Number 20111117001247370 of said Official Public Records, also being the Southwest corner of said 16.406 acre tract and hereof;

THENCE, along the East right-of-way line of Coit Road, being the common East line of said 0.7038 acre tract, and being the common West line of said 16.406 acre tract, the following three (3) courses and distances:

1. N00°50'25"W, a distance of 421.84 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N02°58'55"E, a distance of 150.33 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N00°49'55"W, a distance of 175.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South end of a cutback line at the intersection of the West right-of-way line of Coit Road and the South right-of-way line of E. First Street (right-of-way varies), being the most Westerly Northwest corner of said 16.406 acre tract and hereof;

THENCE, N44°17'12"E, leaving the East right-of-way line of Coit Road, along said cutback line, being the common Southeast line of said 0.7038 acre tract, and being the common Northwest line of said 16.406 acre tract, a distance of 35.28 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of E. First Street, being the most Northerly Northwest corner of said 16.406 acre tract and hereof;

THENCE, along the South right-of-way line of E. First Street, being the common South line of said 0.7038 acre tract, and being the common North line of said 16.406 acre tract, the following three (3) courses and distances:

1. N89°24'19"E, a distance of 125.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N85°35'29"E, a distance of 150.33 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N89°24'19"E, a distance of 612.51 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of a tract of land conveyed to 218 Prosper, L.P. by deed of record in Document Number 20070208000184370 of said Official Public Records, being the Southeast corner of said 0.7038 acre tract, also being the Northeast corner of said 16.406 acre tract and hereof, from which a 5/8" inch iron rod with yellow plastic cap stamped "TMP" found bears N00°35'40"W, a distance of 1.96 feet;

THENCE, S00°35'40"E, leaving the South right-of-way line of E. First Street, along the West line of said 218 Prosper, L.P. tract, being the common East line of said 16.406 acre tract, a distance of 781.87 feet to a 5/8 inch iron rod found in the North line of said Lot 1, being the most Westerly Southwest corner of said 218 Prosper, L.P. tract, also being the Southeast corner of said 16.406 acre tract and hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped "CORWIN ENG" found at the Northeast corner of said Lot 1, being an interior ell corner of said 218 Prosper, L.P. bears N89°24'20"E, a distance of 50.08 feet;

THENCE, S89°24'20"W, along the North line of said Lot 1, being the common South line of said 16.406 acre tract, a distance of 919.24 feet to the **POINT OF BEGINNING**, and containing an area of 16.41 acres (714,621 square feet) of land, more or less.

OWNER'S CERTIFICATE & DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, **PROSPER SE FIRST AND COIT LLC** acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **FIRST COIT PROSPER**, an addition to the Town of Prosper. The streets and alleys shown on this plat as access easements are for the use and benefit of the owner of the property of this subdivision, their leases, invitees, and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

1. The street and alleys are private streets and alleys and are dedicated to the Town of Prosper as Access, Utility, and Drainage Easements. The Town has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair, or replacement of municipal utilities located therein or in the utility easements adjacent thereto.

2. So long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowner's association hereafter established for the owners of lots in this subdivision (the "Association"). 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 same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.

3. Neither the property owners within this subdivision, nor the Association, nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys to the Town unless and until the Town has inspected such streets and alleys and determined that, at the time in question, they meet the Town's standards. If the Town desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will may, at the owners' or the Association's expense, all repairs required by the Town to the private streets and alleys to the Town. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

4. These easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leases, invitees, and licensees use forever, for the purpose indicated on this plat.

5. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the Town, any property owner in the subdivision, and/or the Association.

6. These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successor and assigns, the Association, its successors and assigns and all parties claiming by, through and under them. In the event a replat is requested on all of part of this property, the Town may require any similar or additional restrictions and covenants in it's sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the Town as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the Town of Prosper.

7. If the owner of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by The Town.

8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all Town employees and contractors acting on behalf of the Town and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection, and health vehicles. In addition, 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 Town's use thereof. The Town of Prosper and public utilities shall, at all time, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding or removing all or parts of their respective systems without the necessity of procuring permission from anyone.

9. The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the Town allowing the owners to maintain and control access to the private streets shown hereon, and that the Town is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any covenants, the benefits shall constitute sufficient and valid consideration.

10. The owners of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impede the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the Town. In no event shall (Owner Name), the Town, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify (PROSPER SE FIRST AND COIT LLC), the Town, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.

11. 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 landscaping improvements may be placed in Landscape Easements, if approved by the Town. Landscaping may be placed in/or near other easements with Town approval. The Town 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 said easements. The Town of Prosper is not responsible for replacing any improvements in, under, or over any easement caused by maintenance or repair.

12. Invalidation or any word, phrase, sentence, paragraph, covenant, or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

ACCESS EASEMENT

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

FIRE LANE EASEMENT

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

LANDSCAPE EASEMENT

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

VISIBILITY AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility and Maintenance) Easement(s) are hereby given and granted to the Town of Prosper (Called "Town"), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The Town shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the Town exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improve elements, including without limitation, any trees, shrubs, flowers, ground cover, structure, and/or fixtures. The Town in its sole discretion may withdraw maintenance of the VAM at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The Town shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successor, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the Town of Prosper (Called "Town") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: The Portion of Block A, as shown on the plat is called "Drainage and Detention Easement". The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement, The Town will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstructions to the natural flow or storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the Town Engineer. Provided, however, it is understood that in the event it becomes necessary for the Town to erect of consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The Town shall not be held liable for any such damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the Easement.

Plat approved subject to all applicable jurisdictional platting ordinances, rules, regulations and resolutions.

WITNESS AT MY HAND, this the _____ day of _____, 2023.

OWNER: **PROSPER SE FIRST AND COIT LLC**

BY: _____
Signature

_____
Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Extra-Territorial Jurisdiction of the Town of Prosper, Denton County, Texas.

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

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

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____. 2023.

_____
Notary Public in and for the State of Texas

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

ENGINEER
Claymoore Engineering, Inc.
Contact: Matt Moore
301 S. Coleman, Suite 40
Prosper, TX 75078
(817) 281-0572

OWNER
Prosper SE First and Coit LLC
2904 Loftsmoor Lane
Plano, TX 75025

JOB NUMBER	2202.084-03
DATE	05/08/2023
REVISION	-
DRAWN BY	EN

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

CASE NO. D22-0089

PRELIMINARY PLAT

FIRST COIT PROSPER

LOTS 1-2, 3-X & 4-X, BLOCK A, LOTS 1-2, 3-X, 4 & 5-X, BLOCK B
LOTS 1-5, BLOCK C, LOTS 1-8, BLOCK D
LOTS 1-X, 2-6, 7-X, 8-9 & 10-X, BLOCK E

ZONING: SF-15
BEING 16.41 ACRES OF LAND SITUATED IN THE
JAMES STONE SURVEY, ABSTRACT NO. 847,
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

PLANNING

To: **Planning & Zoning Commission** **Item No. 3c**

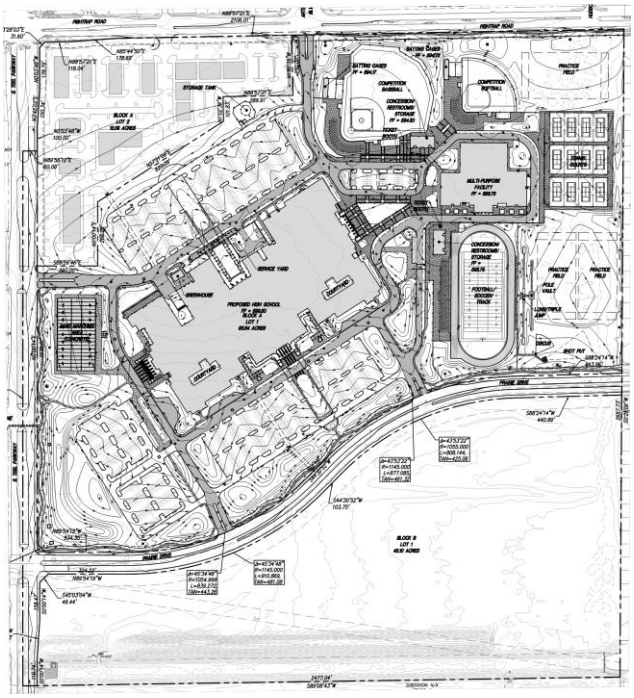
From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – May 16, 2023**

Agenda Item:
Consider and act upon a request for a Preliminary Site Plan for a Public School and Commercial Development, on 143.7± acres, located on the southeast corner of Fishtrap Road and South Teel Parkway. The property is zoned Planned Development-48 (PD-48) Grey Tract 163. (DEVAPP-23-0023)

Description of Agenda Item:
The Preliminary Site Plan shows a 621,434 square foot building for a public high school with a 75,556 square foot multi-purpose facility as shown below:



Access will be provided from Prairie Drive, South Teel Parkway, and Fishtrap Road. The Preliminary Site Plan (DEVAPP-23-0023) conforms to the Planned Development-48 (PD-48) development standards.

As a companion item, the Conveyance Plat (DEVAPP-23-0040) is also on the Planning & Zoning Commission agenda for May 16, 2023.

Attached Documents:

1. Location Map
2. Preliminary Site Plan

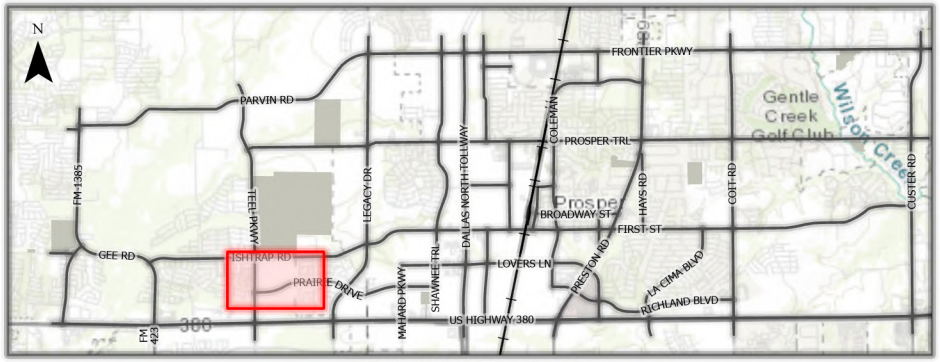
Town Staff Recommendation:

Town staff recommends approval of the Preliminary Site Plan, subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

TOWN OF PROSPER

0 325 650 1,300 Feet

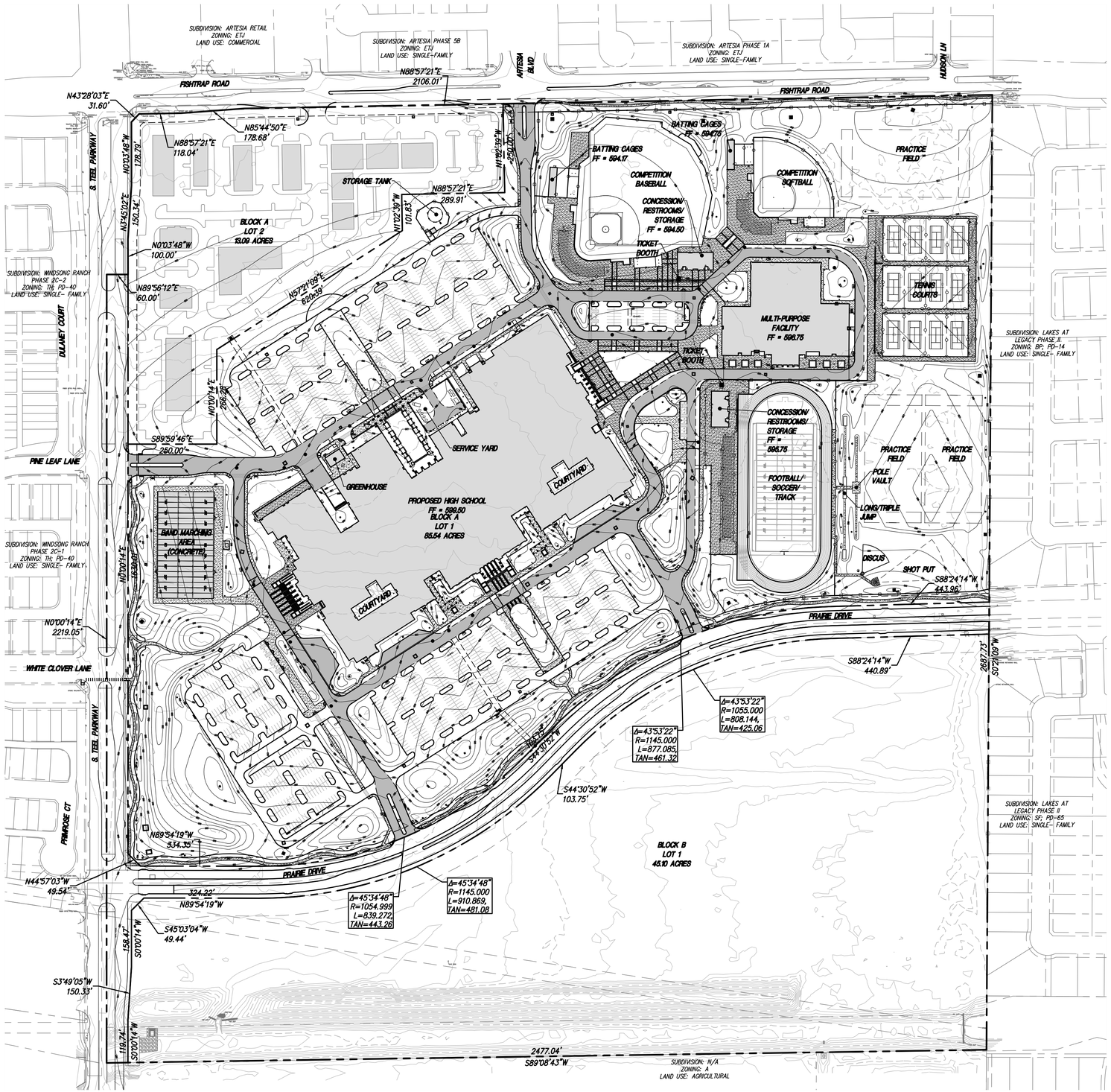


This map for illustration purposes only

DEVAPP-23-0023

Prosper High School #4

Preliminary Site Plan



SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. OCCUPANT NOTIFICATIONS PER SECTION 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
9. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
11. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
12. THE FIRE LANES SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
13. BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT-WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
14. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
15. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
16. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
17. FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. LANDSCAPE AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT. AMENDMENT 507.5.1
18. AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3, R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
19. FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
20. FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
21. THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
22. A MINIMUM OF 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
23. THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
24. ONE- AND TWO-FAMILY DWELLINGS, AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
25. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
26. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
27. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
28. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
29. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
30. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
31. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
32. LANDSCAPE EASEMENTS MUST BE EXCLUSIVE. ANY OTHER TYPE OF EASEMENT AS APPLICABLE.
33. 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 AN/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
34. 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.
35. THE TOWN CURRENT CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300

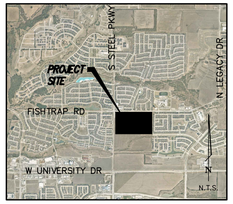
NOTE
A PRELIMINARY AND FINAL SITE PLAN WILL BE REQUIRED AT TIME OF DEVELOPMENT FOR BLOCK A LOT 2 AND BLOCK B LOT 1.

tnp

GRAPHIC SCALE

150 0 75 150 300

GRAPHIC SCALE: 1" = 150'



LEGEND

- PROPOSED FIRE LANE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT
- (12) PARKING COUNT

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOPLAIN" AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAPS NO. 48121C0430G, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

NOTES

1. NO ON-SITE DETENTION IS REQUIRED FOR BLOCK A, LOT 1. ADDITIONAL STORM WATER ANALYSIS WILL BE REQUIRED AT TIME OF DEVELOPMENT FOR BLOCK A, LOT 2 AND BLOCK B, LOT 1.

DEVAPP-23-0023
PRELIMINARY SITE PLAN
FOR PROSPER HIGH SCHOOL No. 4 ADDITION
BLOCK A, LOT 1, & 2
BLOCK B, LOT 1
TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE PREPARED: APRIL 2023

ARCHITECT:
HUCKABEE & ASSOCIATES, INC.
5830 GRANITE PARKWAY, SUITE 750
PLANO, TX 75024
972.292.7670
CONTACT: JOE TREMBLAY, AIA

SURVEYOR:
TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.461.9918
CONTACT: BRIAN J. MADDOX II, R.P.L.S.

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

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

LANDSCAPE ARCHITECT:
TEAGUE NALL & PERKINS, INC.
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: WILLIAM H. SMITH, R.L.A.

tnp Project HUC22396

PROSPER, TX

NEW HIGH SCHOOL No. 4

no.	revision	by	date

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

Prosper Independent School District

scale	
horiz	1"=150'
vert	N/A
date	APR 2023

tnp

This document is for interim review and is not intended for construction, bidding or permit purposes.

AMANDA M. MULLEN, P.E. Date: APRIL 2023

Tx. Reg. # 123232

Town of Prosper, Texas

Prosper Independent School District

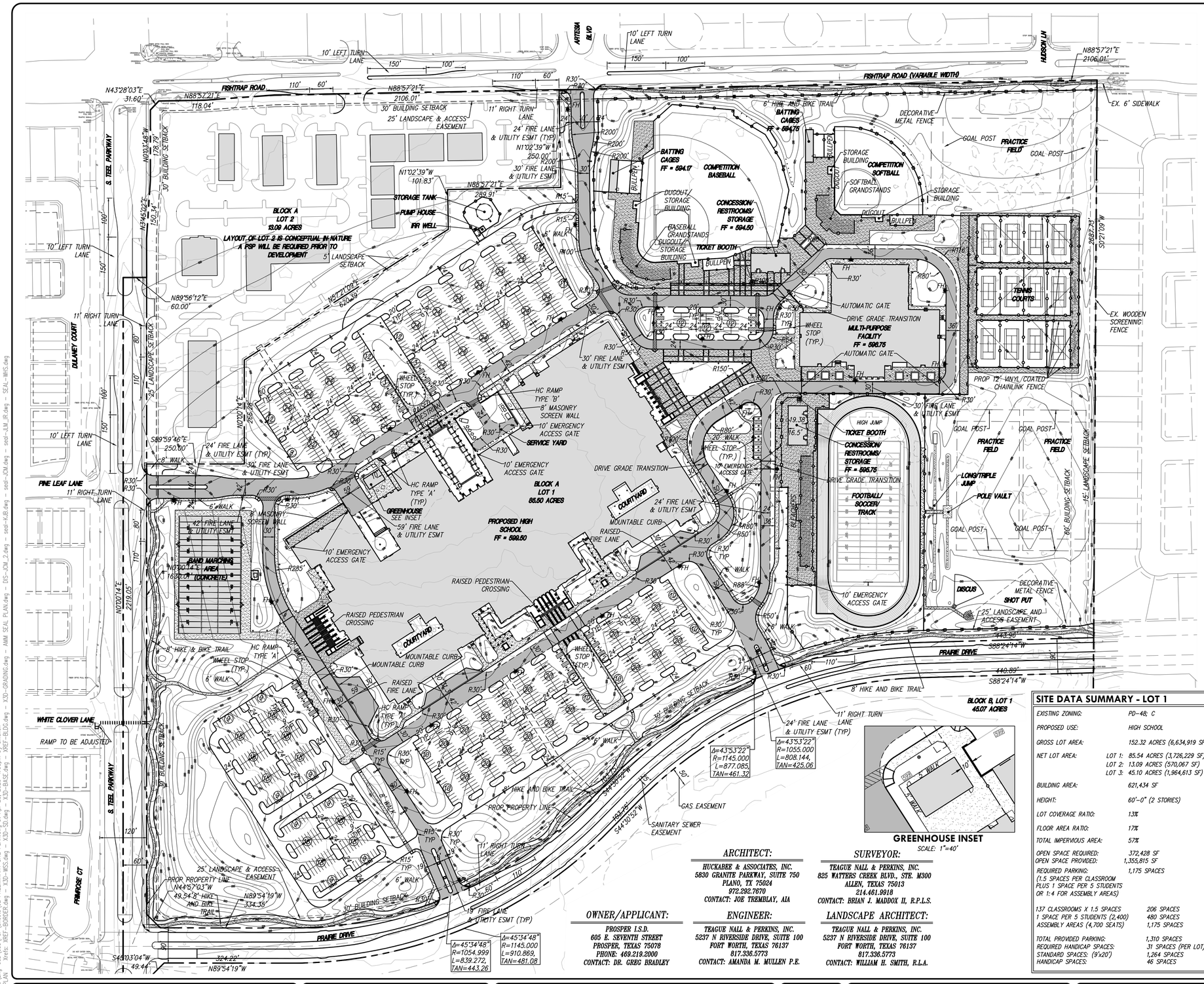
New High School

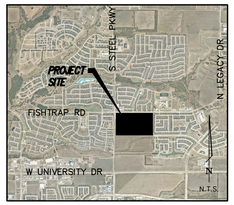
PRELIMINARY OVERALL SITE PLAN

tnp project HUC22396

sheet 01

Drawing: T:\Projects\HUC22396\Eng-CSD\cad\PSP\Sheets\01 PRELIMINARY OVERALL SITE PLAN.dwg at Apr 28, 2023-4:57pm by amullen
Layout: 01 PRELIMINARY OVERALL SITE PLAN Xrefs: XREF-BORDER.dwg - X3D-BASE.dwg - XREF-BLDG.dwg - X3D-WCS.dwg - X3D-SD.dwg - X3D-GRADING.dwg - AMM SEAL PLAN.dwg - DIS-JOM_2.dwg - seal-KJB.dwg - seal-JOM.dwg - seal-JLM_JR.dwg - SEAL-WHS.dwg





tnp

GRAPHIC SCALE

120 0 60 120 240

GRAPHIC SCALE: 1" = 120'

LEGEND

- PROPOSED FIRE LANE & UTILITY EASEMENT
- PROPOSED FLATWORK
- PROPOSED FIRE HYDRANT
- (12) PARKING COUNT

WATER METER TABLE - LOT 1

FACILITY	SIZE
HIGH SCHOOL	2–4"
MULTI-PURPOSE FACILITY	1–4"
FOOTBALL CONCESSION	1–2"
BASEBALL/SOFTBALL CONCESSION	1–2"
GREENHOUSE	1–2"
STORAGE TANK	1–2"

SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITH THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. OCCUPANT NOTIFICATIONS PER SECTION 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL, FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
9. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
11. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS. AMENDMENT 503.1.1
12. THE FIRE LANES SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
13. BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT-WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
14. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
15. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
16. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
17. FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. LANDSCAPE AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT. AMENDMENT 507.5.1
18. AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3, R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT-TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
19. FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
20. FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
21. THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
22. A MINIMUM OF 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
23. THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
24. ONE- AND TWO-FAMILY DWELLINGS, AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (511 M2) OR GREATER, DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
25. 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.
26. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
27. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
28. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
29. SIDEWALKS OF NOT LESS THAN SIX (6') FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5') FEET IN WIDTH ALONG RESIDENTIAL STREETS, AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
30. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
31. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
32. LANDSCAPE EASEMENTS MUST BE EXCLUSIVE ANY OTHER TYPE OF EASEMENT AS APPLICABLE.
33. 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 IAV/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
34. 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.
35. THE TOWN CURRENT CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300

SITE DATA SUMMARY - LOT 1

EXISTING ZONING:		PD-48; C
PROPOSED USE:		HIGH SCHOOL
GROSS LOT AREA:		152.32 ACRES (6,634,919 SF)
NET LOT AREA:	LOT 1:	85.54 ACRES (3,726,229 SF)
	LOT 2:	13.09 ACRES (570,067 SF)
	LOT 3:	45.10 ACRES (1,964,613 SF)
BUILDING AREA:		621,434 SF
HEIGHT:		60'-0" (2 STORIES)
LOT COVERAGE RATIO:		13%
FLOOR AREA RATIO:		17%
TOTAL IMPERVIOUS AREA:		57%
OPEN SPACE REQUIRED:		372,428 SF
OPEN SPACE PROVIDED:		1,355,815 SF
REQUIRED PARKING: (1.5 SPACES PER CLASSROOM PLUS 1 SPACE PER 5 STUDENTS OR 1:4 FOR ASSEMBLY AREAS)		1,175 SPACES
137 CLASSROOMS X 1.5 SPACES		206 SPACES
1 SPACE PER 5 STUDENTS (2,400)		480 SPACES
ASSEMBLY AREAS (4,700 SEATS)		1,175 SPACES
TOTAL PROVIDED PARKING:		1,310 SPACES
REQUIRED HANDICAP SPACES:		31 SPACES (PER LOT)
STANDARD SPACES: (9'x20')		1,264 SPACES
HANDICAP SPACES:		46 SPACES

BUILDING AREA SUMMARY - LOT 1

BUILDING AREA:	
HIGH SCHOOL:	550,875 SF (TOTAL) (1ST FLOOR = 405,330 SF; 2ND FLOOR = 145,545 SF)
MULTI-PURPOSE:	75,556 SF
FOOTBALL CONC/REST:	4,794 SF
BB/SB CONC/REST:	4,794 SF
BATTING CAGES:	1,674 SF EA (3,348 SF TOTAL)
TICKET BOOTHS:	72 SF EA (144 SF TOTAL)
GREENHOUSE:	1,440 SF
PUMP HOUSE:	185 SF
TOTAL BUILDING AREA:	642,810 SF

NOTES

1. NO ON-SITE DETENTION IS REQUIRED FOR BLOCK A, LOT 1. ADDITIONAL STORM WATER ANALYSIS WILL BE REQUIRED AT TIME OF DEVELOPMENT FOR BLOCK A, LOT 2, AND BLOCK B, LOT 1.

