



AGENDA
Planning and Zoning Commission
Prosper Town Hall, Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, August 4, 2026
6:30 PM

Welcome to the Prosper Planning and Zoning Commission Meeting.

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

Addressing the Planning and Zoning Commission:

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

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

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

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

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

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

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 July 21, 2026, Planning and Zoning Commission work session meeting.
- 3b. Consider and act upon the minutes from the July 21, 2026, Planning and Zoning Commission regular meeting.

- [3c.](#) Consider and act upon a request for a Site Plan for Professional Office on Mettica Addition, Block 12, Lot 29, on 0.4± acre, located on the northeast corner of Lane Street and First Street. (DEVAPP-24-0024)
- [3d.](#) Consider and act upon a request for a Final Plat of Mettica Addition, Block 12, Lot 29, on 0.4± acre, located on the northeast corner of Lane Street and First Street. (DEVAPP-24-0025)
- [3e.](#) Consider and act upon a request for a Conveyance Plat of Preston and Frontier, Block A, Lots 1-2, on 24.0± acres, located on the southeast corner of Preston Road and Frontier Parkway. (DEVAPP-26-0036)

CITIZEN COMMENTS

The public is invited to address the Commission on any topic. However, the Commission is unable to discuss or take action on any topic not listed on this agenda. Please complete a “Public Comment Request Form” and present it to a staff member prior to the meeting. Please limit your comments to three minutes. If multiple individuals wish to speak on a topic, they may yield their three minutes to one individual appointed to speak on their behalf. All individuals yielding their time must be present at the meeting, and the appointed individual will be limited to a total of 15 minutes.

REGULAR AGENDA:

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

- [4.](#) Consider and act upon a request for a Preliminary Plat of Estates at Brookhollow on 140± acres, located 1,600± south of First Street and 980± feet east of Lakewood Drive. (DEVAPP-24-0096)
- [5.](#) Consider and act upon a request for a Preliminary Site Plan for Office, Restaurant, and Retail Buildings on Frontier Gateway, Block A, Lots 1-12, on 34.6± acres, located on the southwest corner of Dallas Parkway and Frontier Parkway. (DEVAPP-24-0110)
- [6.](#) Conduct a Public Hearing and consider and act upon a request for a rezoning from Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Edward Bradley Survey, Abstract 86, Tract 5, on 39.2± acres, located on the northeast corner of Lovers Lane and University Drive. (ZONE-26-0006)
- 7. Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.
- 8. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at Prosper Town Hall, located at 250 W. First Street, Prosper, Texas 75078, a place convenient and readily accessible to the general public at all times, and said Notice was posted by 5:00 p.m., on Wednesday, July 29, 2026, and remained so posted at least three (3) business days before said meeting was convened.

Michelle Lewis Sirianni, Town Secretary

Date Notice Removed

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

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



MINUTES
Prosper Planning and Zoning Commission
Work Session Meeting
Prosper Town Hall – Executive Conference Room
250 W. First Street, Prosper, Texas
Thursday, July 21, 2026
6:00 PM

Call to Order / Roll Call

The meeting was called to order at 6:00 P.M.

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

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

Other(s) Present: Amanda Davis, Town Attorney

Items for Individual Consideration

1. Discuss items on July 21, 2026, Planning and Zoning Commission agenda.

Town Staff provided a brief overview of Consent Agenda Items 3a – 3b.

Town Staff provided a brief overview of Regular Agenda Items 4 – 6.

Town Staff informed the Commission that they would be recommending Item 4 be tabled to the August 4th meeting and Item 5 be tabled to the August 18th meeting.

The Commission inquired about Item 6 regarding the differences between the existing zoning and the proposed zoning, permitted uses, screening adjacent to residential development, the proposed right-of-way section, and drainage.

Town Staff responded to these inquiries and made the Commission aware that the applicant and their engineer were present to answer additional questions from them and the residents.

Adjourn.

The meeting was adjourned at 6:28 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary



MINUTES
Prosper Planning and Zoning Commission
Regular Meeting
Prosper Town Hall – Council Chambers
250 W. First Street, Prosper, Texas
Tuesday, July 21, 2026
6:30 PM

1. Call to Order / Roll Call

The meeting was called to order at 6:33 P.M.

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

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

Other(s) Present: Amanda Davis, Town Attorney

2. Recitation of the Pledge of Allegiance.

CONSENT AGENDA:

3a. Consider and act upon the minutes from the July 7, 2026, Planning and Zoning Commission work session meeting.

3b. Consider and act upon the minutes from the July 7, 2026, Planning and Zoning Commission regular meeting

Commissioner Hamilton made a motion to approve Items 3a and 3b. The motion was seconded by Vice Chair Carson. The motion was carried unanimously by a vote of 7-0.

CITIZEN COMMENTS

Curt Mooney, 1230 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5.

REGULAR AGENDA:

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

Vice Chair Carson made a motion to remove Item 4 from the Table. The motion was seconded by Commissioner Furay. The motion was carried unanimously by a vote of 7-0.

Ms. Porter stated that Town Staff was requesting the Commission to table this item to their meeting on August 4, 2026, to allow for additional time to work out the details of the development agreement with the applicant.

Commissioner Daniel made a motion to table Item 4 to the Planning and Zoning Commission meeting on August 4, 2026. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 7-0.

- 5. Conduct a Public Hearing and consider and act upon a request to TABLE a request to amend a portion of Planned Development-31 to create a new Planned Development on Saddle Creek Commercial, Block A, Lots 2R and 3, for non-residential uses (office, restaurant, retail), on 13.6± acres, located on the west side of Preston Road, 225± feet north of Prosper Trail, to the August 18, 2026, Planning and Zoning Commission meeting. (ZONE-25-0003)**

Ms. Porter stated that Town Staff was requesting the Commission table this item to their meeting on August 18, 2026, to allow the applicant and the Homeowners' Association time to schedule a meeting to discuss the proposal.

Chair Jackson opened the public hearing at 6:43 P.M.

Curt Mooney, 1230 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5.

Dale Jelinek, 1251 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5.

Britney Warren, 931 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5.

John Perry, 1240 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5.

Kenny Warren, 931 Packsaddle Trail, Prosper, TX, spoke in opposition to Agenda Item 5.

Commissioner Daniel made a motion to table Item 5 and continue to the public hearing to the Planning and Zoning Commission meeting on August 4, 2026. The motion was seconded by Commissioner Butler. The motion was carried unanimously by a vote of 7-0.

- 6. Conduct a Public Hearing and consider and act upon a request for a rezoning from Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Edward Bradley Survey, Abstract 86, Tract 5, on 39.2± acres, located on the northeast corner of Lovers Lane and University Drive. (ZONE-26-0006)**

Mr. Hill presented Item 6 to the Commission.

Taylor Mitcham, the applicant, presented the proposal to the Commission.

Chair Jackson opened the public hearing at 7:23 P.M.

David St. Romain, 700 Dentwood Trail, Prosper, TX, spoke in opposition to Agenda Item 6.

Charles Hendrickson, 920 Stratford Drive, Prosper TX, spoke in opposition to Agenda Item 6.

Katie Chatfield, 1060 Stratford Drive, Prosper, TX, spoke in opposition to Agenda Item 6.

Brian Galuardi, 3001 Suzanne Drive, Rowlett, TX, spoke in opposition to Agenda Item 6.

Brian Daselewicz, 901 Stratford Drive, Prosper, TX, spoke in opposition to Agenda Item 6.

Sebastien Astle, 960 Stratford Drive, Prosper, TX, spoke in opposition to Agenda Item 6.

Robert Holbrook, 901 Blue Ridge Drive, Prosper, TX, spoke in opposition to Agenda Item 6.

Chair Jackson closed the public hearing at 7:44 P.M.

Mr. Mitcham addressed the concerns expressed by the residents pertaining to building height, lighting, noise, security, and proposed uses. Mr. Mitcham explained that photometric plans could be provided to show there was zero bleed over into the residential area, the development would comply with the Town's Noise Ordinance, and the development had to allow connectivity for drainage due to the site containing U.S. wetlands. Additionally, he added that the office/warehouse uses would be smaller scale and the buildings would not be 50 feet in height but needed the allowance to exceed 40 feet so rooftop equipment could be adequately screened.

Michael Carlisle, the applicant's engineer, addressed the concerns expressed by the residents pertaining to drainage and traffic. Mr. Carlisle explained that he was working with Town Staff on the drainage component and would be submitting a drainage study for review. Additionally, he explained that light industrial uses generated less traffic than retail uses due to it having a lower trip generation.

The Commission inquired if the proposed right-of-way section for Richland Boulevard would extend to La Cima Boulevard. Mr. Carlisle responded that the section would not extend to La Cima Boulevard and only through the boundary of the property.

The Commission requested that Mr. Mitcham meet with the Homeowners' Association to talk through their concerns and find solutions that would address them.

The Commission expressed their concerns with the current proposal highlighting the allowance of outdoor storage, screening (living screen or masonry wall), and traffic.

Mr. Carlisle responded that the applicant would evaluate eliminating permitted uses that the Commission was not in favor of, investigate the feasibility of maintenance for a screening wall, and potentially provide a traffic impact analysis if required to by the Town.

Mr. Mitcham stated that he would coordinate a meeting with the Homeowners' Association through their president, Robert Holbrook.

Commissioner Hamilton made a motion to table Item 6 to the Planning and Zoning Commission meeting on August 4, 2026. The motion was seconded by Secretary Blanscet. The motion was carried unanimously by a vote of 7-0.

The Commission took a recess at 8:35 p.m.

The Commission reconvened at 8:50 p.m.

7. Conduct a Public Hearing to consider and act upon amendments to the Town of Prosper Unified Development Code related to closing applications, providing standards for a dual brand hotel, updating Commercial District setback regulations, landscape and open space criteria, and parking requirements for the Dallas North Tollway Overlay District, addressing jellyfish-style lighting, and defining terms related to the proposed amendments. (ZONE-26-0010)

Ms. Porter presented Item 7 to the Commission.

Chair Jackson opened the public hearing at 9:48 P.M.

Dale Jelinek, 1251 Packsaddle Trail, Prosper, TX, raised concerns about Agenda Item 7.

Bonnie Jelinek, 1251 Packsaddle Trail, Prosper, TX, raised concerns about Agenda Item 7.

Chair Jackson closed the public hearing at 9:51 P.M.

The Commission and Town Staff discussed the proposed amendments to the Unified Development Code, specifically the percentage split between full-service and limited-service/extended-stay for a dual-brand hotel, increased landscaping requirements along Dallas Parkway, and the practicality of regulating jellyfish style lighting.

Secretary Blanscet made a motion to approve Item 7 with the following changes:

Modifying the language in Article 2.07.D.25.h.ii to require a minimum of 60 percent of rooms in a dual-brand hotel to be full service and remove any reference to building area.

Modifying the language in Article 2.08.F.3.i.c.1.a to clarify that each of the three offsetting rows of evergreen trees will be planted on 36-foot centers.

Modifying the language in Article 2.08.F.3.i.c.1.c to change “plain” to “plane”.

Modifying the language in Article 2.08.F.3.i.c.2.d to add “continuously” to the beginning of the sentence.

Modifying the language in Article 2.08.F.3.i.c.4 to remove “Big Box”.

Remove the proposed Article 2.12.B.1.I pertaining to jellyfish lighting and add a prohibition to strobing lights in other related code sections.

Commissioner Daniel seconded the motion. The motion failed by a vote of 4 against the motion and 3 for the motion.

Vice Chair Carson made a motion to approve Item 7 with an amendment to the previous motion that the jellyfish lighting regulations remain with the following change:

Modifying the language in Article 2.12.B.1.I to remove item “iv” related to the color of jellyfish lighting.

The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 7-0.

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

9. Adjourn.

Vice Chair Carson made a motion to adjourn the meeting. The motion was seconded by Commissioner Hamilton. The motion was carried unanimously by a vote of 7-0.

The meeting was adjourned at 10:05 P.M.

Michelle Crowe, Senior Administrative Assistant

Glen Blanscet, Secretary



PLANNING

To: Planning and Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Mettica Addition, Block 12, Lot 29

Meeting: August 4, 2026

Item No. 3c

Agenda Item:

Consider and act upon a request for a Site Plan for Professional Office on Mettica Addition, Block 12, Lot 29, on 0.4± acre, located on the northeast corner of Lane Street and First Street. (DEVAPP-24-0024)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Old Town District.

Zoning:

The property is zoned Downtown Office.

Conformance:

The Site Plan conforms to the development standards of the Downtown Office District.

Description of Agenda Item:

The Site Plan consists of an existing two-story residential home being converted into a professional office building totaling 1,660 square feet and associated parking.

Access:

Access is provided from Lane Street.

Landscaping, Open Space, and Screening:

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

Companion Item:

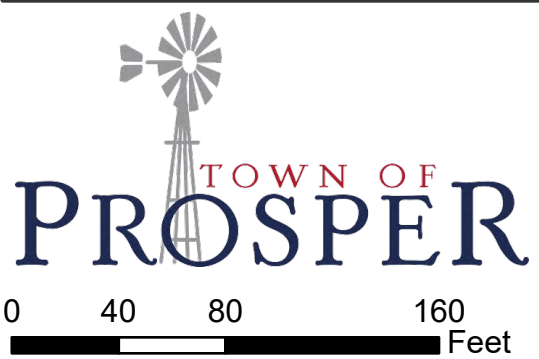
As a companion item, a Final Plat (DEVAPP-24-0025) is on this Planning and Zoning Commission agenda.

Attachments:

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

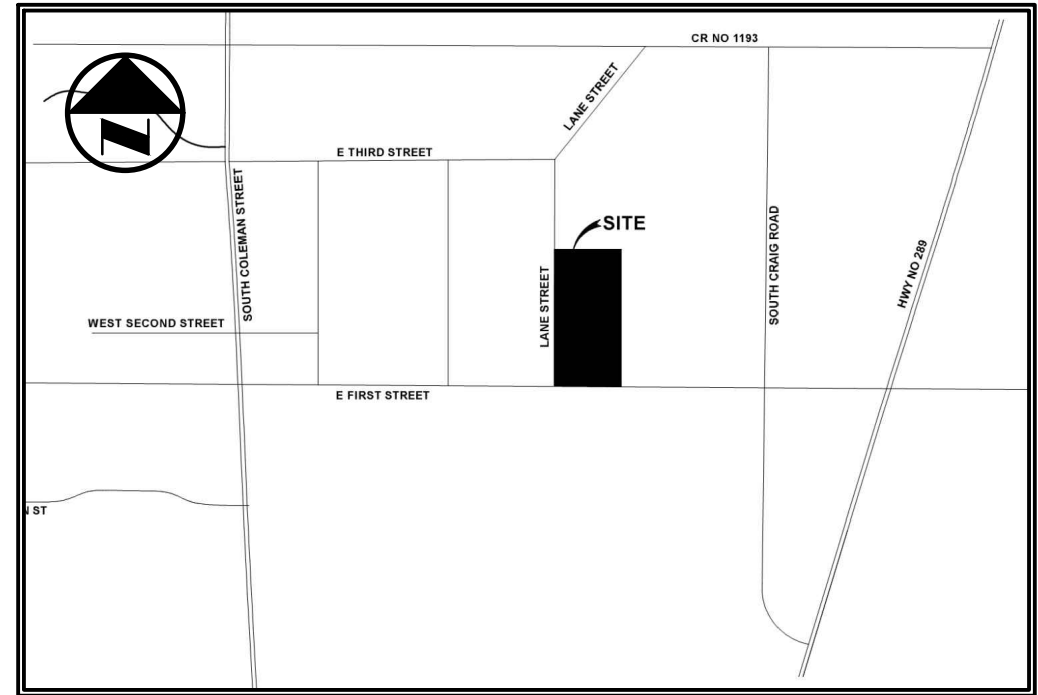
Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.

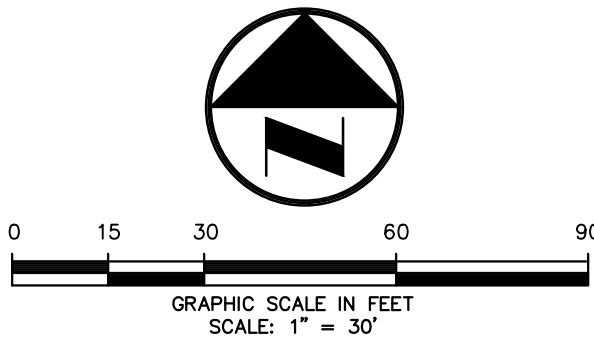


This map for illustration purposes only

DEVAPP-24-0024
Mettica Addition, Lot 29,
Block 12
Site Plan



VICINITY MAP
N.T.S.



BASIS OF BEARINGS
TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE, NORTH AMERICAN
DATUM OF 1983, (2011).

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
VG	VALLEY CUTTER
---	PROPERTY LINE
OH	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
W	U/G WATER LINES
G	U/G GAS LINE
---	FENCE
---	EXISTING CONTOURS
XXX	PROPOSED CONTOURS
xxx.xx	EXISTING SPOT GRADES
to xxx.xx	PROPOSED SPOT GRADES
6-xxx.xx	PROPOSED EROSION CONTROL
---	PROPOSED DRAINAGE DIVIDES

SITE DATA SUMMARY TABLE	
ITEM	LOT 1/BLOCK A
GENERAL SITE DATA	
ZONING	DOWNTOWN OFFICE
PROPOSED USE	PROFESSIONAL OFFICE
LOT AREA, EXCLUDING RIGHT-OF-WAY (SQUARE FOOTAGE AND ACREAGE)	16284 SF / 0.374 AC.
BUILDING AREA (GROSS SQUARE FOOTAGE)	1660 SF
BUILDING FOOTPRINT	1218 SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	25' (2 STORIES)
THE HIGHEST ROOF SURFACE ABOVE GRADE PLANE	
LOT COVERAGE (%)	10.19
FLOOR AREA RATIO	0.10/1
TOTAL PARKING REQUIRED (WITH RATIO)	5 (1/350 SF)
HANDICAP PARKING REQUIRED INCLUDING VAN ACCESSIBLE	1
HANDICAP PARKING PROVIDED INCLUDING VAN ACCESSIBLE	1
TOTAL PARKING PROVIDED	8
INTERIOR LANDSCAPING REQUIRED	150 SF
INTERIOR LANDSCAPING PROVIDED	250 SF
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	11899 SF
OPEN SPACE REQUIRED	7% (1140 SF)
OPEN SPACE PROVIDED	31.23% (5085 SF)

- NOTE:
1. ALL DEVELOPMENT STANDARDS SHALL FOLLOW TOWN STANDARDS.
 2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
 3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
 4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
 5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
 6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED ON THE SITE DATA SUMMARY TABLE; HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
 7. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.

- BENCHMARK LIST:
- BENCHMARK #1
BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF COTTONTROSE LANE, 80' SOUTH OF THE INTERSECTION OF COTTONTROSE LANE AND PERENNIAL WAY.
ELEVATION = 554.23'
- BENCHMARK #2
BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE EAST SIDE OF S. TEEL PARKWAY, 75' NORTH OF THE INTERSECTION OF S. TEEL PARKWAY AND COVERGERS ISLAND WAY.
ELEVATION = 584.10'

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG: 811



BEFORE
YOU DIG...

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
SCALE	NOTES	
KRG	KRG	SEE SEAL AS SHOWN

PROJECT INFORMATION
0.539 ACRE TRACT
701 E. FIRST ST.
PROSPER, TEXAS 75078
COLLIN COUNTY
ABSTRACT No. 147

OWNER
VIVID PARTNERS, LLC
5573 FM 1461
MCKINNEY, TEXAS 75071

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 83268 ON 06/15/2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Kelvin R. Gomez



APPLICANT:
MR. KELLY GOMEZ
KRG CIVIL ENGINEERS, INC.
2150 SOUTH CENTRAL EXPY., SUITE 200
MCKINNEY, TEXAS 75072
PH: 469.219.3137

OWNER:
MR. SATHU SUBBIAH
VIVID PARTNERS, LLC
5573 FM 1461
SUITE 200
MCKINNEY, TEXAS 75071
PH: 469.920.1313

KRG Civil Engineers, Inc.

2150 SOUTH CENTRAL EXPY., SUITE 200
MCKINNEY, TEXAS 75072
(469) 219-3137 PHONE
(469) 219-3201 FAX
KELLY@KRGCVIL.COM

FIRM REGISTRATION F-9131

(DEVAPP-24-0024)

SITE PLAN
701 E. FIRST ST
METTICA ADDITION
BLOCK 12, LOT 29
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

SHEET NO.
C1.00

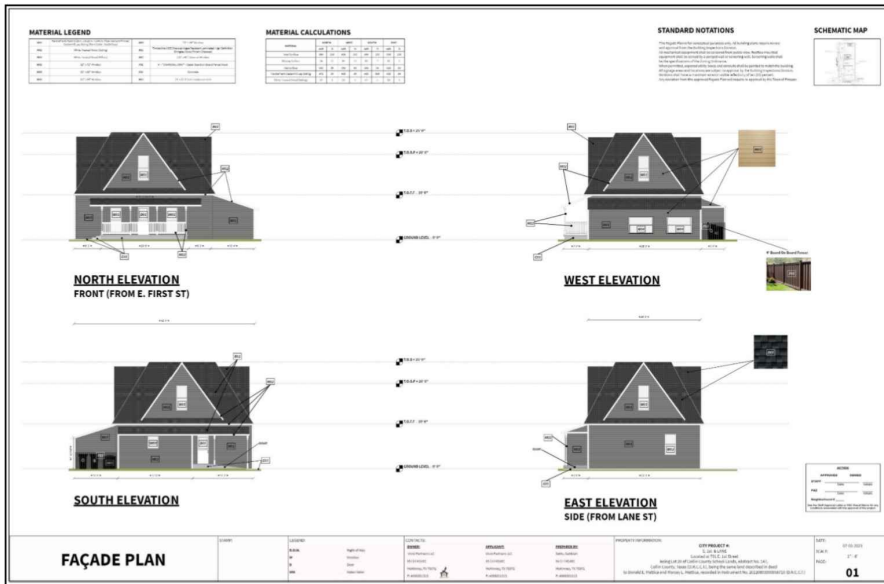
OPEN SPACE CALCULATIONS

OPEN SPACE INDICATED BY THIS COLOR	SQFT	PERCENTAGE
PROPERTY	23,400 SQFT	100 %
REQUIRED	1,638 SQFT	7 %
PROVIDED	5,085 SQFT	21.7 %

PLAN NOTES

1. No 100-year floodplain exists on the site.
2. On-Site Detention Is Not Required.
3. Handicap parking is provided in accordance with ADA standards
4. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
5. No fire lane is provided with this proposed development
6. Finished floor elevation is 773.5'

ELEVATIONS



MATERIAL CALCULATIONS

MATERIAL	NORTH		WEST		SOUTH		EAST	
	sqft	%	sqft	%	sqft	%	sqft	%
Total Surface	496	100	458	100	496	100	458	100
Glazing Surface	56	11	64	14	30	7	30	7
Net Surface	440	89	394	86	466	93	428	93
HardiePlank CedarMill Lap Siding	472	95	435	95	469	945	439	94
White Treated Wood (Siding)	24	5	23	5	27	5	19	4

BENCH MARK LIST:

BENCHMARK #1
BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF COTTONROSE LANE, 80' SOUTH OF THE INTERSECTION OF COTTONROSE LANE AND PERENNIAL WAY. ELEVATION = 554.23'

BENCHMARK #2
BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE EAST SIDE OF S. TEEL PARKWAY, 75' NORTH OF THE INTERSECTION OF S. TEEL PARKWAY AND GOVERNORS ISLAND WAY. ELEVATION= 584.10'

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UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG: 811



BEFORE YOU DIG...

PROJECT INFORMATION

0.539 ACRE TRACT
701 E. FIRST ST.
PROSPER, TEXAS 75078
COLLIN COUNTY
ABSTRACT No. 147

OWNER

VIVID PARTNERS, LLC
5573 FM 1461
MCKINNEY, TEXAS 75071

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 89268 ON 7/27/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Kelvin R. Gomez



KRG Civil Engineers, Inc.