FEMA NOTE

BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN" AS IDENTIFIED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAPS NO. 48121C0430G, EFFECTIVE DATE OF APRIL 18, 2011, FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS.

DEVAPP-23-0023
PRELIMINARY SITE PLAN
FOR PROSPER HIGH SCHOOL No. 4 ADDITION
BLOCK A, LOT 1, & 2, BLOCK B, LOT 1
TOWN OF PROSPER, DENTON COUNTY, TEXAS

DATE PREPARED: MARCH 2023

ARCHITECT:
HUCKABEE & ASSOCIATES, INC.
5830 GRANITE PARKWAY, SUITE 750
PLANO, TX 75024
972.292.7670
CONTACT: JOE TREMBLAY, AIA

SURVEYOR:
TEAGUE NALL & PERKINS, INC.
825 WATTERS CREEK BLVD., STE. M300
ALLEN, TEXAS 75013
214.461.9918
CONTACT: BRIAN J. MADDOX II, R.P.L.S.

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

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

LANDSCAPE ARCHITECT:
TEAGUE NALL & PERKINS, INC.
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TEXAS 76137
817.336.5773
CONTACT: WILLIAM H. SMITH, R.L.A.

no.	revision	by	date

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

Prosper Independent School District

scale	
horiz	1"=120'
vert	N/A
date	APR 2023

tnp

This document is for interim review and is not intended for construction, bidding or permit purposes.

AMANDA M. MULLEN, P.E. Date: APRIL 2023

Tx. Reg. # 123232

Town of Prosper, Texas

Prosper Independent School District

New High School

PRELIMINARY SITE PLAN

tnp project HUC22396

sheet 02

tnp Project HUC22396

PROSPER, TX

NEW HIGH SCHOOL No. 4

Drawing: T:\Projects\HUC22396\Eng-C3D\cad\PSP\Sheets\02 PRELIMINARY SITE PLAN.dwg at Apr 28, 2023-4:58pm by amullen
Layout: 02 PRELIMINARY SITE PLAN Xrefs: XREF-BORDER.dwg – XSD-WGS.dwg – XSD-SD.dwg – XSD-BASE.dwg – XREF-BLDG.dwg – XSD-GRADING.dwg – AMM SEAL PLAN.dwg – DIS-JCM_2.dwg – sed-JCM.dwg – sed-KJB.dwg – sed-JLM_JR.dwg – sed-WHS.dwg

PLANNING

To: **Planning & Zoning Commission** **Item No. 3d**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – May 16, 2023**

Agenda Item:
Consider and act upon a request for a Conveyance Plat for Prosper High School No. 4 Addition, Block A, Lot 1, and Block B, Lot 1 on 143.7± acres, located on the southeast corner of Fishtrap Road and South Teel Parkway. The property is zoned Planned Development-48 (PD-48) Grey Tract 163. (DEVAPP-23-0040).

Description of Agenda Item:
The purpose of this Conveyance Plat is to convey the tract of land into two separate lots. The Conveyance Plat conforms to the Planned Development-48 (PD-48) development standards.

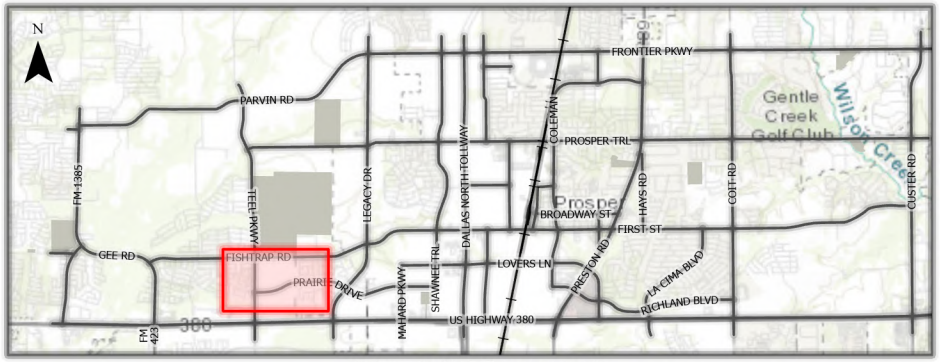
As a companion item, the Preliminary Site Plan (DEVAPP-23-0023) for a public high school and commercial development is also on the May 16, 2023 agenda.

Attached Documents:
1. Location Map
2. Conveyance Plat

Staff Recommendation:
Staff recommends approval of the Conveyance Plat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Conveyance Plat.

TOWN OF PROSPER

0 355 710 1,420 Feet



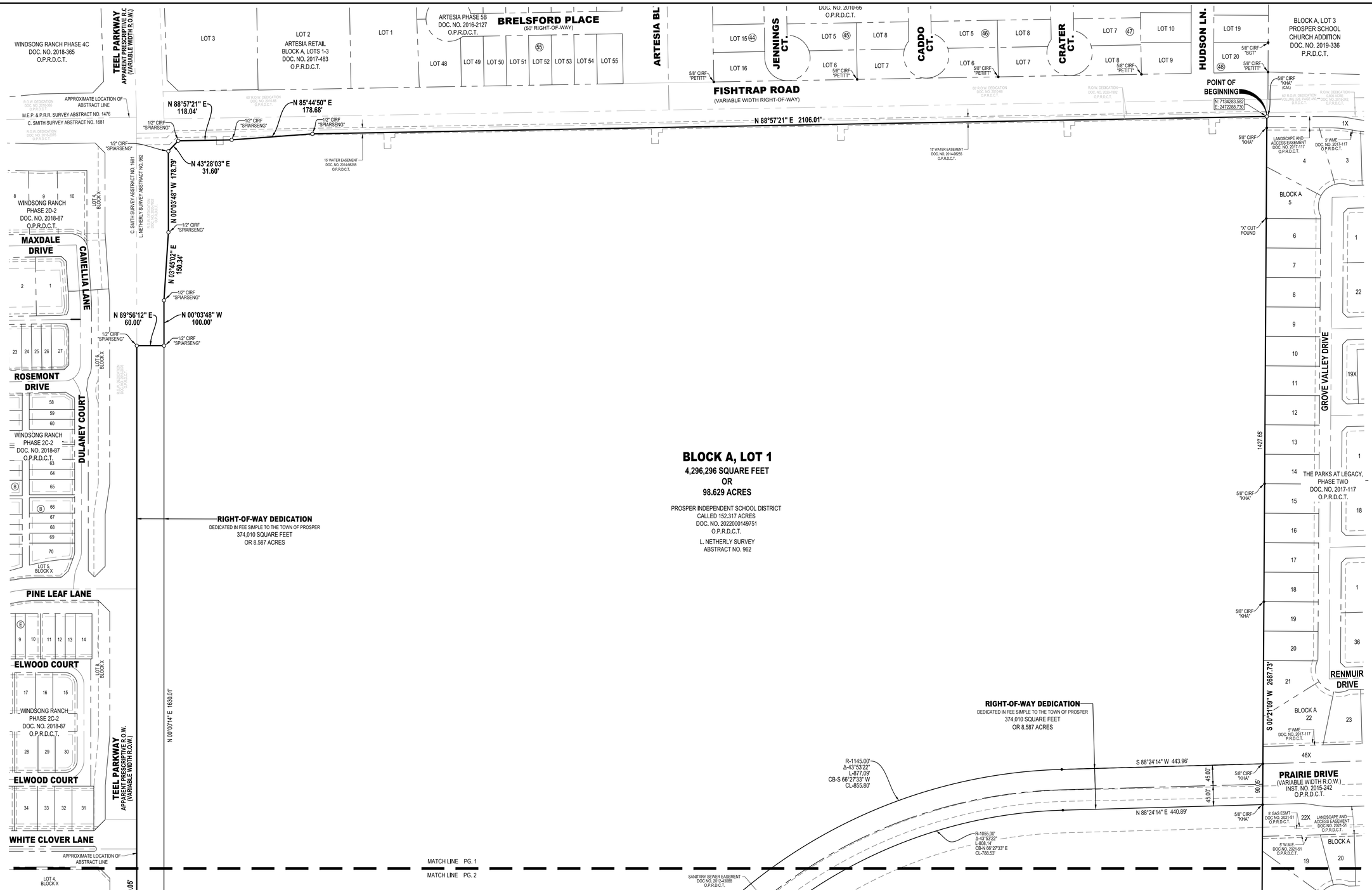
This map for illustration purposes only

DEVAPP-23-0040

Prosper High School #4

16

Conveyance Plat



tnp

100 50 0 100

SCALE IN FEET
1" = 100'

LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
DOC.-DOCUMENT
INST. - INSTRUMENT
NO. - NUMBER
R.O.W. - RIGHT-OF-WAY
D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T. - PLAT RECORDS DENTON COUNTY TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS

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.

NOTICE:
A CONVEYANCE PLAT IS A RECORD OF PROPERTY APPROVED BY THE TOWN OF PROSPER, TEXAS, FOR THE PURPOSE OF SALE OR CONVEYANCE IN ITS ENTIRETY OR INTEREST THEREON DEFINED. NO BUILDING PERMIT SHALL BE ISSUED NOR PERMANENT PUBLIC UTILITY SERVICE PROVIDED UNTIL A FINAL PLAT IS APPROVED AND PUBLIC IMPROVEMENTS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF PROSPER.

GENERAL NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRALS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000150630.

2. BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0430G, EFFECTIVE DATE: APRIL 18, 2011, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "A" AND ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:

   ZONE "A" - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.

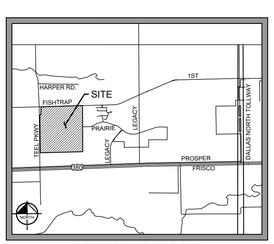
   ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

4. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

5. THE SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.

6. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED OR SHOWN.



VICINITY MAP
NOT TO SCALE

CASE NO. DEVAPP-23-0040

CONVEYANCE PLAT
PROSPER HIGH SCHOOL NO. 4 ADDITION
BLOCK A, LOT 1 AND BLOCK B, LOT 1

6,634,919 SQUARE FEET
152.317 ACRES

SITUATED IN THE
L. NETHERLY SURVEY, ABSTRACT NUMBER 962,
TOWN OF PROSPER, DENTON COUNTY, TEXAS

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

ENGINEER / APPLICANT
TEAGUE NALL & PERKINS, INC.
5237 N. Riverside Drive, Suite 100
Fort Worth, TX 76137
Contact: Amanda Mullen
817.420.7414 ph

PROJECT INFORMATION
Project No.: HUC 22396
Date: April 27, 2023
Drawn By: WS
Scale: 1"=100'

SHEET 1 of 3

tnp

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
Contact: Jay Maddox
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194380

tnp

100 50 0 100

SCALE IN FEET
1" = 100'

LEGEND

(C.M.) - CONTROLLING MONUMENT
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
DOC.-DOCUMENT
INST. - INSTRUMENT
NO. - NUMBER
R.O.W. - RIGHT-OF-WAY
D.R.D.C.T. - DEED RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T. - PLAT RECORDS DENTON COUNTY TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS

NOTICE:

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

GENERAL NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRALS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000150630.

2. BY GRAPHIC SCALE ONLY AND PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0430G, EFFECTIVE DATE: APRIL 18, 2011, THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "A" AND ZONE "X". THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP AND IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. RELEVANT ZONES ARE DEFINED AS FOLLOWS:

   ZONE "A" - AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES. BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN.

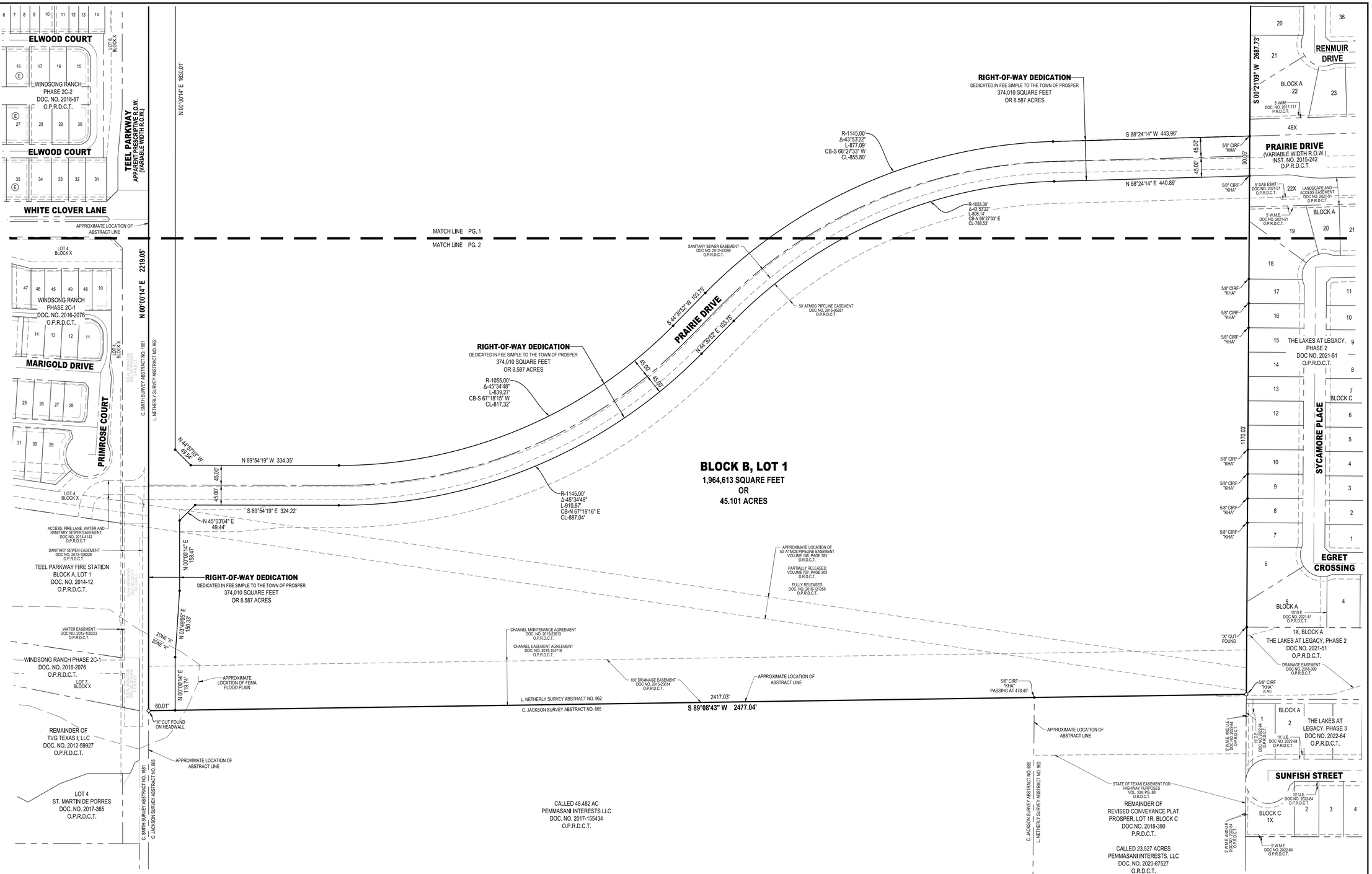
   ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

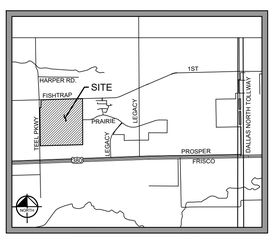
3. THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

4. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

5. THE SURVEY ABSTRACT LINES, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND ARE NOT LOCATED ON THE GROUND.

6. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED OR SHOWN.





VICINITY MAP
NOT TO SCALE

CASE NO. DEVAPP-23-0040

CONVEYANCE PLAT
PROSPER HIGH SCHOOL NO. 4 ADDITION
BLOCK A, LOT 1 AND BLOCK B, LOT 1

6,634,919 SQUARE FEET
152.317 ACRES

SITUATED IN THE
L. NETHERLY SURVEY, ABSTRACT NUMBER 962,
TOWN OF PROSPER, DENTON COUNTY, TEXAS

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

ENGINEER / APPLICANT
TEAGUE NALL & PERKINS, INC.
5237 N. Riverside Drive, Suite 100
Fort Worth, TX 76137
Contact: Amanda Mullen
817.420.7414 ph

PROJECT INFORMATION
Project No.: HUC 22396
Date: April 27, 2023
Drawn By: WS
Scale: 1"=100'

SHEET 2 of 3

tnp

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
Contact: Jay Maddox
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194380

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

Whereas Prosper Independent School District is the owner of a tract of land situated in the L. Netherly Survey, Abstract No. 962 , Denton County, Texas and being all of a called 152.317 acre tract of land to Prosper Independent School District as recorded in Document Number 2022000149751 of the Official Public Records of Denton 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 on the south line of Fishtrap Road, (a variable width right-of-way) for the northwest corner of The Parks at Legacy, Phase Two, an addition to the Town of Prosper as recorded in Document Number 2017-117 of the Official Public Records of Denton County, Texas same being the southeast corner of a right-of-way dedication to the Town of Prosper as recorded in Document Number 2020-7802 of the Official Public Records of Denton County, Texas;

THENCE South 00 degrees 21 minutes 09 seconds West along the west line of said The Parks at Legacy, Phase Two addition and the west line of The Lakes at Legacy, Phase 2, an addition to the Town of Prosper as recorded in Document Number 2021-51 of the Official Public Records of Denton County, Texas, a distance of 2687.73 feet to a 5/8 inch iron rod with cap stamped "KHA" found for the northeast corner of a called 23.527 acre tract of land to Pemmasani Interests, LLC as recorded in Document Number 2020-87527 of the Official Public Records of Denton County, Texas;

THENCE South 89 degrees 08 minutes 43 seconds West along the north line of said 23.527 acre tract, passing a 5/8 inch iron rod with cap stamped "KHA" found for the northwest corner of said 23.527 acre tract same being the northeast corner of a called 48.482 acre tract to Pemmasani Interests, LLC as recorded in Document Number 2017-155434 of the Official Public Records of Denton County, Texas at a distance of 478.49 feet and continuing a total distance of 2477.04 feet to a "X" cut on a concrete headwall found on the east side of Teel Parkway, (a variable width right-of-way) for the northwest corner of said 48.482 acre tract same being the southwest corner of said 152.317 acre tract;

THENCE North 00 degrees 00 minutes 14 seconds East along the east side of said Teel Parkway and the west line of said 152.317 acre tract, a distance of 2219.05 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for the southwest corner of said previously mentioned right-of-way dedication to the Town of Prosper;

THENCE North 89 degrees 56 minutes 12 seconds East departing the west line of said 162.722 acre tract and along the southerly line of said right-of-way dedication to the Town of Prosper, a distance of 60.00 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner on the east line of said Teel Parkway;

THENCE North 00 degrees 03 minutes 48 seconds West continuing along the southerly line of said right-of-way dedication to the Town of Prosper same being the east line of said Teel Parkway a distance of 100.00 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

THENCE North 03 degrees 45 minutes 02 seconds East continuing along the southerly line of said right-of-way dedication to the Town of Prosper same being the east line of said Teel Parkway, a distance of 150.34 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

THENCE North 00 degrees 03 minutes 48 seconds West continuing along the southerly line of said right-of-way dedication to the Town of Prosper same being the east line of said Teel Parkway, a distance of 178.79 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner at the south end of a corner clip;

THENCE North 43 degrees 28 minutes 03 seconds East continuing along the southerly line of said right-of-way dedication to the Town of Prosper and along said corner clip, a distance of 31.60 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner on the south line of said previously mentioned Fishtrap Road;

THENCE continuing along the southerly line of said right-of-way dedication to the Town of Prosper same being the south line of said Fishtrap Road the following (3) three courses and distances;

North 88 degrees 57 minutes 21 seconds East, a distance of 118.04 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 85 degrees 44 minutes 50 seconds East, a distance of 178.68 feet to a 1/2 inch iron rod with cap stamped "SPIARSENG" found for corner;

North 88 degrees 57 minutes 21 seconds East, a distance of 2106.01 feet to the POINT OF BEGINNING containing 6,634,919 square feet, or 152.317 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this _____ day, of _____, 2023.

_____

BRIAN J. MADDOX, II
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6659
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph
jmaddox@tnpinc.com

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day, of _____, 2023.

_____
Notary Public, State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PROSPER INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as PROSPER HIGH SCHOOL NO. 4, BLOCK A, LOT 1 and BLOCK B, LOT 1, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. Prosper Independent School District does herein certify the following:

1. The Streets and Alleys are dedicated for Street and Alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown and created by this plat, 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 utility 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 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.
8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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

WITNESS, my hand, this the _____ day of _____, 2023.

BY: PROSPER INDEPENDENT SCHOOL DISTRICT

_____
Authorized Signature

_____
Printed Name and Title
Prosper Independent School District

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day, of _____, 2023.

_____
Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this _____ day, of _____, 2023 by the Planning & Zoning Commission of the Town of Prosper, Texas.

_____ Development Services Department

_____ Engineering Department

_____ Town Secretary

CASE NO. DEVAPP-23-0040

CONVEYANCE PLAT
PROSPER HIGH SCHOOL NO. 4 ADDITION
BLOCK A, LOT 1 AND BLOCK B, LOT 1

6,634,919 SQUARE FEET
152.317 ACRES

SITUATED IN THE
L. NETHERLY SURVEY, ABSTRACT NUMBER 962,
TOWN OF PROSPER, DENTON COUNTY, TEXAS

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

ENGINEER / APPLICANT
TEAGUE NALL & PERKINS, INC.
5237 N. Riverside Drive, Suite 100
Fort Worth, TX 76137
Contact: Amanda Mullen
817.420.7414 ph

PROJECT INFORMATION
Project No.: HUC 22396
Date: April 27, 2023
Drawn By: WS
Scale: 1"=100'

SHEET 3 of 3

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
Contact: Jay Maddox
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194382

PLANNING

To: **Planning & Zoning Commission** **Item No. 3e**

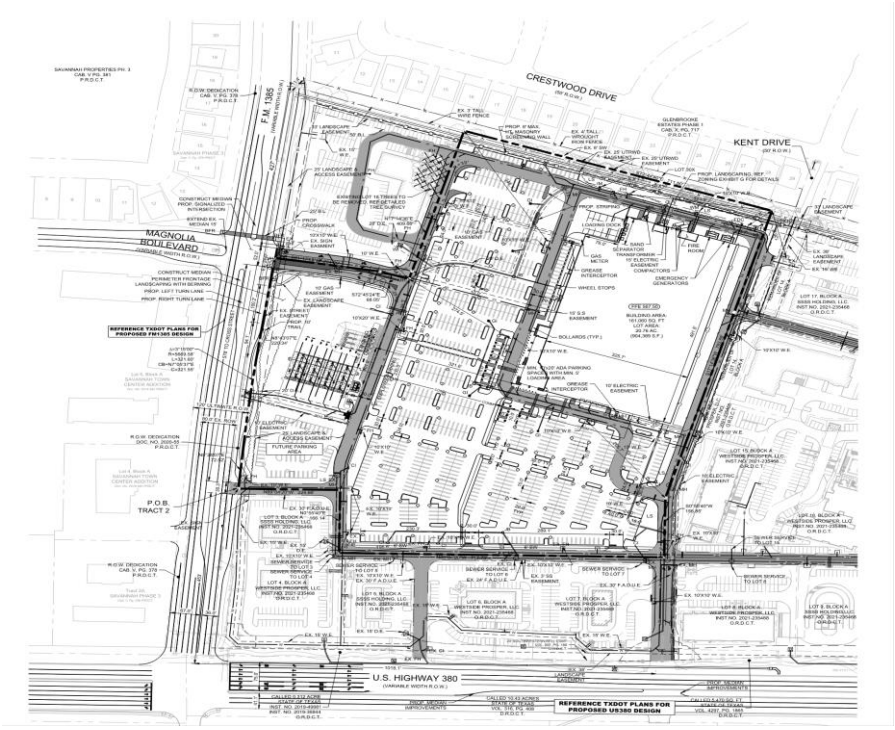
From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – May 16, 2023**

Agenda Item:
Consider and act upon a request for a Preliminary Site Plan for a Commercial Development, on 20.8± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside (DEVAPP-23-0031)

Description of Agenda Item:
The Preliminary Site Plan shows a 161,060 square foot building for a commercial development as shown below:



Access will be provided from FM-1385 and US-380. The Preliminary Site Plan (DEVAPP-23-0031) conforms to the Planned Development-94 (PD-94) development standards.