2150 SOUTH CENTRAL EXPY., SUITE 200
MCKINNEY, TEXAS 75072
(469) 219-3137 PHONE
(469) 219-3201 FAX
KELLY@KRG-CIVIL.COM
FIRM REGISTRATION F-9131

OPEN SPACE PLAN

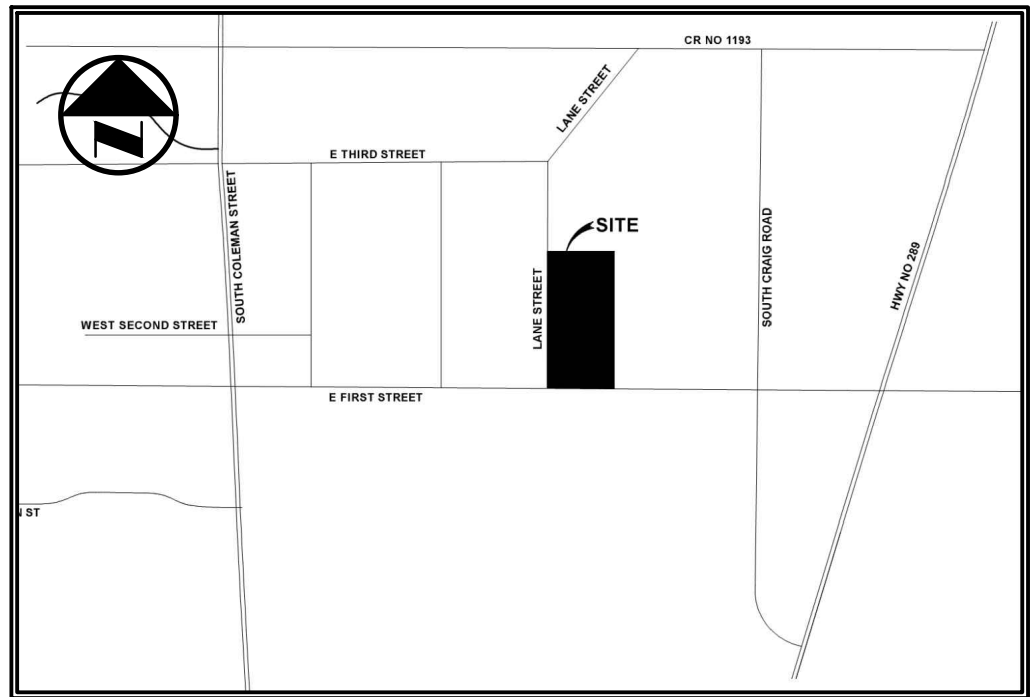
701 E. FIRST ST
METTICA ADDITION
BLOCK 12, LOT 29
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

SHEET NO.

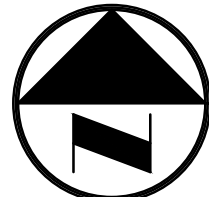
C6.01

JOB NO: 11301

DWG NO: 701 E FIRST ST BASE.DWG



VICINITY MAP
N.T.S.



0 10 20 40 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

BASIS OF BEARINGS
TEXAS STATE PLANE COORDINATE SYSTEM,
NORTH CENTRAL ZONE, NORTH AMERICAN
DATUM OF 1983, (2011).

LEGEND

- B₁ BOLLARD
- EX₀ ELECTRIC METER
- PP₀ POWER POLE
- LS₀ LIGHT STANDARD
- WM₀ WATER METER
- WV₀ WATER VALVE
- ICV₀ IRRIGATION CONTROL VALVE
- FH₀ FIRE HYDRANT
- FDC₀ FIRE DEPARTMENT CONNECTION
- CO₀ CLEAN OUT
- MH₀ MANHOLE
- GM₀ GAS METER
- TSC₀ TRAFFIC SIGNAL CONTROL
- TSP₀ TRAFFIC SIGNAL POLE
- TELE₀ TELEPHONE BOX
- TV₀ TV BOX
- FP₀ FLAG POLE
- VG₀ VALLEY GUTTER
- PROPERTY LINE
- O.H. POWER LINES
- TEL₀ U/G TELEPHONE LINES
- WATER U/G WATER LINE
- GAS U/G GAS LINE
- FENCE
- 500 EXISTING CONTOURS
- XXXX.XX PROPOSED CONTOURS
- TC XXX.XX EXISTING SPOT GRADES
- G XXX.XX PROPOSED SPOT GRADES
- PROPOSED EROSION CONTROL
- PROPOSED DRAINAGE DIVIDES
- OPEN SPACE



PLANNING

To: Planning and Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Final Plat of Mettica Addition, Block 12, Lot 29

Meeting: August 4, 2026

Item No. 3d

Agenda Item:

Consider and act upon a request for a Final Plat of Mettica Addition, Block 12, Lot 29, on 0.4± acre, located on the northeast corner of Lane Street and First Street. (DEVAPP-24-0025)

Future Land Use Plan:

The Future Land Use Plan designates this area as the Old Town District.

Zoning:

The property is zoned Downtown Office.

Conformance:

The Final Plat conforms to the development standards of the Downtown Office District.

Description of Agenda Item:

The purpose of the Final Plat is to dedicate easements necessary for the conversion of an existing two-story residential home into a professional office building.

Companion Item:

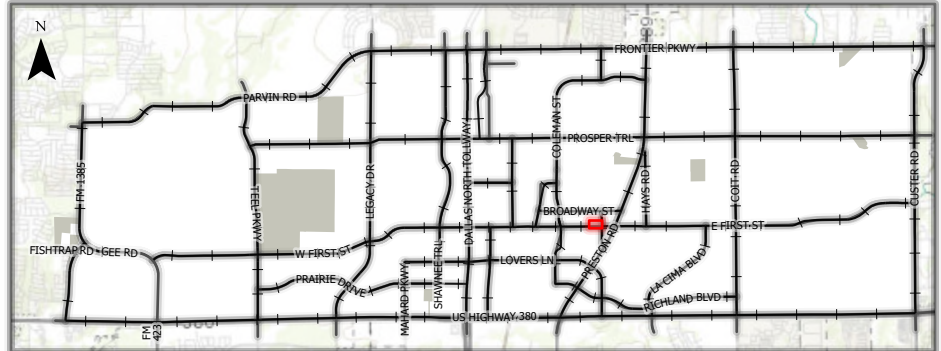
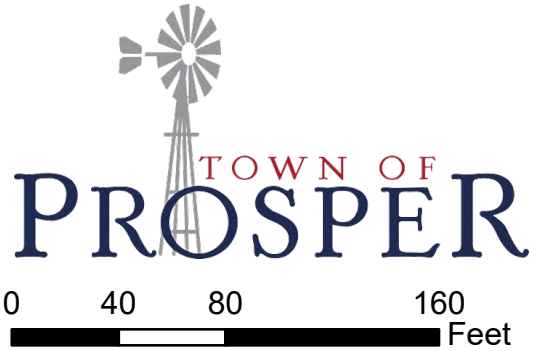
As a companion item, a Site Plan (DEVAPP-24-0024) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat.

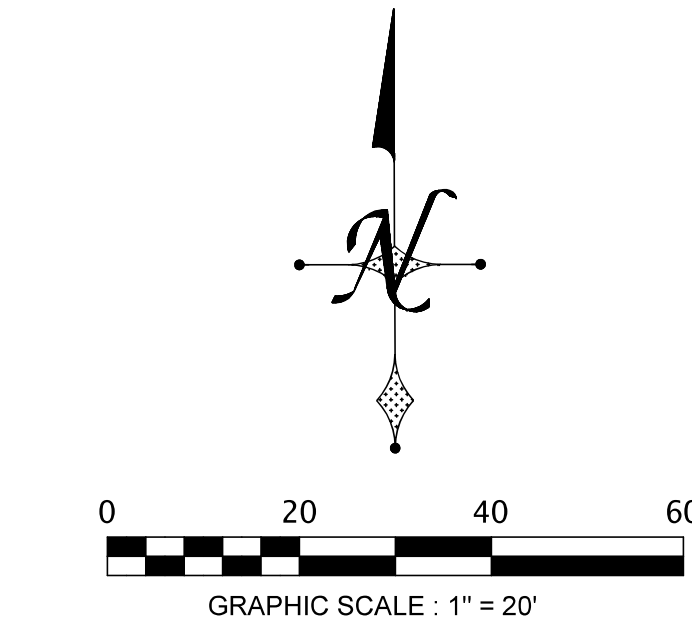
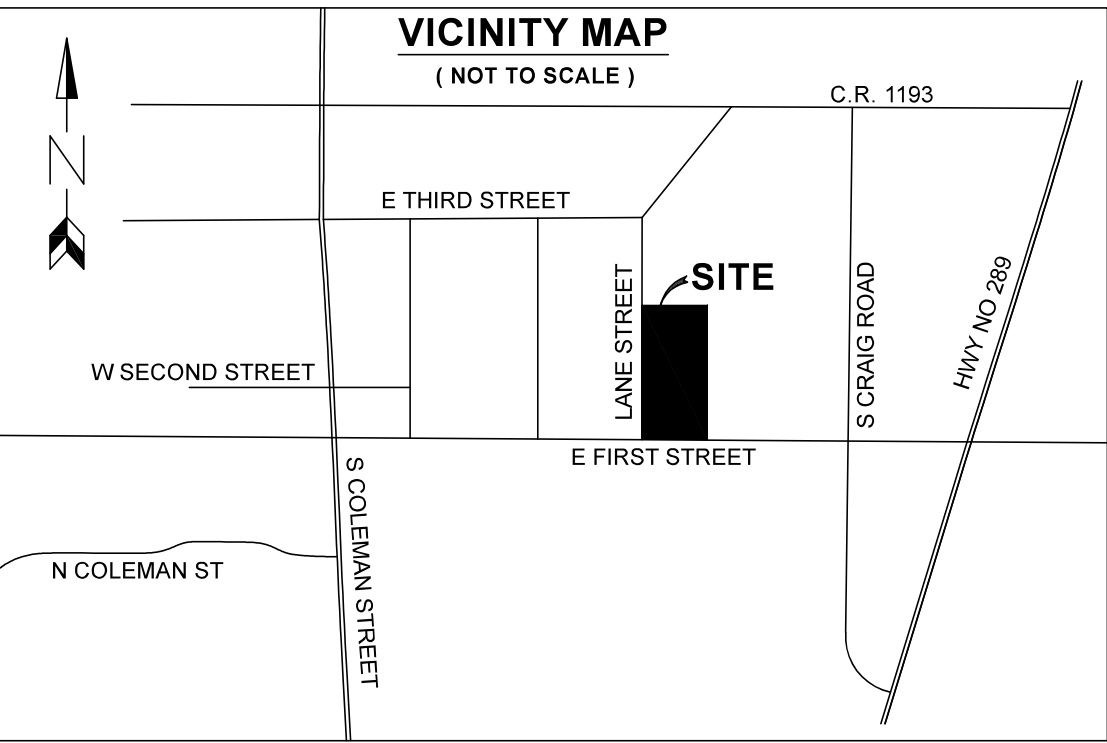


This map for illustration purposes only

DEVAPP-24-0025

Mettica Addition, Lot 29,
Block 12

Final Plat



VIVID PARTNERS LLC.
INST. NO. 20220302000343120
O.P.R.C.C.T.

DEBRA JAYNE BOMAR &
DAWN DAUGHTRY LUTHER
INST. NO. 20180917001166080
O.P.R.C.C.T.

DANIEL A. GAPPINGER &
CARRIE GAPPINGER
HUSBAND & WIFE
INST. NO. 20070705000921820
O.P.R.C.C.T.

CARRIE A. GAPPINGER
INST. NO. 20130114000055400
O.P.R.C.C.T.

PLACE OF
BEGINNING
N: 7136196.31
E: 2489941.53

LOT 6A, BLOCK 1
EASTERN HEIGHTS SUBDIVISION
VOL. 6, PAGE 76
P.R.C.C.T.

10' UTILITY EASEMENT
VOL. 6, PG. 76
P.R.C.C.T.

LOT 1, BLOCK 1
C SAUNDERS ADDITION
INST. NO. 20200731010002860
P.R.C.C.T.

CLAYTON WALVOORD &
MEGAN WALVOORD
HUSBAND & WIFE
INST. NO. 20181126001370530
O.P.R.C.C.T.

**LOT 29
BLOCK 12**
23,414 SQ. FT.
0.539 ACRES (GROSS)
16,284 SQ. FT.
0.374 ACRES (NET)

LANE STREET
N 00°26'30" E 234.00'

S 00°28'28" W 234.00'

E FIRST STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
INST. NO. 201203010000241150
O.P.R.C.C.T.

SEAN STANSELL &
HOLLYN WILLIAMS
INST. NO. 20100818000860400
O.P.R.C.C.T.

LOT 1, BLOCK A
PETTIS UC ADDITION
DOC. NO. 20190613010002530
O.P.R.C.C.T.

METRO AUTO CAR, INC.
INST. NO. 20070320000375710
O.P.R.C.C.T.

LOT 1, BLOCK A
SAUNDERS ADDITION
INST. NO. 20190815010003560
P.R.C.C.T.

LOT 5, BLOCK A
THE VILLAGE OF PROSPER
VOL. Q, PG. 413
P.R.C.C.T.

SURVEYOR'S NOTES

- 1/2" IRON RODS SET ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
- ALL COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, GRID COORDINATES, NO SCALE OR PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM ONE PREVIOUSLY UNPLATTED LOT.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATER MAP (FIRM) MAP NO. 48085C0235J, DATED 08/02/2009, PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
- 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.

TOWN OF PROSPER BENCHMARKS UTILIZED:			
MONUMENT NAME:	NO. 1	MONUMENT NAME:	NO. 2
DATE ESTABLISHED:	08/26/2020	DATE ESTABLISHED:	08/26/2020
COUNTY:	COLLIN	COUNTY:	COLLIN
NORTHING:	7,133,125.822	NORTHING:	7,137,769.045
EASTING:	2,463,392.790	EASTING:	2,469,664.657
ELEVATION:	554.23'	ELEVATION:	584.10'
LOCATION:	BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE WEST SIDE OF COTTONROSE LANE, 80' SOUTH OF THE INTERSECTION OF COTTONROSE LANE AND PERENNIAL WAY	LOCATION:	BRONZE DISK STAMPED "TOWN OF PROSPER SURVEY MONUMENT" LOCATED ON THE NORTHWEST CORNER OF A CURB INLET LYING ON THE EAST SIDE OF S. TEEL PARKWAY, 75' NORTH OF THE INTERSECTION OF S. TEEL PARKWAY AND GOVERNORS ISLAND WAY

LEGEND	
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

OWNER'S CERTIFICATE

**STATE OF TEXAS §
COUNTY OF COLLIN §**
WHEREAS, Vivid Partners LLC, is the sole owner of a tract of land situated in Lot 29 of Subdivision 12 of Collin County School Lands, Abstract No. 147, Collin County, Texas, according to the plat thereof recorded in Volume 3, Page 106, Deed Records, Collin County, Texas, being that same tract of land described in deed to Vivid Partners LLC, recorded in Instrument No. 20220302000343120, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the Northwest corner of Lot 1, Block 1, C Saunders Addition, an addition to Collin County, Texas, according to the plat thereof recorded in Instrument No. 20200731010002860, Plat Records, Colling County, Texas, same being in the South line of a tract of land described in deed to Debra Jayne Bomar and Dawn Daughtry Luther, recorded in Instrument No. 20180917001166080, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 28 minutes 28 seconds West, a distance of 234.00 feet to a 1/2 inch iron rod with yellow cap stamped "Burns Surveying" set for corner, said corner being the Southeast corner of the herein described tract of land, said corner being in the North line of East 1st Street (a variable width right-of-way);

THENCE South 89 degrees 49 minutes 19 seconds West, along the North line of said East 1st Street, a distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "Burns Surveying" set for corner, said corner being in the intersection of the East line of Lane Street (a public right-of-way) and the North line of said East 1st Street;

THENCE North 00 degrees 26 minute 30 seconds East, along the East line of said Lane Street, a distance of 234.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying, said corner being the Southwest corner of said Bomar/Luther tract,

THENCE North 89 degrees 49 minutes 16 seconds East, along the South line of said Bomar/Luther tract, a distance of 100.13 feet to the POINT OF BEGINNING and containing 23,414 square feet or 0.539 acres of land.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS: THAT, Vivid Partners LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as **METTICA ADDITION, BLOCK 12, LOT 29**, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The Vivid Partners LLC does 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 building, fences, trees, shrubs, or other improvements or growth 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 the public utilities being subordinate to the public's and Town of Prosper's use thereof.
7. The Town of Prosper and public utilities shall have the right to remove and keep removed all or part of any building, 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____.

Authorized Signature Printed Name and Title

**STATE OF TEXAS §
COUNTY OF COLLIN §**
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this 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/she 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 _____ day of _____, 20____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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 Regulation of the Town of Prosper, Texas.

Dated this the _____ day of _____, 20____.

Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3961

**STATE OF TEXAS §
COUNTY OF ROCKWALL §**
BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this 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/she 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 _____ day of _____, 20____.

Notary Public, State of Texas

ACCESS EASEMENT

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

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 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.

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

PROPERTY ADDRESS: 701 E FIRST ST. PROSPER, TX 75078
OWNER: VIVID PARTNERS LLC
ADDRESS: 244 WEST MCFARLAND ST., BELLS, TX 75414
PHONE: 469-920-1313



PROFESSIONAL LAND SURVEYORS
FIRM NO. 10194366

1529 E. I-30, SUITE 103, GARLAND, TX 75043
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202200471 DATE: 10/16/2023 DRAWN BY: ABP & TD

FINAL PLAT LOT 29, BLOCK 12 METICA ADDITION

FINAL PLAT OF LOT 29 OF SUBDIVISION 12
OF COLLIN COUNTY COUNTY SCHOOL LANDS,
ABSTRACT NO. 147, TOWN OF PROSPER
COLLIN COUNTY, TEXAS
- 0.539 ACRES -
CASE NO. : DEVAPP-24-0025



PLANNING

To: Planning and Zoning Commission **Item No. 3e**
From: Suzanne Porter, AICP, Planning Manager
Through: David Hoover, AICP, Director of Development Services
Re: Conveyance Plat of Preston and Frontier, Block A, Lots 1-2
Meeting: August 4, 2026

Agenda Item:

Consider and act upon a request for a Conveyance Plat of Preston and Frontier, Block A, Lots 1-2, on 24.0± acres, located on the southeast corner of Preston Road and Frontier Parkway, zoned Planned Development-15. (DEVAPP-26-0036)

Future Land Use Plan:

The Future Land Use Plan designates this area as Retail & Neighborhood Services.

Zoning:

The property is zoned Planned Development-15 (Retail).

Conformance:

The Conveyance Plat conforms to the development standards of Planned Development-15 (Retail).

Description of Agenda Item:

The purpose of this Conveyance Plat is to plat the overall property to create two lots.

A Preliminary Site Plan (DEVAPP-23-0183) was approved by the Planning & Zoning Commission on August 11, 2025, with a total of four lots. The southernmost lot (shown as Lot 4 on the Preliminary Site Plan) consisted of two restaurants and a retail/restaurant building. The developer has graded the site and would like to develop this lot first. The Conveyance Plat subdivides the property to create this southern lot (now Lot 2) and the remainder will be designated as Lot 1.

The Planning and Zoning Commission approved the Preliminary Site Plan subject to three conditions. The Property Owners' Association document referenced in the first condition is under review. Its approval and recordation must occur prior to the recordation of this plat. The remaining two conditions do not pertain to this plat application.

1. The creation of a Property Owners' Association prior to the recordation of a plat to subdivide the property;
2. The Convenience Store with Gas Pumps on Lot 2 shall be associated with the Grocery Store; and
3. A Restaurant with a drive-through is subject to the approval of a Specific Use Permit.

Companion Item:

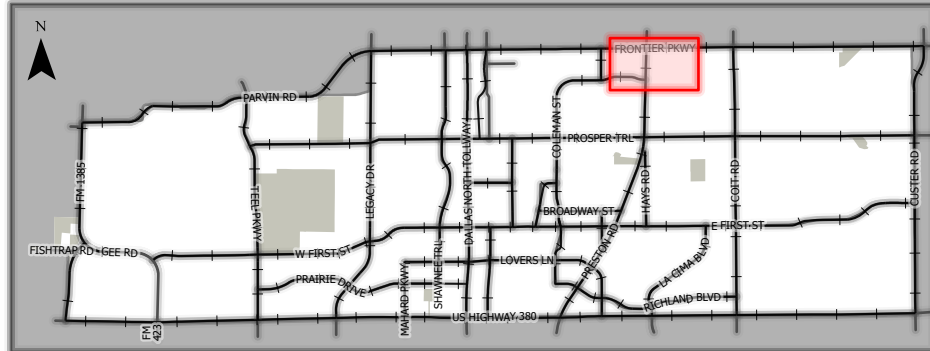
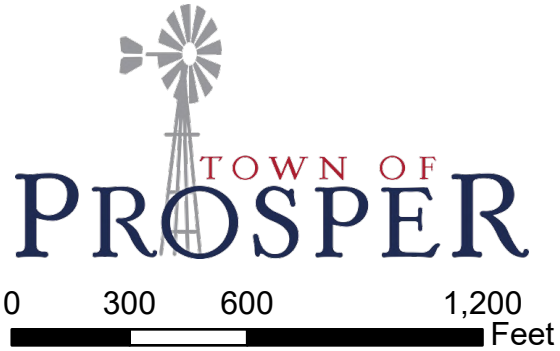
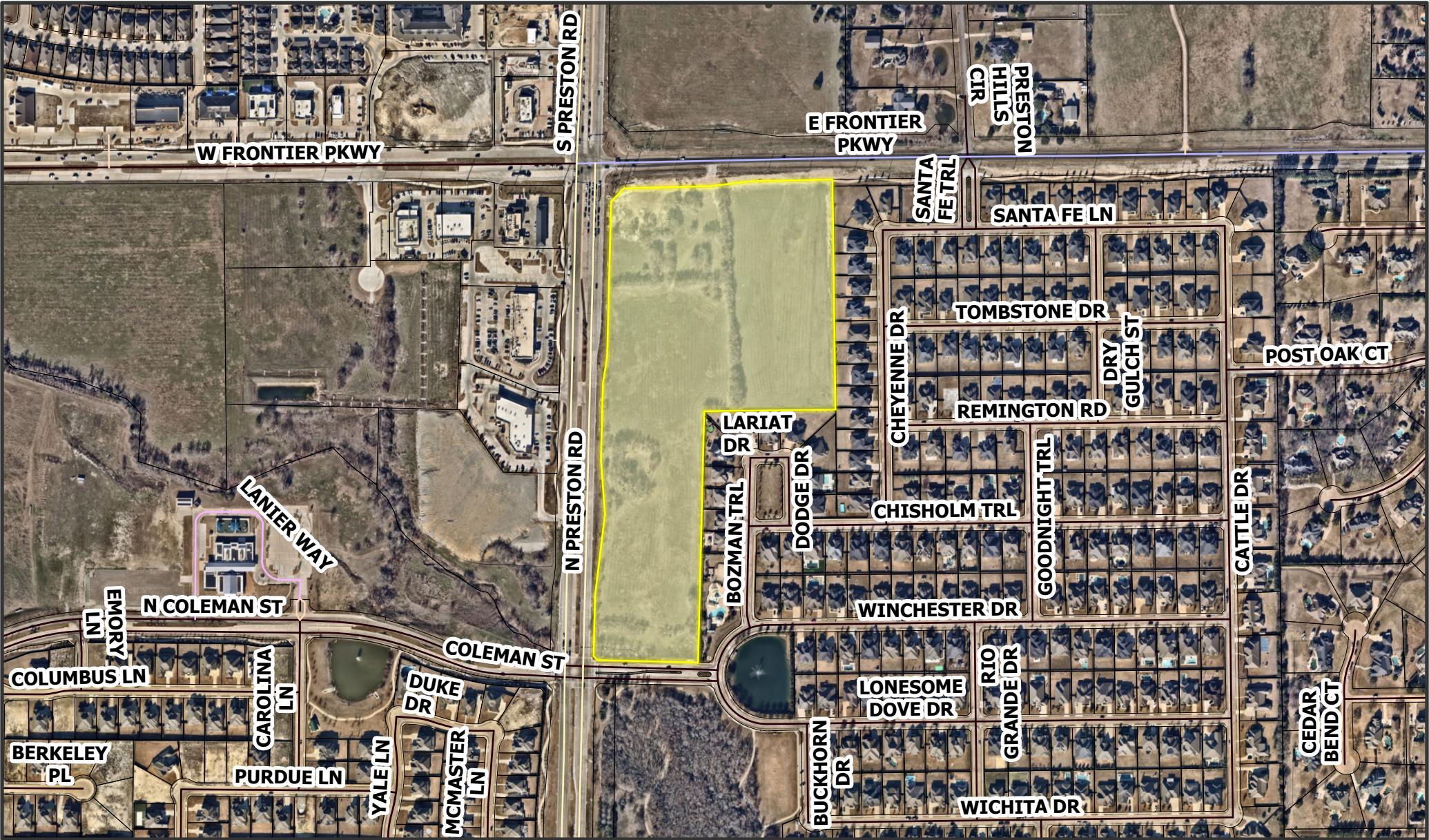
There is no companion item on this Planning and Zoning Commission agenda.