As companion items, the Site Plan (DEVAPP-23-0032) and Replat (DEVAPP-23-0033) are also on the Planning & Zoning Commission agenda for May 16, 2023.

Attached Documents:

1. Location Map
2. Preliminary Site Plan

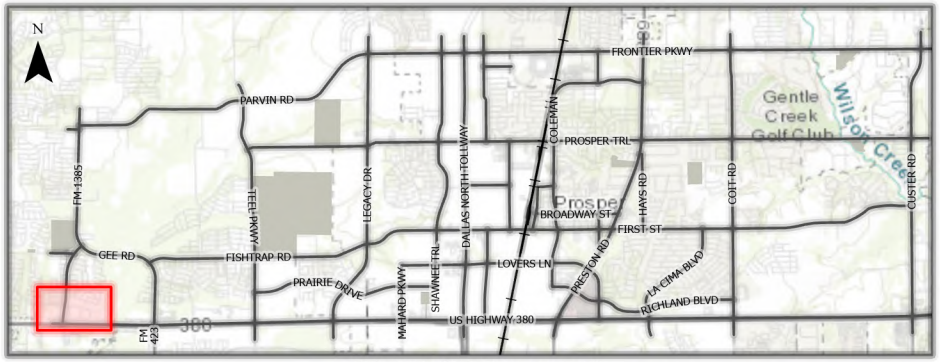
Town Staff Recommendation:

Town staff recommends approval of the Preliminary Site Plan, subject to:

1. Town staff approval of preliminary water, sewer, and drainage plans.
2. Town staff approval of all emergency access, fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

TOWN OF PROSPER

0 250 500 1,000 Feet



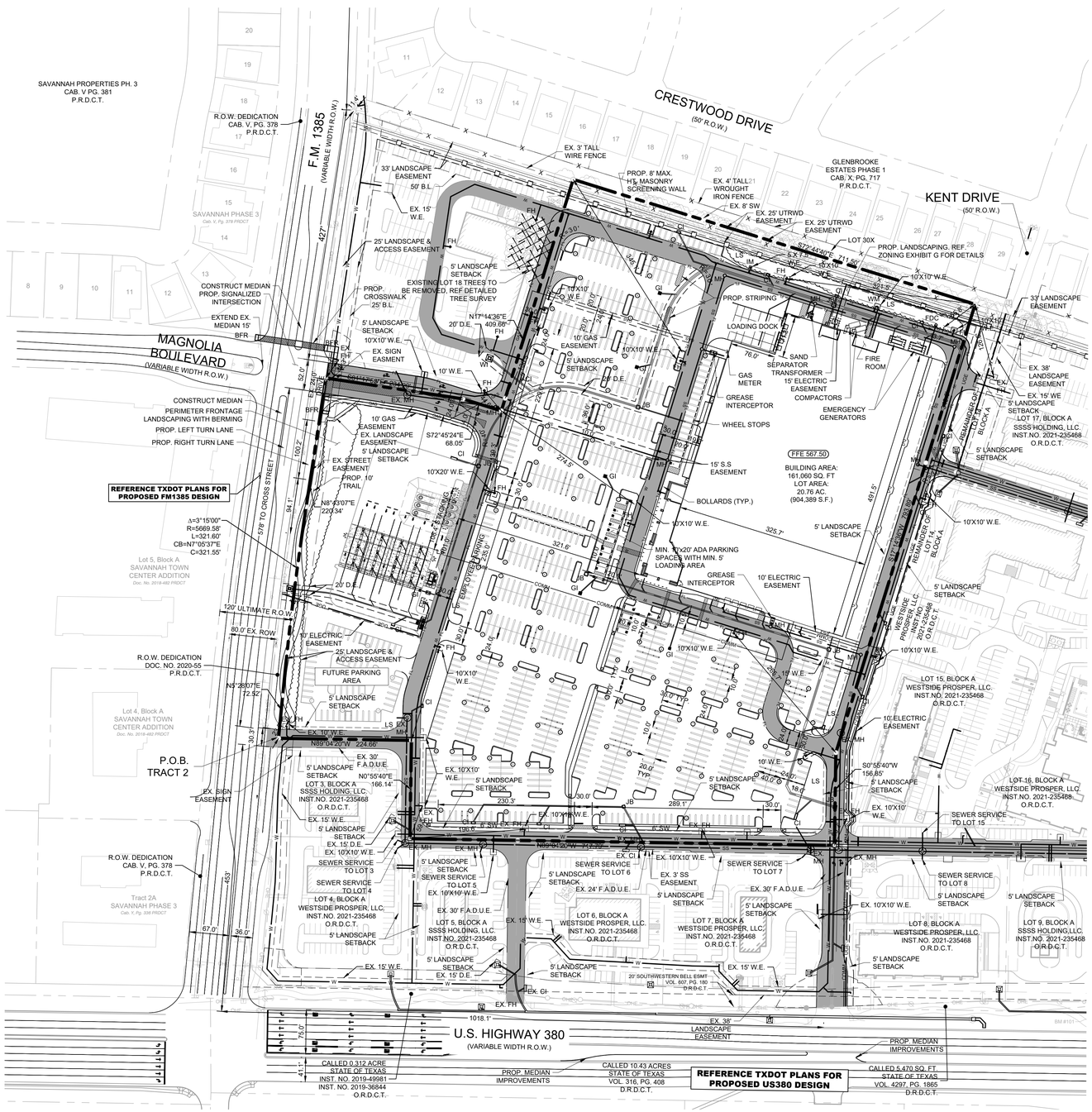
This map for illustration purposes only

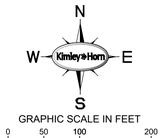
DEVAPP-23-0031

Westside Addition

22

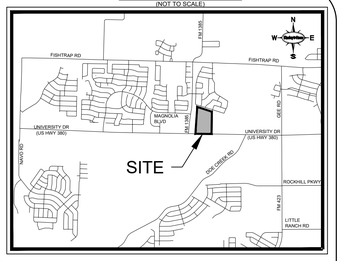
Preliminary Site Plan





SITE LOCATION MAP

(NOT TO SCALE)



TOWN OF PROSPER SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES, CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL. FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
9. TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
11. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS AMENDMENT 503.1.1
12. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1.
13. BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT-WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
14. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
15. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
16. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
17. FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. LANDSCAPE AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT. AMENDMENT 507.5.1
18. AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300') FOR ALL DEVELOPMENTS, AND FACILITIES OTHER THAN R3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500'). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT--TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
19. FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
20. FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
21. THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
22. A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
23. THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (600') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
24. ONE-AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,000 SQUARE FEET (511 M2) OR GREATER. DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
25. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
26. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
27. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
28. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FAÇADE PLAN.
29. SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
30. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
31. SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
32. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
33. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
34. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
35. IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
36. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
37. THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-9300.
38. NO 100-YR FLOODPLAIN EXISTS ON THIS SITE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED FIRE LANE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM LINE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- F.A.D.U.E. — FIRELANE, ACCESS, DRAINAGE, AND UTILITY EASEMENT
- (10) — NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SIGN
- PROP. LANDSCAPE AREA
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

GENERAL SITE DATA	
ZONING	PD-94 (ZONE M)
PROPOSED USE	RETAIL
TOTAL LOT AREA	20.76 AC 904,389 SF
BUILDING AREA	161,060 SF
BUILDING HEIGHT	33'-10" 1 STORY
LOT COVERAGE (%)	17.8%
FLOOR AREA RATIO	0.1781:1
PARKING RATIO	1 SPACE / 250 SF OF BUILDING AREA
PARKING REQUIRED	642
PARKING PROVIDED (TOTAL)	866
FUTURE PARKING PROVIDED	50
HANDICAP PARKING REQUIRED	18
HANDICAP PARKING PROVIDED	18
INTERIOR LANDSCAPING REQUIRED	13,815 SF
INTERIOR LANDSCAPING PROVIDED	30,725 SF
SQ. FT. OF IMPERVIOUS SURFACE	731,745 SF
OPEN SPACE REQUIRED	WITHIN LOT 14 PER PD-94

PRELIMINARY SITE PLAN
TOWN OF PROSPER CASE NO. DEVAPP-23-0031

WESTSIDE

LOT 1, BLOCK A, 20.762 ACRES
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 &
IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 477 &
IN THE J. HAYNES SURVEY, ABSTRACT NO. 573
TOWN OF PROSPER, DENTON COUNTY, TEXAS
MAY 2023

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TELEPHONE: (972) 770-1300
TBPE NO. F-928
CONTACT: JUDD MULLINIX, P.E.

OWNER / DEVELOPER
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027
TELEPHONE: (425) 313-6280
FAX: (425) 313-8105

ARCHITECT
MG2 CORPORATION
1101 2ND AVE., #100
SEATTLE, WA 98101
TELEPHONE: (206) 962-6630
CONTACT: RISA YUKI

PLANNING

To: **Planning & Zoning Commission** **Item No. 3f**

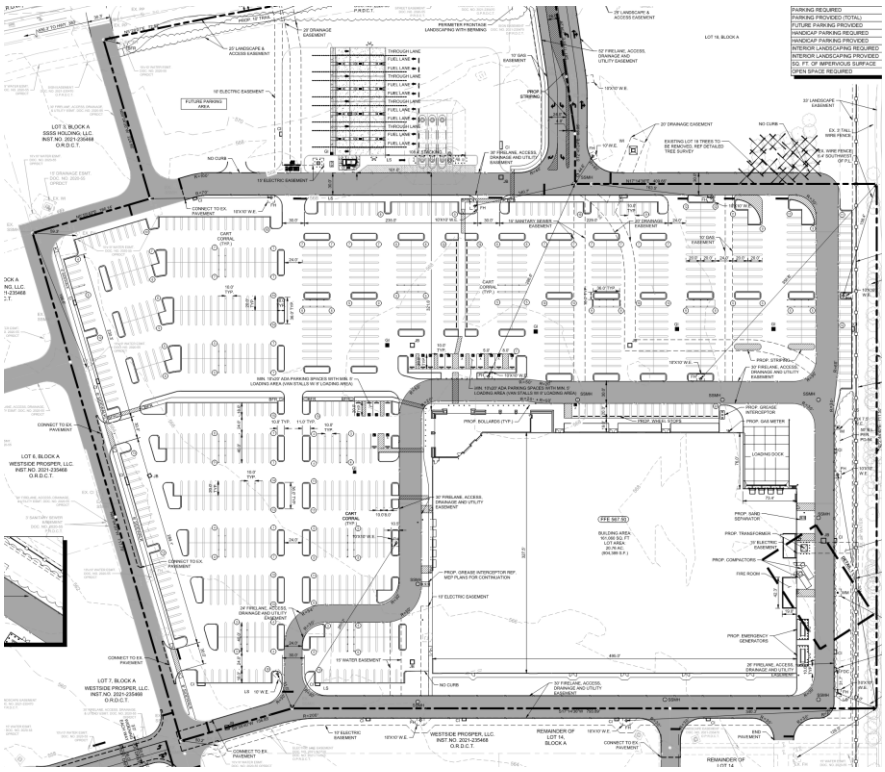
From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

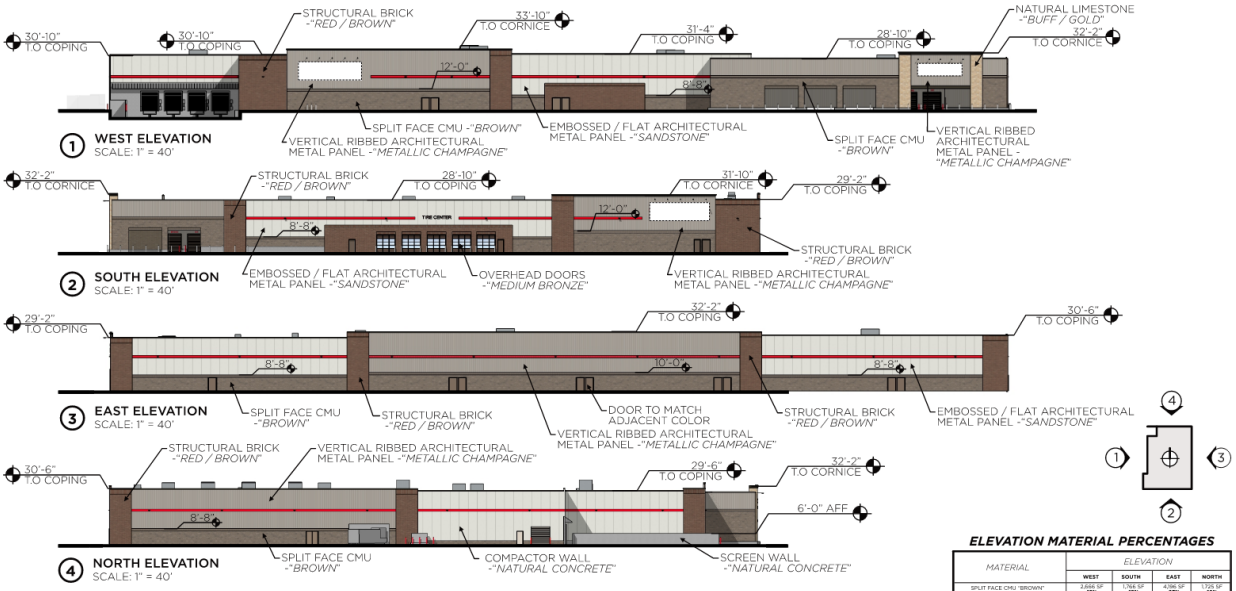
Re: **Planning & Zoning Commission Meeting – May 16, 2023**

Agenda Item:
Consider and act upon a request for a Site Plan & Façade Plan for a Big Box, on 20.8± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0032 & DEVAPP-23-0034)

Description of Agenda Item:
The Site Plan shows a 161,060 square foot building for a big box retail store as shown below:



Per the Planned Development, the façade plan should be approved by Planning & Zoning Commission.



ELEVATION MATERIAL PERCENTAGES

MATERIAL	ELEVATION			
	WEST	SOUTH	EAST	NORTH
SPLIT FACE CMU "BROWN"	2,646 SF 18%	1,762 SF 18%	4,086 SF 27%	1,725 SF 16%
STRUCTURAL BRICK "RED/BROWN"	2102SF 14%	2,487 SF 26%	1,566 SF 10%	1,026 SF 10%
NATURAL LIMESTONE"BUFF/GOLD"	387 SF 3%	0 SF 0%	0 SF 0%	0 SF 0%
CONCRETE "NATURAL"	1,580 SF 10%	202 SF 2%	0 SF 0%	991 SF 9%
VERTICAL RIBBED ARCHITECTURAL METAL PANEL"METALLIC CHAMPAGNE"	5,090 SF 34%	2,619 SF 27%	4,443 SF 30%	3,270 SF 31%
EMBOSSED/FLAT ARCHITECTURAL METAL PANEL"SANDSTONE"	3,341 SF 21%	2,624 SF 27%	5,085 SF 33%	3,570 SF 34%

*CALCULATION DOES NOT INCLUDE EXTERIOR DOORS OR TIRE CENTER DOORS

Access will be provided from FM-1385 and US-380. The Site Plan (DEVAPP-23-0032) & Façade Plan (DEVAPP-23-0034) conforms to the Planned Development-94 (PD-94) development standards.

As companion items, the Preliminary Site Plan (DEVAPP-23-0032) and Replat (DEVAPP-23-0033) are also on the Planning & Zoning Commission agenda for May 16, 2023.

Attached Documents:

1. Location Map
2. Site Plan

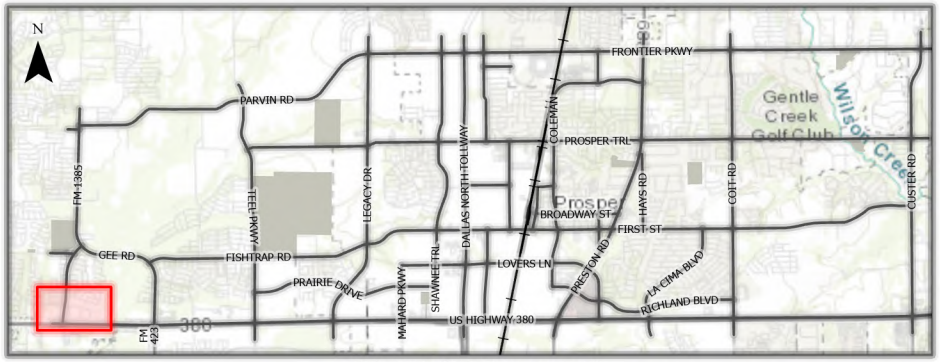
Town Staff Recommendation:

Town staff recommends approval of the Site Plan and Façade Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.

TOWN OF PROSPER

0 250 500 1,000 Feet

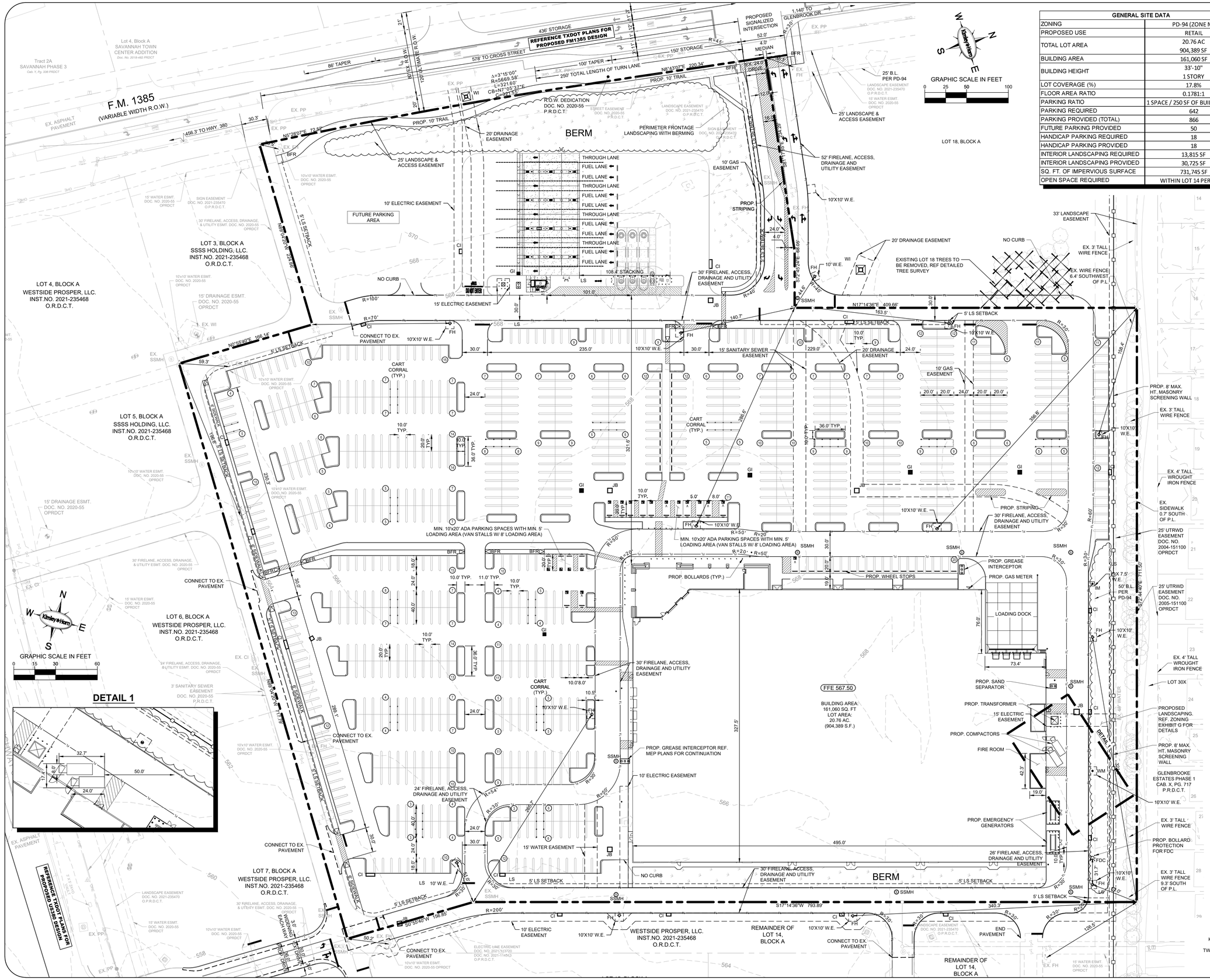


This map for illustration purposes only

DEVAPP-23-0032

Westside Addition

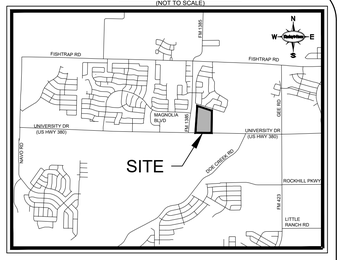
Site Plan



GENERAL SITE DATA	
ZONING	PD-94 (ZONE M)
PROPOSED USE	RETAIL
TOTAL LOT AREA	20.76 AC 904,389 SF
BUILDING AREA	161,060 SF
BUILDING HEIGHT	33'-10" 1 STORY
LOT COVERAGE (%)	17.8%
FLOOR AREA RATIO	0.1781:1
PARKING RATIO	1 SPACE / 250 SF OF BUILDING AREA
PARKING REQUIRED	642
PARKING PROVIDED (TOTAL)	866
FUTURE PARKING PROVIDED	50
HANDICAP PARKING REQUIRED	18
HANDICAP PARKING PROVIDED	18
INTERIOR LANDSCAPING REQUIRED	13,815 SF
INTERIOR LANDSCAPING PROVIDED	30,725 SF
SQ. FT. OF IMPERVIOUS SURFACE	731,745 SF
OPEN SPACE REQUIRED	WITHIN LOT 14 PER PD-94

SITE LOCATION MAP

(NOT TO SCALE)



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED FIRE LANE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM LINE
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SIGN
- PROP. LANDSCAPE AREA
- PROPOSED BERM
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