Attached Documents:

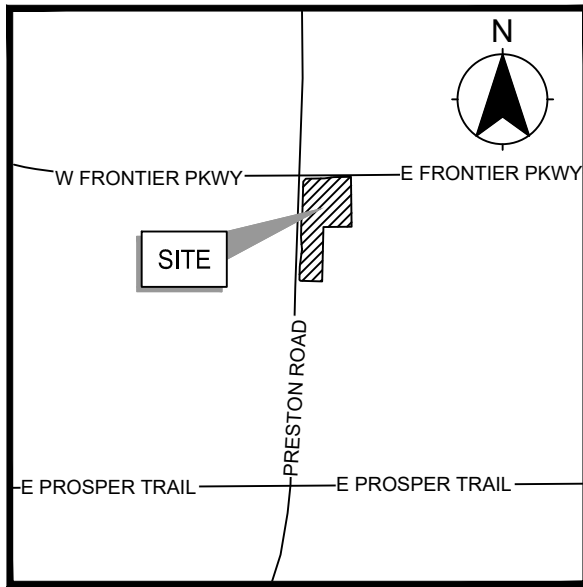
1. Location Map
2. Conveyance Plat
3. Approved Preliminary Site Plan (DEVAPP-23-0183)

Town Staff Recommendation:

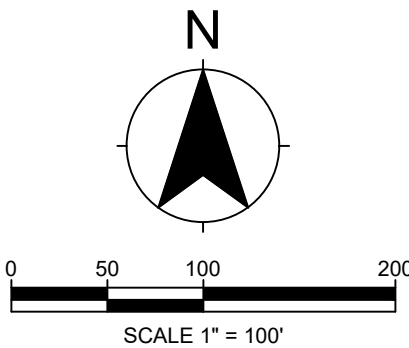
Town Staff recommends approval of the Conveyance Plat subject to the recordation of a Property Owners' Association prior to filing the Conveyance Plat.



DEVAPP-26-0036
Preston and Frontier, Block A,
Lots 1 & 2
Conveyance Plat



VICINITY MAP
NTS

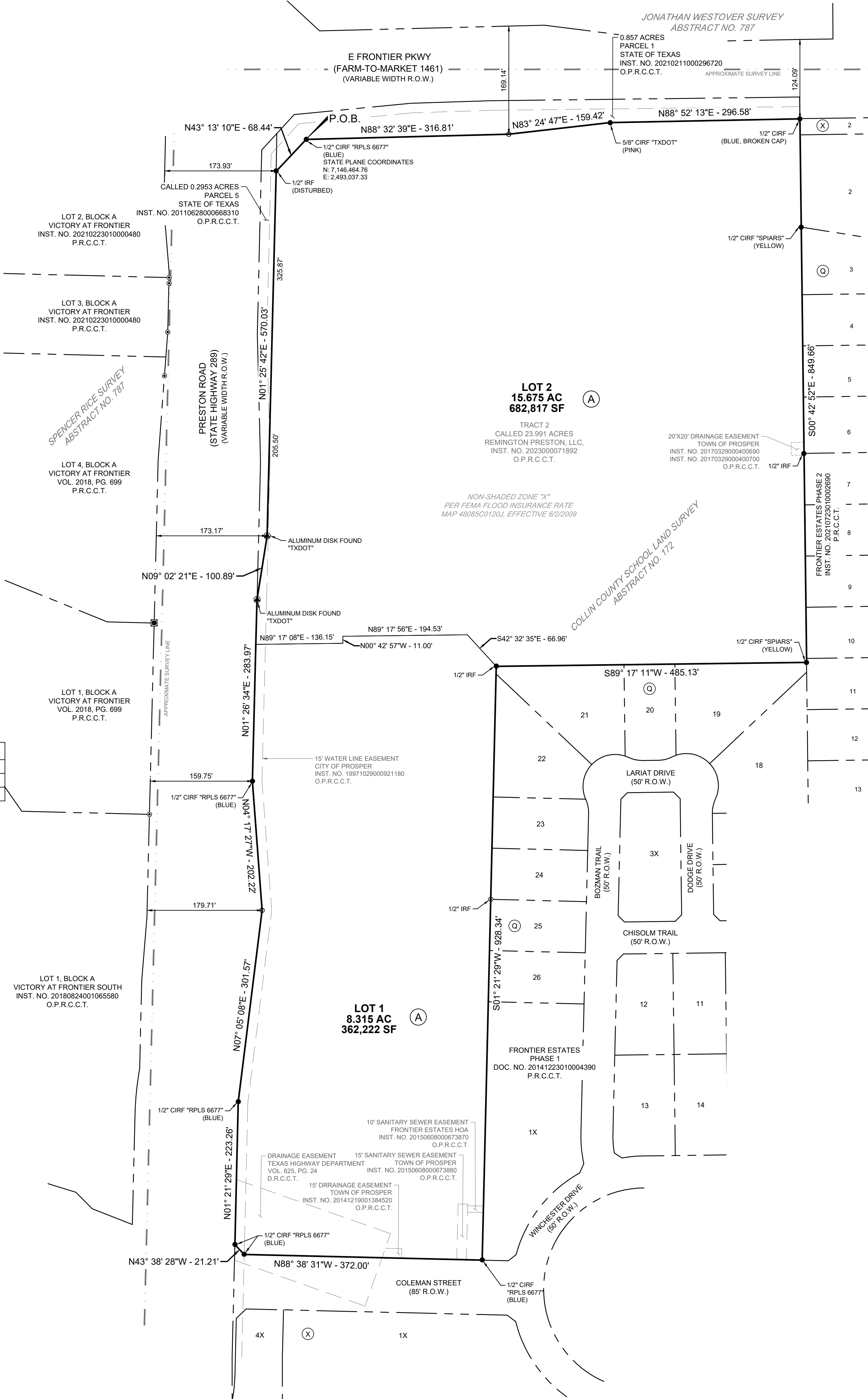


LEGEND

—	BOUNDARY LINE
- - -	ABSTRACT LINE
- . - .	ADJOINER LINE
- - - -	EASEMENT LINE
●	MONUMENT FOUND
○	5/8" RED CAPPED IRON ROD SET STAMPED "KFM"
⊗	ALUMINUM CAP FOUND
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET

BLOCK A LOT TABLE

LOT	ACRES	SQ. FT.
1	8.315	362,222
2	15.675	682,817



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, REMINGTON PRESTON, LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 172, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 23.991 ACRE TRACT CONVEYED TO THEM BY REMINGTON PRESTON, LLC, RECORDED IN INSTRUMENT NO. 202300071892, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH CAPPED IRON ROD FOUND WITH BLUE CAP STAMPED "RPLS 6677" FOR THE NORTHWEST CORNER OF SAID 23.991 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 0.857 ACRE TRACT DESCRIBED AS PARCEL 1, IN THE DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2021021000296720, O.P.R.C.C.T. AND THE SOUTH RIGHT OF WAY LINE OF FRONTIER PARKWAY (VARIABLE WIDTH RIGHT OF WAY);

THENCE WITH THE NORTH LINE OF SAID 23.991 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 0.857 ACRE TRACT, AND THE SOUTH RIGHT OF WAY LINE OF FRONTIER PARKWAY, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 88°32'39" EAST, A DISTANCE OF 316.81 FEET TO A 5/8-INCH CAPPED IRON ROD SET WITH RED CAP STAMPED "KFM" (HEREINAFTER REFERRED TO AS CAPPED IRON ROD SET);
- NORTH 83°24'47" EAST, A DISTANCE OF 159.42 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT";
- NORTH 88°52'13" EAST, A DISTANCE OF 296.58 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND WITH A BROKEN BLUE CAP FOR THE NORTHEAST CORNER OF SAID 23.991 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.857 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF FRONTIER ESTATES, PHASE 2, RECORDED IN INSTRUMENT NO. 20210723010002690, PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.);

THENCE SOUTH 00°42'52" EAST, WITH THE EAST LINE OF SAID 23.991 ACRE TRACT, SAME BEING THE WEST LINE OF SAID FRONTIER ESTATES, PHASE 2, A DISTANCE OF 849.66 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND WITH YELLOW CAP STAMPED "SPIARS" FOR AN ANGLE POINT IN SAID 23.991 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID FRONTIER ESTATES, PHASE 2, SAME BEING THE NORTHEAST CORNER OF FRONTIER ESTATES, PHASE 1, RECORDED IN INSTRUMENT NO. 20141223010004390, P.R.C.C.T.,

THENCE SOUTH 89°17'11" WEST, WITH A EAST LINE OF SAID 23.991 ACRE TRACT SAME BEING THE NORTH LINE OF SAID FRONTIER ESTATES, PHASE 1, A DISTANCE OF 485.13 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT IN SAID 23.991 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID FRONTIER ESTATES, PHASE 1;

THENCE SOUTH 01°21'29" WEST, WITH THE EAST LINE OF SAID 23.991 ACRE TRACT, SAME BEING THE WEST LINE OF SAID FRONTIER ESTATES, PHASE 1, A DISTANCE OF 328.34 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 23.911 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 1X, BLOCK Q, SAID FRONTIER ESTATES, PHASE 1 AND BEING IN THE NORTH RIGHT OF WAY LINE OF COLEMAN STREET (85-FOOT RIGHT OF WAY)

THENCE WITH THE SOUTH LINE OF SAID 23.991 ACRE TRACT, SAME BEING THE NORTH RIGHT OF WAY LINE OF SAID COLEMAN STREET THE FOLLOWING COURSES AND DISTANCES:

- NORTH 88°38'31" WEST, A DISTANCE OF 372.00 FEET TO A 1/2" CAPPED IRON ROD WITH YELLOW CAP STAMPED "RPLS 6677" FOUND FOR THE SOUTHWEST CORNER OF SAID 23.991 ACRE TRACT;
- NORTH 43°38'28" WEST, A DISTANCE OF 21.21 FEET TO A 1/2" CAPPED IRON ROD WITH YELLOW CAP STAMPED "RPLS 6677" FOUND ON THE WEST LINE OF SAID 23.991 ACRE TRACT, SAME BEING THE EAST RIGHT OF WAY LINE OF PRESTON ROAD (STATE HIGHWAY 289, VARIABLE WIDTH RIGHT OF WAY);

THENCE WITH THE WEST LINE OF SAID 23.991 ACRE TRACT, SAME BEING THE EAST RIGHT OF WAY LINE OF SAID PRESTON ROAD, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 01°21'29" EAST, A DISTANCE OF 223.26 FEET TO A 1/2" CAPPED IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 6677";
- NORTH 07°05'08" EAST, A DISTANCE OF 301.57 FEET TO A CAPPED IRON ROD SET;
- NORTH 04°17'27" WEST, A DISTANCE OF 202.22 FEET TO A 1/2" CAPPED IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 6677";
- NORTH 01°26'34" EAST, A DISTANCE OF 283.97 FEET TO AN ALUMINUM DISK FOUND STAMPED "TXDOT" FOR THE SOUTHWEST CORNER OF A CALLED 0.2953 ACRE TRACT, DESCRIBED AS PARCEL 5 IN THE DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 20110628000668310, O.P.R.C.C.T.,

THENCE WITH THE WEST LINE OF SAID 23.991 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 0.2953 ACRE TRACT, AND THE EAST RIGHT OF WAY LINE OF PRESTON ROAD, THE FOLLOWING COURSES AND DISTANCE:

- NORTH 09°02'21" EAST, A DISTANCE OF 100.89 FEET TO AN ALUMINUM DISK FOUND STAMPED "TXDOT";
- NORTH 01°25'42" EAST, A DISTANCE OF 570.03 FEET TO A 1/2-INCH IRON ROD FOUND (DISTURBED) ON THE SOUTH LINE OF SAID 0.857 ACRE TRACT;

THENCE NORTH 43°13'10" EAST, WITH THE WEST LINE OF SAID 23.991 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 0.857 ACRE TRACT, A DISTANCE OF 68.44 FEET TO THE POINT OF BEGINNING, CONTAINING 23.991 ACRES (1,045,939 SQ. FT.) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, REMINGTON PRESTON, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **PRESTON AND FRONTIER, BLOCK A, LOTS 1 AND 2**, AN ADDITION TO THE TOWN OF PROSPER, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THAT REMINGTON PRESTON, LLC DOES HEREBY CERTIFY THE FOLLOWING:

- THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
- NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE TOWN OF PROSPER.
- THE TOWN OF PROSPER IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY THE PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND TOWN OF PROSPER'S USE THEREOF.
- THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- THE TOWN OF PROSPER AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE TOWN OF PROSPER.
- FOR LOTS ADJACENT TO A FLOODPLAIN ONLY:
100 YEAR FLOODPLAIN EASEMENT RESTRICTION: CONSTRUCTION WITHIN THE FLOODPLAIN MAY NOT OCCUR UNTIL APPROVED BY THE TOWN. (A REQUEST FOR CONSTRUCTION WITHIN THE FLOODPLAIN EASEMENT MUST BE ACCOMPANIED WITH DETAILED ENGINEERING PLANS AND STUDIES INDICATING THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST.) WHERE CONSTRUCTION IS APPROVED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS DETERMINED BY ANALYZING THE ULTIMATE BUILD-OUT CONDITIONS OF THE ENTIRE DRAINAGE BASIN. EXISTING CREEKS, LAKES, RESERVOIRS, OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. THE TOWN WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERSED HIGHER PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR ANY SUBSTANCE THAT WOULD RESULT IN UNSANITARY CONDITIONS. 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 TOWN IS NOT OBLIGATED TO MAINTAIN OR ASSISTANCE WITH MAINTENANCE OF THE AREA. THE NATURAL DRAINAGE CHANNEL, AS IN THE CASE OF ALL NATURAL DRAINAGE CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION. THE TOWN SHALL NOT BE LIABLE FOR DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM A FAILURE OF ANY STRUCTURE(S) WITHIN THE NATURAL DRAINAGE CHANNELS. THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT IS SHOWN BY THE FLOODWAY EASEMENT LINE AS SHOWN ON THE PLAT. IF A SUBDIVISION ALTERS THE HORIZONTAL OR VERTICAL FLOODPLAIN, A FEMA FLOODWAY MAP REVISION MAY BE REQUIRED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE TOWN OF PROSPER, TEXAS. WITNESS MY HAND, THIS _____ DAY OF _____, 2026

BY: REMINGTON PRESTON, LLC

OWNER: _____

TITLE: _____

DATE: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, 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/SHE IS _____, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY'S NAME _____

GENERAL NOTES

- BEARINGS BASED ON GPS OBSERVATIONS: TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83-US (2011).
- 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.
- 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.
- PROPERTY LIES WITHIN ZONE 'X' AS PER FEMA FIRM MAP PANEL 48085C0120J, EFFECTIVE 6/2/2009.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

KNOWN ALL MEN BY THESE PRESENTS:
THAT I, ROBERT GLEN MALOY, 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 REGULATION OF THE TOWN OF PROSPER, TEXAS.
DATED THIS _____ DAY OF _____, 2026

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**

ROBERT GLEN MALOY, R.P.L.S.
TEXAS REGISTRATION NO. 6028

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY 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/SHE IS _____, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY'S NAME _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 2026 BY THE PLANNING & ZONING COMMISSION OF THE TOWN OF PROSPER, TEXAS.

TOWN SECRETARY

ENGINEERING DEPARTMENT

DEVELOPMENT SERVICES DEPARTMENT

CONVEYANCE PLAT

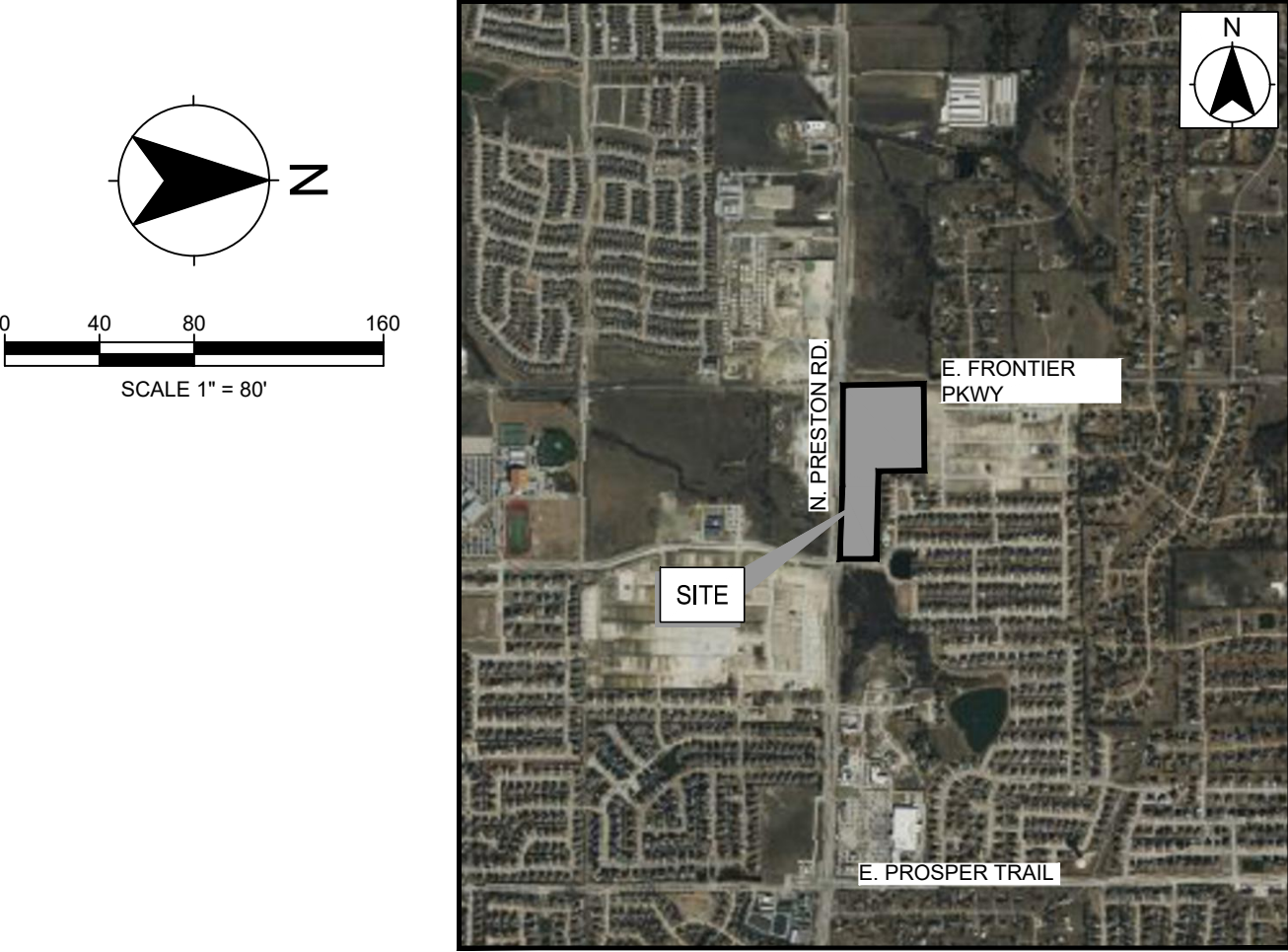
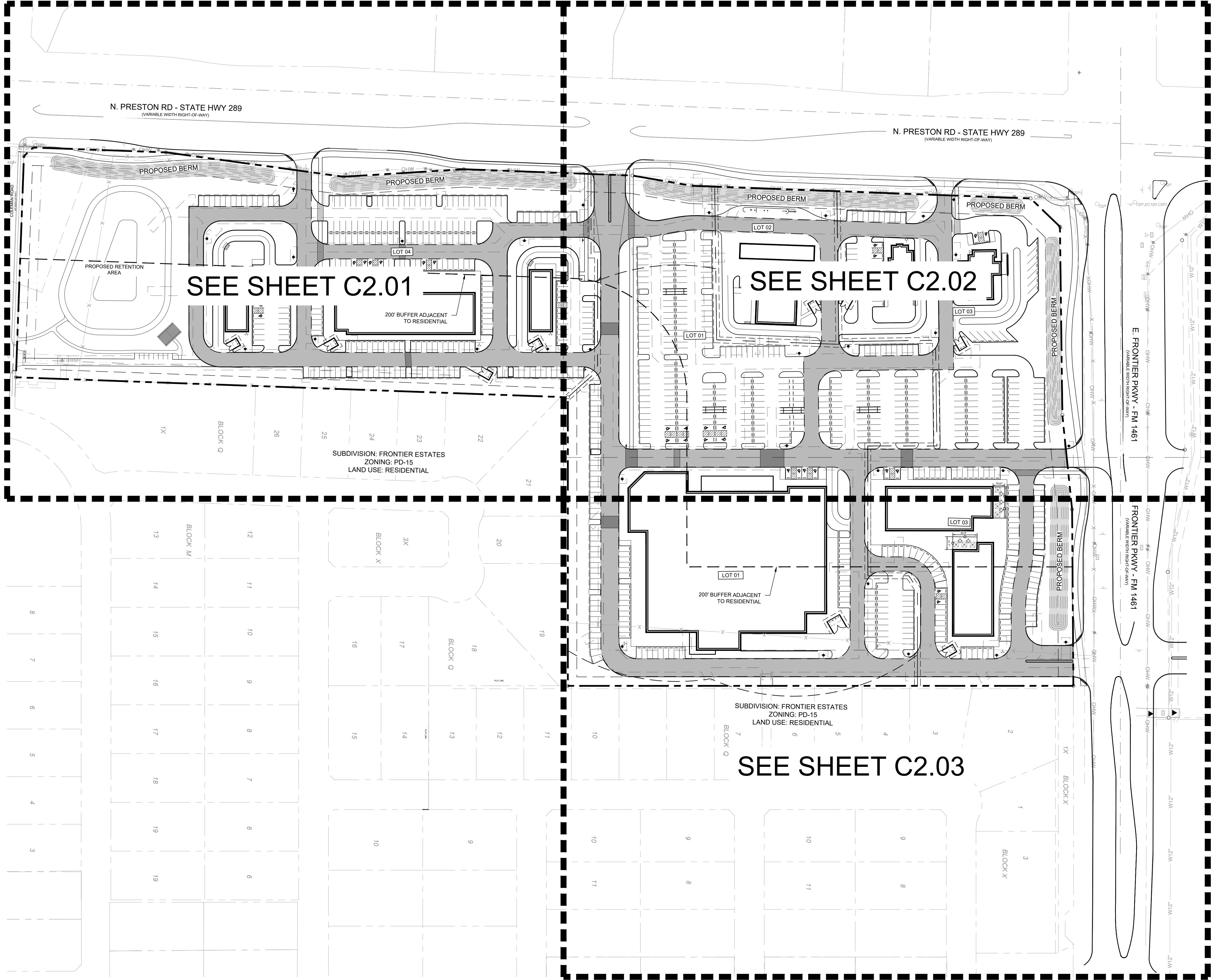
PRESTON AND FRONTIER
BLOCK A, LOTS 1 & 2
23.991 ACRES SITUATED IN THE COLLIN COUNTY
SCHOOL LAND SURVEY, ABSTRACT NO. 172
TOWN OF PROSPER, COLLIN COUNTY, TEXAS
TOWN PROJECT NO: DEVAPP-26-0036
PREPARED 2026/07/23