TOWN OF PROSPER SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

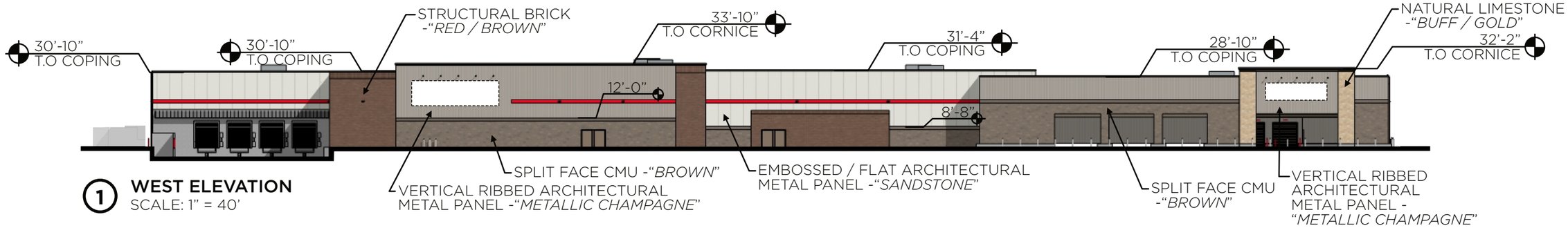
1. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED PER THE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED PER THE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE AND SUBDIVISION ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN.
5. ALL ELEVATIONS SHALL COMPLY WITH THE STANDARDS CONTAINED WITHIN THE ZONING ORDINANCE.
6. BUILDINGS OF 3,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
7. OCCUPANT NOTIFICATION PER THIS SECTION AND 907.5 SHALL BE REQUIRED FOR ALL NEW CONSTRUCTION, OR EXISTING CONSTRUCTION COMPLYING WITH THE INTERNATIONAL BUILDING CODE, FOR RENOVATIONS TO EXISTING BUILDINGS, TENANT SPACES CHANGES IN OCCUPANCY, REPLACEMENT, OR MODIFICATION OF THE EXISTING FIRE ALARM SYSTEM, OR AS REQUIRED BY THE FIRE CODE OFFICIAL. FOR ALL BUILDINGS OR SPACES PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
8. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
9. TWO POINTS OF ACCESS SHALL BE ALWAYS MAINTAINED FOR THE PROPERTY.
10. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
11. FIRE LANES SHALL BE PROVIDED WITHIN 150 FEET OF ALL EXTERIOR WALLS OF ANY BUILDING FOR HOSE LAY REQUIREMENTS AMENDMENT 503.1.1
12. THE FIRE LANE SHALL BE A MINIMUM OF 24 FEET WIDE. AMENDMENT 503.2.1
13. BUILDINGS MORE THAN 30 FEET IN HEIGHT ARE REQUIRED TO HAVE A MINIMUM OF A 26-FOOT-WIDE FIRE LANE IN THE IMMEDIATE VICINITY FOR FIREFIGHTING OPERATIONS OF THE BUILDING. ONE OF THE 26-FOOT-WIDE FIRE LANES SHALL BE LOCATED A MINIMUM OF 15 FEET FROM THE BUILDING AND NO MORE THAN 30 FEET. APPENDIX D105
14. THE INSIDE TURNING RADIUS OF THE 24-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
15. THE INSIDE TURNING RADIUS OF THE 26-FOOT FIRE LANE SHALL BE A MINIMUM OF 30 FEET. AMENDMENT 503.2.4
16. DEAD-END FIRE LANES ARE ONLY PERMITTED WITH APPROVED HAMMERHEADS.
17. FIRE HYDRANTS SHALL BE PROVIDED AT THE ENTRANCES AND INTERSECTIONS. LANDSCAPE AROUND THE FIRE HYDRANT SHALL BE NO HIGHER THAN 12 INCHES AT THE MATURE HEIGHT. AMENDMENT 507.5.1
18. AS PROPERTIES DEVELOP, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND THE MAXIMUM SPACING SHALL BE EVERY 300 FEET (300) FOR ALL DEVELOPMENTS. AND FACILITIES OTHER THAN R3. R-3 DEVELOPMENTS SHALL BE EVERY 500 FEET (500). DISTANCES BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE ROUTE THAT FIRE HOSE IS LAID BY A FIRE APPARATUS FROM HYDRANT–TO-HYDRANT, NOT AS THE "CROW FLIES." AMENDMENT 507.5.1
19. FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL BE LOCATED WITHIN 50 FEET OF A FIRE HYDRANT AND 50 FEET OF A FIRE LANE. 5" STORZ, 30-DEGREE DOWNWARD TURN WITH LOCKING CAP. AMENDMENT 507.5.1
20. FIRE HYDRANTS SHALL BE LOCATED 2 FOOT (2') TO 6 FOOT (6') BACK FROM THE CURB OR FIRE LANE AND SHALL NOT BE LOCATED IN THE BULB OF A CUL-DE-SAC. AMENDMENT 507.5.1
21. THERE SHALL BE A MINIMUM OF TWO (2) FIRE HYDRANTS SERVING EACH PROPERTY WITHIN THE PRESCRIBED DISTANCES LISTED ABOVE. A MINIMUM OF ONE FIRE HYDRANT SHALL BE LOCATED ON EACH LOT. AMENDMENT 507.5.1
22. A MINIMUM 10-FOOT UNOBSTRUCTED WIDTH SHALL BE PROVIDED AROUND A BUILDING FOR ADEQUATE FIRE DEPARTMENT ACCESS. A CONTINUOUS ROW OF PARKING AND LANDSCAPING SHALL BE CONSIDERED A BARRIER. AMENDMENT 503.1.1
23. THE MAXIMUM DEAD-END CUL-DE-SAC LENGTH SHALL NOT EXCEED SIX HUNDRED FEET (60') AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION STREET TO THE CENTER POINT OF THE RADIUS. AMENDMENT 503.1.5
24. ONE-AND-TWO-FAMILY DWELLINGS AUTOMATIC FIRE PROTECTION SYSTEMS. AUTOMATIC FIRE PROTECTION SYSTEMS PER NFPA 13D OR NFPA 13R SHALL BE PROVIDED IN ALL ONE-AND TWO-FAMILY DWELLINGS WITH A CONDITIONED FLOOR AREA OF 5,500 SQUARE FEET (911 M2) OR GREATER. DWELLINGS THREE (3) STORIES OR GREATER, OR DWELLINGS WITH ROOF HEIGHTS EXCEEDING THIRTY-FIVE FEET (35') FROM GRADE. IRC-2015 AMENDMENT R313.2
25. 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.
26. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
27. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
28. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE PLAN.
29. SIDEWALKS OF NOT LESS THAN SIX (6) FEET IN WIDTH ALONG THOROUGHFARES AND COLLECTORS AND FIVE (5) FEET IN WIDTH ALONG RESIDENTIAL STREETS AND BARRIER-FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER TOWN STANDARDS.
30. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED BY THE ENGINEERING SERVICES DEPARTMENT.
31. SITE PLAN APPROVAL IS REQUIRED BEFORE THE GRADING RELEASE.
32. ALL NEW ELECTRICAL LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
33. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER THE ZONING ORDINANCE.
34. ALL LANDSCAPE EASEMENTS MUST BE EXCLUSIVE OF ANY OTHER TYPE OF EASEMENT.
35. IMPACT FEES WILL BE ASSESSED PER THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
36. THE APPROVAL OF A SITE PLAN SHALL BE EFFECTIVE FOR EIGHTEEN (18) MONTHS FROM THE DATE OF APPROVAL BY THE PLANNING & ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED THE APPROVAL OF ENGINEERING PLANS AND BUILDING PERMITS. IF THE ENGINEERING PLANS AND BUILDING PERMITS ARE NOT APPROVED, THE SITE PLAN APPROVAL, TOGETHER WITH ANY PRELIMINARY SITE PLAN FOR THE PROPERTY, IS NULL AND VOID.
37. THE TOWN CURRENTLY CONTRACTS WITH CWD FOR WASTE DISPOSAL SERVICES. THEY MAY BE CONTACTED AT 972-392-6300.
38. NO 100-YR FLOODPLAIN EXISTS ON THIS SITE

SITE PLAN
TOWN OF PROSPER CASE NO. DEVAPP-23-0032
WESTSIDE
LOT 1, BLOCK A, 20.762 ACRES
IN THE B. HODGES SURVEY, ABSTRACT NO. 593 & IN THE J. GONZALEZ SURVEY, ABSTRACT NO. 477 & IN THE J. HAYNES SURVEY, ABSTRACT NO. 573
TOWN OF PROSPER, DENTON COUNTY, TEXAS
MAY 2023

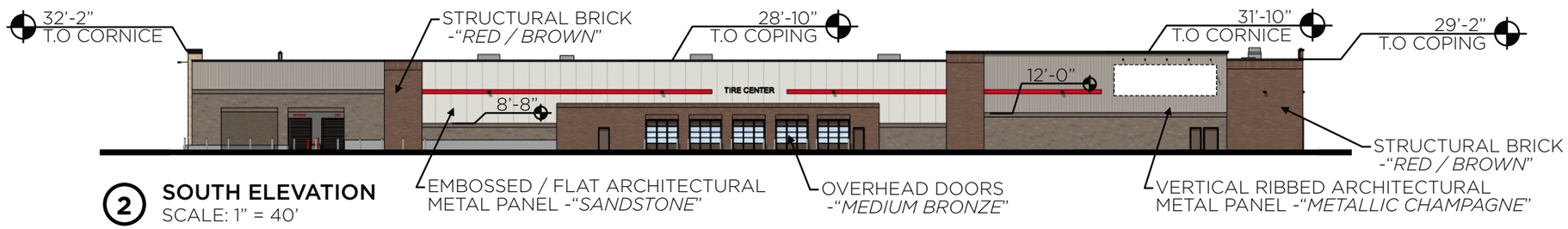
ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TELEPHONE: (972) 770-1300
TBPE NO. F-928
CONTACT: JUDD MULLINIX, P.E.

OWNER / DEVELOPER
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027
TELEPHONE: (425) 313-6280
FAX: (425) 313-8105

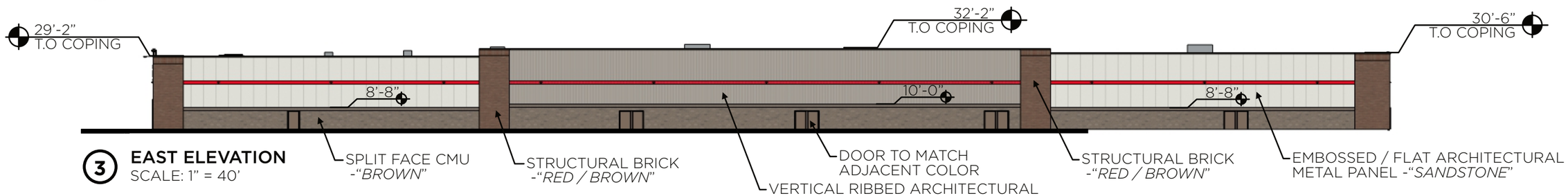
ARCHITECT
MG2 CORPORATION
1101 2ND AVE., #100
SEATTLE, WA 98101
TELEPHONE: (206) 962-6630
CONTACT: RISA YUKI



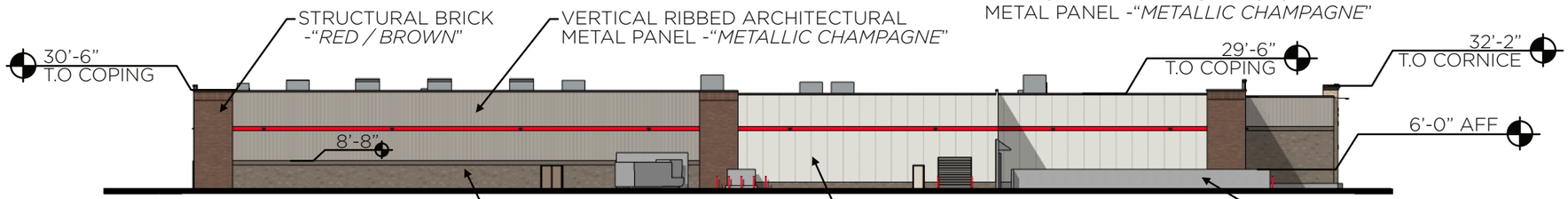
1 WEST ELEVATION
SCALE: 1" = 40'



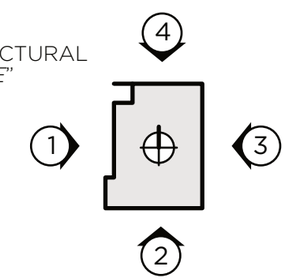
2 SOUTH ELEVATION
SCALE: 1" = 40'



3 EAST ELEVATION
SCALE: 1" = 40'



4 NORTH ELEVATION
SCALE: 1" = 40'



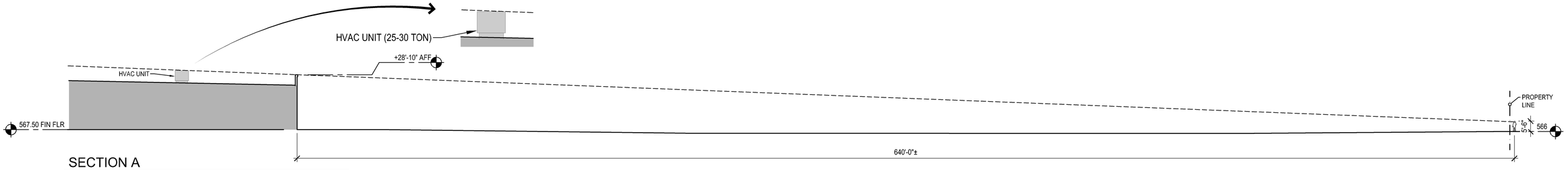
ELEVATION MATERIAL PERCENTAGES

MATERIAL	ELEVATION			
	WEST	SOUTH	EAST	NORTH
SPLIT FACE CMU "BROWN"	2,666 SF **18%**	1,766 SF **18%**	4,196 SF **27%**	1,725 SF **16%**
STRUCTURAL BRICK "RED/BROWN"	2150SF **14%**	2,497 SF **26%**	1,568 SF **10%**	1,026 SF **10%**
NATURAL LIMESTONE"BUFF/GOLD"	387 SF **3%**	0 SF **0%**	0 SF **0%**	0 SF **0%**
CONCRETE "NATURAL"	1,580 SF **10%**	202 SF **2%**	0 SF **0%**	991 SF **9%**
VERTICAL RIBBED ARCHITECTURAL METAL PANEL"METALLIC CHAMPAGNE"	5,090 SF **34%**	2,619 SF **27%**	4,443 SF **30%**	3,270 SF **31%**
EMBOSSED/FLAT ARCHITECTURAL METAL PANEL"SANDSTONE"	3,241 SF **21%**	2,614 SF **27%**	5,065 SF **33%**	3,570 SF **34%**

*CALCULATION DOES NOT INCLUDE EXTERIOR DOORS OR TIRE CENTER DOORS

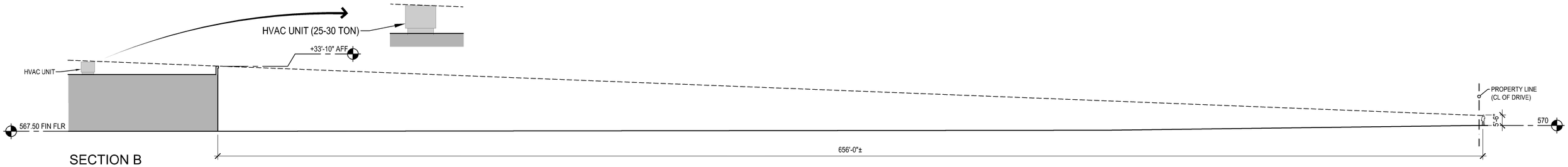
MAY 2023
22-5585-01
PROSPER, TX

EXHIBIT F - BIG BOX ELEVATIONS



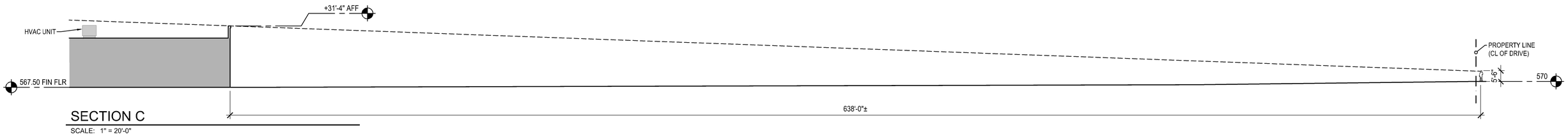
SECTION A

SCALE: 1" = 20'-0"



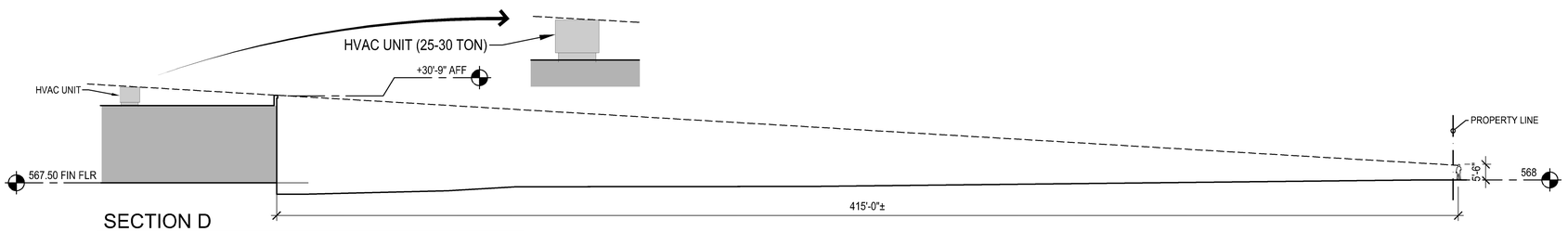
SECTION B

SCALE: 1" = 20'-0"



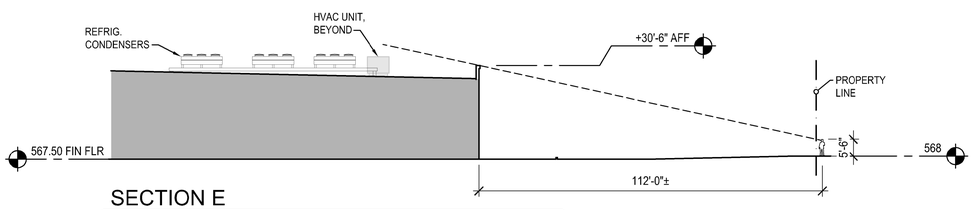
SECTION C

SCALE: 1" = 20'-0"



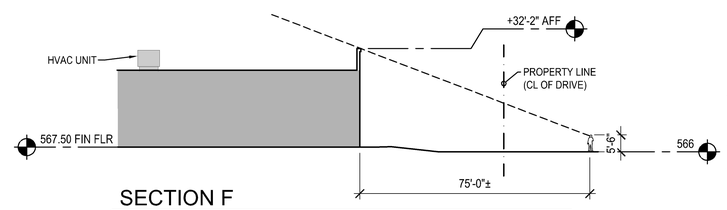
SECTION D

SCALE: 1" = 20'-0"



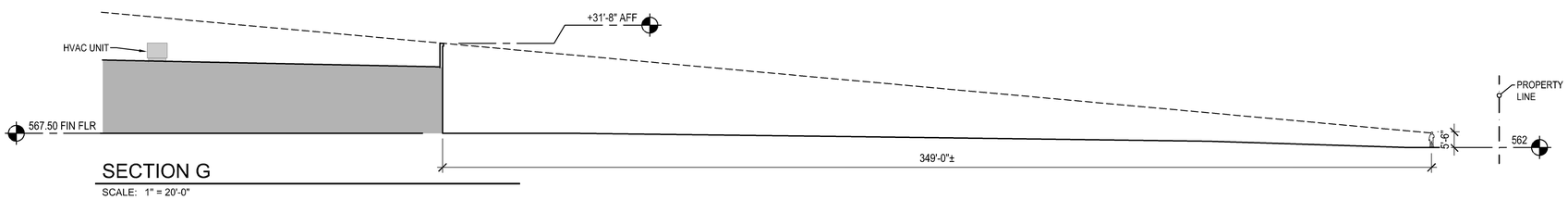
SECTION E

SCALE: 1" = 20'-0"



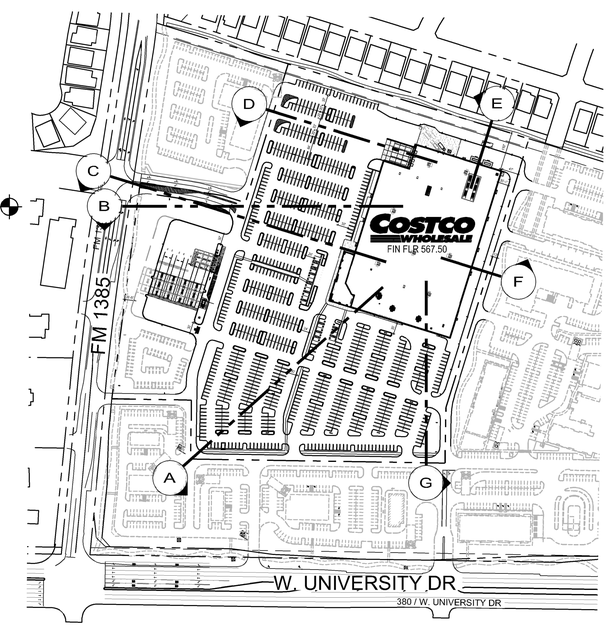
SECTION F

SCALE: 1" = 20'-0"



SECTION G

SCALE: 1" = 20'-0"



COSTCO WHOLESALE

PROSPER, TX

1101 Second Ave, Ste 100
Seattle, WA 98101

206 962 6500
MG2.com

MG2

22-5585-01
FEBRUARY 17, 2023

PRELIMINARY
SITE SECTIONS

DD13-02

COSTCO WHOLESALE

PROSPER, TEXAS

PRELIMINARY SITE SECTIONS

FEBRUARY 17, 2023

© MG2, Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing fro m MG2.

PLANNING

To: **Planning & Zoning Commission** **Item No. 3g**

From: **Dakari Hill, Senior Planner**

Through: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – May 16, 2023**

Agenda Item:
Consider and act upon a request for a Replat for Westside Addition, Block A, Lots 1, 14, and 18, on 25.5± acres, located on the northeast corner of US-380 and FM-1385. The property is zoned Planned Development-94 (PD-94) Westside. (DEVAPP-23-0033).

Description of Agenda Item:
The purpose of this Replat is to combine 7 lots into 3 new lots. The Replat conforms to the Planned Development-94 (PD-94) development standards.

As companion items, the Preliminary Site Plan (DEVAPP-23-0031) and Site Plan (DEVAPP-23-0032) for a commercial development are also on the May 16, 2023 agenda.

Attached Documents:
1. Location Map
2. Replat

Staff Recommendation:
Staff recommends approval of the Replat, subject to:
1. Town staff approval of all additions and/or alterations to the easements and dedications on the Replat.

TOWN OF PROSPER

0 250 500 1,000 Feet

This map for illustration purposes only

DEVAPP-23-0033

Westside Addition

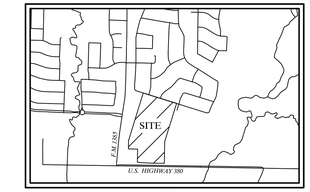
31

Final Plat

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36



VICINITY MAP

N.T.S.

NOTES:

1. Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.9998493926. Coordinates provided are Grid coordinates, Texas State Plane - North Central Zone (NAD 83).
2. Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. No floodplain exists on site.
4. According to Map No. 48121C0410G dated April 18, 2021, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton 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.
5. The purpose of this final plat is to combine Lots 1, 2, 12, 13, 14, 18 and 20, Block A to create 3 new lots.
6. See sheet 3 for the line and curve tables.

LEGEND:

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
IRF = IRON ROD FOUND
PKF = PK NAIL FOUND
XF. = "X" CUT FOUND
XS = "X" CUT SET
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
S.W.E. = SIDE WALK EASEMENT
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.= OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

DEVAPP-23-0033
FINAL PLAT

WESTSIDE ADDITION
LOTS 1, 14 AND 18. BLOCK A

1,109,285 SQ. FT. / 25.466 ACRES
B. HODGES SURVEY, ABSTRACT NO. 593
J. GONZALEZ SURVEY, ABSTRACT NO. 447
J. HAYNES SURVEY, ABSTRACT NO. 573
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	5/4/2023	066000099	1 OF 3

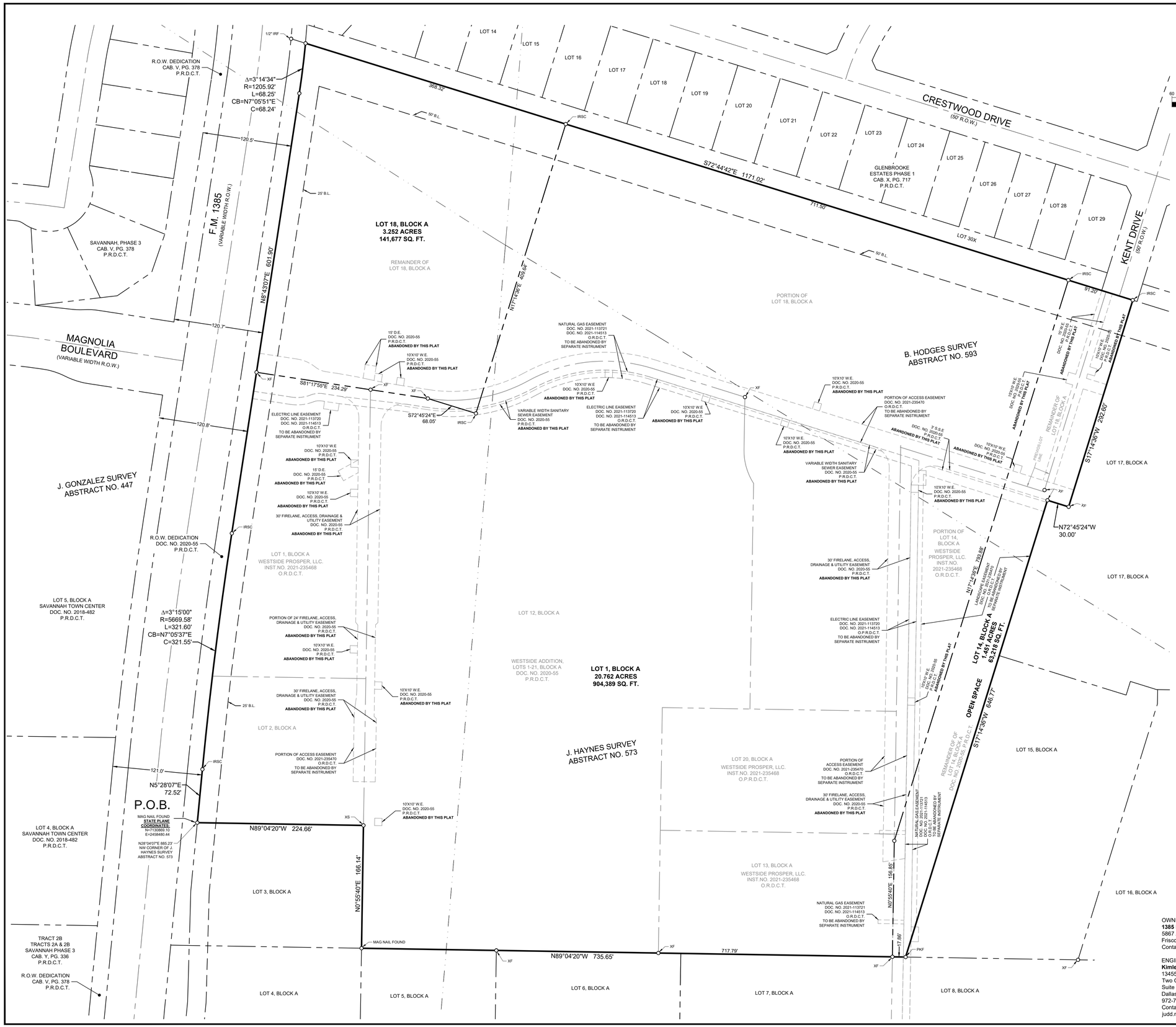
OWNER
SSSS HOLDINGS LLC
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
972-679-1918
Contact: Shiva Kondru
shiva@risecommercial.com

OWNER
WESTSIDE PROSPER LLC
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
972-679-1918
Contact: Shiva Kondru
shiva@risecommercial.com

OWNER
1385 PROSPER, LLC
5867 Alyworth Drive
Frisco, Texas 75035
Contact: Srikanth Krothapahlli

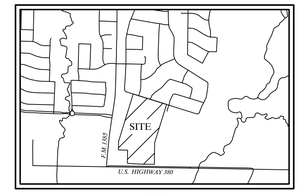
ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower
Suite 700
Dallas, Texas 75240
972-770-1300
Contact: Judd Mullinix, P.E.
judd.mullinix@kimley-horn.com

DWG NAME: K:\FRI_SURVEY\066000099-COSTCO PROSPER\DWG\066000099-COSTCO PROSPER FP.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/4/2023 10:20 AM LAST SAVED 5/4/2023 10:19 AM



NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36



VICINITY MAP
N.T.S.

NOTES:

1. Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.9998493926. Coordinates provided are Grid coordinates, Texas State Plane - North Central Zone (NAD 83).
2. Notice: Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. No floodplain exists on site.
4. According to Map No. 48121C0410G dated April 18, 2021, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton 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.
5. The purpose of this replat is to combine Lots 1, 2, 12, 13, 14, 18 and 20, Block A to create 3 new lots.
6. See sheet 3 for the line and curve tables.

LEGEND:

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
IRF = IRON ROD FOUND
PKF = PK NAIL FOUND
XF. = "X" CUT FOUND
XS = "X" CUT SET
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
S.W.E. = SIDE WALK EASEMENT
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.= OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

DEVAPP-23-0033
FINAL PLAT
WESTSIDE ADDITION
LOTS 1, 14 AND 18. BLOCK A

1,109,285 SQ. FT. / 25.466 ACRES
B. HODGES SURVEY, ABSTRACT NO. 593
J. GONZALEZ SURVEY, ABSTRACT NO. 447
J. HAYNES SURVEY, ABSTRACT NO. 573
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	5/4/2023	066000099	2 OF 3

OWNER
1385 PROSPER, LLC
5867 Alyworth Drive
Frisco, Texas 75035
Contact: Srikanth Krothapahlli

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower
Suite 700
Dallas, Texas 75240
972-770-1300
Contact: Judd Mullinix, P.E.
judd.mullinix@kimley-horn.com

OWNER
SSSS HOLDINGS LLC
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
972-679-1918
Contact: Shiva Kondru
shiva@risecommercial.com

OWNER
WESTSIDE PROSPER LLC
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
972-679-1918
Contact: Shiva Kondru
shiva@risecommercial.com

DWG NAME: K:\FRI_SURVEY\066000099-COSTCO PROSPER\DWG\066000099-COSTCO PROSPER FP.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/4/2023 10:20 AM LAST SAVED 5/4/2023 10:19 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, WESTSIDE PROSPER LLC, SSSS HOLDINGS LLC AND 1385 PROSPER LLC, are the owners of a tract of land situated in the B. Hodges, Abstract No. 593, J. Gonzalez Survey, Abstract No. 447 and the J. Haynes Survey, Abstract No. 573, Town of Prosper, Denton County, Texas and being all of Lots 1, 2, 12, 13, 14 and 20, Block A of Westside Addition, an addition to the Town of Prosper, according to the Conveyance Plat recorded in Document No. 2020-55 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found for the southwest corner of said Lot 2, common to the northwest corner of Lot 3, Block A of said Westside Addition, being on the easterly right-of-way line of F.M. 1385, a variable width right-of-way;

THENCE along the westerly line of said Lot 2, Lot 1, and the easterly right-of-way line of said F.M. 1385, the following

North 05°28'07" East, a distance of 72.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 5,669.58 feet, a central angle of 03°15'00", and a chord bearing and distance of North 07°05'37" East, 321.55 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 321.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 08°43'07" East, a distance of 601.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,205.92 feet, a central angle of 03°14'34", and a chord bearing and distance of North 07°05'51" East, 68.24 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 68.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 18, common to the southwest corner of Lot 30X, Block N of Glenbrooke Estates Phase 1, an addition to the Town of Prosper, according to the Final Plat recorded in Cabinet X, Page 717 of the Plat Records of Denton County, Texas;

THENCE South 72°44'42" East, departing the easterly right of way line of said F.M. 1385 and along the northerly line of said Lot 18 and said Lot 14, and the southerly line of said Lot 30X and the southerly terminus of Kent Drive, a 50 foot wide right of way, as dedicated in said Glenbrooke Estates Phase 1, a distance of 1,171.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 14, common to the northwest corner of Lot 17, Block A, as described in said Westside Addition, same being on the southerly terminus of said Kent Drive;

THENCE departing the southerly terminus of said Kent Drive, and along the easterly line of said Lot 14 and the easterly line of said Lot 17 and Lot 15, as described in said Westside Addition, the following

South 17°14'36" West, a distance of 292.60 feet to an "X" cut found for corner;

North 72°45'24" West, a distance of 30.00 feet to "X" cut found for corner;

South 17°14'36" West, a distance of 646.77 feet to PK nail found for the most southerly corner of said Lot 14, common to the southwest corner of said Lot 15, the southeast corner of said Lot 13, same being on the northerly line of Lot 8, Block A, as described in said Westside Addition;

THENCE North 89°04'20" West, along the southerly lines of said Lot 13 and said Lot 12, and along the northerly lines of said Lot 8, and Lots 5-7, Block A, as described in said Westside Addition, a distance of 735.65 feet to MAG nail found for the southerly most southwest corner of said Lot 12, common to the northwest corner of said Lot 5, the northeast corner of Lot 4, Block A, as described in said Westside Addition, and the southwest corner of said Lot 3;

THENCE North 00°55'40" East, along the westerly line of said Lot 12 and the easterly line of said Lot 3, a distance of 166.14 feet to "X" cut set for the northeast corner of said Lot 3, common to the southeast corner of said Lot 2, same being on the westerly line of said Lot 12;

THENCE North 89°04'20" West, departing the westerly line of said Lot 12, and along the northerly line of said Lot 3 and the southerly line of said Lot 2, a distance of 224.66 feet to the **POINT OF BEGINNING** and containing 25.466 acres (1,109,285 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **WESTSIDE PROSPER LLC, SSSS HOLDINGS LLC AND 1385 PROSPER LLC,** acting herein by and through their duly authorized officers, do hereby certify and adopt this plat designating the herein above described property as **WESTSIDE ADDITION, LOTS 1, 14 AND 18, BLOCK A,** an addition to the Town of Prosper, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. **WESTSIDE PROSPER LLC, SSSS HOLDINGS LLC AND 1385 PROSPER LLC,** do hereby certify the following:

1. The streets and alleys are dedicated for street and alley purposes.

2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.

4. No 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 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.

8. The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

9. All modifications to this document shall be by means of plat and approved by the Town of Prosper.

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 _____, 20__.

BY: WESTSIDE PROSPER, LLC., a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

WITNESS, my hand, this the _____ day of _____, 20__.

BY: SSSS HOLDINGS LLC, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

WITNESS, my hand, this the _____ day of _____, 20__.

BY: 1385 PROSPER LLC, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20___.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Prosper, Texas.

_____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

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 COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that she executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

_____
NOTARY PUBLIC in and for the 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

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S81°17'55"E	52.01'	L26	S17°14'36"W	151.50'	L51	S80°39'30"E	10.00'
L2	S72°45'24"E	62.84'	L27	S51°05'48"E	44.19'	L52	S09°20'30"W	10.25'
L3	N66°14'12"W	47.72'	L28	N38°54'12"E	20.00'	L53	N17°14'36"E	10.00'
L4	N17°14'36"E	5.00'	L29	N51°05'48"W	52.14'	L54	N27°45'24"W	14.14'
L5	S72°45'23"E	48.20'	L30	S06°40'22"E	7.82'	L56	N17°14'23"E	20.48'
L6	S72°45'23"E	48.20'	L31	N83°19'38"E	10.00'	L57	N27°45'24"W	14.14'
L7	N72°45'23"W	48.20'	L32	N06°40'22"W	8.55'	L58	N17°14'36"E	18.28'
L8	S72°45'23"E	48.20'	L33	N83°34'48"W	50.57'	L59	N62°14'36"E	14.15'
L9	N81°36'37"E	30.40'	L34	N72°45'24"W	153.43'	L60	N27°45'24"W	14.14'
L10	S72°45'24"E	51.52'	L35	S82°48'25"E	23.20'	L61	N17°14'36"E	18.28'
L11	S24°12'05"W	19.92'	L36	S82°48'25"E	24.08'	L62	N62°14'36"E	14.14'
L12	N89°04'20"W	30.00'	L37	S17°14'36"W	41.46'	L63	S44°04'20"E	7.54'
L13	N72°45'24"W	62.84'	L38	S72°45'24"E	10.00'	L64	S45°55'40"W	10.89'
L14	N81°17'55"W	18.49'	L39	S17°14'36"W	15.00'	L65	S00°55'40"W	10.00'
L15	N17°14'36"E	8.58'	L40	N72°45'24"W	20.00'	L66	S44°04'20"E	9.90'
L16	S17°14'36"W	33.04'	L41	S17°14'36"W	26.00'	L67	N62°14'36"E	14.14'
L17	S72°45'24"E	39.67'	L42	N72°45'24"W	15.00'	L68	N17°14'36"E	10.00'
L18	N72°44'43"W	248.35'	L43	S17°14'36"W	26.00'	L69	N27°45'24"W	14.14'
L19	N17°14'36"E	80.36'	L44	N00°55'40"E	83.22'			
L20	S24°12'05"W	19.92'	L45	N00°55'40"E	88.14'			
L21	S17°14'36"W	166.50'	L46	S62°14'23"W	23.22'			
L22	N72°45'24"W	105.30'	L47	N27°45'37"W	10.00'			
L23	N51°05'48"W	11.40'	L48	N62°14'23"E	13.72'			
L24	N51°05'48"W	25.32'	L49	N62°14'36"E	14.14'			
L25	N72°45'24"W	90.30'	L50	N09°20'30"E	9.86'			

CURVE TABLE						CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH
C1	8°32'31"	240.00'	35.78'	N77°01'39"W	35.75'	C26	19°40'19"	100.00'	34.33'
C2	89°59'40"	40.00'	62.83'	N62°14'46"E	56.57'	C27	90°00'00"	30.00'	47.12'
C3	68°57'38"	30.00'	36.11'	S51°43'25"W	33.97'	C28	90°00'00"	30.00'	47.12'
C4	6°31'11"	60.00'	6.83'	N69°29'48"W	6.82'	C29	90°00'00"	30.00'	47.12'
C5	6°31'11"	30.00'	3.41'	S69°29'48"E	3.41'	C30	90°00'00"	30.00'	47.12'
C6	90°00'00"	20.00'	31.42'	N27°45'24"W	28.28'	C31	89°59'25"	50.00'	78.53'
C7	89°59'59"	30.00'	47.12'	S27°45'23"E	42.43'	C32	6°30'07"	137.50'	15.60'
C8	90°00'00"	30.00'	47.12'	S62°14'37"W	42.43'	C33	36°51'13"	137.50'	88.44'
C9	89°59'59"	30.00'	47.12'	S27°45'23"E	42.43'	C34	90°00'00"	20.00'	31.42'
C10	90°00'01"	30.00'	47.12'	S62°14'37"W	42.43'	C35	6°57'28"	20.00'	2.43'
C11	16°18'56"	200.00'	56.95'	S09°05'08"W	56.76'	C36	6°57'28"	50.00'	6.07'
C12	73°41'04"	30.00'	38.58'	N35°54'52"W	35.98'	C37	39°12'32"	147.50'	100.94'
C13	90°00'00"	54.00'	84.82'	S27°45'24"E	76.37'	C38	10°49'25"	147.50'	27.86'
C14	93°03'21"	30.08'	48.85'	N26°09'32"W	43.65'	C39	6°06'59"	190.00'	20.28'
C15	90°00'00"	50.00'	78.54'	S27°45'24"E	70.71'				
C16	6°57'28"	50.00'	6.07'	S20°43'21"W	6.07'				
C17	6°57'28"	20.00'	2.43'	N20°43'21"E	2.43'				
C18	90°00'00"	30.00'	47.12'	N27°45'24"W	42.43'				
C19	90°00'00"	30.00'	47.12'	S62°14'36"W	42.43'				
C20	16°18'56"	70.00'	19.93'	S09°05'08"W	19.87'				
C21	40°32'07"	132.50'	93.74'	S37°30'40"W	91.80'				
C22	59°55'04"	122.50'	128.11'	S77°17'04"W	122.35'				
C23	16°18'56"	100.00'	28.48'	S09°05'08"W	28.38'				
C24	90°00'00"	40.00'	62.83'	N27°45'24"W	56.57'				
C25	5°35'25"	188.00'	18.34'	N75°33'06"W	18.34'				

OWNER
1385 PROSPER, LLC
5867 Alyworth Drive
Frisco, Texas 75035
Contact: Srikanth Krothapahlli

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower
Suite 700
Dallas, Texas 75240
972-770-1300
Contact: Judd Mullinix, P.E.
judd.mullinix@kimley-horn.com

DEVAPP-23-0033
FINAL PLAT
WESTSIDE ADDITION
LOTS 1, 14 AND 18. BLOCK A

1,109,285 SQ. FT. / 25.466 ACRES
B. HODGES SURVEY, ABSTRACT NO. 593
J. GONZALEZ SURVEY, ABSTRACT NO. 447
J. HAYNES SURVEY, ABSTRACT NO. 573
TOWN OF PROSPER,
DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	5/4/2023	066000099	3 OF 3

OWNER
SSSS HOLDINGS LLC
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
972-679-1918
Contact: Shiva Kondru
shiva@risecommercial.com

OWNER
WESTSIDE PROSPER LLC
8668 John Hickman Parkway
Suite 907
Frisco, Texas 75034
972-679-1918
Contact: Shiva Kondru
shiva@risecommercial.com

DWG NAME: K:\FRI_SURVEY\066000099-COSTCO PROSPER\DWG\066000099-COSTCO PROSPER FP.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/4/2023 10:20 AM LAST SAVED 5/4/2023 10:19 AM

PLANNING

To: **Planning & Zoning Commission** **Item No. 4**

From: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting – May 16, 2023**

Agenda Item:
Conduct a Public Hearing, and consider and act upon a request to amend the Future Land Use Plan from Residential Medium Density to Residential High Density, generally located on the southeast corner of Prosper Trail and Teel Parkway. This is a companion case to Z21-0010. (CA22-0001).

Description of Agenda Item:
Town staff has received a request to rezone 69.9± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential development and retirement housing development, located northside of Prosper Trail and west of Dallas Parkway. (Z21-0010)

Rezoning requests, which do not conform to the Future Land Use Plan, shall be accompanied by a request to amend the Future Land Use Plan. The Comprehensive Plan document anticipates the Town will encounter "development proposals that do not directly reflect the purpose and intent of the land use pattern as shown on the Future Land Use Plan map."

Land use districts designated on the Future Land Use Plan are intended to depict general areas where land uses are considered appropriate for an area, and such districts are not intended to be parcel specific. If the Planning & Zoning Commission and Town Council believe the property located on the southeast corner of Prosper Trail and Teel Parkway is more appropriately classified as High Density Residential on the Future Land Use Plan, then it would be appropriate to reclassify the property.

See below for proposed plan amendment. Images of the existing and proposed amendment are shown below.

Existing

Proposed

Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Tollway District
- US 380 District
- 100 Year Floodplain
- Major Gateway
- Minor Gateway
- Town of Prosper
- ETJ

Comprehensive Factors

Changes in overall development patterns that deviate from the Plan's recommendations could impact the ultimate capacity of the community.

The Plan states, "it should be incumbent upon the applicant making such a proposal to provide evidence that the proposal meets the aforementioned considerations, supports community goals and objectives as set forth within this Plan, and represents long term economic and/or social benefits for the community as a whole, not just a short-term financial gain for whoever is developing the project."

The applicant provided the attached letter (attachment 3), in response.

The document recommends that "development proposals that are inconsistent with the Future Land Use Plan map (or that do not meet its general intent)" should be reviewed based on the following questions and should be reviewed on their own merit. Please see the response to each criteria listed below.

1. Will the proposed change enhance the site and the surrounding area?
Yes. We are proposing homes that are similar in size or larger than many of the homes in this area. And, because the retirement living site is located at the southeast corner of Teel Parkway (future six lane major thoroughfare) and Prosper Trail (future four lane minor thoroughfare) and being surrounded by single family residential, we feel that this is a wonderful location/opportunity to create a development that serves existing and future neighborhoods by making retirement housing an available option which will make a positive impact in this part of Prosper.

2. Is the proposed change a better use than that originally envisioned and depicted on the Future Land Use Plan map?
Yes. The current land use map shows this area as medium density residential. That said, the majority of the existing residential in this area is classified as high density. The proposed retirement living provides an additional housing option for a different age group that is compatible with the existing and proposed single-family residential.

3. Will the proposed use impact adjacent residential areas in a negative manner?
No. The retirement living will provide a place where grandparents can be close to their children and grandchildren. In some cases, the residents of the retirement living will be in walking distance of their families.

4. Will the proposed use be compatible with and/or enhance adjacent residential uses?
Yes. The proposed single-family residential use already exists. The retirement living will enhance the surrounding area by providing an additional form of housing that local families and residents can take advantage of. The retirement living will only be one-story, and the architecture and building materials will be similar to what is being built in Prosper Hills.

5. Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?

The single-family residential will blend right into the neighborhood. The retirement living facility hours of operation will be on par with single-family residential. The building(s) will be single-story and constructed of similar materials (note that stucco will not be allowed in the retirement living portion of this development).

6. Does the proposed use present a significant benefit to the public health, safety, welfare and/or social well-being of the community?
Yes. The single-family homes will build upon the reputation of the existing homes already built in this part of town. The retirement living will provide a place where multiple generations can live closer together

7.Would it contribute to the Town's long term economic stability?
Yes. More rooftops will add to the town's tax base and the retirement living will provide an option for retirees who want to downsize but stay close to everything they love about Prosper.

The Plan also recommends that "it is important to recognize that proposals not directly consistent with the Plan could reflect higher and better long-term uses than those originally envisioned and shown on the Future Land Use Plan map for a particular area. This may be due to changing markets, demographics and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and especially if there are demonstrated significant social and/or economic benefits to the Town of Prosper, then these proposals should be approved and the Future Land Use Plan map should be amended accordingly."

Legal Obligations and Review:
The Town Council is required to hold a Public Hearing prior to acting on an amendment to the Future Land Use Plan.

Attachments:
1. Existing Future Land Use Plan
2. Proposed Future Land Use Plan
3. Request Letter
4. Comprehensive Plan Future Land Use Types

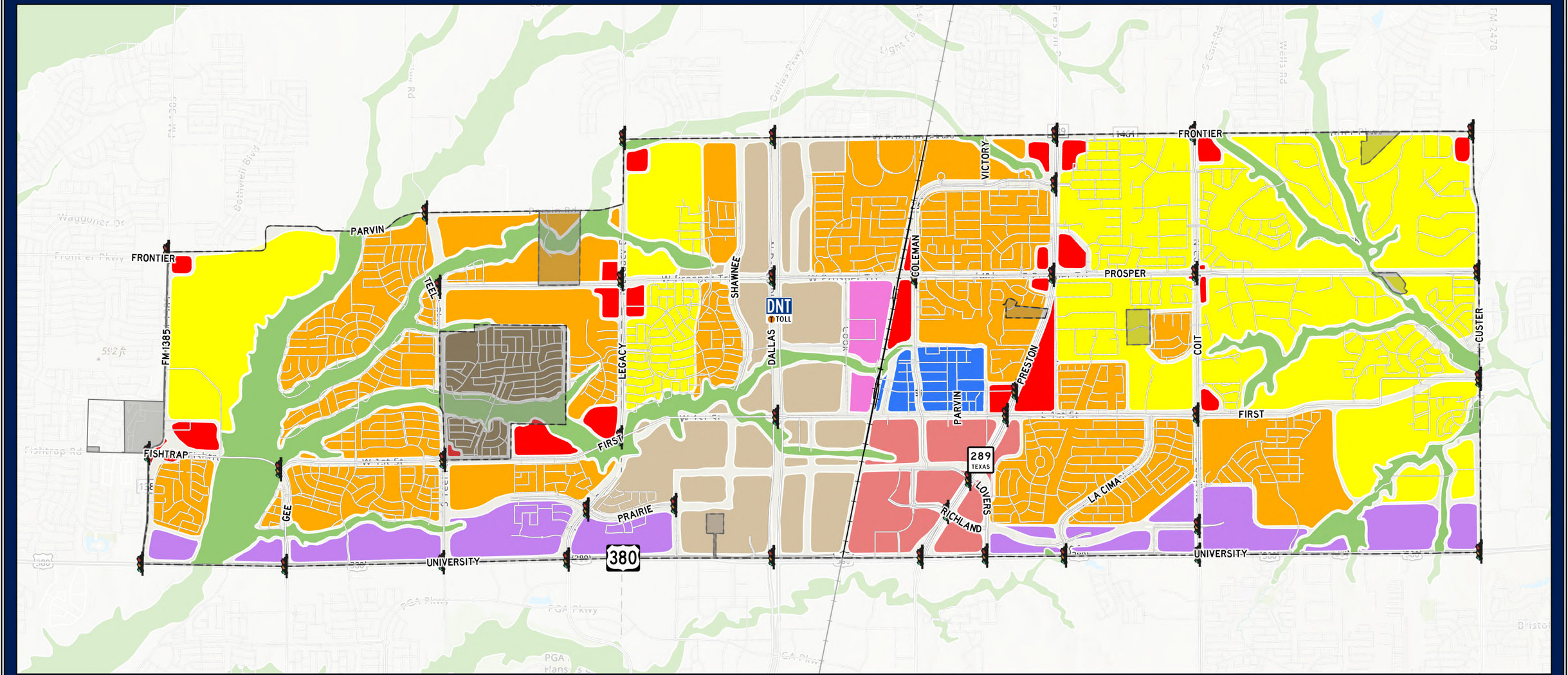
Staff Recommendation:

There are two options for a recommendation, subject to the action taken on the companion case for the amendment to the Future Land Use Plan (CA22-0001).