OWNER:
REMINGTON PRESTON, LLC
3311 OAK LAWN AVENUE, SUITE 250
DALLAS, TEXAS 75219
CONTACT: STAN GRAFF
PHONE: (214) 951-7434

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT GLEN MALOY, RPLS
PHONE: (817) 771-4621
TBELS #: 10194934

COUNTY RECORDING SEAL

KFM
ENGINEERING & DESIGN
PROJECT NO. 010129.005



PRELIMINARY SITE PLAN LEGEND	
	BARRIER FREE RAMP
	BARRIER FREE RAMP
	BARRIER FREE RAMP
	ACCESSIBLE PARKING
	SIGN
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	FDC
	PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT

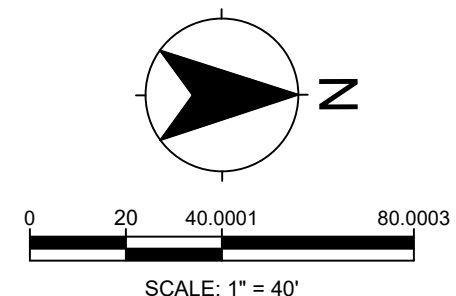
- PRELIMINARY SITE PLAN NOTES
- ALL DEVELOPMENT STANDARDS FOLLOW TOWN STANDARDS.
 - LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
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 - ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
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 - OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.
 - ALL CART CORRAL RETURNS SHALL BE CONSTRUCTED OF ORNAMENTAL METAL AND BE PERMANENTLY AFFIXED TO PAVEMENT.
 - DIMENSIONS ARE REFERENCING FROM THE FACE OF CURB.
 - DUMPSTER SCREENING WALLS SHALL BE BRICK OR STONE WITH 8FT MIN IN HEIGHT(TYP).
 - RESTAURANT WITH DRIVE-THROUGH'S (REQUIRED SUP).
 - ALL BUILDINGS WITH A FOOTPRINT OF LESS THAN 10,000 SQUARE FEET AND LOCATED 100 FEET OR LESS FROM A RESIDENTIAL ZONING DISTRICT SHALL INCORPORATE A PITCHED, GABLED, MANSARD, HIPPED, OR OTHERWISE SLOPED ROOF. ALL SLOPED ROOFS SHALL HAVE A SIX IN 12-INCH MINIMUM SLOPE.
 - ALL RETAIL/COMMERCIAL BUILDINGS WITH FACADES GREATER THAN 200 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES THAT ARE AT LEAST SIX FEET DEEP. PROJECTIONS/RECESSES MUST BE AT LEAST 25 PERCENT OF THE LENGTH OF THE FACADE. NO UNINTERRUPTED LENGTH OF FACADE MAY EXCEED 100 FEET IN LENGTH.
 - AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANTS/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1000 GALLON GREASE TRAP. MUST BE EXTERIOR, IN GROUND. MUST INCLUDE A SAMPLE WELL. DO NOT INSTALL IN PARKING STALLS OR FIRE LANES. SHOW SIZE AND LOCATION, PER HEALTH DEPARTMENT.

OWNER REMINGTON PRESTON, LLC 331 OAK LAWN AVE STE. 250 DALLAS, TX 75219 PHONE: (214) 387-7780	ENGINEER KFM ENGINEERING 3501 OLYMPUS BLVD, SUITE 100 DALLAS, TEXAS 75019 PHONE: (469) 899-0536 WWW.KFM-LLC.COM TBPE #: F-20821
SURVEYOR CHISHOLM TRAIL LAND SURVEYING PHONE: (940) 206-3577 MICHAEL@CT-LANDSURVEYING.COM TX FIRM #: 10194767	



PROJECT #: DEVAPP-23-0183
PRELIMINARY SITE PLAN
PRESTON AND FRONTIER
BLOCK A, LOT 1-4
ABS A0172 COLLIN COUNTY SCHOOL
LAND SURVEY TRACT 2
23.991 ACRES
TOWN OF PROSPER, TEXAS, COLLIN COUNTY
July 25, 2025
SHEET C2.00

Subject to Town Staff's recommendations including clarification that the convenience store with gas pumps being associated with the grocery store means one may not be constructed without the other.



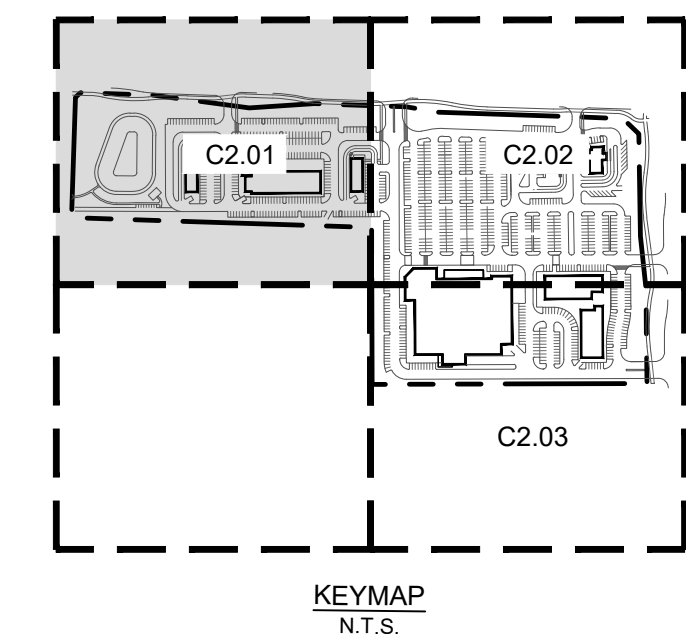
VICINITY MAP
NTS

- PRELIMINARY SITE PLAN LEGEND
- BARRIER FREE RAMP
 - BARRIER FREE RAMP
 - BARRIER FREE RAMP
 - ACCESSIBLE PARKING
 - SIGN
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - FDC
 - PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT

PRELIMINARY SITE PLAN NOTES

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- LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
- ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
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- IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATION(S) IDENTIFIED IN THE SITE DATA SUMMARY TABLE. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND/OR PARKING REQUIREMENTS.
- THE APPROVAL OF A PRELIMINARY SITE PLAN SHALL BE EFFECTIVE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE THAT THE PRELIMINARY SITE PLAN IS APPROVED BY THE PLANNING AND ZONING COMMISSION, AT THE END OF WHICH TIME THE APPLICANT MUST HAVE SUBMITTED AND RECEIVED APPROVAL OF A SITE PLAN BY THE PLANNING AND ZONING COMMISSION. IF A SITE PLAN HAS NOT BEEN 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 IS NULL AND VOID.
- OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, BUILDING FOOTPRINT, UTILITY YARDS, REQUIRED LANDSCAPE SETBACKS, SIDEWALKS, AND DETENTION POND.
- ALL CART CORRAL RETURNS SHALL BE CONSTRUCTED OF ORNAMENTAL METAL AND BE PERMANENTLY AFFIXED TO PAVEMENT.
- DIMENSIONS ARE REFERENCING FROM THE FACE OF CURB.
- DUMPSTER SCREENING WALLS SHALL BE BRICK OR STONE WITH 8FT MIN IN HEIGHT(TYP).
- RESTAURANT WITH DRIVE-THROUGHS (REQUIRED SUP).
- ALL BUILDINGS WITH A FOOTPRINT OF LESS THAN 10,000 SQUARE FEET AND LOCATED 100 FEET OR LESS FROM A RESIDENTIAL ZONING DISTRICT SHALL INCORPORATE A PITCHED, GABLED, MANSARD, HIPPED, OR OTHERWISE SLOPED ROOF. ALL SLOPED ROOFS SHALL HAVE A SIX IN 12-MINIMUM SLOPE.
- ALL RETAIL/COMMERCIAL BUILDINGS WITH FACADES GREATER THAN 200 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES THAT ARE AT LEAST SIX FEET DEEP. PROJECTIONS/RECESSES MUST BE AT LEAST 20 PERCENT OF THE LENGTH OF THE FACADE. NO UNINTERRUPTED LENGTH OF FACADE MAY EXCEED 100 FEET IN LENGTH.
- AT THE SITE PLAN LEVEL, ENSURE ALL PROPOSED COMMERCIAL RESTAURANTS/FOOD FACILITIES INSTALL THEIR OWN INDIVIDUAL MINIMUM 1000 GALLON GREASE TRAP. MUST BE EXTERIOR, IN GROUND. MUST INCLUDE A SAMPLE WELL. DO NOT INSTALL IN PARKING STALLS OR FIRE LANES. SHOW SIZE AND LOCATION. PER HEALTH DEPARTMENT.

SITE DATA TABLE LOT 4				
ZONING	PD-15-R	PRESTON AND FRONTIER SOUTHEAST CORNER		
PROPOSED USE	RESTAURANT W/DRIVE THRU, RETAIL/RESTAURANT			
LOT AREA	8.32 AC			
LOT AREA	362,221.90 SF			
BUILDING AREA	24,966 SF			
BUILDING HEIGHT	30 FT			
NUMBER OF STORIES	1			
LOT COVERAGE	6.9 PERCENT			
FLOOR AREA RATIO	0.07:1			
OPEN SPACE REQUIRED	25,356 SF			
OPEN SPACE PROVIDED	27,779 SF			
PARKING LOT LANDSCAPING REQUIRED	3,015 SF			
PARKING LOT LANDSCAPING PROVIDED	6,967 SF			
IMPERVIOUS AREA	277,436 SF			
UNIT TYPE	BUILDING AREA (SF)	PARKING REQUIRED	PARKING PROVIDED	
BUILDING 1 DRIVE THRU	4,004	41 (1 SPACE PER 100 SF)	42	
BUILDING 2 RESTAURANT	8,479	85 (1 SPACE PER 100 SF)	174	
BUILDING 3 RETAIL	8,479	34 (1 SPACE PER 250 SF)	40	
BUILDING 3 DRIVE THRU	4,004	41 (1 SPACE PER 100 SF)	10	
HANDICAP PARKING	N/A	9		
TOTAL		201	256	

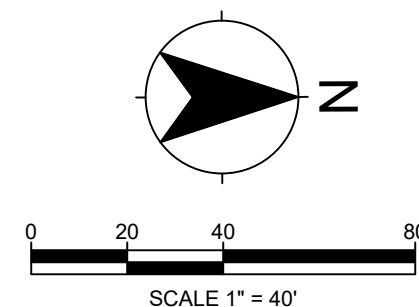


PROJECT #: DEVAPP-23-0183
PRELIMINARY SITE PLAN
PRESTON AND FRONTIER
BLOCK A, LOT 1-4
ABS A0172 COLLIN COUNTY SCHOOL
LAND SURVEY TRACT 2
23.991 ACRES
TOWN OF PROSPER, TEXAS, COLLIN COUNTY
July 25, 2025
SHEET C2.01

KEYMAP
N.T.S.



	BARRIER FREE RAMP
	BARRIER FREE RAMP
	BARRIER FREE RAMP
	ACCESSIBLE PARKING
	SIGN
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	FDC
	PROPOSED FIRE LANE, ACCESS DRAINAGE AND UTILITY EASEMENT



SITE DATA TABLE LOT 3				
ZONING PROPOSED USE	PD-15-R CONVENIENCE STORE	PRESTON AND FRONTIER SOUTHEAST CORNER WITH GAS PUMPS	(ASSOCIATED WITH LOT 1)	
LOT AREA	1.21	AC		
LOT AREA	52,862	SF		
CONVENIENCE STORE	3,128	SF		
FUEL CANOPY	3,125	SF		
TOTAL BUILDING AREA	6,253	SF		
BUILDING HEIGHT	30	FT		
NUMBER OF STORIES	1			
LOT COVERAGE	12	PERCENT		
FLOOR AREA RATIO	0.12:1			
OPEN SPACE REQUIRED	3,700	SF		
OPEN SPACE PROVIDED	3,728	PERCENT		
	7	SF		
	3	PERCENT		
PARKING LOT LANDSCAPING REQUIRED	195	SF		
PARKING LOT LANDSCAPING PROVIDED	345	SF		
IMPERVIOUS AREA	48,789	SF		
	92.3	PERCENT		
UNIT TYPE		BUILDING AREA (SF)	PARKING REQUIRED	PARKING PROVIDED
FUEL		3,128	13 (1 SPACE PER 250 SF)	12
HANDICAP PARKING		N/A	1	1
TOTAL PARKING			13	13

SITE DATA TABLE LOT 3				
ZONING PROPOSED USE	PD-15-R RESTAURANT W/DRIVE THRU, BANK, RETAIL/RESTAURANT	PRESTON AND FRONTIER SOUTHEAST CORNER		
LOT AREA	5.76	AC		
LOT AREA	250,820.75	SF		
BUILDING AREA	30,160	SF		
BUILDING HEIGHT	30	FT		
NUMBER OF STORIES	1			
LOT COVERAGE	12.0	PERCENT		
FLOOR AREA RATIO	0.12:1			
OPEN SPACE REQUIRED	12,557	SF		
OPEN SPACE PROVIDED	26,936	SF		
PARKING LOT LANDSCAPING REQUIRED	3,060	SF		
PARKING LOT LANDSCAPING PROVIDED	7,427	SF		
IMPERVIOUS AREA	216,458	SF		
UNIT TYPE		BUILDING AREA (SF)	PARKING REQUIRED	PARKING PROVIDED
BUILDING 4 DRIVE THRU		3,001	31 (1 SPACE PER 100 SF)	31
BUILDING 5 BANK		4,261	13 (1 SPACE PER 350 SF)	15
BUILDING 7 & 8 RETAIL		13,233	53 (1 SPACE PER 250 SF)	151
BUILDING 7 & 8 RESTAURANT		9,665	97 (1 SPACE PER 100 SF)	10
PATIO		1,962	10 (1 SPACE PER 200 SF)	8
HANDICAP PARKING		N/A		
TOTAL			204	207

PROJECT #: DEVAPP-23-0183

PRELIMINARY SITE PLAN

PRESTON AND FRONTIER

BLOCK A, LOT 1-4

ABS A0172 COLLIN COUNTY SCHOOL
LAND SURVEY TRACT 2

23.991 ACRES

TOWN OF PROSPER, TEXAS, COLLIN COUNTY

July 25, 2025

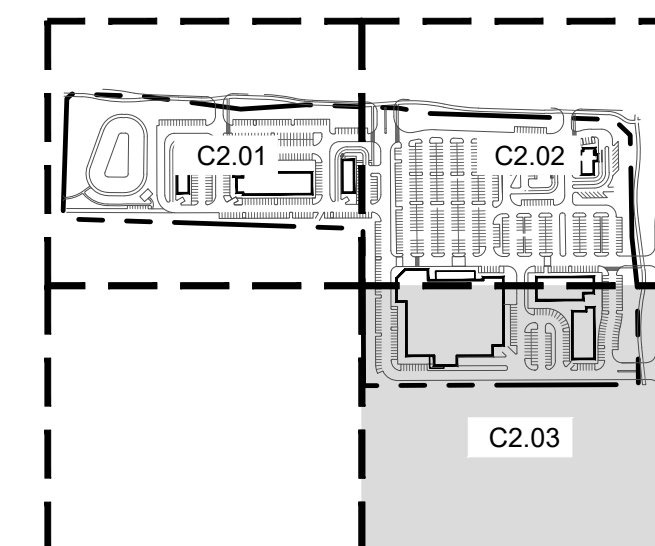
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NTS

PRELIMINARY SITE PLAN NOTES

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2. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE TOWN OF PROSPER.
3. ALL DEVELOPMENT STANDARDS SHALL FOLLOW FIRE REQUIREMENTS PER THE TOWN OF PROSPER.
4. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED BUILDING CODE.
5. ALL SIGNAGE IS SUBJECT TO BUILDING OFFICIAL APPROVAL.
6. IMPACT FEES WILL BE ASSESSED IN ACCORDANCE WITH THE LAND USE CLASSIFICATIONS IDENTIFIED IN THE SITE PLAN. HOWEVER, CHANGES TO THE PROPOSED LAND USE AT THE TIME OF CO AND/OR FINISH-OUT PERMIT MAY RESULT IN ADDITIONAL IMPACT FEES AND PARKING REQUIREMENTS.
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8. OPEN SPACE REQUIREMENTS SHALL FOLLOW THE ZONING ORDINANCE, PER TRACT. OPEN SPACE SHALL NOT INCLUDE VEHICULAR PAVING, REQUIRED PARKING LOT LANDSCAPE ISLANDS, PARKING FOOTPRINT, UTILITY VESSEL REQUIRED FOR THE PROJECT, OR OTHER REQUIRED INFRASTRUCTURE.
9. ALL CART CORRAL RETURNS SHALL BE CONSTRUCTED OF ORNAMENTAL METAL AND BE PERMANENTLY AFFIXED TO PAVEMENT.
10. DIMENSIONS ARE REFERENCING FROM THE FACE OF CURB.
11. DUMPSTER SCREENING WALLS SHALL BE BRICK OR STONE WITH 8FT MIN HEIGHT(TYP).
12. RESTAURANT WITH DRIVE-THROUGHS (REQUIRED SUP).
13. ALL BUILDINGS WITH A FOOTPRINT OF LESS THAN 10,000 SQUARE FEET AND LOCATED 100 FEET OR LESS FROM A RESIDENTIAL ZONING DISTRICT SHALL INCORPORATE A PITCHED, GABLED, MANCATED, HIPPED, OR OTHERWISE VARYING ROOF. ALL FLAT ROOFS SHALL HAVE A MINIMUM DRAINAGE SLOPE OF 1/8" PER FOOT.
14. ALL RETAIL/COMMERCIAL BUILDINGS WITH FACADES GREATER THAN 200 FEET IN LENGTH SHALL INCORPORATE WALL PLANE PROJECTIONS OR RECESSES THAT ARE AT LEAST SIX FEET DEEP. PROJECTIONS/RECESSES MUST BE AT LEAST 25 PERCENT OF THE LENGTH OF THE FACADE. NO UNINTERRUPTED LENGTH OF FACADE MAY EXCEED 100 FEET IN LENGTH.
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KEYMAP
N.T.S.

PRELIMINARY SITE PLAN LEGEND

- | | |
|---|--|
|  | BARRIER FREE RAMP |
|  | BARRIER FREE RAMP |
|  | BARRIER FREE RAMP |
|  | ACCESSIBLE PARKING |
|  | SIGN |
|  | PROPOSED FIRE HYDRANT |
|  | EXISTING FIRE HYDRANT |
|  | FDC |
|  | PROPOSED FIRE LANE, ACCESS DRAINAGE AND UTILITY EASEMENT |

PROJECT #: DEVAPP-23-0183

PRELIMINARY SITE PLAN

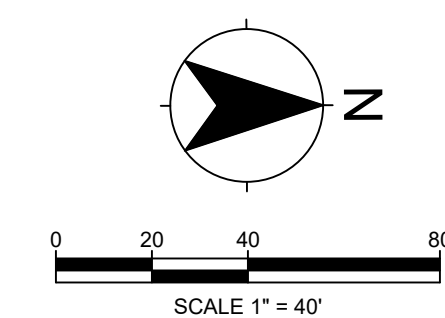
BLOCK A, LOT 1-4
ABS A0172 COLLIN COUNTY SCHOOL
LAND SURVEY TRACT 2

23.991 ACRES
TOWN OF PROSPER, TEXAS, COLLIN COUNTY

July 25, 2025

SHEET C2.03

SITE DATA TABLE LOT 1					SITE DATA TABLE LOT 3				
ZONING	PD-15-R GROCERY	PRESTON AND FRONTIER SOUTHEAST CORNER			ZONING	PD-15-R RESTAURANT/DRIVE THRU, BANK, RETAIL/RESTAURANT	PRESTON AND FRONTIER SOUTHEAST CORNER		
PROPOSED USE					PROPOSED USE				
LOT AREA	8.70	AC			LOT AREA	5.76	AC		
LOT AREA	379,068	SF			LOT AREA	250,800.75	SF		
BUILDING AREA	78,517	SF			BUILDING AREA	30,160	SF		
BUILDING HEIGHT	30	FT			BUILDING HEIGHT	30	FT		
NUMBER OF STORIES	1				NUMBER OF STORIES	1			
LOT COVERAGE	20.7	PERCENT			LOT COVERAGE	12.0	PERCENT		
FLOOR AREA RATIO	0.21-1				FLOOR AREA RATIO	0.12-1			
OPEN SPACE REQUIRED	26,536	SF			OPEN SPACE REQUIRED	17,557	SF		
OPEN SPACE PROVIDED	29,441	SF			OPEN SPACE PROVIDED	26,336	SF		
PARKING LOT LANDSCAPING REQUIRED	4,730	SF			PARKING LOT LANDSCAPING REQUIRED	3,060	SF		
PARKING LOT LANDSCAPING PROVIDED	10,233	SF			PARKING LOT LANDSCAPING PROVIDED	7,427	SF		
IMPERVIOUS AREA	339,394	SF			IMPERVIOUS AREA	216,458	SF		
UNIT TYPE		BUILDING AREA (SF)	PARKING REQUIRED	PARKING PROVIDED	UNIT TYPE		BUILDING AREA (SF)	PARKING REQUIRED	PARKING PROVIDED
GROCERY			334 (1 SPACE PER 250 SF)	362	BUILDING 4 DRIVE THRU		3,001	31 (1 SPACE PER 100 SF)	31
HANDICAP PARKING		N/A	8	12	BUILDING 5 BANK		4,261	33 (1 SPACE PER 150 SF)	33
					BUILDING 7 & 8 RETAIL		13,426	53 (1 SPACE PER 250 SF)	53
TOTAL PARKING WITHIN 360'				374	BUILDING 7 & 8 RESTAURANT		9,665	97 (1 SPACE PER 100 SF)	151
					PATIO		1,862	18 (1 SPACE PER 100 SF)	18
TOTAL PARKING			334	374	HANDICAP PARKING		N/A	7	8
					TOTAL		N/A	204	203





PLANNING

To: Planning and Zoning Commission
From: Jerron Hicks, Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Plat of Estates at Brookhollow
Meeting: August 4, 2026

Item No. 4

Agenda Item:

Consider and act upon a request for a Preliminary Plat of Estates at Brookhollow on 140± acres, located 1,600± south of First Street and 980± feet east of Lakewood Drive, zoned Planned Development-90. (DEVAPP-24-0096)

History:

This item was tabled on July 7, 2026, to allow the applicant to consider the creation of an independent Homeowners' Association for this development.

Future Land Use Plan:

The Future Land Use Plan designates this area as Low Density Residential and Medium Density Residential.

Zoning:

The property is zoned Planned Development-90 (Single-Family).

Conformance:

The Preliminary Plat conforms to the development standards of Planned Development-90.