1. If the Town Council recommends approval of the amendment to the Future Land Use Plan, the Commission should recommend approval of the rezoning request.
2. If the Town Council recommends denial of the amendment to the Future Land Use Plan, the Council should recommend denial of the rezoning request.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on June 13, 2023.



N

Existing Future Land Use Plan

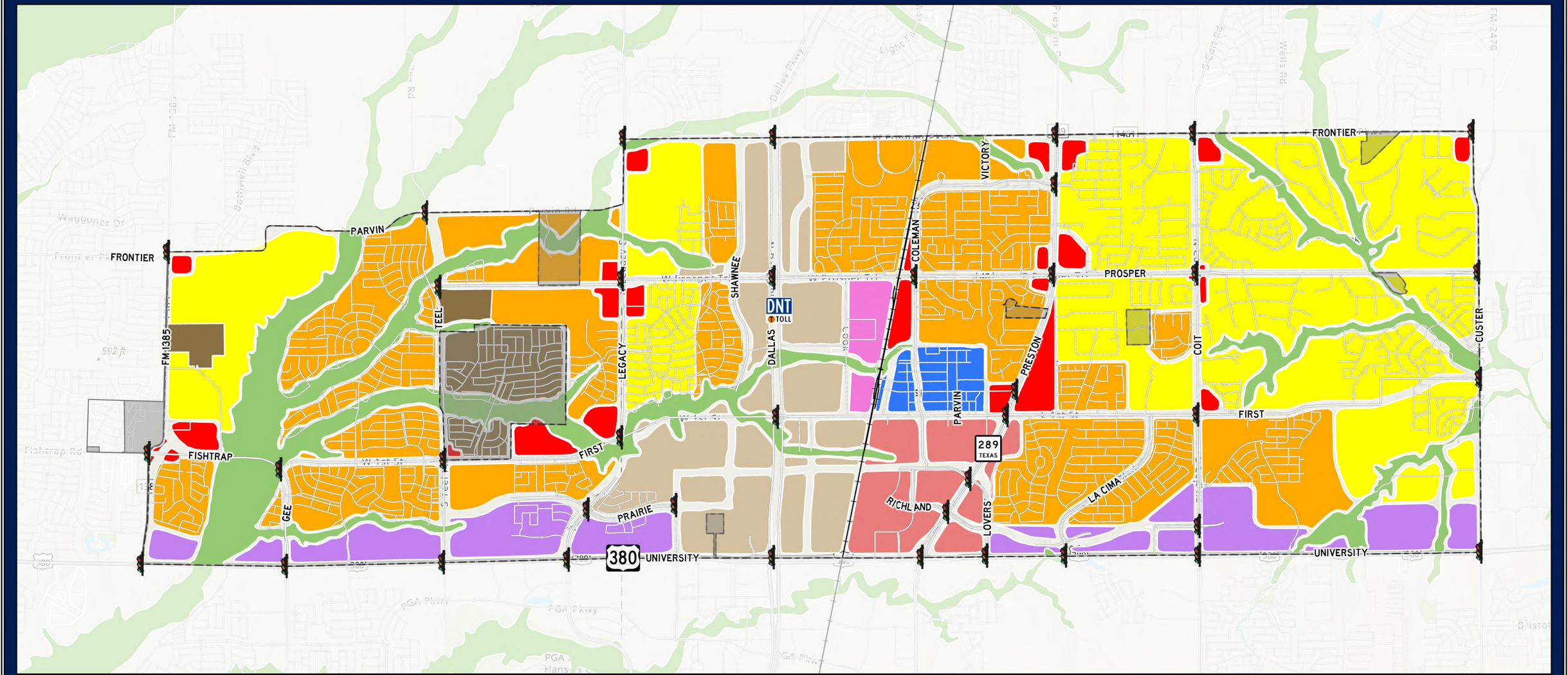
Source: IT Spatial Intelligence

Date: April 14, 2023

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Tollway District
- US 380 District
- 100 Year Floodplain

0 1 2 Miles

TOWN OF PROSPER



N

Proposed Future Land Use Plan

Source: IT Spatial Intelligence

Date: April 14, 2023

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Tollway District
- US 380 District
- 100 Year Floodplain

0 1 2 Miles

TOWN OF PROSPER

April 11, 2023

To: David Soto, Town of Prosper Planning Manager

RE: Future Land Use Plan Amendment Letter of Intent
Prosper Hills
Job No. 70281-02

David,

We are proposing a unique and exciting project to the Town of Prosper. This project will be comprised of a gated 10,000 square-foot-minimum residential lot community and a retirement living component. Both of these uses will require a change to the Future Land Use Plan. The current Future Land Use Plan shows this area as Medium Density Residential. We are asking the town to consider revising the Future Land Use Plan to allow for these uses.

The site is generally located at the southeast corner of Teal Parkway and Prosper Trail. Our site is bordered by Artesia at our southeast corner, existing multi-family at our southwest corner, Teel Parkway along our West (adjacent to Windsong Ranch), Prosper Trail on our North (adjacent to Windsong Ranch) and Park Place (currently under development) on our east. The open space/flood plain buffer along our southern border provides a buffer to our neighbors to the south.

When looking at the Future Land Use Map for much of the surrounding area, it calls for Medium Density Residential. When looking at what is built in the surrounding area, most of the lots would be classified, by the Town of Prosper, as high density residential or anything smaller than 12,000 square feet. We are proposing 10,000 square-foot-minimum residential lots which is larger than the majority of the residential lots available in the general vicinity of the project.

Because the retirement living site is located at the southeast corner of Teel Parkway (future six lane major thoroughfare) and Prosper Trail (future four lane minor thoroughfare) and being surrounded by single family residential, we feel that this is a wonderful location/opportunity to create a development that serves existing and future neighborhoods by making retirement housing an available option which will make a positive impact in this part of Prosper.

In addition to housing, retirement living may provide services to its residents such as meals in a central dining room, housekeeping, transportation and activity rooms. The facility shall not be licensed as an assisted living center or a skilled nursing home. The retirement living facility will be age-restricted and accommodate a lifestyle without the hassle of property

management/maintenance – therefore lending itself to a positive revision of the Future Land Use Plan.

This is accomplished by providing a place where grandparents/retirees could live in the same neighborhood as their children and grandchildren – keeping families unified and building a better, long-term equity and stability for the Town of Prosper.

The retirement living facility hours of operation will be on par with single-family residential. The building(s) will be single-story and constructed of similar materials (note that stucco will not be allowed in the retirement living portion of this development). This development will be a healthy start towards filling the need for the shifting age demographic in our great state and country.

Thank you for considering this proposed amendment to the Town's Future Land Use Plan.

Sincerely,

Aaron Hunsaker

Land Use Types

Residential Low Density

This land use is indicative of large-lot single-family homes. Typically speaking, lot sizes within any low density development will range between 15,000 square feet and 1+ acre in size. While a variety of lot sizes may be used, the total gross density of low density residential neighborhoods should not exceed 1.6 dwelling units per acre. Large-lot homes will provide a continuation of the rural atmosphere and feel that was intensely expressed by Prosper's residents. Most low density residential areas will be located in Northwest and Northeast Prosper.

Residential Medium Density

Medium density residential is also representative of single family detached dwelling units. Lot sizes in medium density residential neighborhoods could range between 12,500 and 20,000 square feet in size. A variation in lot sizes may be permitted to achieve a goal range in density. While a variety of lot sizes may be used within medium density residential neighborhoods, the gross density of such developments will typically not be less than 1.6 dwelling units per acre or greater than 2.5 dwelling units per acre.

COMMUNITY CHARACTER

Residential High Density

High density residential represents the most intense residential land uses permitted in Prosper. High density single family uses will consist of developments greater than 2.5 dwelling units per acre and lot sizes smaller than 10,000 square feet. Within Prosper, the high-density residential district is reflective of the Artesia development, where single family residential lot sizes and dwelling units per acre will be substantially higher than the rest of the community. High density residential may be located within the Dallas North Tollway, Highway 380, Town Center and Old Town Districts. In such areas, high density residential may take the form of multifamily or single family attached dwelling units and may include mixed-use lofts/apartments, patio homes, snout houses, brownstones and townhomes.

Retail and Neighborhood Services

Neighborhood services typically include retail establishments that provide merchandise for retail sale, banks, neighborhood office and small medical offices. Retail uses are particularly important because they contribute to Prosper's tax base through both property and sales taxes, making their inclusion attractive and often times competitive. Within Prosper, neighborhood service uses will likely occur at major intersections along the Dallas North Tollway, Highway 380 and Preston Road corridors. Neighborhood service uses should also be strategically placed along the Town's perimeter in order to attract patrons from neighboring communities, enhancing sales tax revenue opportunities. The majority of neighborhood service activity within Prosper will likely be included within the Dallas North Tollway, Highway 380, Town Center and Old Town districts.

Dallas North Tollway District

The Dallas North Tollway district will consist of the most intense land uses within Prosper. A diverse mixture of office, retail and residential will likely develop along the corridor. Mid-rise office (up to 12 stories) may be permitted throughout the corridor. Office buildings should be designed for a "campus feel"—they should be oriented towards common public space with significant landscaping and should be linked by a pedestrian network. A common architectural theme should also be established for a consistent visual appearance. Mixed-use development should be encouraged and should contain a mixture of office, retail and residential uses. Mixed-use lofts/apartments would be the most appropriate residential use within this district. Structured parking should be encouraged in more intense areas to limit the presence and visibility of large parking lots. Structured parking should be oriented in a way that minimizes visibility from the Tollway.

Highway 380 District

Much like the Dallas North Tollway district, the Highway 380 district will contain a variety of different uses. The major contrast between Highway 380 and other districts will be the inclusion of a big box development and commercial service uses. Types of appropriate commercial include hotels, banks, vehicle refilling stations with a convenience store, home service centers with outside storage, garden center with outside storage and other similar uses which serve the community but are not necessarily desired on Preston Road or within the Dallas North Tollway corridor. Residential land uses may be appropriate within certain areas, particularly away from major intersections where retail and commercial will be the highest and best land use. Residential land uses may include patio homes, snout houses, townhomes and brownstones. These residential areas may serve as a buffer between more intense activity along Highway 380 and low density residential areas to the north.

COMMUNITY CHARACTER

Town Center District

The Town Center district is a continuation of the area defined by previous planning efforts as a future location for a large scale mixed-use development. The Town Center would include a mixture of land uses but development will be less intense than that located along Highway 380 and the Dallas North Tollway. Retail, small scale office, and residential uses would be included within this district, but the primary intent should be focused on dining and shopping. Public space should be a major component of this area, creating space for families and residents of Prosper to meet and socialize. Open space located within the Town Center could be used for community events, festivals and school events. Urban design should accommodate the pedestrian while providing automobile access and discreet parking. Residential uses may include mixed-use lofts/apartments, patio homes, townhomes and brownstones. Areas of single family residential may also be permitted, particularly on the northern side where the development abuts the Old Town district.

Old Town District

The Old Town district is the heart of Prosper. This historic area of the community is intended to include a variety of boutique type land uses, ranging from unique and local retail establishments, restaurants and offices. Many of the historic homes within the Old Town district, particularly areas along First Street and Broadway, may gradually convert to boutique office and retail establishments. The most opportunistic possibility for a transit stop, if desired by future residents, would be within the Old Town district, which could facilitate redevelopment of the downtown area. If this occurs, high density residential options, such as live-above lofts/apartments, may be considered. The historic past of the community should be preserved. The community's beginnings as a farm community in rural Collin County are part of what defines Prosper, and these attributes should be preserved as new infill development occurs.

Business Park

A Business Park district, located to the west of the BNSF Railroad between Prosper Trial and First Street, will include a variety of potential land uses including light industrial, commercial warehousing, office storage and commercial uses with outside storage. While outside storage will likely occur and be necessary within this district, significant effort should be placed on the visual integrity of the district, particularly when located in higher visibility areas. When such uses abut roadways, larger landscape setbacks, such as 40 feet setbacks, that include berms and evergreen shrubs/trees should be used to protect the visual integrity of roadways and the public view. All outside storage should also be screened from public view and from adjacent properties. The location of the BNSF railroad and close proximity to the Dallas North Tollway provide the Business Park with significant accessibility. Uses located along First Street, Prosper Trail and other perimeter areas should incorporate a higher degree of landscaping and architectural design in order to protect the visual integrity of Prosper's roadways.

PLANNING

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

From: **David Soto, Planning Manager**

Re: **Planning & Zoning Commission Meeting –May 09, 2023**

Agenda Item:
Conduct a Public Hearing, and consider and act upon a request to rezone 69.9± acres from Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a residential development and retirement housing development, located on the southeast corner of Prosper Trail and Teel Parkway. (Z21-0010)

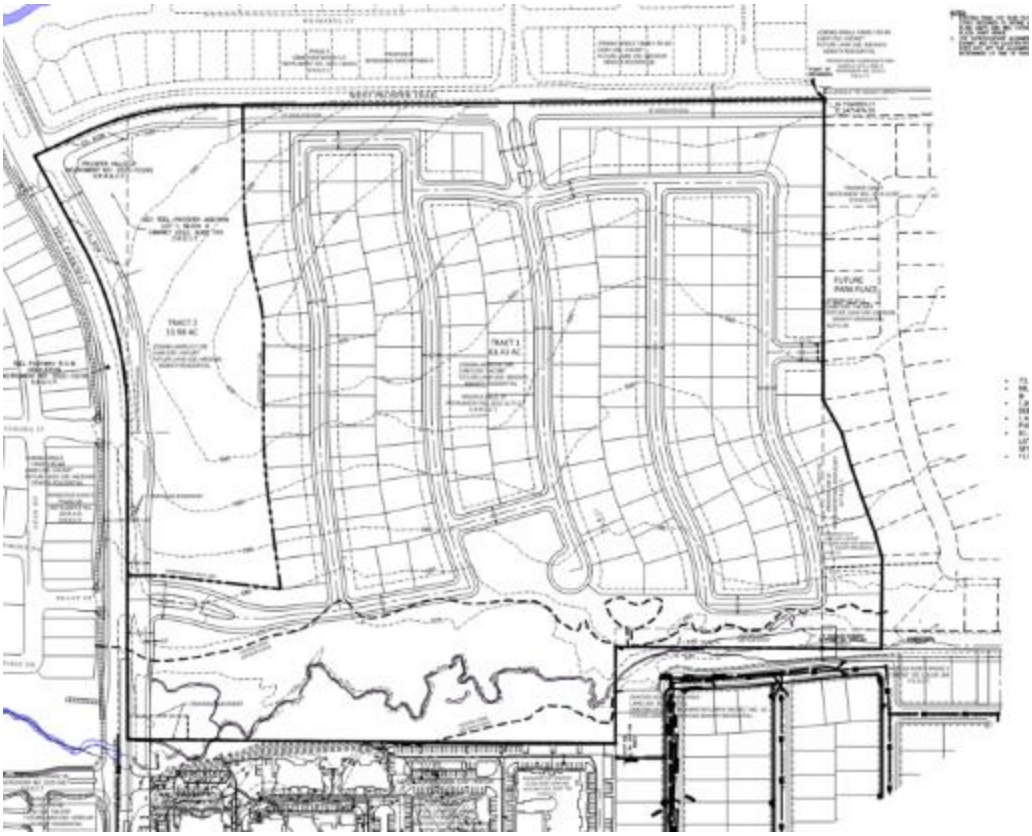
History:
The applicant was originally tabled on April 18, 2023. The applicant revised the conceptual layout due to some of the concerns based on comments made by Artesia at the April 18 meeting.

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

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5)	Single Family Residential (Windsong Ranch, Phase 6A)	Medium Density Residential
North	Planned Development-40 (PD-40)	Single Family Residential (Windsong Ranch, Phase 8, 9, and 10)	Medium Density Residential
East	Single Family-12.5 (SF-12.5)	Single Family Residential (Park Place)	Medium Density Residential
South	Artesia	Artesia	High Density Residential
West	Planned Development-40 (PD-40)	Single Family Residential (Legacy Garden)	Medium Density Residential

Requested Zoning

The purpose of this request is to rezone Agriculture (A), a portion of Planned Development-40 (PD-40), and a portion of Single Family-12.5 (SF-12.5) to Planned Development-Single Family (PD-SF), generally to allow for a private residential development and retirement housing development. The applicant is proposing 2 subdistricts. The proposed sub-districts are Tract 1 (Residential Tract) 61.43 acres which follows SF-10 based zoning and allows a maximum of 141 single family dwellings. Tract 2 (Retirement Tract) 11.98 acres which creates its own standards and allows 2 retirement housing developments. In addition, the applicant is proposing entry points for the non-residential and residential development.



Tract 1 – Residential Tract
Below is a comparison table outlining the proposed development standards that deviate from the minimum standard per the zoning ordinance. These do not include all the deviations. Based on the information below there is not much deviation from our SF-10 Zoning District

Comparison Table Tract 1		
	Town of Prosper SF-10	**New Planned Development**
Minimum Lot Area	10,000sqft	10,000sqft
Minimum Lot Width	80’	80’
Minimum Lot Depth	125’	125’
Size of Yards	Front Yard 25’ Side Yard 8’ Interior, 15’ Corner Rear Yard 25’	Front Yard 25’ Side Yard 8’ Interior, 15’ Corner Rear Yard 25’

Minimum Dwelling area	1,800 Square Feet	1,800 Square Feet
Maximum Lot Coverage	45%	50%
Maximum Height	Two and a half stories, no greater than 40'.	Two and a half stories, no greater than 40'.
Garages	All homes shall have a minimum enclosed parking area (garage) of 400 square feet	All homes shall have a minimum enclosed parking area (garage) of 400 square feet
Exterior Materials	Exterior materials shall be 100% masonry (brick, cast stone, stone or stucco) on all walls facing any street, and 80% masonry on each (not cumulative) remaining side and rear elevations.	Exterior materials shall be 100% masonry (brick, cast stone, stone or stucco) on all walls facing any street, and 80% masonry on each (not cumulative) remaining side and rear elevations.

Staff has concerns with the compatibility regarding the lot sizes in comparison to surrounding area as well as non-compliance with the future land use plan per the comprehensive plan.

Park Place, a subdivision to the east, allows for 206 single family residential lots (12,500sqft minimum) with a based zoning of Single Family-12.5 (SF12.5)

Toward the west and north, Windsong Ranch allows Types A-F which range in size from 6,000sqft to 20,000sqft. More specifically, Windsong Ranch Phase 9 toward the north has 92 single family residential lots (Min 9,000sqft) and Windsong Ranch Phase 6A toward the west has 102 Single Family residential lots (18 Type A – Min 8,000sqft, 3 Type B – Min 9,000sqft and 81 Type E – Min 6,000sqft). Although Windsong Ranch has some smaller lots adjacent to the subject property, the master planned community provides amenities, green spaces and around 700 lots above the min 12,500sqft.

Tract 2 – Retirement Tract

The applicant is proposing a maximum of 2 retirement housing facilities and created its own development standards below:

B. <u>Size of Yards:</u>

1. Minimum Front Yard: Twenty-five 25′
2. Minimum Side Yard:
   (a) 10′ feet adjacent to any nonresidential district
   (b) 25′ feet for a one story building adjacent to any residential district.
3. Minimum Rear Yard Setback:
   (a) 10′ feet adjacent to any nonresidential district
   (b) 25′ feet for a one story building adjacent to any residential district.

C. <u>Maximum Height:</u> Two stories, no greater than 40′.

Per the zoning ordinance, the definition is listed below for Retirement Housing.

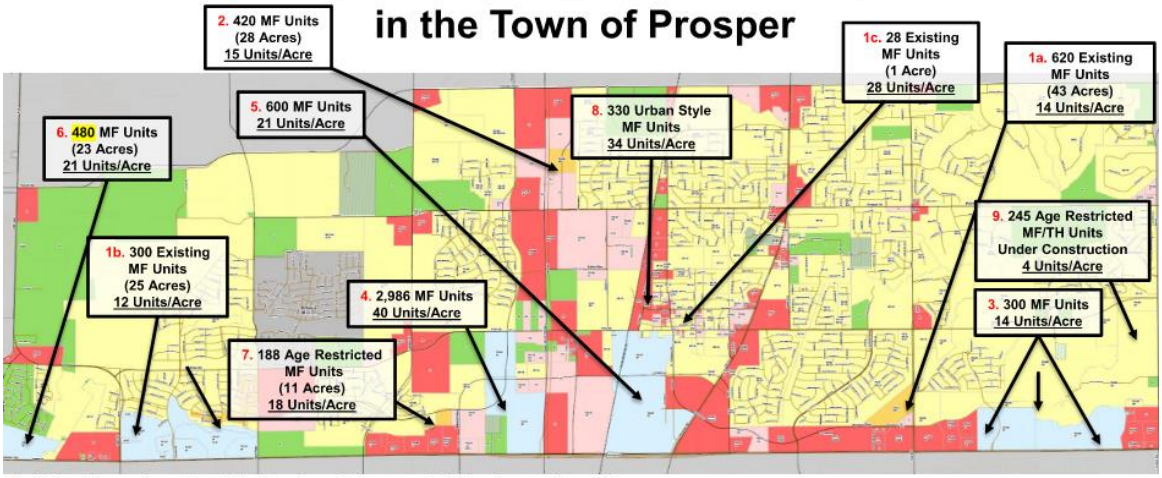
Retirement Housing means a building or group or buildings consisting of attached or detached dwelling units designed for the housing of age-restricted residents. In addition to housing, this type of facility may provide services to its residents such as meals in a central dining room, housekeeping, transportation and activity rooms. The facility shall not be licensed as an assisted living center or a skilled nursing home.

Although retirement housing has its own definition, it is considered a form of multi-family. Per the Planned Development all development shall conform to the definition above. If a Multi-family use without age-restricted residents is a proposed, a rezoning request will be required.

The applicant is proposing that Non-residential shall be 100% masonry (brick, cast stone or stone) on all walls facing any street, and 80% masonry on each (not cumulative) remaining side and rear elevations. Stucco will not be allowed. A development agreement will be entered into with the Town of Prosper and the applicant.

Town-wide Multi-family Units - In addition, there are currently 6,197 multi-family units entitled through zoning approvals in the Town (please see map below).In the past, Senior living was considered as a form of Multifamily. Considering the town-wide entitled units, staff has concerns with allowing more multi-family within the Town of Prosper per the Comprehensive Plan.

Current Zoning for Multifamily in the Town of Prosper



1. 948 existing garden-style multifamily units on 63.8 acres and 312 Townhome units on 65 acres
   1a. 620 units in the Orion Prosper and Orion Prosper Lakes complexes on Coit Road
   1b. 300 units in Cortland Windsong Ranch, west of Windsong Pkwy, north US 380, 312 Townhome units north of US 380 and west of Teel Parkway
   1c. 28 units in the Downtown area
2. PD-35 permits a maximum of 15 units per acre on 28 acres, this density would allow for 420 multi-family units on the east side of DNT, north of Prosper Trail.
3. Brookhollow - permits a maximum of 300 multi-family at 14 units per acre and 250 Townhome units within PD-86.
4. Planned Development-41 (Prosper West) permits a maximum of 2,986 urban-style units on the west side of DNT, north of US 380. Refer to PD-41 for special conditions.
5. Planned Development-67 (Gates of Prosper) permits a maximum of 600 urban-style units within 115 acres on the west side of Preston Road, north of US 380. The multifamily density is 21 units per acre.
6. Planned Development-94 (WestSide) permits a maximum of 480 urban-style units within 23 acres on the east side of FM 1385, north of US 380. The construction of multifamily units is dependent on the development of non-residential uses in this PD – refer to PD-94.
7. Planned Development-98 (Alders at Prosper) permits a maximum of 188 age-restricted units within 11 acres west of Mahard Parkway, north of US 380 and allows for 18 units per acre.
8. Planned Development-106 (Downtown Loft Apartments) permits a maximum of 330 urban-style units within 9 acres east of BNSF Railroad, north of Fifth Street this allows for 34 units per acre.
9. Planned Development -107 (Ladera) – Age restricted detached single-family dwellings on a single lot. The development is classified as multi-family.

Project Number	Status	Number of Units
1. Orion, WSR, Downtown	Existing	948 Units
2. (PD-35)	Entitled	420 Units
3. (Brookhollow)	Under Construction	300 Units
4. (Prosper West)	Entitled	2,986 Units
5. (Gates of Prosper)	Under Construction	600 Units
6. (Westside)	Entitled	243 Units
7. (Alders at Prosper)	Under Construction	188 Units
8. (Downtown Lofts Apt)	Under Construction	330 Units
9. (Ladera)	Under Construction	245 Units

	Total Number of Units	Senior Living	Existing MF	Entitled MF	Under Construction MF
Number of Units	6,174 Units	433 Units	948 Units	3,563 Units	1,663 Units

Future Land Use Plan – The Future Land Use Plan recommends Residential Medium Density. Residential Medium Density includes lot sizes that range between 12,500sqft and 20,000sqft in size. The density ranges between 1.6 dwelling units and 2.5 dwelling units. Although the proposed density is between the residential medium density, the lot sizes do not meet. Therefore the proposed zoning request does not conform to the Comprehensive Plan. The companion item is a Future Land Use Plan Amendment to revise the FLUP to reflect High Density Residential (CA21-0004).

Residential Medium Density

Medium density residential is also representative of single family detached dwelling units. Lot sizes in medium density residential neighborhoods could range between 12,500 and 20,000 square feet in size. A variation in lot sizes may be permitted to achieve a goal range in density. While a variety of lot sizes may be used within medium density residential neighborhoods, the gross density of such developments will typically not be less than 1.6 dwelling units per acre or greater than 2.5 dwelling units per acre.

Thoroughfare Plan – The property is bounded to the west by Teel Parkway and north by Prosper Trail.

Parks Master Plan – Currently, the Parks Master Plan does not identify a park on the subject property. A 10' trail will be provided along Teel Parkway and Prosper Trail.

Legal Obligations and Review:

Zoning is discretionary. Therefore, the Planning & Zoning Commission is not obligated to approve the request. Notification was provided to neighboring property owners as required by state law. To date, staff did not receive any response to the proposed zoning request.

Attached Documents:

1. Aerial and Zoning Maps
2. Proposed Exhibits
3. MF 2023 Exhibit
4. Comprehensive Plan Future Land Use Types

Town Staff Recommendation:

Town Staff analyzed the request and understands that this area will be developed as residential with some potential neighborhood services in the southeast corner of Teel Parkway and Prosper

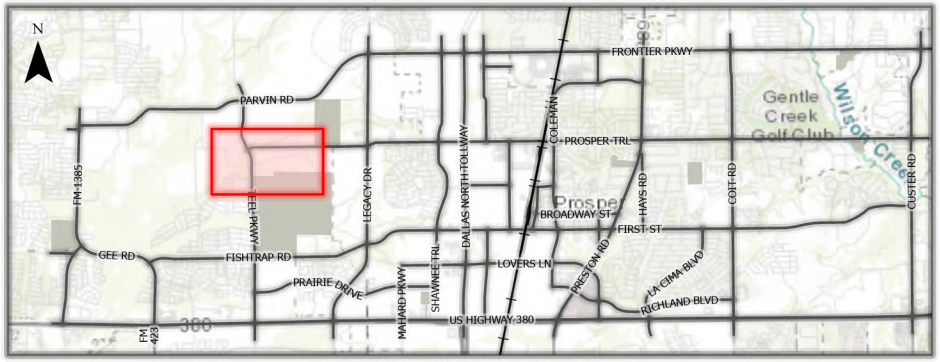
Trail. However, Staff is recommending denial of the zoning request due to multi-family use, lot sizes incompatible with the surrounding area, and inconsistency with the medium density residential land use per the Comprehensive Plan.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on June 13, 2023.

TOWN OF PROSPER

0 375 750 1,500 Feet

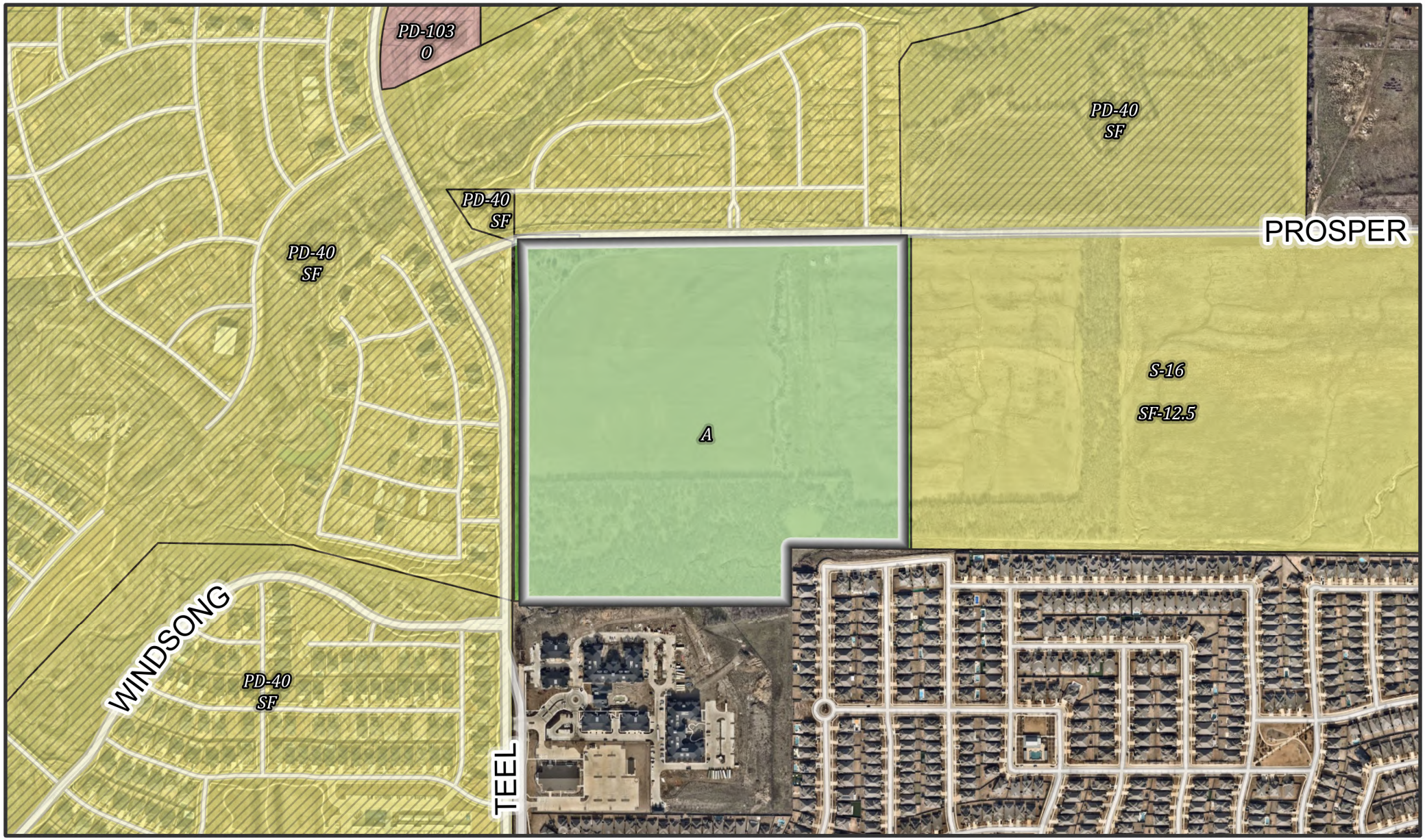


This map for illustration purposes only

Z21-0010

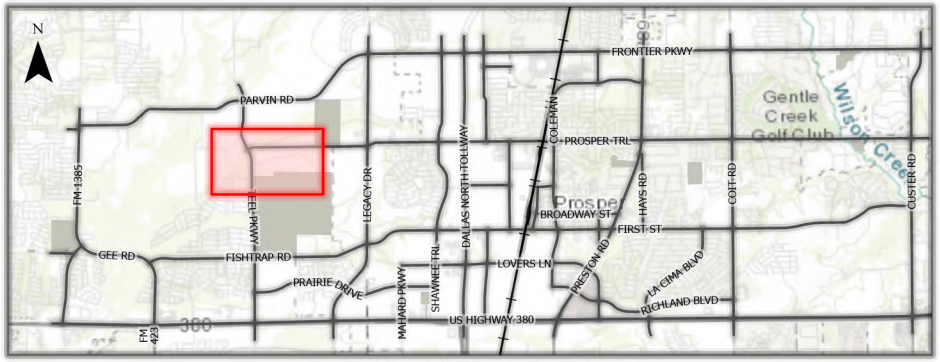
Prosper Hills

Planned Development



TOWN OF PROSPER

0 375 750 1,500 Feet



This map for illustration purposes only

Z21-0010

Prosper Hills

Planned Development

Submittal Document in Support of

Prosper Hills

(subject to name change prior to final approval)

A Planned Development District

in the

Town of Prosper, Texas

May 5, 2023

Table of Contents

Page 3 Exhibit "A" - Zoning Exhibit

Page 4 Exhibit "B" - Legal Description

Page 6 Exhibit "C" - Statement of Intent and Purpose

Page 7 Exhibit "D" - Development Standards

Page 17 Exhibit "E" - Concept Plan

EXHIBIT "A"

Zoning Exhibit

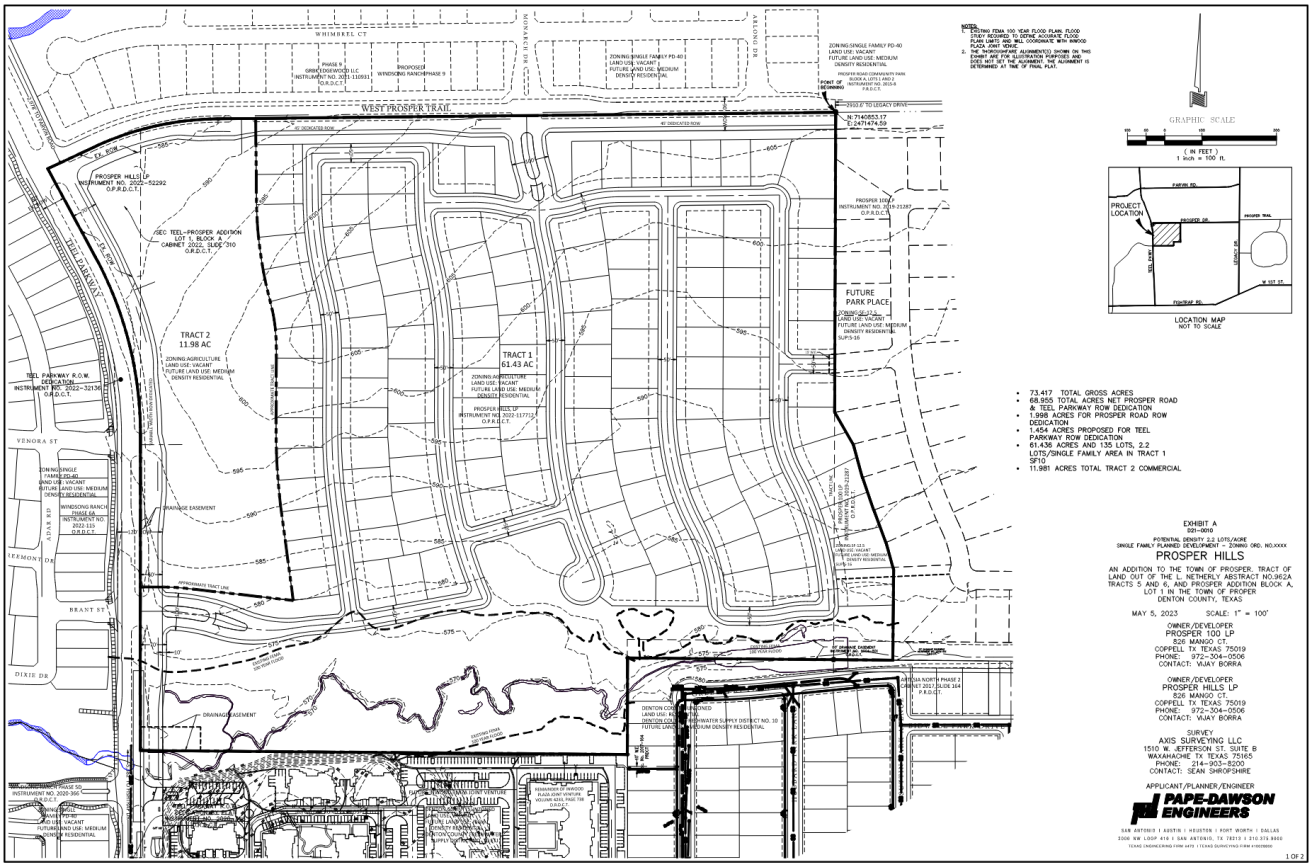


EXHIBIT "B"

Legal Description for Zoning
73.417 ACRES

BEING a tract of land located in the L. NETHERLY SURVEY, ABSTRACT NO. 962, Denton County, Texas and being all of that tract of land described in Deed to Prosper Hills, LP, recorded in Instrument No. 2022-117712, Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being all of Lot 1, Block A, SEC TEEL-PROSPER ADDITION, an Addition to the Town of Prosper, Denton County, Texas, according to the Conveyance Plat of record filed in Cabinet 2022, Slide 310, Official Records, Denton County, Texas (O.R.D.C.T.) and described in Deed to Prosper Hills LP, recorded in Instrument No. 2022-52292, O.P.R.D.C.T., and being part of that tract of land described in Deed to Prosper 100 LP, recorded in Instrument No. 2019-21287, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of said Prosper Hills, LP tract and the northwest corner of said Prosper 100 LP tract;

THENCE S 00° 12' 38" W, along the east line of said Prosper Hills, LP tract and the west line of said Prosper 100 LP tract, passing a 1/2" iron rod found at a distance of 19.14 feet, and continuing in all for a total distance of 805.79 feet to a point for corner;

THENCE Leaving said east line of said Prosper Hills, LP tract, over and across said Prosper 100 LP tract, the following six (6) courses and distances:

S 30° 13' 29" E, a distance of 98.75 feet to a point for corner;

S 15° 33' 55" E, a distance of 92.94 feet to a point for corner;

S 19° 11' 38" E, a distance of 92.93 feet to a point for corner;

S 20° 33' 12" E, a distance of 93.06 feet to a point for corner;

S 15° 53' 05" E, a distance of 74.81 feet to a point for corner;

S 00° 27' 40" W, a distance of 243.63 feet to a point for corner on the south line of said Prosper 100 LP tract and the north line of Lot 3, Block X, ARTESIA NORTH PHASE 2, an Addition to Denton County, Texas, according to the Plat of record filed in Cabinet 2017, Slide 164, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE N 89° 32' 20" W, along the north line of said Addition, a distance of 712.65 feet to a point for an interior ell corner of said Prosper Hills, LP tract and the northwest corner of said Addition;

THENCE S 00° 03' 28" W, a distance of 259.13 feet to a point for corner;

THENCE N 89° 31' 47" W, a distance of 1,308.00 feet to a point for the southwest corner of said Prosper Hills, LP tract;

THENCE N 00° 08' 41" W, a distance of 149.49 feet to a point for corner;

THENCE N 00° 02' 02" E, a distance of 699.00 feet to a point at the beginning of a curve to the left having a central angle of 28° 21′ 58″, a radius of 1002.46 feet, and a chord bearing and distance of N 14° 12′ 49″ W, 491.25 feet;

THENCE Along said curve to the left, an arc distance of 496.30 feet to a point on the centerline of Teel Parkway;

THENCE N 28° 23′ 48″, along said centerline, a distance of 270.09 feet to a point at the intersection of Teel Parkway and West Prosper Trail;

THENCE N 64° 52′ 39″ E, easterly along the centerline of said West Prosper Trail, a distance of 137.22 feet to a point at the beginning of a curve to the right having a central angle of 10° 22′ 49″, a radius of 800.48 feet, and a chord bearing and distance of N 70° 04′ 03″ E, 144.82 feet;

THENCE Along said curve to the right, an arc distance of 145.02 feet to a point at the beginning of a compound curve to the right, having a central angle of 04° 27′ 58″, a radius of 800.48 feet, and a chord bearing and distance of N 77° 29′ 27″ E, 62.38 feet;

THENCE Along said compound curve to the right, an arc distance of 62.40 feet to a point at the beginning of a compound curve to the right, having a central angle of 09° 40′ 15″, a radius of 800.48 feet, and a chord bearing and distance of N 84° 33′ 34″ E, 134.95 feet;

THENCE Along said compound curve to the right, an arc distance of 135.11 feet to a point;

THENCE N 89° 23′ 51″ E, continuing along said centerline of West Prosper Trail, a distance of 100.77 feet to a point;

THENCE N 89° 23′ 41″ E, a distance of 1,560.15 feet to the **POINT OF BEGINNING** and containing 3,198,044.52 square feet, or 73.417 acres of land, more or less.

EXHIBIT "C"

Statement of Intent and Purpose for Prosper Hills, Town of Prosper, Texas

The purpose of this PD is to allow for the creation of a private single-family gated residential community with a retirement housing component that reflects the high-quality standards set forth by the town and citizens of Prosper, Texas. We anticipate these lots to be developed as individual custom homes. Located at the southeast corner of West Prosper Trail and Teel Parkway, Prosper Hills will blend a privately gated minimum10,000 square foot single-family residential lot community with a retirement housing component.

EXHIBIT "D"

Development Standards for Prosper Hills. Town of Prosper, Texas

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Zoning Ordinance (as it currently exists or may be amended) and Subdivision Ordinance (as it currently exists or may be amended) shall apply.

I. Overall

A. Residential Entry Points

1. Major points of entry into Prosper Hills will be along Teel Parkway and West Prosper Trail defined with a combination of monument signage, landscape and lighting to create a sense of arrival. These entries will include:
   (a) Community name / logo incorporated into monument signage to be constructed of masonry or similar material.
   (a) Private gated entry
   (b) Enhanced landscape, including seasonal color, shrubs, groundcover, perennials and unique combinations of both canopy and ornamental trees.
   (c) Enhanced lighting on the monument / signage and the unique aspects of the landscape.
   (d) Entry landscape medians to provide alternative locations for neighborhood identification and wayfinding signage.

B. Retirement Housing Entry Points

1. Major points of entry into the retirement housing component will come from Teel Parkway and West Prosper Trail. These entries will be defined with a combination of monument signage, landscape and lighting to create a sense of arrival. These entries will include:
   (a) Community name / logo incorporated into signage element, to be constructed of masonry or similar material.
   (b) Enhanced landscape, including seasonal color, shrubs, groundcover, perennials and unique combinations of both canopy and ornamental trees.

(c) Enhanced lighting on the monument / signage and the unique aspects of the landscape.

C. <u>External/Thoroughfare Landscape Buffers</u>

1. The adjacent landscape buffers will be designed and constructed to meet the standards outlined in the Town of Prosper Subdivision Ordinance. 10' Trails will be provided along Teel Parkway and Prosper Trail.

D. <u>Private Open Space</u>

1. All private open space will be HOA maintained.

II. <u>Prosper Hills Tract 1 – Single-Family Residential</u>

A. <u>General Description</u>: This property may develop, under the standards for SF-10 as contained in the Town's Zoning Ordinance as it exists or may be amended, as front entry lot product subject to the specific provisions contained herein below. There will be no alley-served lots within the property. The streets will be private gated streets.

B. <u>Park</u>: Park improvement fees will be per Town ordinance as it exists or may be amended (fees per current ordinance are $1500/residential unit). Parkland dedication for park development are 1 acre/35 residential units or 5% of the total property area, whichever is greater.

C. <u>Density</u>: The maximum number of single-family detached dwelling units is 2.3 lots per acre or as generally shown on the concept plan.

D. <u>Area and building regulations</u>:

1. **Single-Family Lots:** Should a discrepancy exist between the City Zoning or Subdivision Ordinance and the standards within this PD, the language within shall prevail. The area and building standards for the single-family lots are as follows:
   (a) **Minimum Lot Area:** 10,000 square feet.
   (b) **Minimum Lot Width:** The minimum lot width shall be 80' as measured at the front setback, except for lots located at the terminus of a cul-de-sac, curve or eyebrow which may have a

minimum width of 65′ at the front setback provided all other requirements of this section are met.

(c) **Minimum Lot Depth:** 125′ but 115′ at cul-de sacs and eyebrows.

(d) **Size of Yards**:

(1) **Minimum Front Yard:** The front yard setback shall be twenty-five (25) feet on all single-family residential lots.

(2) **Minimum Side Yard:** 8′ for interior yards. 15′ on corner adjacent to a right-of-way.

(3) **Minimum Rear Yard**: 25′

(4) **Permitted Encroachment:** Architectural features and porches may encroach into required front and rear yards up to 5′. Swing-in garages may encroach into required front yards up to 10′. Front facing garages are permitted to extend to the front façade of the main structure but may not encroach into the required front yard.

(e) **Minimum Dwelling Area:** 1,800 square feet.

(f) **Maximum Lot Coverage:** 50%

(g) **Maximum Height:** Two and a half stories, no greater than 40′.

(h) **Garages:** All homes shall have a minimum enclosed parking area (garage) of 400 square feet.

(1) Homes shall have a minimum of two car garages. Carports shall not be permitted.

(2) Homes with three garages shall not have more than two garage doors facing the street.

(i) **Fencing:** Fences, walls and/or hedges shall be constructed to meet the following guidelines.

(1) Perimeter thoroughfare screening shall be 6′ height ornamental metal fence with 7′ height columns with living screen.

(2) All other fencing shall be constructed of cedar, board-to-board with a top rail, and shall be supported with galvanized steel posts, 8 foot on center. A common fence stain color as well as fence detail shall be established for the community by the developer.

(3) No fencing shall extend beyond a point 10′ behind the front wall plane of the structure into the front yard.

(4) Lots backing or siding to Open Space shall have a decorative metal fence, minimum 4 foot in height, abutting said open space or park land.

(j) **Landscaping**.

(1) Corner lots adjacent to a street require additional trees be planted in the side yard at 30' on center.

(2) The front, side and rear yard must be fully sodded with grass and irrigated by an ET irrigation system.

E. <u>Building Standards</u>

1. **Exterior Materials and Detailing**

(a) Exterior materials shall be 100% masonry (brick, cast stone, stone or stucco) on all walls facing any street, and 80% masonry on each (not cumulative) remaining side and rear elevations. All exposed portions of the fire breast, flu and chimney shall be clad in brick, stone, brick and stone, or stucco. No Exterior Insulation and Finish Systems (E.I.F.S.) are permitted on any elevation or chimney.

(b) Each structure shall have a minimum principal plate height of 10' on the first floor and a minimum of 9' on garages.

(c) A uniform house number style and house number locations will be selected by the developer.

(d) Stone shall either be Granbury, Millsap, Leuters, Limestone, or a combination of these or as approved by the developer.

(e) Cast Stone shall be light brown, white or cream color with or without pitting.

(f) Any electric meter visible from the street or common area must be screened by solid fencing or landscape material.

(g) All main buildings shall have an exterior finish of stone, cast stone, stucco, brick, tile, concrete, glass, decorative exterior wood or similar materials or any combination thereof. The use of fiber cement siding as an accent material shall be limited to a maximum of twenty (20%) of the total exterior wall surfaces.