*** Bolded items in this section represent what is reflected on the Preliminary Plat while the items in parenthesis show the requirements outlined in the Planned Development. ***

- **Density:**
 - Planned Development Boundary – **1.4 UPA** (Max. of 3.0 UPA)
 - 734 (Lot Count in PD-90) / 508 (Net Acreage in PD-90)

- Neighborhood – **2.8 UPA** (Max. of 5.0 UPA)
 - $318 \text{ (Lot Count in Subdivision)} / 114.1 \text{ (Net Acreage in Subdivision)}$
- **Lot Types:**
 - Total Area (PD-90)
 - Type B-1 (12,000 SF) – **65** (Max. of 926)
 - Approval of this plat would bring the total within PD-90 to 65.
 - Type C (9,000 SF) – **197** (Max. of 345)
 - Approval of this plat would bring the total within PD-90 to 304.
 - Type D (7,000 SF) – **56** (Max. of 211)
 - Approval of this plat would bring the total within PD-90 to 56.
 - Per Tract
 - Tract A
 - Type A Lots – **15** (No Max. or Min.)
 - Tract B
 - Type B-1 Lots – **15** (No Max. or Min.)
 - Type C Lots – **114** (No. Max. or Min.)
 - Tract B-1
 - Type B-1 Lots – **35** (No. Max. or Min.)
 - Type C Lots – **83** (Max. of 83)
 - Type D Lots – **56** (Max. of 56)
- **Size of Yards:**
 - Type B-1 Lots
 - Minimum Front Yard – **25'** (Min. of 25')
 - Minimum Side Yard – **7'** (Min. of 7')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20'** (Min. of 20')
 - Type C Lots
 - Minimum Front Yard – **20'** (Min. of 20')
 - Minimum Side Yard – **7'** (Min. of 7')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20'** (Min. of 20')

- Type D Lots
 - Minimum Front Yard – **20'** (Min. of 5')
 - Minimum Side Yard – **7'** (Min. of 5')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20'** (Min. of 20')
- **Size of Lots:**
 - Type B-1 Lots
 - Minimum Lot Size – **12,000 SF** (Min. of 12,000 SF)
 - Minimum Lot Width – **80'** (Min. of 80')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type C Lots
 - Minimum Lot Size – **9,000 SF** (Min. of 9,000 SF)
 - Minimum Lot Width – **70'** (Min. of 70')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type D Lots
 - Minimum Lot Size – **7,000 SF** (Min. of 7,000 SF)
 - Minimum Lot Width – **55'** (Min. of 55')
 - Minimum Lot Depth – **125'** (Min. of 125')

Description of Agenda Item:

The purpose of the Preliminary Plat is to construct a subdivision consisting of 318 single-family homes and 14 open space lots.

Access:

Access is provided from Wildcat Way and Richland Boulevard.

Landscaping, Open Space, and Screening:

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

Hike and Bike Trail:

Two ten-foot hike and bike trails are being provided along Richland Boulevard and Wildcat Way that connect the trails for the existing subdivision to the north, Wandering Creek, to the ones being constructed with the Prosper ISD administration facility.

Major Creek:

The proposed subdivision is located adjacent to a major creek, Rutherford Branch, and complies with all creek frontage requirements listed in the Unified Development Code.

Companion Item:

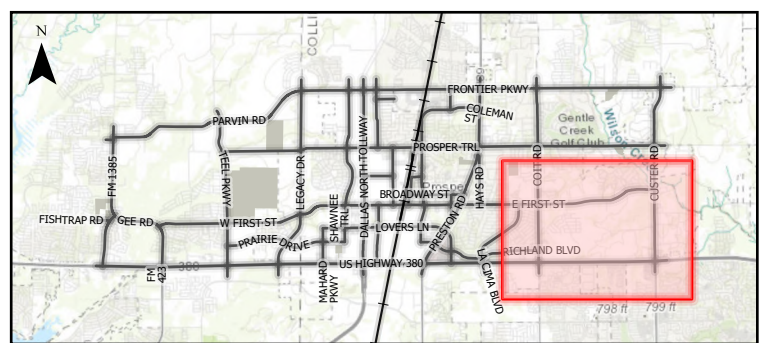
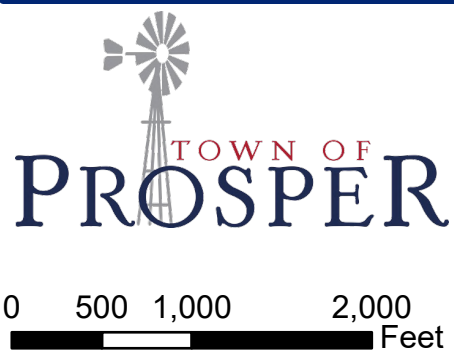
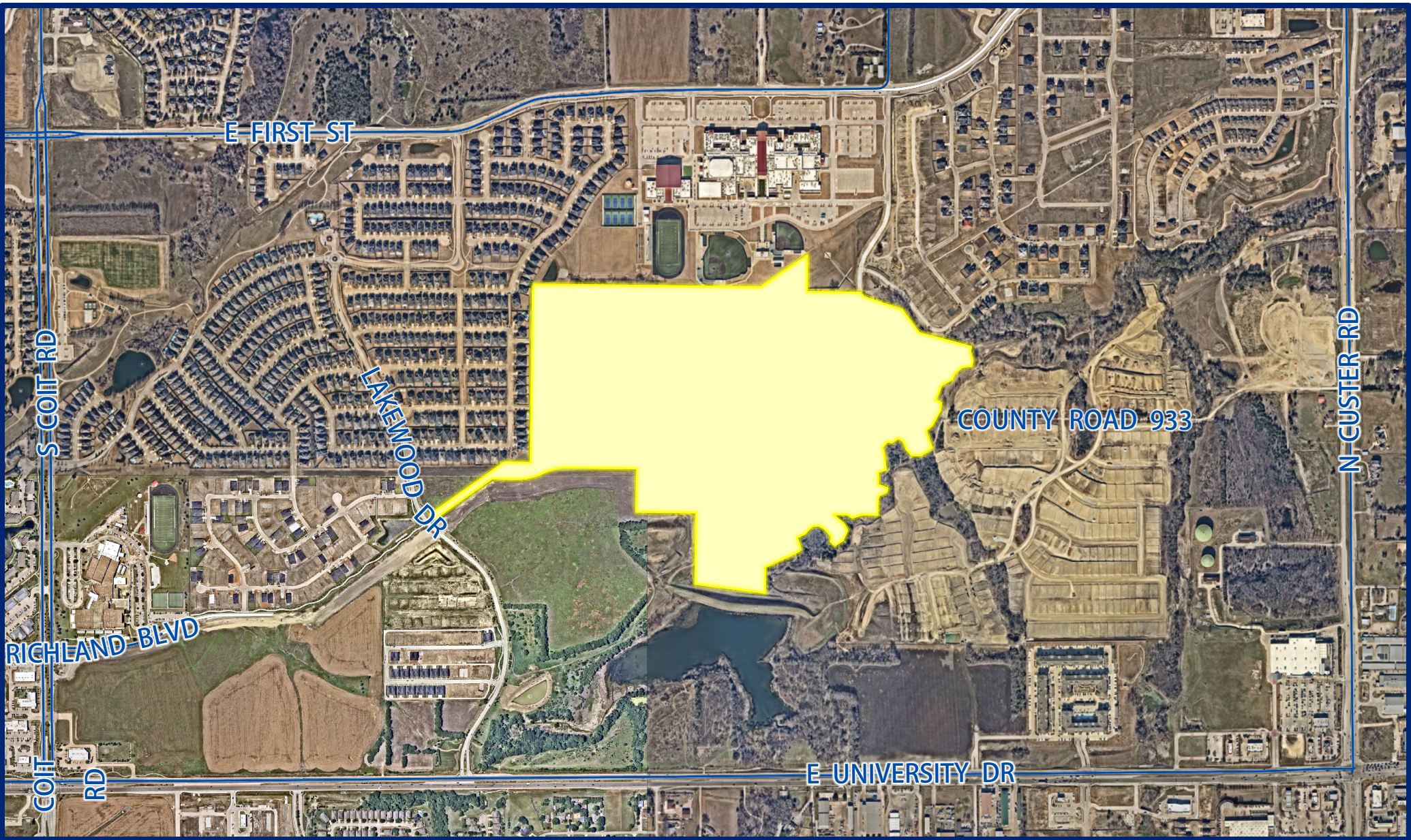
There is no companion item on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Preliminary Plat
3. Lot Summary

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat subject to approval of the street names and approval of a Parks Agreement.



DEVAPP-24-0096

Estates at Brookhollow

Preliminary Plat

This map for illustration purposes only

0 60 120 240
SCALE: 1" = 120'

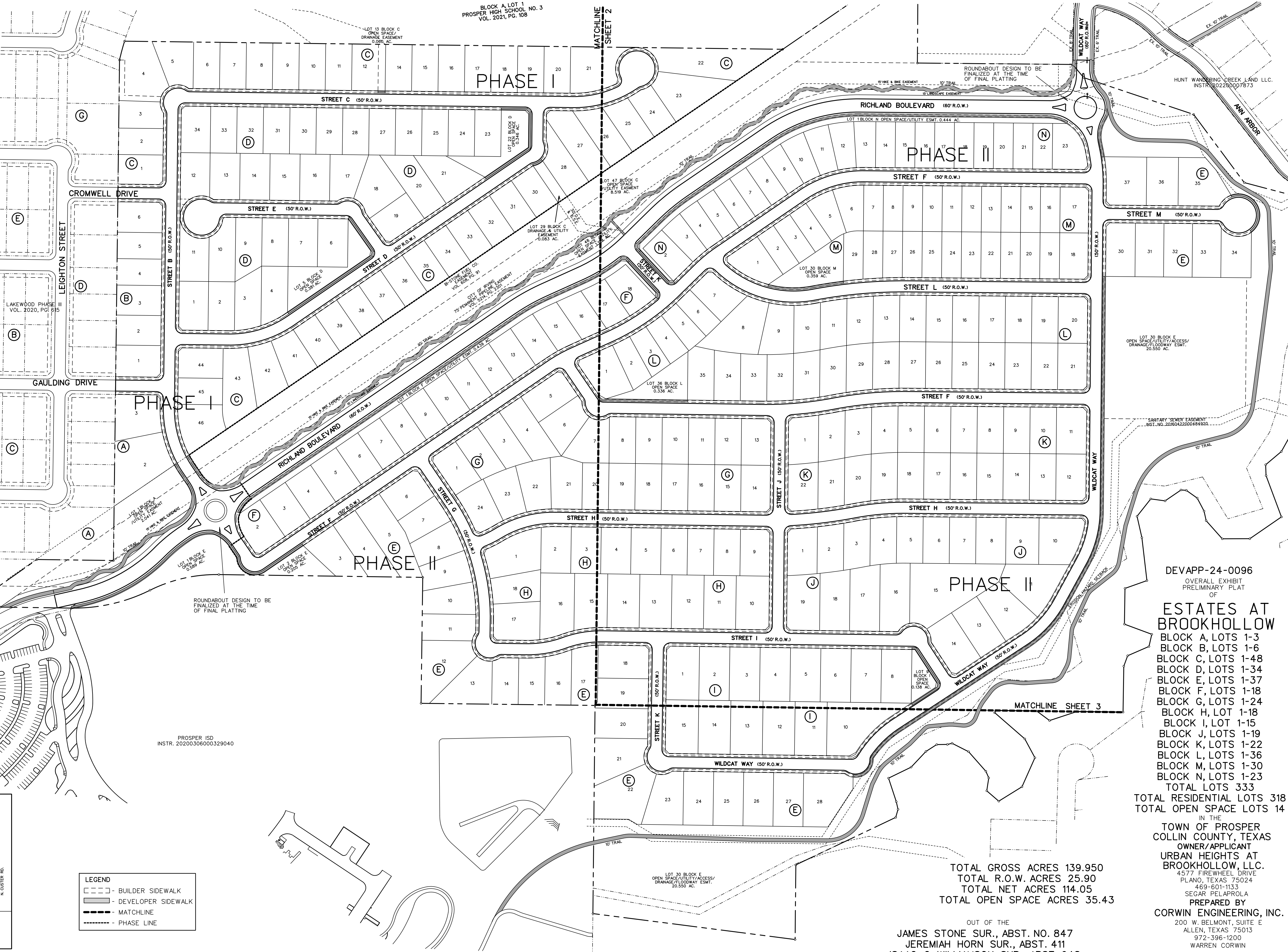


BLOCK A, LOT 1
PROSPER HIGH SCHOOL NO. 3
VOL. 2021, PG. 108

WATCHLINE
SHEET 2

HUNT WANDERING CREEK LAND LLC.
INST. 202200007873

AW RDR



ROUNDABOUT DESIGN TO BE
FINALIZED AT THE TIME
OF FINAL PLATTING

ROUNDABOUT DESIGN TO BE
FINALIZED AT THE TIME
OF FINAL PLATTING

PROSPER ISD
INST. 20200306000329040

DEVAPP-24-0096

OVERALL EXHIBIT
PRELIMINARY PLAT
OF

ESTATES AT BROOKHOLLOW

BLOCK A, LOTS 1-3
BLOCK B, LOTS 1-6
BLOCK C, LOTS 1-48
BLOCK D, LOTS 1-34
BLOCK E, LOTS 1-37
BLOCK F, LOTS 1-18
BLOCK G, LOTS 1-24
BLOCK H, LOT 1-18
BLOCK I, LOT 1-15
BLOCK J, LOTS 1-19
BLOCK K, LOTS 1-22
BLOCK L, LOTS 1-36
BLOCK M, LOTS 1-30
BLOCK N, LOTS 1-23
TOTAL RESIDENTIAL LOTS 338
TOTAL OPEN SPACE LOTS 14

IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

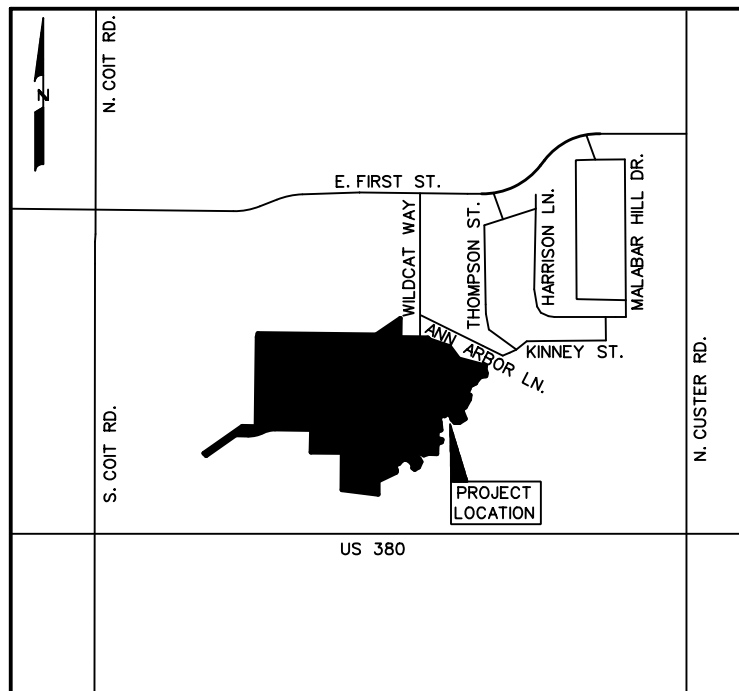
OWNER/APPLICANT
URBAN HEIGHTS AT
BROOKHOLLOW, LLC.
4577 FIREWHEEL DRIVE
PLANO, TEXAS 75024
469-601-1133

SEGAR PELAPROLA
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

SCALE 1" = 120' MAY 2026
SHEET 1 OF 5

TOTAL GROSS ACRES 139.950
TOTAL R.O.W. ACRES 25.90
TOTAL NET ACRES 114.05
TOTAL OPEN SPACE ACRES 35.43

OUT OF THE
JAMES STONE SUR., ABST. NO. 847
JEREMIAH HORN SUR., ABST. 411
ISAAC C. WILLIAMSON SUR., ABST. 948



VICINITY MAP
N.T.S.

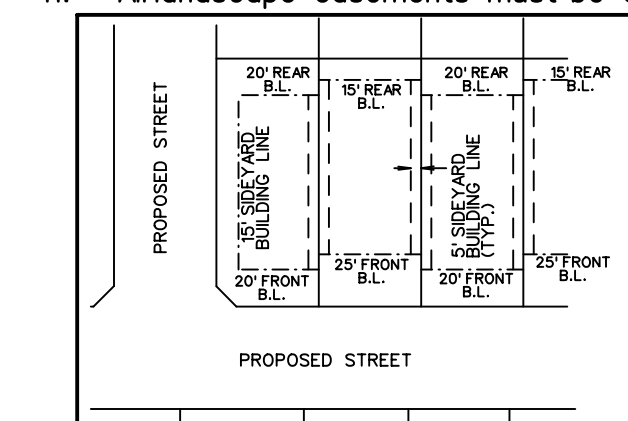
LEGEND
--- BUILDER SIDEWALK
--- DEVELOPER SIDEWALK
--- MATCHLINE
--- PHASE LINE

1. Bearings are referenced to Wandering Creek Phase 1, as described in Doc. No. 2025-283, in the Plat Records of Collin County, Texas.

B.L. - Building Line
C.M. - Controlling Monuments
H.O.A. - Homeowners Association
D.E. - Drainage Easement
S.S.E. - Sanitary Sewer Easement
W.M.E. - Wall Maintenance Easement

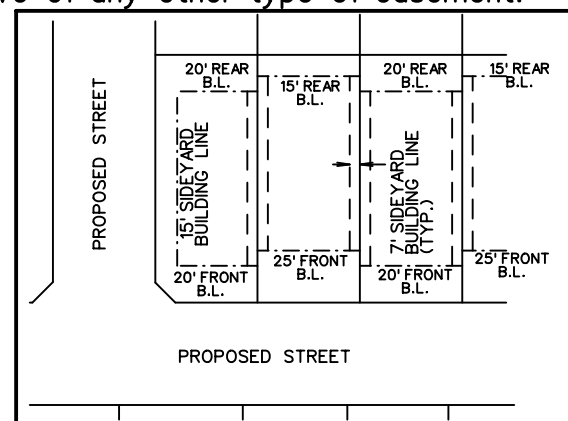
- - 10' TRAIL
 - Matchline
 - Phase Line
 - Street Name Change
 - Indicates front yard (Key Lot)
 - Existing Tree Line (Detailed tree survey required with Final Plat)

3. "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utility and building permits".
4. All fences adjacent to parks or open spaces shall be ornamental metal. To include offsite open space lots.
5. A Hike & Bike Trail will be allowed in the City of Irving Easement but limited to south 15' of the easement.
6. Construction plans require City of Irving approval.
7. Open Spaces owned and maintained by H.O.A.
(LOT 1 BLK A, LOTS 13 & 29 & 47 & 48 BLK C,
LOTS 5 & 22 BLK D, LOTS 1 & 29 BLK E, LOT 1 BLK F,
LOT 9 BLK I, LOT 36 BLK L, LOT 30 BLK M, LOT 1 BLK N)
8. All R.O.W. dedicated in fee simple to the Town of Prosper. (3.681 ac./160,344 sq.ft.)
9. HOA lots to be used for landscaping and hike & bike trails.
10. The purpose of this plat is for single family development.
11. All landscape easements must be exclusive of any other type of easement.



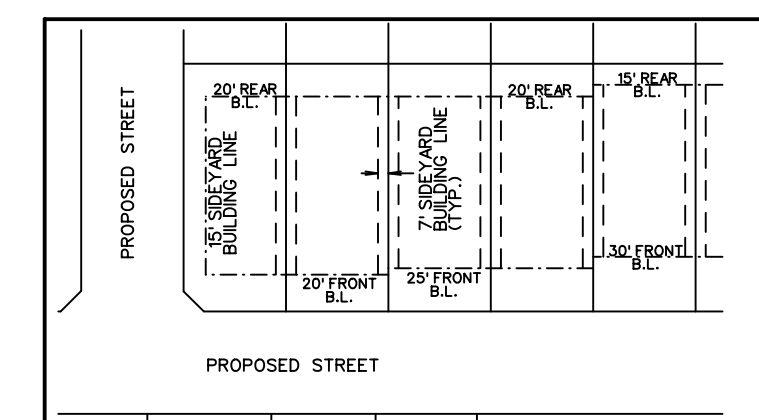
TYPICAL LOT DETAIL

N.T.S.
TYPE 'D' LOTS HAVE
A 5' SIDEYARD
TYP. MIN. LOT DEPTH - 125'
TYP. MIN. LOT WIDTH - 55'



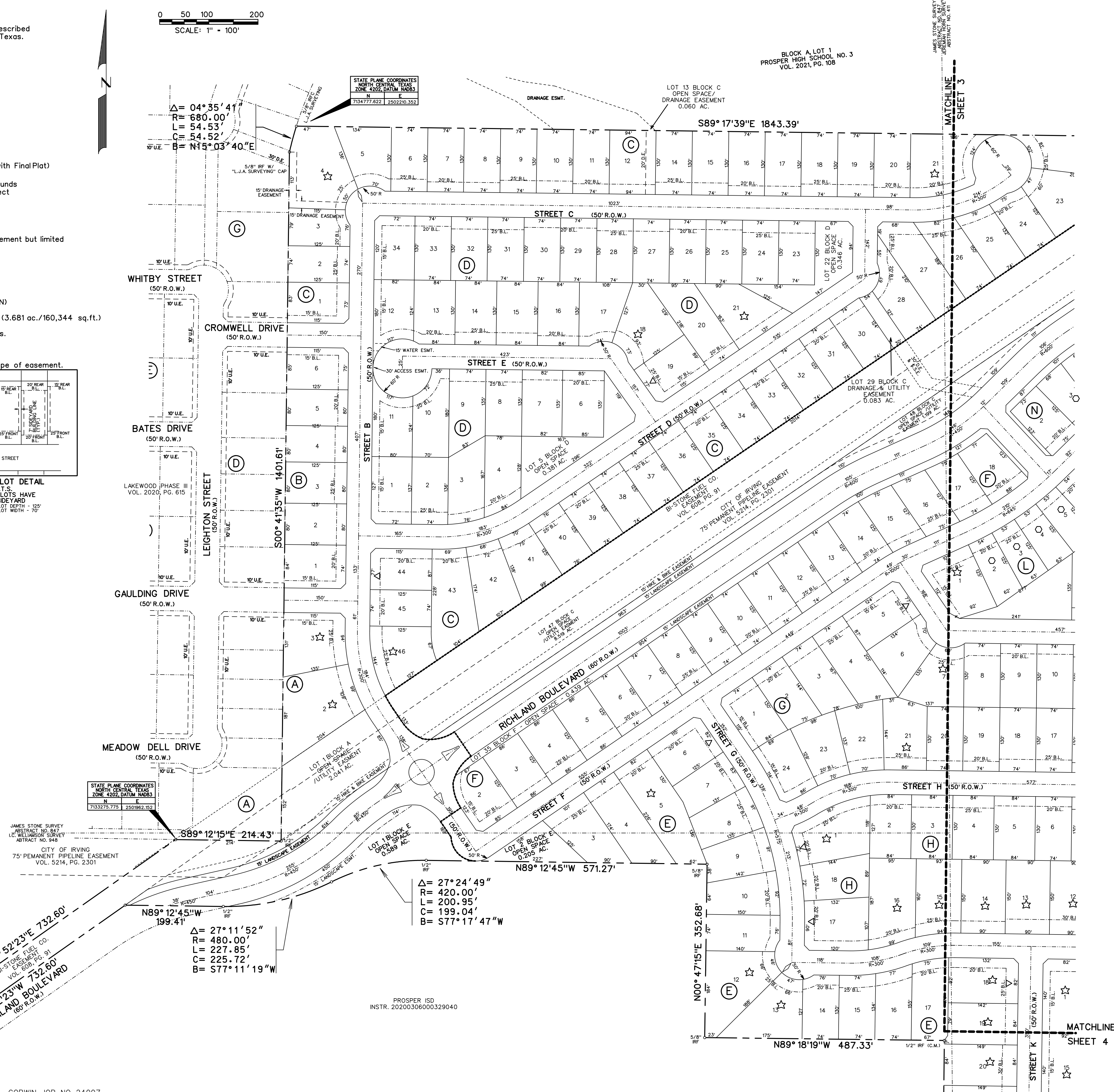
TYPICAL LOT DETAIL

N.T.S.
TYPE 'C' LOTS HAVE
A 7' SIDEYARD
TYP. MIN. LOT DEPTH - 125'
TYP. MIN. LOT WIDTH - 70'



TYPICAL LOT DETAIL

N.T.S.
TYPE 'B-1' HAVE
A 7' SIDEYARD
TYP. MIN. LOT DEPTH - 125'
TYP. MIN. LOT WIDTH - 80'



DFVAPP-24-0096

PRELIMINARY PLAT

OF

ESTATES AT
BROOKHOLLOW

BLOCK A, LOTS 1-3
BLOCK B, LOTS 1-6
BLOCK C, LOTS 1-48
BLOCK D, LOTS 1-34
BLOCK E, LOTS 1-37
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BLOCK J, LOTS 1-19
BLOCK K, LOTS 1-22
BLOCK L, LOTS 1-36
BLOCK M, LOTS 1-30
BLOCK N, LOTS 1-23

TOTAL LOTS 333
TOTAL RESIDENTIAL LOTS 318
TOTAL OPEN SPACE LOTS 14

JAMES STONE SUR., ABST. NO. 847
JEREMIAH HORN SUR., ABST. 411
ISAAC C. WILLIAMSON SUR., ABST. 948

IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
URBAN HEIGHTS AT
BROOKHOLLOW, LLC.