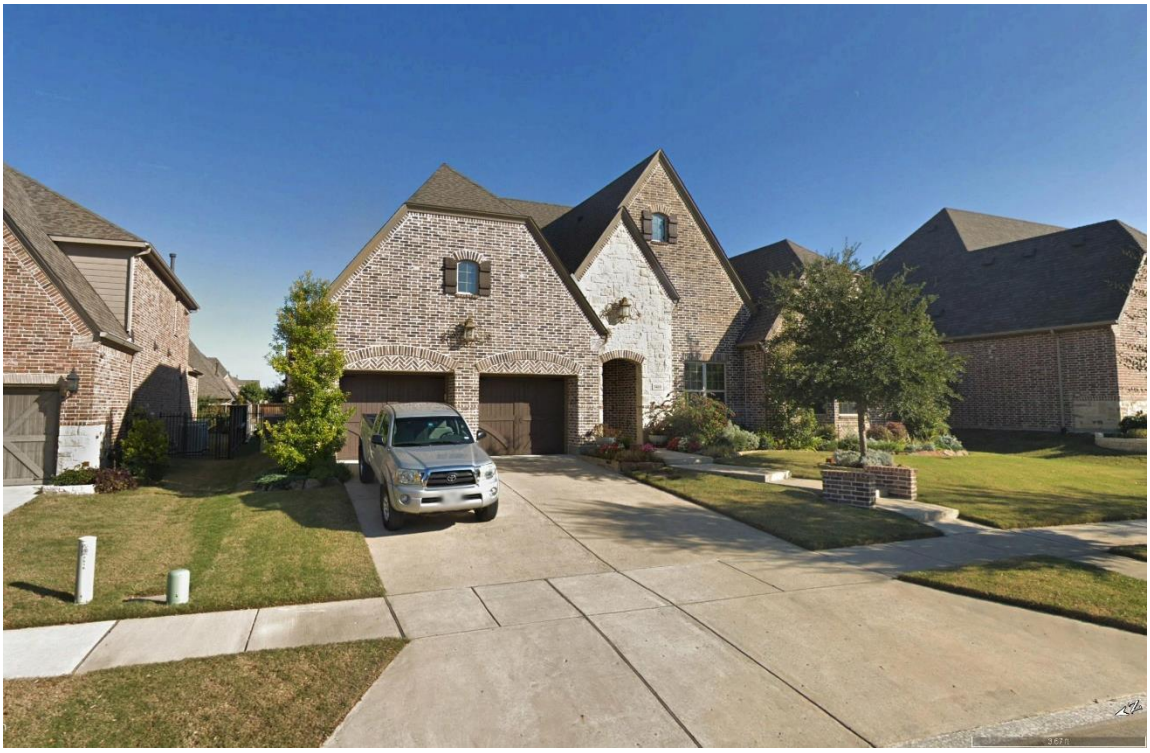
2. **Roofing**

(a) All roofs shall have a minimum slope of 8:12 roof pitch, or 4:12 roof pitch for clay or tile applications or 4:12 roof pitch for covered rear porches, reverse dormers or crickets. Architectural designs that warrant roof sections of less pitch will be given consideration by the developer. Satellite dishes shall not be installed in locations visible from the street, common areas or other residences. Solar collectors, if used, must be integrated into the building design, and constructed of materials that minimize their visual impact. Cornice, eave and architectural details may project up to 2'-6".

(b) Roof material shall be standing seam copper, approved standing seam metal, natural slate, shingles, approved imitation slate shingles,

clay tile, approved imitation clay tile, approved composition 30-year laminated shingles, or other approved roof material.

F: Sample Residential Architecture



12

III. Prosper Hills Tract 2 – Retirement Housing

A. General Description: The area identified as Tract 2 is 10.97 acres and will accommodate the development of one or more retirement housing facilities to be used as "retirement housing" per the town of Prosper's Schedule of Uses.

B. Size of Yards:

1. Minimum Front Yard: Twenty-five 25'
2. Minimum Side Yard:
   (a) 10' feet adjacent to any nonresidential district
   (b) 25' feet for a one story building adjacent to any residential district.
3. Minimum Rear Yard Setback:
   (a) 10' feet adjacent to any nonresidential district
   (b) 25' feet for a one story building adjacent to any residential district.

C. Maximum Height: Two stories, no greater than 40'.

D. Lot Coverage: Fifty (50) percent parking structures and surface parking facilities shall be excluded from the coverage computations.

E. <u>Floor Area Ratio:</u> Maximum 0.5:1

F. <u>Parking:</u> Parking shall follow the Town of Prosper's Zoning Ordinance.

G. <u>Building Standards</u>

3. **Exterior Materials and Detailing (Single Family Detached)**
   (a) Exterior materials shall be 100% masonry (brick, cast stone or stone) on all walls facing any street, and 80% masonry on each (not cumulative) remaining side and rear elevations. Stucco will not be allowed. All exposed portions of the fire breast, flu and chimney shall be clad in brick, stone or brick and stone. No Exterior Insulation and Finish Systems (E.I.F.S.) are permitted on any elevation or chimney.
   (b) Each structure shall have a minimum principal plate height of 10' on the first floor and a minimum of 9' on garages.
   (c) A uniform house number style and house number locations will be selected by the developer.
   (d) Stone shall either be Granbury, Millsap, Leuters, Limestone, or a combination of these or as approved by the developer.
   (e) Cast Stone shall be light brown, white or cream color with or without pitting.
   (f) Any electric meter visible from the street or common area must be screened by solid fencing or landscape material.
   (g) All main buildings shall have an exterior finish of stone, cast stone, brick, tile, concrete, glass, decorative exterior wood or similar materials or any combination thereof. The use of fiber cement siding as an accent material shall be limited to a maximum of twenty (20%) of the total exterior wall surfaces.

4. **Roofing**
   (a) All roofs shall have a minimum slope of 8:12 roof pitch, or 4:12 roof pitch for clay or tile applications or 4:12 roof pitch for covered rear porches, reverse dormers or crickets. Architectural designs that warrant roof sections of less pitch will be given consideration by the developer. Satellite dishes shall not be installed in locations visible from the street, common areas or other residences. Solar collectors, if used, must be integrated into the building design, and constructed of materials that minimize their visual impact. Cornice, eave and architectural details may project up to 2'-6".
   (b) Roof material shall be standing seam copper, approved standing seam metal, natural slate, shingles, approved imitation slate shingles,

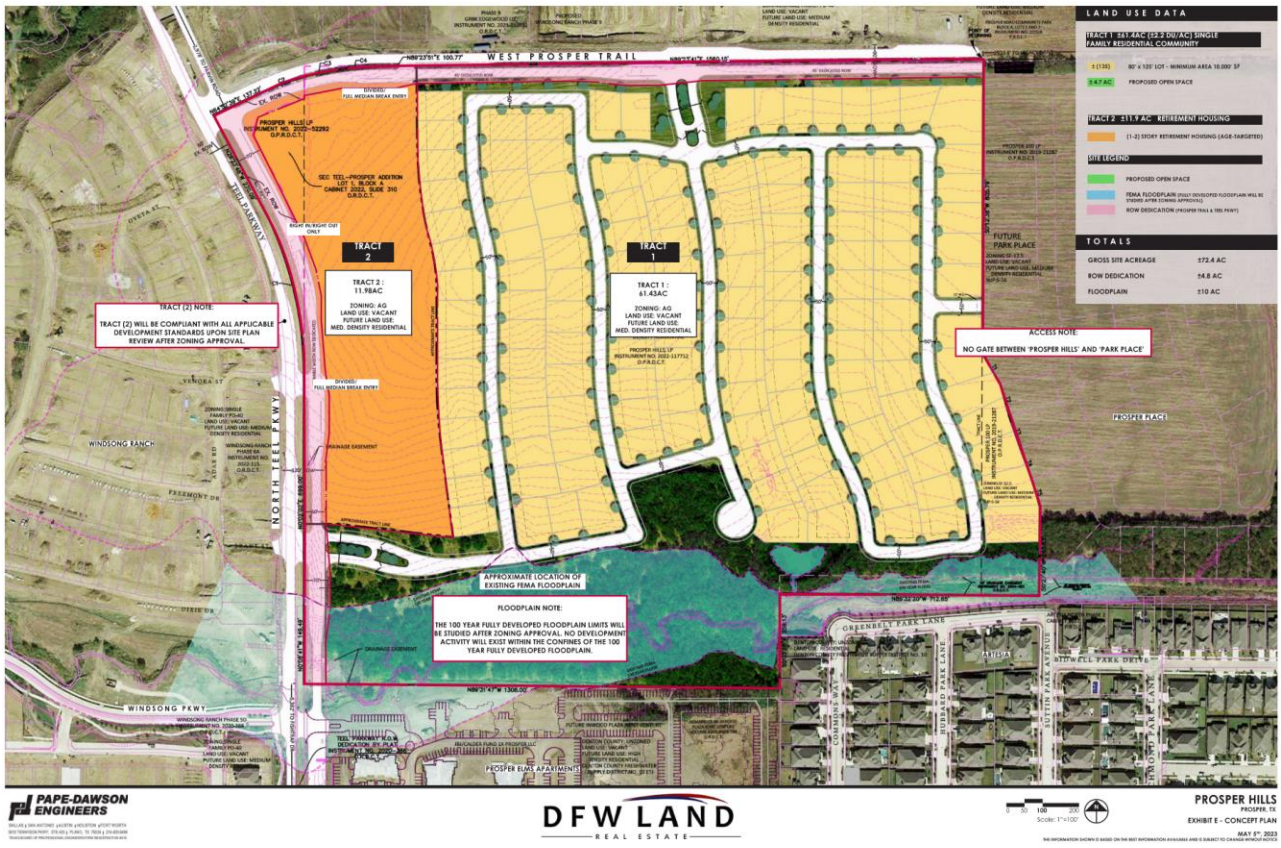
clay tile, approved imitation clay tile, approved composition 30-year laminated shingles, or other approved roof material.

H. <u>Sample Retirement Housing Facility</u>

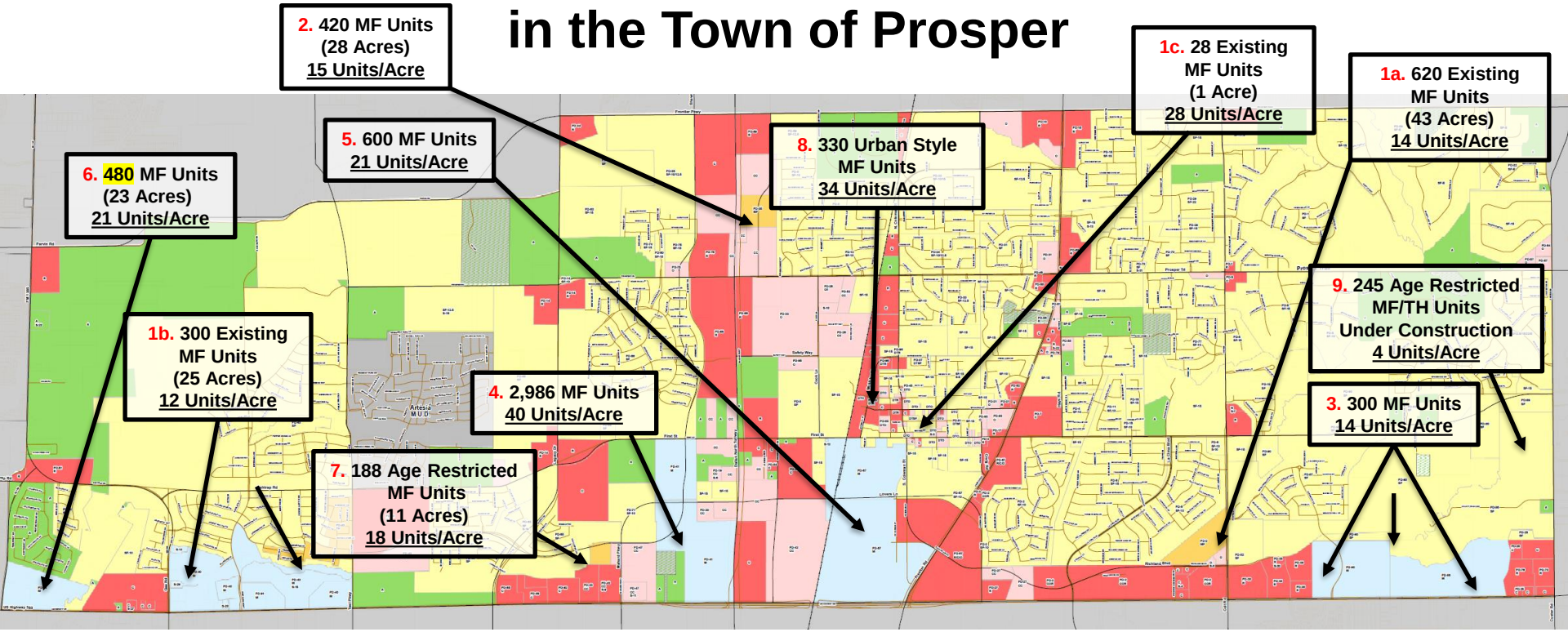
16

EXHIBIT "E"

Concept Plan



Current Zoning for Multifamily in the Town of Prosper



1. 948 existing garden-style multifamily units on 63.8 acres and 312 Townhome units on 65 acres
   1a. 620 units in the Orion Prosper and Orion Prosper Lakes complexes on Coit Road
   1b. 300 units in Cortland Windsong Ranch, west of Windsong Pkwy, north US 380, 312 Townhome units north of US 380 and west of Teel Parkway
   1c. 28 units in the Downtown area
2. PD-35 permits a maximum of 15 units per acre on 28 acres, this density would allow for 420 multi-family units on the east side of DNT, north of Prosper Trail.
3. Brookhollow - permits a maximum of 300 multi-family at 14 units per acre and 250 Townhome units within PD-86.
4. Planned Development-41 (Prosper West) permits a maximum of 2,986 urban-style units on the west side of DNT, north of US 380. Refer to PD-41 for special conditions.
5. Planned Development-67 (Gates of Prosper) permits a maximum of 600 urban-style units within 115 acres on the west side of Preston Road, north of US 380. The multifamily density is 21 units per acre.
6. Planned Development-94 (WestSide) permits a maximum of 480 urban-style units within 23 acres on the east side of FM 1385, north of US 380. The construction of multifamily units is dependent on the development of non-residential uses in this PD – refer to PD-94.
7. Planned Development-98 (Alders at Prosper) permits a maximum of 188 age-restricted units within 11 acres west of Mahard Parkway, north of US 380 and allows for 18 units per acre.
8. Planned Development-106 (Downtown Loft Apartments) permits a maximum of 330 urban-style units within 9 acres east of BNSF Railroad, north of Fifth Street this allows for 34 units per acre.
9. Planned Development -107 (Ladera) – Age restricted detached single-family dwellings on a single lot. The development is classified as multi-family.

Updated 06/30/2022

Project Number	Status	Number of Units
1. Orion, WSR, Downtown	Existing	948 Units
2. (PD-35)	Entitled	420 Units
3. (Brookhollow)	Under Construction	300 Units
4. (Prosper West)	Entitled	2,986 Units
5. (Gates of Prosper)	Under Construction	600 Units
6. (Westside)	Entitled	243 Units
7. (Alders at Prosper)	Under Construction	188 Units
8. (Downtown Lofts Apt)	Under Construction	330 Units
9. (Ladera)	Under Construction	245 Units

	Total Number of Units	Senior Living	Existing MF	Entitled MF	Under Construction MF
Number of Units	6,174 Units	433 Units	948 Units	3,563 Units	1,663 Units

Updated 3/30/2023

Land Use Types

Residential Low Density

This land use is indicative of large-lot single-family homes. Typically speaking, lot sizes within any low density development will range between 15,000 square feet and 1+ acre in size. While a variety of lot sizes may be used, the total gross density of low density residential neighborhoods should not exceed 1.6 dwelling units per acre. Large-lot homes will provide a continuation of the rural atmosphere and feel that was intensely expressed by Prosper's residents. Most low density residential areas will be located in Northwest and Northeast Prosper.

Residential Medium Density

Medium density residential is also representative of single family detached dwelling units. Lot sizes in medium density residential neighborhoods could range between 12,500 and 20,000 square feet in size. A variation in lot sizes may be permitted to achieve a goal range in density. While a variety of lot sizes may be used within medium density residential neighborhoods, the gross density of such developments will typically not be less than 1.6 dwelling units per acre or greater than 2.5 dwelling units per acre.

COMMUNITY CHARACTER

Residential High Density

High density residential represents the most intense residential land uses permitted in Prosper. High density single family uses will consist of developments greater than 2.5 dwelling units per acre and lot sizes smaller than 10,000 square feet. Within Prosper, the high-density residential district is reflective of the Artesia development, where single family residential lot sizes and dwelling units per acre will be substantially higher than the rest of the community. High density residential may be located within the Dallas North Tollway, Highway 380, Town Center and Old Town Districts. In such areas, high density residential may take the form of multifamily or single family attached dwelling units and may include mixed-use lofts/apartments, patio homes, snout houses, brownstones and townhomes.

Retail and Neighborhood Services

Neighborhood services typically include retail establishments that provide merchandise for retail sale, banks, neighborhood office and small medical offices. Retail uses are particularly important because they contribute to Prosper's tax base through both property and sales taxes, making their inclusion attractive and often times competitive. Within Prosper, neighborhood service uses will likely occur at major intersections along the Dallas North Tollway, Highway 380 and Preston Road corridors. Neighborhood service uses should also be strategically placed along the Town's perimeter in order to attract patrons from neighboring communities, enhancing sales tax revenue opportunities. The majority of neighborhood service activity within Prosper will likely be included within the Dallas North Tollway, Highway 380, Town Center and Old Town districts.

Dallas North Tollway District

The Dallas North Tollway district will consist of the most intense land uses within Prosper. A diverse mixture of office, retail and residential will likely develop along the corridor. Mid-rise office (up to 12 stories) may be permitted throughout the corridor. Office buildings should be designed for a "campus feel"—they should be oriented towards common public space with significant landscaping and should be linked by a pedestrian network. A common architectural theme should also be established for a consistent visual appearance. Mixed-use development should be encouraged and should contain a mixture of office, retail and residential uses. Mixed-use lofts/apartments would be the most appropriate residential use within this district. Structured parking should be encouraged in more intense areas to limit the presence and visibility of large parking lots. Structured parking should be oriented in a way that minimizes visibility from the Tollway.

Highway 380 District

Much like the Dallas North Tollway district, the Highway 380 district will contain a variety of different uses. The major contrast between Highway 380 and other districts will be the inclusion of a big box development and commercial service uses. Types of appropriate commercial include hotels, banks, vehicle refilling stations with a convenience store, home service centers with outside storage, garden center with outside storage and other similar uses which serve the community but are not necessarily desired on Preston Road or within the Dallas North Tollway corridor. Residential land uses may be appropriate within certain areas, particularly away from major intersections where retail and commercial will be the highest and best land use. Residential land uses may include patio homes, snout houses, townhomes and brownstones. These residential areas may serve as a buffer between more intense activity along Highway 380 and low density residential areas to the north.

COMMUNITY CHARACTER

Town Center District

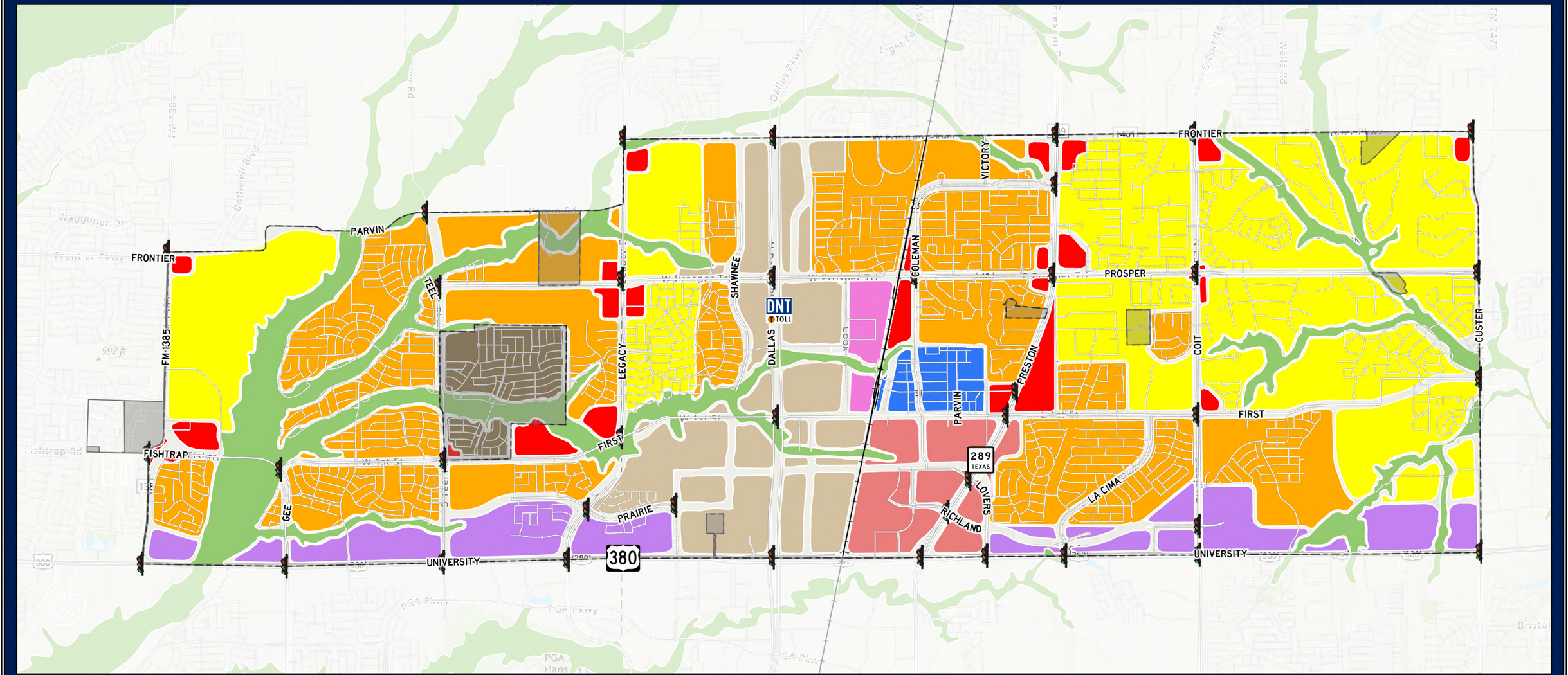
The Town Center district is a continuation of the area defined by previous planning efforts as a future location for a large scale mixed-use development. The Town Center would include a mixture of land uses but development will be less intense than that located along Highway 380 and the Dallas North Tollway. Retail, small scale office, and residential uses would be included within this district, but the primary intent should be focused on dining and shopping. Public space should be a major component of this area, creating space for families and residents of Prosper to meet and socialize. Open space located within the Town Center could be used for community events, festivals and school events. Urban design should accommodate the pedestrian while providing automobile access and discreet parking. Residential uses may include mixed-use lofts/apartments, patio homes, townhomes and brownstones. Areas of single family residential may also be permitted, particularly on the northern side where the development abuts the Old Town district.

Old Town District

The Old Town district is the heart of Prosper. This historic area of the community is intended to include a variety of boutique type land uses, ranging from unique and local retail establishments, restaurants and offices. Many of the historic homes within the Old Town district, particularly areas along First Street and Broadway, may gradually convert to boutique office and retail establishments. The most opportunistic possibility for a transit stop, if desired by future residents, would be within the Old Town district, which could facilitate redevelopment of the downtown area. If this occurs, high density residential options, such as live-above lofts/apartments, may be considered. The historic past of the community should be preserved. The community's beginnings as a farm community in rural Collin County are part of what defines Prosper, and these attributes should be preserved as new infill development occurs.

Business Park

A Business Park district, located to the west of the BNSF Railroad between Prosper Trial and First Street, will include a variety of potential land uses including light industrial, commercial warehousing, office storage and commercial uses with outside storage. While outside storage will likely occur and be necessary within this district, significant effort should be placed on the visual integrity of the district, particularly when located in higher visibility areas. When such uses abut roadways, larger landscape setbacks, such as 40 feet setbacks, that include berms and evergreen shrubs/trees should be used to protect the visual integrity of roadways and the public view. All outside storage should also be screened from public view and from adjacent properties. The location of the BNSF railroad and close proximity to the Dallas North Tollway provide the Business Park with significant accessibility. Uses located along First Street, Prosper Trail and other perimeter areas should incorporate a higher degree of landscaping and architectural design in order to protect the visual integrity of Prosper's roadways.



N

Existing Future Land Use Plan

Source: IT Spatial Intelligence

Date: April 14, 2023

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Retail & Neighborhood Services
- Business Park
- Old Town District
- Town Center
- Tollway District
- US 380 District
- 100 Year Floodplain

0 1 2 Miles

TOWN OF PROSPER