4577 FIREWHEEL DRIVE
PLANO, TEXAS 75024

469-601-1133
SEGAR PER APPROVAL

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013

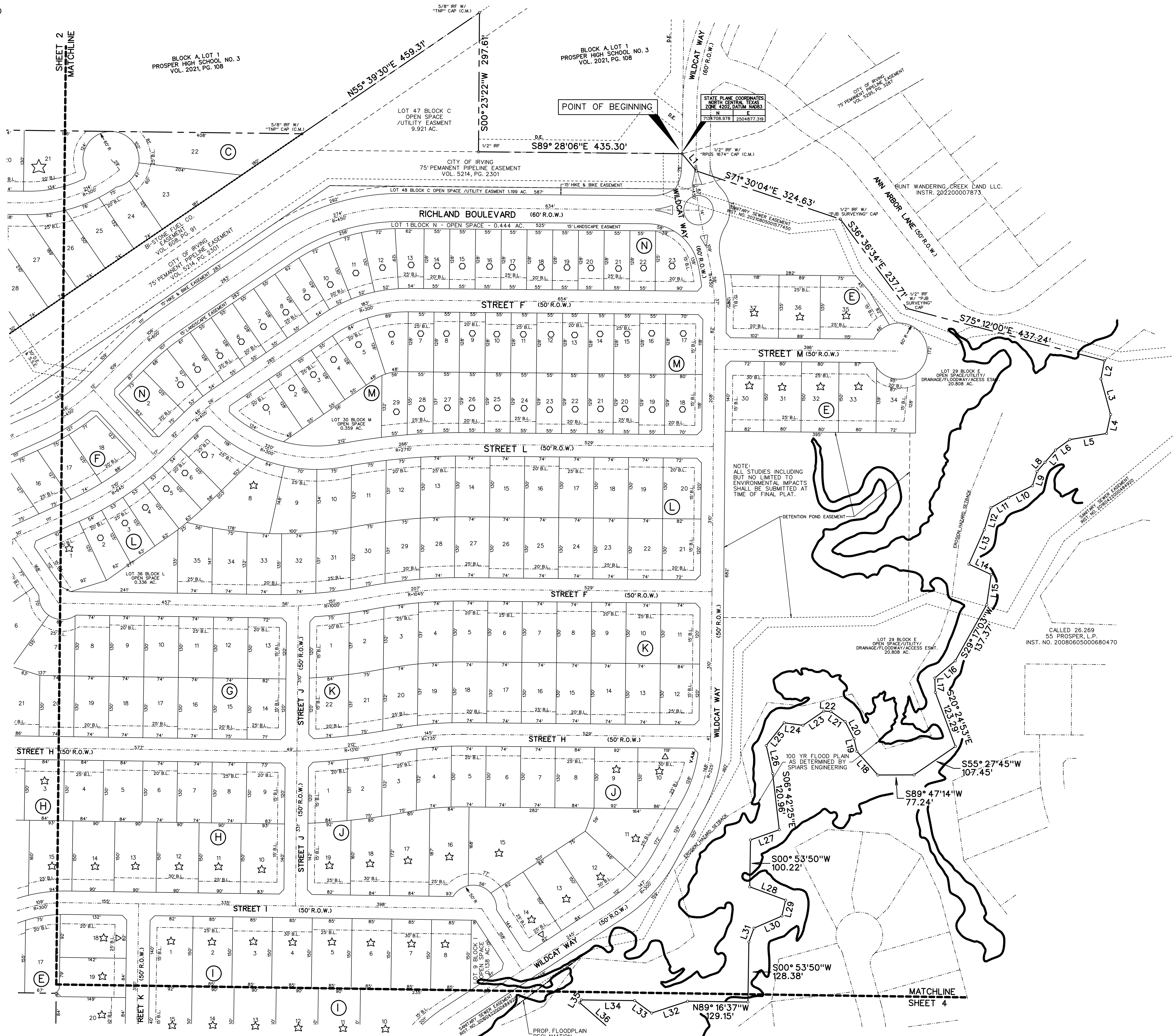
ALLEN, TEXAS 75013
972-396-1200

WARREN CORWIN

SCALE 1" = 100' MAY 2020

SHEET 2 OF 5

0 50 100 200
SCALE: 1" = 100'



LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 39°38'04" E	47.88'
2.	S 11°01'01" W	39.71'
3.	S 15°16'42" E	78.92'
4.	S 12°15'01" W	41.50'
5.	S 80°31'26" W	79.53'
6.	S 53°55'41" W	37.87'
7.	S 40°33'23" W	34.37'
8.	S 41°22'21" W	25.93'
9.	S 17°57'14" W	32.41'
10.	S 63°34'50" W	56.65'
11.	S 60°14'11" W	43.83'
12.	S 16°42'21" W	48.99'
13.	S 23°58'39" W	80.54'
14.	S 64°52'17" E	52.64'
15.	S 08°36'41" W	65.15'
16.	S 49°57'31" W	57.20'
17.	S 02°15'46" E	30.57'
18.	N 41°36'48" W	67.81'
19.	N 12°30'41" W	27.44'
20.	N 27°34'46" W	41.18'
21.	N 54°39'36" W	37.40'
22.	N 85°56'24" W	15.03'
23.	S 55°38'11" W	53.92'
24.	N 82°20'15" W	40.60'
25.	S 38°15'05" W	60.92'
26.	S 12°46'35" E	61.40'
27.	S 70°26'06" W	65.26'
28.	S 69°43'38" E	81.72'
29.	S 12°53'36" W	34.89'
30.	S 66°31'39" W	65.18'
31.	S 20°20'08" W	31.47'
32.	S 71°47'16" W	80.79'
33.	N 53°36'04" W	44.95'
34.	N 89°16'37" W	113.99'
35.	S 30°22'45" W	7.11'
36.	S 49°01'00" E	111.87'
37.	S 28°12'05" E	59.92'
38.	S 58°10'34" W	76.57'
39.	N 49°10'14" W	44.44'
40.	N 08°49'40" E	36.52'
41.	N 23°22'56" W	20.19'
42.	N 41°28'05" W	73.16'
43.	N 62°59'24" W	51.90'
44.	S 76°16'38" W	13.54'
45.	S 89°18'31" W	29.92'
46.	S 57°30'14" W	35.97'
47.	S 43°17'52" W	60.21'
48.	S 64°04'07" W	70.52'
49.	S 18°15'41" E	69.44'
50.	S 15°52'19" W	23.56'

DEVAPP-24-0096
PRELIMINARY PLAT
OF

ESTATES AT BROOKHOLLOW

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TOTAL OPEN SPACE LOTS 14
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JEREMIAH HORN SUR., ABST. 411
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

SCALE 1" = 100' MAY 2026

STATE OF TEXAS
COUNTY OF COLLIN

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, URBAN HEIGHTS AT BROOKHOLLOW, LLC., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as ESTATES AT BROOKHOLLOW, an addition to the Town of Prosper, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. The URBAN HEIGHTS AT BROOKHOLLOW, LLC. does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Prosper.
- The Town of Prosper is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Prosper's use thereof.
- The Town of Prosper and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The Town of Prosper and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the Town of Prosper.
- 100 Year Floodplain Easement Restriction: Construction within the floodplain may not occur until approved by the Town. (A request for construction within the floodplain easement must be accompanied with detailed engineering plans and studies indicating that no flooding will result, that no obstruction to the natural flow of water will result and subject to all owners or the property affected by such construction becoming a party to the request.) Where construction is approved, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation as determined by analyzing the ultimate build-out conditions of the entire drainage basin. Existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by the drainage courses along or across said lots. The Town will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing his/her property clean and free of debris, silt, or any substance that would result in unsanitary conditions. 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 Town is not obligated to maintain or assistance with maintenance of the area. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water overflow and natural bank erosion. The Town shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structure(s) within the natural drainage channels. The natural drainage channel crossing each lot is shown by the Floodway easement line as shown on the plat. If a Subdivision alters the horizontal or vertical floodplain, a FEMA Floodway map revision may be required.

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 H, 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 or 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.

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 owners 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 drainage and other elements unless otherwise approved on the plat.

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.

DRAINAGE & FLOODWAY 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 G, as shown on the plat is called "Drainage and Floodway Easement" and is the natural drainage channel across each lot. The existing creek or creeks traversing along the Drainage and Floodway Easement within the limits of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses in the Drainage and Floodway Easement. The Town will not be responsible for the maintenance and operation or said creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Floodway Easement or the natural drainage channels, as herein above defined. Provided it is understood that in the event it becomes necessary for the Town to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then in such event, the Town shall have the right to enter upon the Drainage and Floodway Easement at any point, 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 natural drainage channels traversing or adjacent to his property clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the Town shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Floodway Easement, as in the case of all natural channels, are 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 damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the natural drainage channels. Building areas outside the Drainage and Floodway Easement line shall be filled to a minimum elevation as shown on the plat. The minimum floor elevation for each lot shall be as shown on the plat.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Prosper, Texas.
WITNESS, my hand, this the _____ day of _____, 2026.
By: _____

URBAN HEIGHTS AT BROOKHOLLOW, LLC.

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 _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

Notary Public, State of Texas

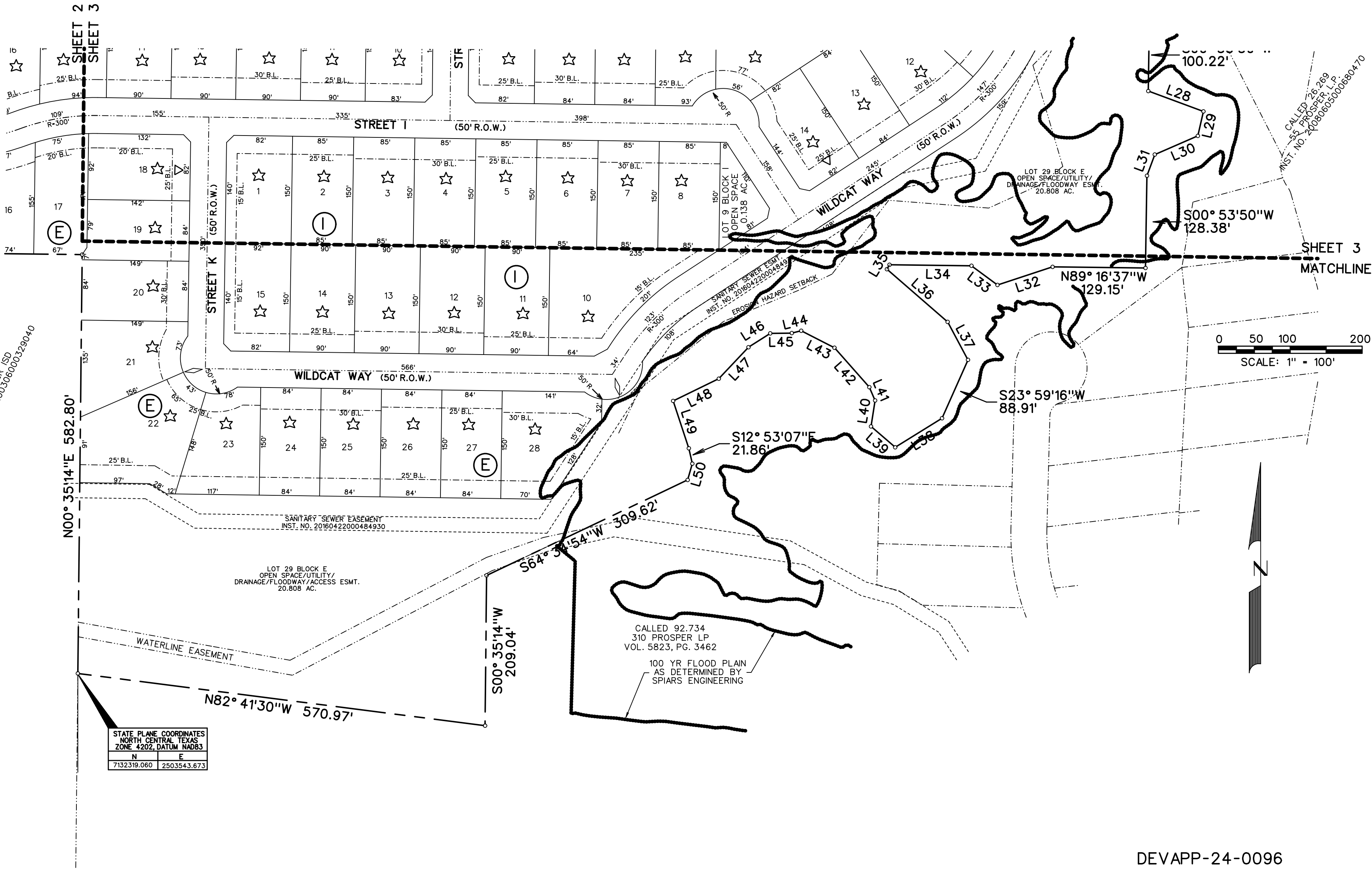
CERTIFICATE OF APPROVAL

Approved this _____ day of _____, 2026 by the Planning & Zoning Commission of the Town of Prosper, Texas.

Town Secretary

Engineering Department

Development Services Department



Block A			Block C			Block D			Block E			Block F			Block H			Block J			Block L			Block M			Block N		
Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
1*	88897	B-1	25	10350	C	14	10020	C	18	12073	C	15	9354	C	7	9620	C	8	10920	C	1	12426	B-1	1	11112	D	7	7040	D
2	21498	B-1	26	15727	C	15	10890	C	17	13012	C	16	9393	C	8	9620	C	9	12025	B-1	2	7237	D	2	7040	D	8	7040	D
3	14889	B-1	27	11615	C	16	10920	C	18	12008	B-1	17	9324	C	9	10648	C	10	14683	B-1	3	7298	D	3	7040	D	9	7411	D
Block B			29*	3597	-	17	11221	C	19	12466	B-1	18	11073	C	10	13897	B-1	11	16923	B-1	4	7298	D	4	7040	D	10	8048	D
Lot	SF	Lot Type	30	9249	C	18	13814	B-1	20	14645	B-1	Block G			11	13500	B-1	12	13919	B-1	5	7298	D	5	8343	D	11	8100	D
1	10494	C	31	9250	C	19	10918	C	21	19904	B-1	Lot	SF	Lot Type	12	13500	B-1	13	12600	B-1	6	7048	D	6	8694	D	12	8049	D
2	10000	C	32	9250	C	20	14380	C	22	13986	B-1	1	10524	C	13	13500	B-1	14	13477	B-1	7	10824	C	7	7040	D	13	7423	D
3	10000	C	33	9250	C	21	13323	B-1	23	13987	B-1	2	10049	C	14	13500	B-1	15	32475	B-1	8	19095	B-1	8	7040	D	14	7040	D
4	10000	C	34	9250	C	22*	15077	-	24	12600	B-1	3	11426	C	15	14170	B-1	16	15510	B-1	9	11874	C	9	7040	D	15	7040	D
5	10000	C	35	9250	C	23	9620	C	25	12600	B-1	4	13528	C	16	16653	B-1	17	15134	B-1	10	9809	C	10	704	D	16	7040	D
6	10575	C	36	9250	C	24	9620	C	26	12600	B-1	5	11587	C	17	13595	C	18	13923	B-1	11	9753	C	11	7040	D	17	7040	D
Block C			37	9250	C	25	9620	C	27	16951	B-1	6	11569	B-1	18	10931	C	19	14262	B-1	12	9675	C	12	7040	D	18	7040	D
Lot	SF	Lot Type	38	9250	C	26	9620	C	28	16951	B-1	7	12081	B-1	Block I			Block K			13	9631	C	13	7040	D	19	7040	D
1	10271	C	39	9250	C	27	9620	C	29*	887892	-	8	9618	C	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type	Lot	SF	Lot Type
2	9250	C	40	9369	C	28	9620	C	30	12250	B-1	9	9620	C	1	13709	B-1	1	10933	C	15	9620	C	15	7040	D	21	7040	D
3	9251	C	41	10848	C	29	9620	C	31	12000	B-1	10	9620	C	2	12750	B-1	2	9768	C	16	9620	C	16	7040	D	22	7040	D
4	19310	B-1	42	12928	C	30	9620	C	32	12000	B-1	11	9620	C	3	12750	B-1	3	9720	C	17	9620	C	17	10153	D	23	10600	D
5	11417	C	43	17027	C	31	9620	C	33	12036	B-1	12	9620	C	4	12750	B-1	4	9642	C	18	9620	C	18	10232	D			
6	9620	C	44	10825	C	32	9620	C	34	9446	C	13	10613	C	5	12750	B-1	5	9620	C	19	9620	C	19	7094	D			
7	9620	C	45	9250	C	33	9620	C	35	15868	B-1	14	10605	C	6	12750	B-1	6	9620	C	20	10610	C	20	7094	D			
8	9620	C	46	13596	B-1	34	10615	C	36	12015	B-1	15	9660	C	7	12750	B-1	7	9620	C	21	10610	C	21	7094	D			
9	9620	C	47*	371075	-	Block E			37	15219	B-1	16	9620	C	8	12750	B-1	8	9620	C	22	9620	C	22	7094	D			
10	9620	C	48*	52207	-	Lot	SF	Lot Type	Block F			17	9620	C	9*	6010	-	9	9620	C	23	9620	C	23	7094	D	Open Spaces		
11	9620	C	Block D			1*	25661	-	Lot	SF	Lot Type	18	9620	C	10	21168	B-1	10	9620	C	24	9620	C	24	7094	D	Lot	SF	Block
12	9620	C	Lot	SF	Lot Type	2*	8952	-	1*	19131	-	19	9620	C	11	13500	B-1	11	10870	C	25	9620	C	25	7094	D	1*	88897	A
13*	2600	-	1	11163	C	3	12610	C	2	11324	C	20	9620	C	12	13500	B-1	12	10870	C	26	9620	C	26	7095	D	13*	2600	C
14	9620	C	2	10117	C	4	14808	C	3	10750	C	21	12472	B-1	13	13500	B-1	13	9620	C	27	9620	C	27	7137	D	29*	3597	C
15	9620	C	3	11338	C	5	18532	B-1	4	10750	C	22	11670	C	14	13500	B-1	14	9620	C	28	9634	C	28	7293	D	47*	371075	C
16	9620	C	4	11062	C	6	11450	C	5	10750	C	23	10943	C	15	13709	B-1	15	9620	C	29	9688	C	29	7460	D	48*	52207	C
17	9620	C	5*	16596	-	7	9836	C	6	9250	C	24	10683	C	Block J			16	9620	C	30	9773	C	30*	15634	-	5*	16596	D
18	9620	C	6	11441	C	8	10783	C	7	9250	C	Block H			Lot	SF	Lot Type	17	9620	C	31	9709	C	Block N			22*	15077	D
19	9620	C	7	11070	C	9	10939	C	8	9250	C	Lot	SF	Lot Type	1	10824	C	18	9620	C	32	9635	C	Lot	SF	Lot Type	1*	25661	E
20	9620	C	8	9990	C	10	11408	C	9	9250	C	1	16067	B-1	2	9713	C	19	9650	C	33	9662	C	1	19359	C	29*	887892	E
21	16305	B-1	9	11654	C	11	10957	C	10	9250	C	2	10891	C	3	9776	C	20	9751	C	34	10053	C	2	10344	D	1*	19131	F
22	23699	C	10	11781	C	12	18043	B-1	11	9250	C	3	10920	C	4	9670	C	21	9744	C	35	10736	C	3	7594	D	9*	6010	I
23	17199	C	11	10642	C	13	14168	B-1	12	9250	C	4	10920	C	5	9620	C	22	10918	C	36*	14646	-	4	7333	D	36*	14646	L
24	9538	C	12	10645	C	14	9493	C	13	9250	C	5	10920	C	6	9620	C							5	7040	D	30*	15634	M
			13	10884	C	15	9493	C	14	9255	C	6	9620	C	7	9620	C							6	7040	D			

* - Denotes Open Space Lot

LOT SUMMARY:

☆ TYPE B-1 (12,000 SF) - 65

TYPE C (9,000 SF) - 197

Being a tract of land situated in the Jeremiah Horn Survey, Abstract No. 411, the James Stone Survey, Abstract No. 847, and the Isaac Williamson Survey, Abstract No. 948, in Collin County, Texas, being all of a called 67.728 acre tract of land described in a deed to 67 Prosper, L.P., recorded in Instrument No. 20060921001363990, in the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), part of a called 55.855 acre tract of land described in a deed to 55 Prosper, L.P., recorded in Instrument No. 20080605000680470, O.P.R.C.C.T., part of a called 330.801 acre tract of land described in a Special Warranty Deed to 330 Prosper, L.P., recorded in Instrument No. 20060811001152020, O.P.R.C.C.T., part of a called 146.609 acre tract of land described in Special Warranty Deed to 310 Prosper, L.P., recorded in Volume 5823 Page 3462, in the Deed Records of Collin County, Texas (D.R.C.C.T.), and part of a called 8.815 acre tract of land described as Tract 2, in a deed to 162 Prosper, L.P., recorded in Instrument No. 20090508000557170, O.P.R.C.C.T., being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (controlling monument) found at the southwest corner of said 67.728 acre tract, the northwest corner of said 146.609 acre tract, and the northeast corner of a called 45.000 acre tract of land described in a deed to the Prosper Independent School District, as recorded in Instrument No. 20200306000329040 O.P.R.C.C.T., being in the east line of said 330.801 acre tract of land:

THENCE South 89 degrees 43 minutes 46 seconds West, with the north line of said 45.000-acre tract, a distance of 487.33 feet to a 5/8-inch iron rod found:

THENCE North 00 degrees 10 minutes 40 seconds West, continuing with the with the north line of said 45.000-acre tract, a distance of 352.68 feet to a 5/8-inch iron rod found:

THENCE South 89 degrees 49 minutes 20 seconds West, continuing with the north line of said 45.000-acre tract, a distance of 571.27 feet to a 1/2-inch iron rod found at the point of curvature of a curve to the left, having a radius of 420.00 feet and a central angle of 27 degrees 11 minutes 52 seconds:

THENCE continuing with the north line of said 45.000-acre tract and with said curve to the left, an arc distance of 199.37 feet (South 76 degrees 13 minutes 24 seconds West 187.50 feet) to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" (herein after referred to as "with cap") set at the point of reverse curvature of a curve to the right, having a radius of 480.00 feet and a central angle of 27 degrees 11 minutes 52 seconds:

THENCE continuing with the north line of said 45.000-acre tract and with said curve to the right, an arc distance of 227.85 feet (South 76 degrees 13 minutes 24 seconds West 225.72 feet) to a 1/2-inch iron rod found at the point of tangency:

THENCE South 89 degrees 49 minutes 20 seconds West, continuing with the north line of said 45.000-acre tract, a distance of 199.41 feet to a 1/2-inch iron rod with cap set:

THENCE South 53 degrees 54 minutes 28 seconds West, continuing with the north line of said 45.000-acre tract, at a distance of 532.82 feet passing the north corner of a called 1.456 acre tract of land described in deed to Prosper Independent School District, as recorded in Instrument No. 20200306000329060, O.P.R.C.C.T., continuing a total distance of 563.57 feet to a 5/8-inch iron rod with cap stamped "TNP" found at northwest corner of said 1.456-acre tract, being in the northeast line of Lakewood Drive (60-foot width right-of-way), and being on a non-tangent curve to the right, having a radius of 470.00 feet and a central angle of 06 degrees 11 minutes 02 seconds:

THENCE with the northeast line of said Lakewood Drive, with said curve to the right, an arc distance of 50.73 feet (Chord Bearing North 45 degrees 38 minutes 31 seconds West - 50.70 feet) to a 1/2-inch iron rod with cap set:

THENCE North 53 degrees 54 minutes 28 seconds East, departing the northeast line of said Lakewood Drive a distance of 732.60 feet to a 1/2-inch iron rod with cap set in the south line of Lakewood Phase 3, an addition to the Town of Prosper, as recorded in Volume 2020, Page 615, in the Plat Records of Collin County, Texas (P.R.C.C.T.):

THENCE North 89 degrees 49 minutes 50 seconds East, with the south line of said Lakewood Phase 3, a distance of 214.43 feet to a 1/2-inch iron rod found at the southeast corner of said Lakewood Phase 3:

THENCE North 00 degrees 16 minutes 20 seconds West, with the east line of said Lakewood Phase 3, a distance of 1,401.61 feet to a point on a non-tangent curve to the right, having a radius of 680.00 feet and a central angle of 4 degrees 35 minutes 41 seconds, from which a 5/8-inch iron rod found bears South 33 degrees 47 minutes 07 seconds East at a distance of 0.42 feet:

THENCE continuing with the east line of said Lakewood Phase 3 and with said curve to the right, an arc distance of 54.53 feet (Chord Bearing North 14 degrees 05 minutes 45 seconds East, 54.52 feet) to a 1/2-inch iron rod with cap set at the southwest corner of Prosper High School No. 3, an addition to the Town of Prosper, as recorded in Volume 2021, Page 108, P.R.C.C.T.):

THENCE North 89 degrees 44 minutes 27 seconds East, with the south line of said Prosper High School No. 3, a distance of 1,843.39 feet to a 5/8-inch iron rod with cap stamped "TNP" (controlling monument) found:

THENCE North 54 degrees 41 minutes 36 seconds East, continuing with the south line of said Prosper High School No. 3, a distance of 459.31 feet to a 5/8-inch iron rod with cap stamped "TNP" (controlling monument) found:

THENCE South 00 degrees 34 minutes 32 seconds East, continuing with the south line of said Prosper High School No. 3, a distance of 297.61 feet to a 1/2-inch iron rod found:

THENCE North 89 degrees 34 minutes 00 seconds East, continuing with the south line of said Prosper High School No. 3, a distance of 435.30 feet to a 1/2-inch iron rod with cap stamped "RPLS 1674" (controlling monument) found at the southeast corner of said Prosper High School No. 3 and the southwest corner of a called 73.9216-acre tract of land described in a deed to Fraser Capital, LLC, as recorded in Instrument No. 2022000077963, O.P.R.C.C.T.):

THENCE South 40 degrees 35 minutes 58 seconds East, with the south line of said 73.9216-acre tract, a distance of 47.88 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found:

THENCE South 72 degrees 27 minutes 59 seconds East, continuing with the south line of said 73.9216-acre tract, a distance of 324.63 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found:

THENCE South 37 degrees 34 minutes 28 seconds East, continuing with the south line of said 73.9216-acre tract, a distance of 237.71 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" found:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, 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.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE 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 WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS

THENCE South 76 degrees 09 minutes 55 seconds East, continuing with the south line of said 73.9216-acre tract, a distance of 437.24 feet to the approximate center of Rutherford Branch Creek:

THENCE departing the south line of said 73.9216-acre tract and along the approximate center of said Rutherford Branch Creek, the following (67) courses and distances:

- (1) South 10 degrees 03 minutes 06 seconds West, a distance of 39.71 feet;
- (2) South 16 degrees 14 minutes 37 seconds East, a distance of 78.92 feet;
- (3) South 11 degrees 17 minutes 07 seconds West, a distance of 41.50 feet;
- (4) South 79 degrees 33 minutes 31 seconds West, a distance of 79.53 feet;
- (5) South 52 degrees 57 minutes 46 seconds West, a distance of 37.87 feet;
- (6) South 39 degrees 35 minutes 29 seconds West, a distance of 34.37 feet;
- (7) South 40 degrees 24 minutes 26 seconds West, a distance of 25.93 feet;
- (8) South 16 degrees 59 minutes 20 seconds West, a distance of 32.41 feet;
- (9) South 62 degrees 36 minutes 55 seconds West, a distance of 56.65 feet;
- (10) South 59 degrees 16 minutes 17 seconds West, a distance of 43.83 feet;
- (11) South 15 degrees 44 minutes 26 seconds West, a distance of 48.99 feet;
- (12) South 23 degrees 00 minutes 44 seconds West, a distance of 80.54 feet;
- (13) South 65 degrees 50 minutes 11 seconds East, a distance of 52.64 feet;
- (14) South 07 degrees 38 minutes 47 seconds West, a distance of 65.14 feet;
- (15) South 28 degrees 19 minutes 08 seconds West, a distance of 137.36 feet;
- (16) South 48 degrees 59 minutes 36 seconds West, a distance of 57.20 feet;
- (17) South 03 degrees 13 minutes 41 seconds East, a distance of 30.57 feet;
- (18) South 21 degrees 22 minutes 47 seconds East, a distance of 123.29 feet;
- (19) South 54 degrees 29 minutes 50 seconds West, a distance of 107.45 feet;
- (20) South 88 degrees 49 minutes 19 seconds West, a distance of 77.24 feet;
- (21) North 42 degrees 54 minutes 43 seconds West, a distance of 67.81 feet;
- (22) North 13 degrees 28 minutes 36 seconds West, a distance of 27.44 feet;
- (23) North 28 degrees 32 minutes 40 seconds West, a distance of 41.18 feet;
- (24) North 55 degrees 37 minutes 31 seconds West, a distance of 37.40 feet;
- (25) North 86 degrees 54 minutes 19 seconds West, a distance of 15.03 feet;
- (26) South 54 degrees 40 minutes 17 seconds West, a distance of 53.92 feet;
- (27) North 83 degrees 18 minutes 09 seconds West, a distance of 40.60 feet;
- (28) South 37 degrees 17 minutes 10 seconds West, a distance of 61.92 feet;
- (29) South 13 degrees 44 minutes 30 seconds East, a distance of 61.40 feet;
- (30) South 07 degrees 40 minutes 19 seconds East, a distance of 120.96 feet;
- (31) South 69 degrees 28 minutes 11 seconds West, a distance of 65.26 feet;
- (32) South 64 degrees 12 minutes 16 seconds West, a distance of 63.99 feet;
- (33) South 07 degrees 10 minutes 32 seconds West, a distance of 39.19 feet;
- (34) South 42 degrees 01 minute 49 seconds East, a distance of 35.91 feet;
- (35) South 19 degrees 59 minutes 11 seconds East, a distance of 39.18 feet;
- (36) South 70 degrees 41 minutes 32 seconds East, a distance of 81.72 feet;
- (37) South 11 degrees 55 minutes 42 seconds West, a distance of 34.89 feet;
- (38) South 65 degrees 33 minutes 45 seconds West, a distance of 65.18 feet;
- (39) South 19 degrees 22 minutes 14 seconds West, a distance of 31.47 feet;
- (40) South 03 degrees 55 minutes 04 seconds East, a distance of 48.72 feet;
- (41) South 50 degrees 52 minutes 09 seconds West, a distance of 63.78 feet;
- (42) South 48 degrees 28 minutes 08 seconds West, a distance of 40.64 feet;
- (43) South 75 degrees 56 minutes 42 seconds West, a distance of 54.04 feet;
- (44) South 70 degrees 49 minutes 22 seconds West, a distance of 80.79 feet;
- (45) North 54 degrees 33 minutes 58 seconds West, a distance of 44.95 feet;
- (46) North 48 degrees 58 minutes 00 seconds West, a distance of 39.37 feet;
- (47) North 58 degrees 38 minutes 35 seconds West, a distance of 36.65 feet;
- (48) South 84 degrees 13 minutes 51 seconds West, a distance of 36.55 feet;
- (49) South 21 degrees 43 minutes 08 seconds West, a distance of 44.92 feet;
- (50) South 29 degrees 24 minutes 50 seconds West, a distance of 7.11 feet;
- (51) South 49 degrees 58 minutes 55 seconds East, a distance of 111.87 feet;
- (52) South 29 degrees 10 minutes 00 seconds East, a distance of 59.92 feet;
- (53) South 23 degrees 01 minute 22 seconds West, a distance of 88.91 feet;
- (54) South 57 degrees 12 minutes 39 seconds West, a distance of 76.57 feet;
- (55) North 50 degrees 08 minutes 09 seconds West, a distance of 44.44 feet;
- (56) North 07 degrees 51 minutes 46 seconds East, a distance of 36.52 feet;
- (57) North 24 degrees 20 minutes 51 seconds West, a distance of 20.19 feet;
- (58) North 42 degrees 25 minutes 59 seconds West, a distance of 73.16 feet;
- (59) North 63 degrees 57 minutes 19 seconds West, a distance of 51.90 feet;
- (60) South 75 degrees 18 minutes 44 seconds West, a distance of 13.54 feet;
- (61) South 88 degrees 20 minutes 36 seconds West, a distance of 29.92 feet;
- (62) South 56 degrees 32 minutes 19 seconds West, a distance of 35.97 feet;
- (63) South 42 degrees 19 minutes 57 seconds West, a distance of 60.21 feet;
- (64) South 63 degrees 06 minutes 12 seconds West, a distance of 70.52 feet;
- (65) South 19 degrees 13 minutes 35 seconds East, a distance of 69.44 feet;
- (66) South 13 degrees 51 minutes 01 seconds East, a distance of 21.86 feet;
- (67) South 14 degrees 54 minutes 24 seconds West, a distance of 23.56 feet;

THENCE South 63 degrees 36 minutes 59 seconds West, departing the approximate center of said Rutherford Branch Creek, a distance of 309.62 feet to a 1/2-inch iron rod with cap set:

THENCE South 00 degrees 22 minutes 41 seconds East, a distance of 209.03 feet to a 1/2-inch iron rod with cap set:

THENCE North 83 degrees 39 minutes 24 seconds West, a distance of 570.96 feet to a 1/2-inch iron rod with cap set in the west line of said 146.609 acre tract and the east line of a called 6.829-acre tract of land described in a deed to the Prosper Independent School District, as recorded in Instrument No. 20200306000329050, O.P.R.C.C.T.):

THENCE North 00 degrees 22 minutes 41 seconds West, with the east line of said 6.829-acre tract and the west line of said 146.609 acre tract, at a distance of 380.16 feet passing the north corner of said 6.829-acre tract and a southeast corner of said 45.000-acre tract, continuing a total distance of 582.80 feet to the POINT OF BEGINNING and containing 139.950 acres of land.

DEVAPP-24-0096

PRELIMINARY PLAT
OF

ESTATES AT
BROOKHOLLOW

BLOCK A, LOTS 1-3
BLOCK B, LOTS 1-6
BLOCK C, LOTS 1-48
BLOCK D, LOTS 1-34
BLOCK E, LOTS 1-37
BLOCK F, LOTS 1-18
BLOCK G, LOTS 1-24
BLOCK H, LOT 1-18
BLOCK I, LOT 1-15
BLOCK J, LOTS 1-19
BLOCK K, LOTS 1-22
BLOCK L, LOTS 1-36
BLOCK M, LOTS 1-30
BLOCK N, LOTS 1-23

TOTAL LOTS 333

TOTAL RESIDENTIAL LOTS 318

TOTAL OPEN SPACE LOTS 14

OUT OF THE

JAMES STONE SUR., ABST. NO. 847

JEREMIAH HORN SUR., ABST. 411

ISAAC C. WILLIAMSON SUR., ABST. 948

IN THE
TOWN OF PROSPER
COLLIN COUNTY, TEXAS
OWNER/APPLICANT
URBAN HEIGHTS AT
BROOKHOLLOW, LLC.

4577 FIREWHEEL DRIVE
PLANO, TEXAS 75024
469-601-1133

SEGAR PELAPROLA

PREPARED BY

CORWIN ENGINEERING, INC.

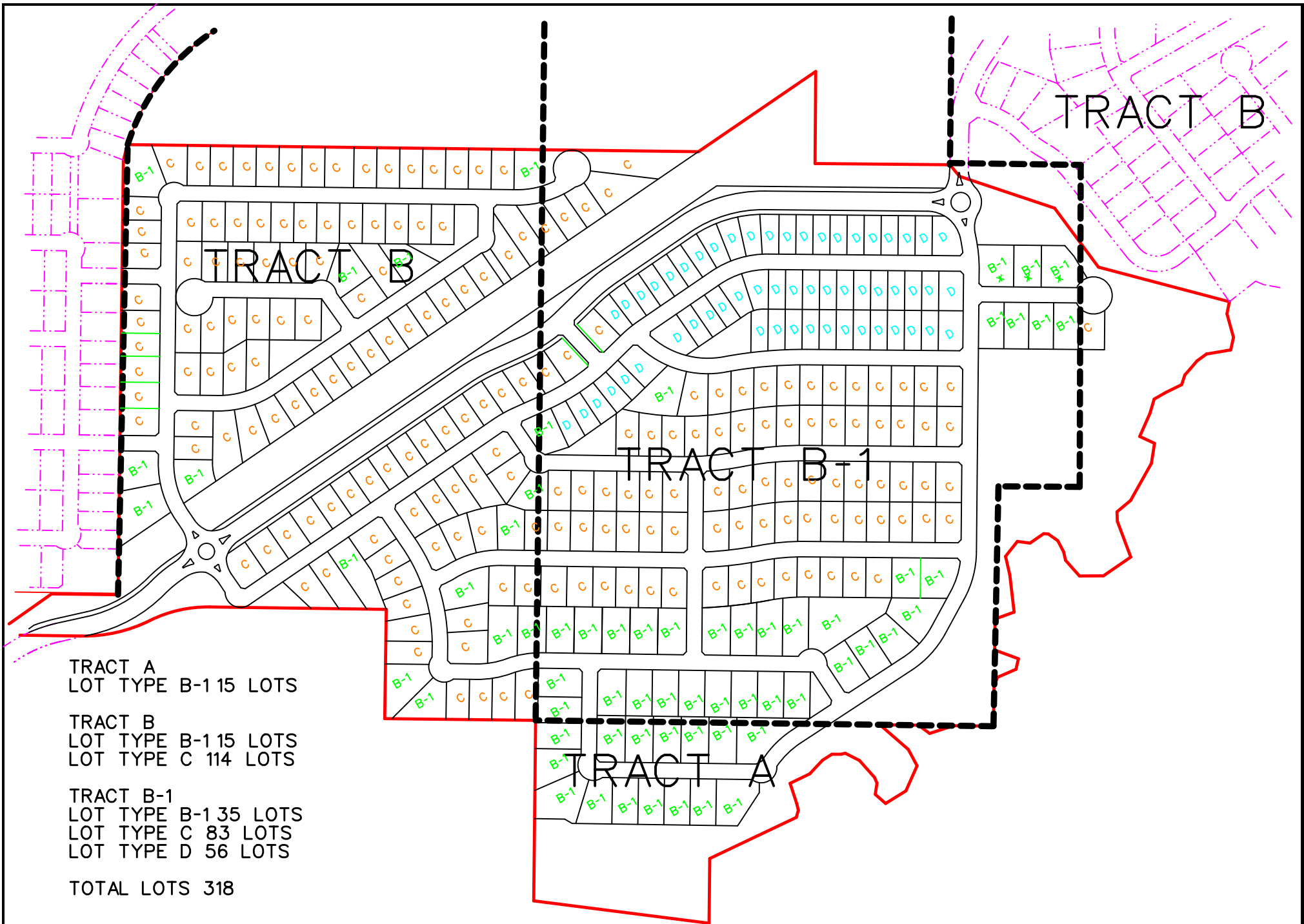
200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

WARREN CORWIN

MAY 2026



CORWIN ENGINEERING, INC.

200 W. Belmont, Suite E Allen, Texas 75013 (972) 396-1200
TBEPLS•F-5951

PD EXHIBIT D - LOT SUMMARY
URBAN HEIGHTS WANDERING CR
COLLIN COUNTY, TEXAS



PLANNING

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

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Site Plan for Frontier Gateway, Block A, Lots 1-12

Meeting: August 4, 2026

Agenda Item:

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

Background:

On December 16, 2025, the Planning and Zoning Commission tabled this item by a vote of 5-1 (Commissioner Furay in opposition) to allow the applicant additional time to evaluate the plan based on the feedback from the meeting. An emphasis was placed on providing a variety of density/height - something other than single story retail, unique character, enhancing walkability, finding ways to draw pedestrians into the development, and placemaking.

On January 20, 2026, the item was tabled again as only a market analysis was provided and no changes were made to the original proposal.

On March 25, 2026, the applicant presented an updated plan to the Planning and Zoning Commission that eliminated the big box in the southwest corner of the site and showed two-story office/retail buildings with an increased open space area in its place. However, the item was tabled unanimously to provide the applicant with additional time to address concerns regarding the lack of usability of the centralized open space area.

On April 14, 2026, a work session was held for the applicant and the Planning and Zoning Commission to further discuss the layout of the project. Following the work session, the item was tabled unanimously to the Planning and Zoning Commission meeting on May 5, 2026.

On May 25, 2026, the item was again tabled unanimously by the Planning and Zoning Commission to allow the applicant additional time to make recommended changes to the proposal. Following this meeting, the item has been tabled at all the subsequent Planning and Zoning Commission meetings.

The applicant has revised the plan by modifying Lot 5 from a pharmacy to a restaurant/retail building and providing additional landscaping along Dallas Parkway and Frontier Parkway. In addition to the revisions, the applicant has also worked with Town Staff to draft a development agreement for the property that will be a condition of approval for the proposal.

Future Land Use Plan:

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

Zoning:

The property is zoned Commercial.

Conformance:

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

Description of Agenda Item:

The Preliminary Site Plan consists of 12 office, retail, and restaurant buildings totaling 214,822 square feet and associated parking.

- Lot 1: Restaurant (2,400 SF)
- Lot 2: Retail (10,850 SF)
- Lot 3: Restaurant (2,400 SF)
- Lot 4: Retail (7,800 SF)
- Lot 5: Restaurant/Retail (14,972 SF)
- Lot 6: Restaurant/Retail (15,655 SF)
- Lot 7: Retail (35,724 SF)
- Lot 8: Retail (16,773 SF)
- Lot 9: Restaurant/Retail (13,650 SF)
- Lot 10: Restaurant/Retail (13,650 SF)
- Lot 11: Office/Retail (40,118 SF)
- Lot 12: Office/Retail (40,830 SF)

Phasing:

In the meeting on December 16, 2025, the applicant stated that the project would be constructed in two phases with the east-west drive aisle that runs through the center of the site being the dividing line between the phases. The northern section (Lots 1-8) will be the first phase, and the southern section (Lots 9-12) will be the second phase.

Access:

Access is provided from Dallas Parkway and Frontier Parkway.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. Increased landscaping has been provided along Dallas Parkway and Frontier Parkway. Additionally, the retention pond for the development is centrally located and incorporates pathways that connect to the surrounding lots.

Companion Item:

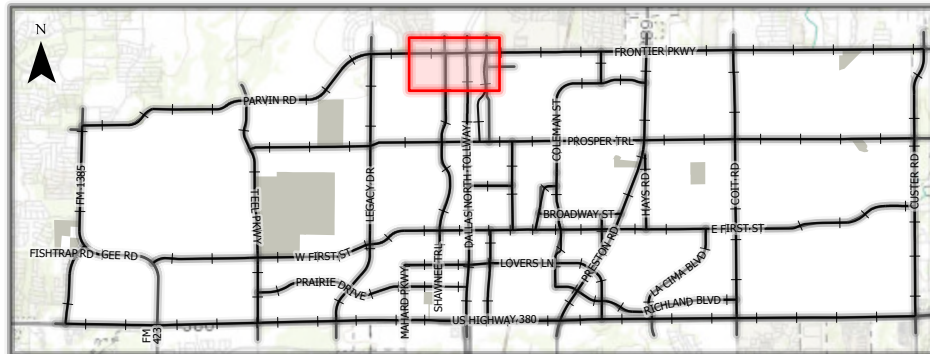
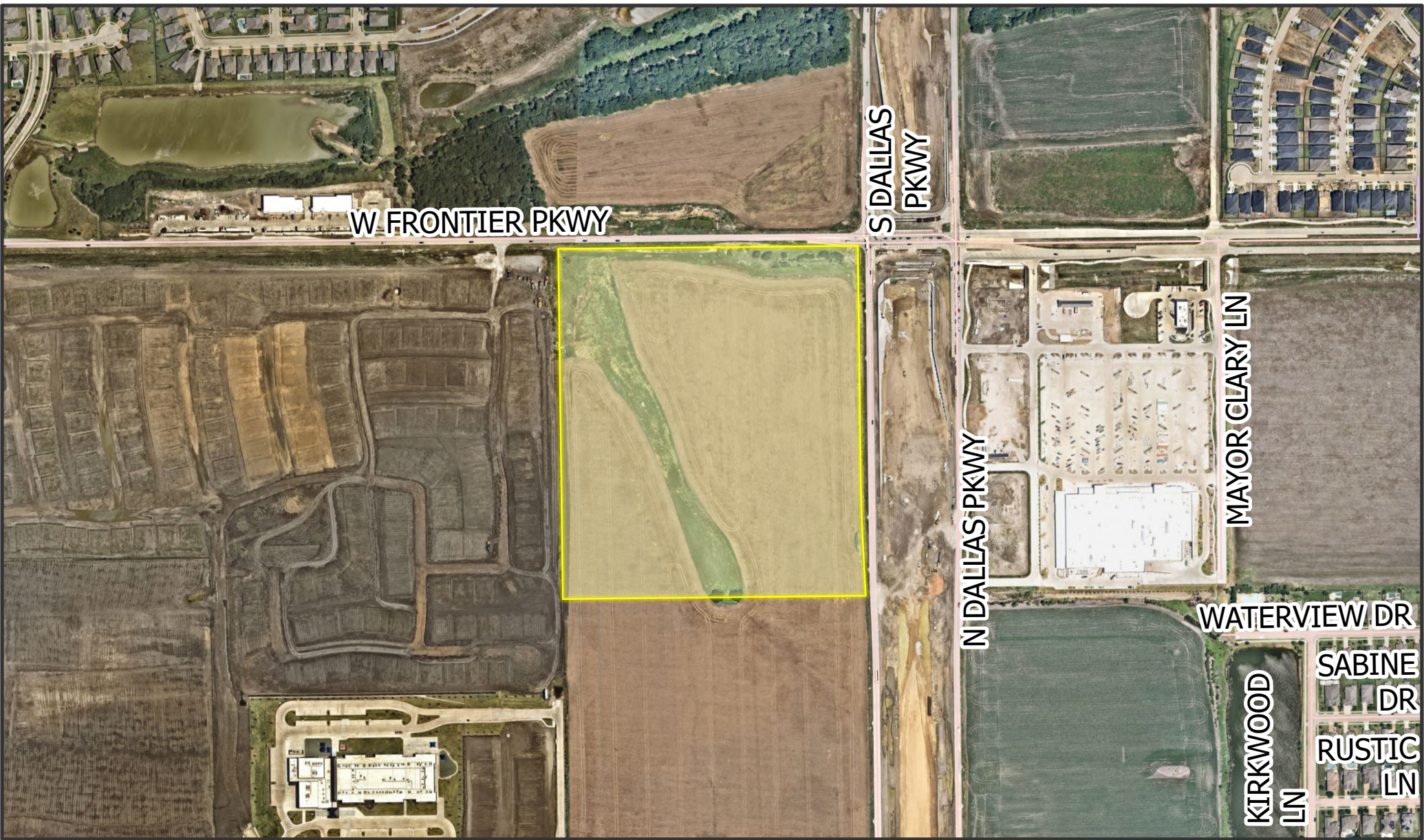
There are no companion items on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Preliminary Site Plan
3. Open Space Plan
4. Draft Development Agreement

Town Staff Recommendation:

Town Staff recommend approval of the Preliminary Site Plan subject to Town Council approval to execute the proposed Development Agreement.



DEVAPP-24-0110

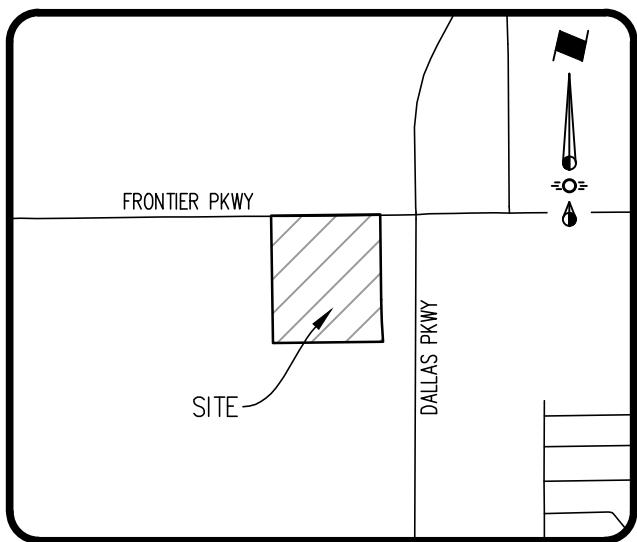
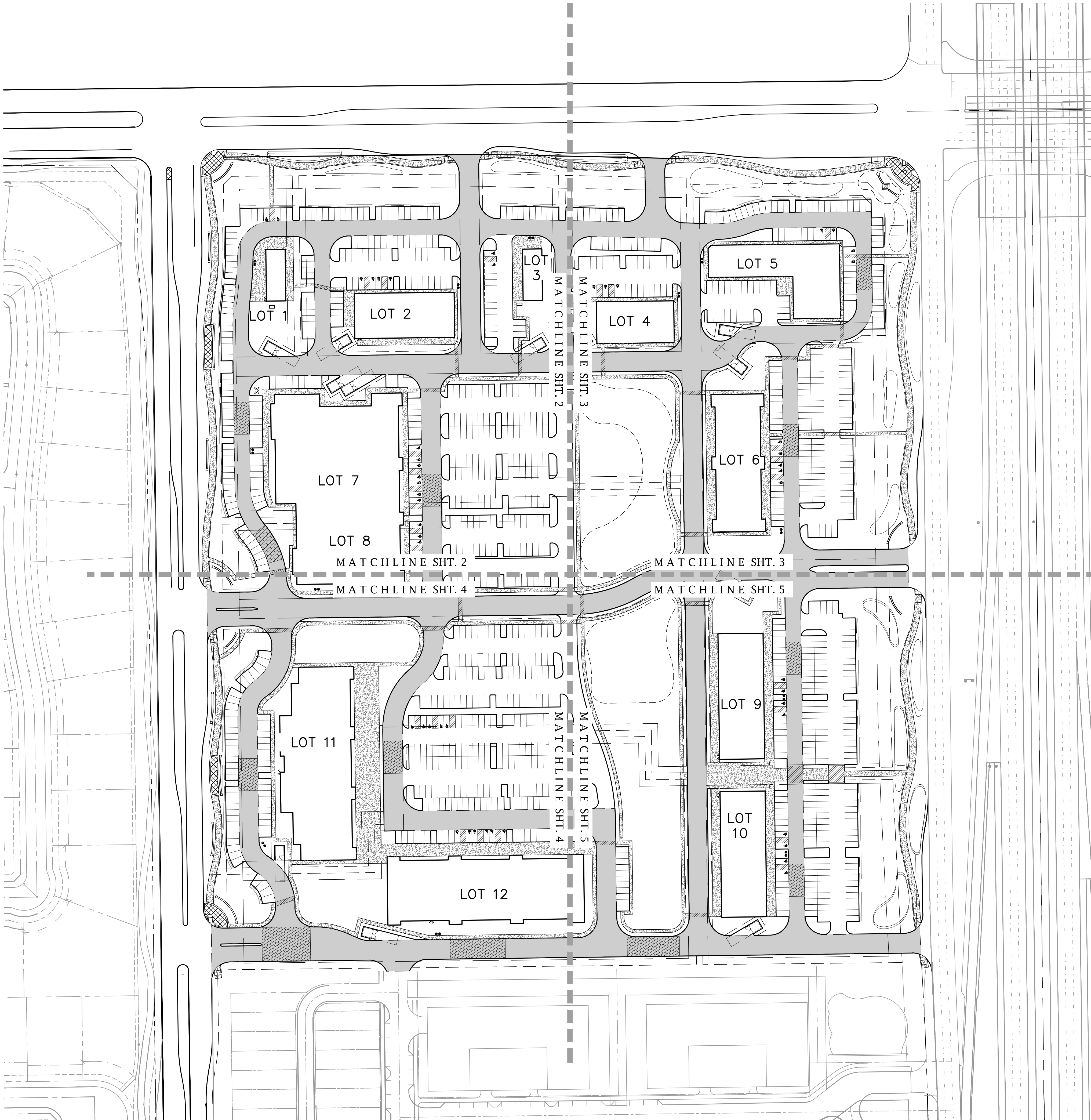
Frontier Gateway Block A,
Lots 1-12

This map for illustration purposes only

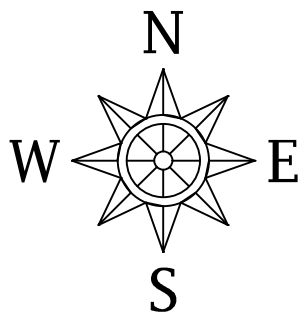
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LOCATION MAP
1" = 2000'



Town of Prosper Site Plan Notes:

1. All development standards shall follow Town Standards.
2. Landscaping shall conform to landscape plans approved by the Town of Prosper.
3. All development standards shall follow Fire Requirements per the Town of Prosper.
4. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted Building Code.
5. All signage is subject to Building Official approval.
6. Impact fees will be assessed in accordance with the land use classification(s) identified on the Site Data Summary Table; however, changes to the proposed land use at the time of CO and/or finish-out permit may result in additional impact fees and/or parking requirements.
7. The approval of a Preliminary Site Plan shall be effective for a period of two (2) years from the date that the Preliminary Site Plan is approved by the Planning & Zoning Commission, at the end of which time the applicant must have submitted and received the approval of a Site Plan by the Planning & Zoning Commission. If a site plan is not approved within such two (2) year period, the Preliminary Site Plan approval is null and void. If Site Plan approval is only for a portion of the property, the approval of the Preliminary Site Plan for the remaining property shall be null and void.
8. Open Space requirements shall follow the Zoning Ordinance, per tract. Open Space shall not include vehicular paving, required parking lot landscape islands, building footprint, utility yards, required landscape setbacks, sidewalks, and detention pond.
9. All Dimensions are to face of curb unless otherwise noted.
10. All curb radii shall be 2 feet unless otherwise noted.

Note:

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

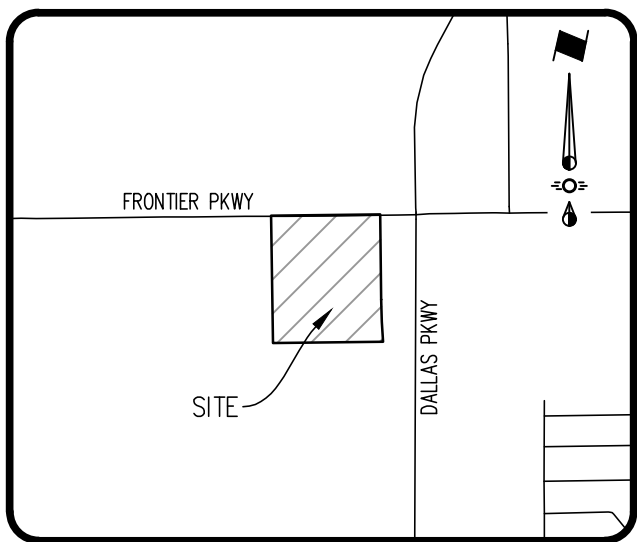
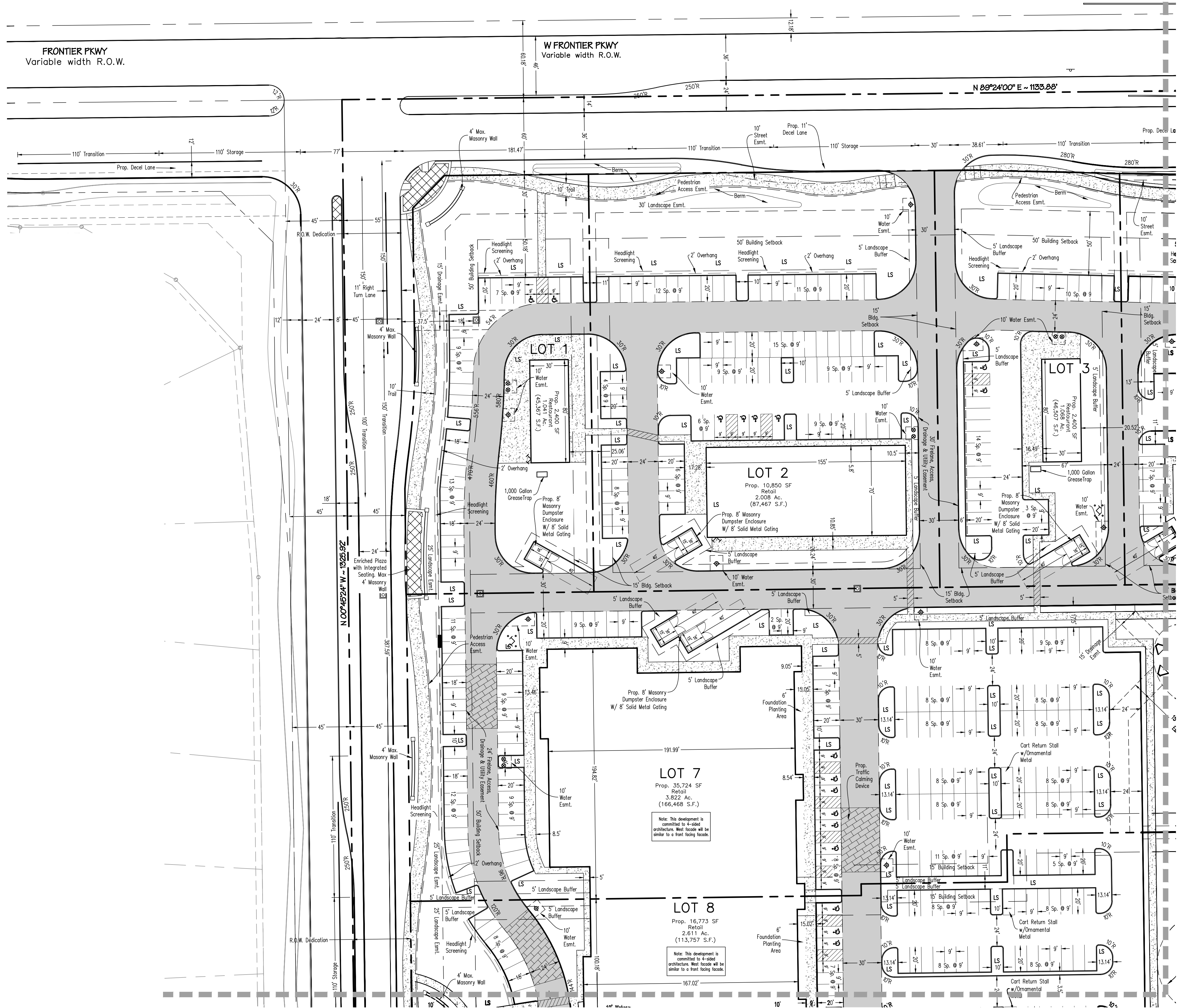
LEGEND

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

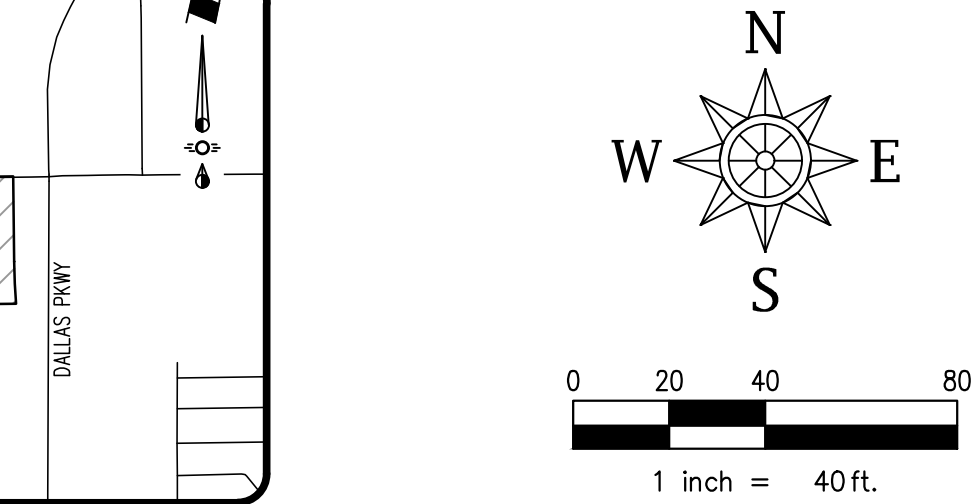
Sheet 1 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
BLOCK A, LOTS 1-12,
IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS
SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
SECTION NO. 12, ABSTRACT NO. 147
1,369,004 Net Sq.Ft. / 31.428 Net Acres
1,505,293 Gross Sq.Ft. / 34.556 Gross Acres
Current Zoning: C-Commercial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

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

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LOCATION MAP
1" = 2000'



LEGEND

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

MATCHLINE SHT. 3

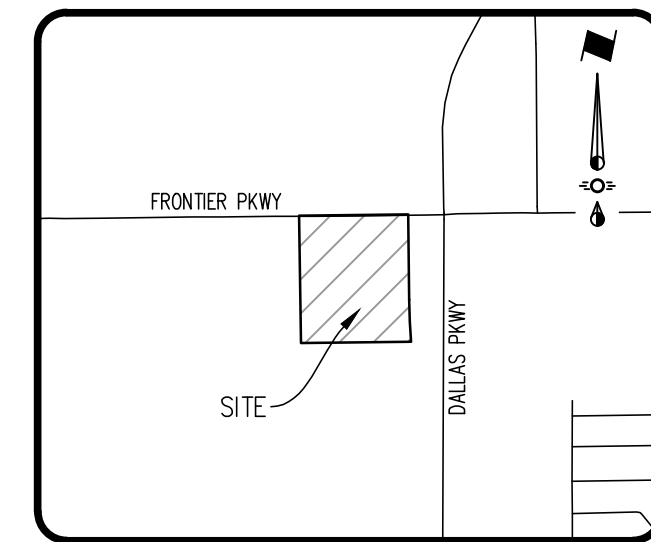
Sheet 2 of 6
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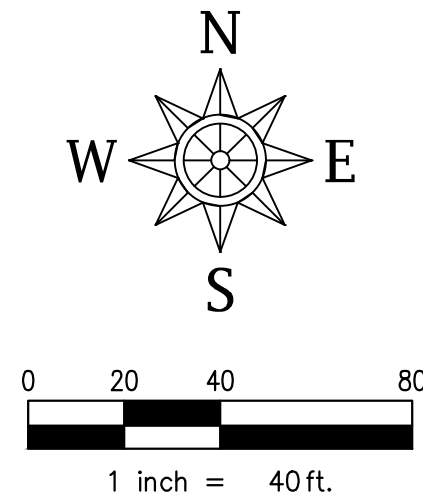
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Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

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

MATCHLINE SHT. 2



LOCATION MAP
1" = 2000'



LEGEND

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

MATCHLINE SHT. 5

LOT 11

Prop. 29,968 SF
2-Story
Retail & Office
5,000 Ac.
(217,814 S.F.)

Note: This development is
committed to 4-sided
architecture. West facade will be
similar to a front facing facade.

LOT 12

Prop. 29,630 SF
2-Story
Retail & Office
4,928 Ac.
(214,674 S.F.)

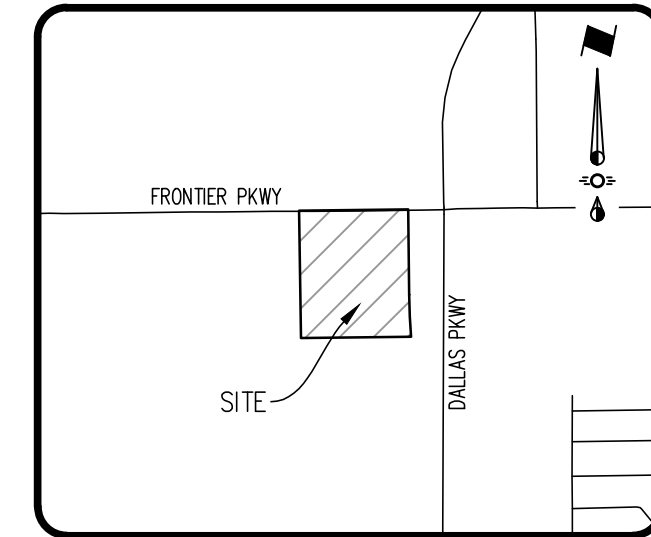
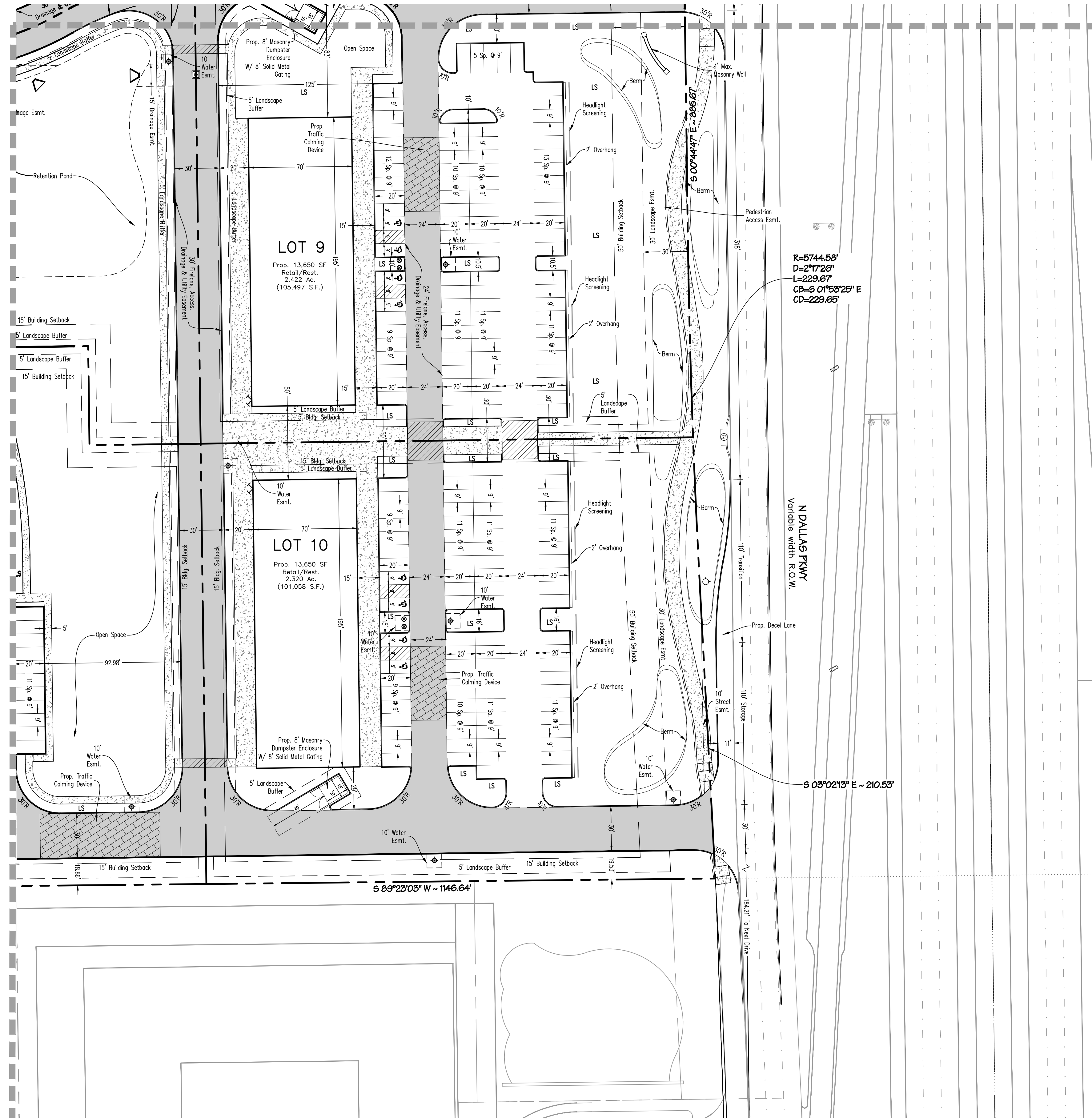
Sheet 4 of 6
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TBPE No. F-2121
Contact: David Bond

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

MATCHLINE SHT. 4

MATCHLINE SHT. 3



LOCATION MAP
1" = 2000'

LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY EASEMENT
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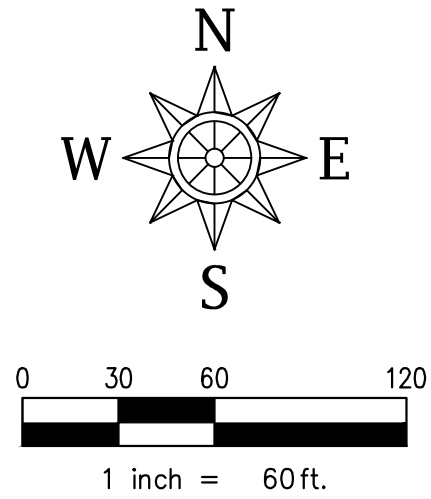
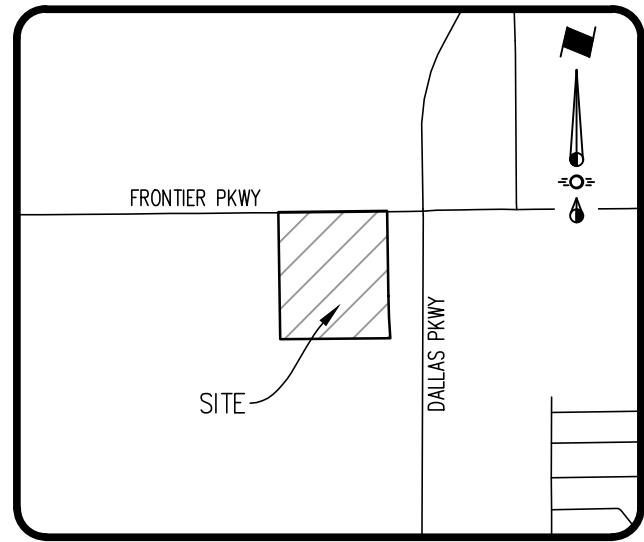
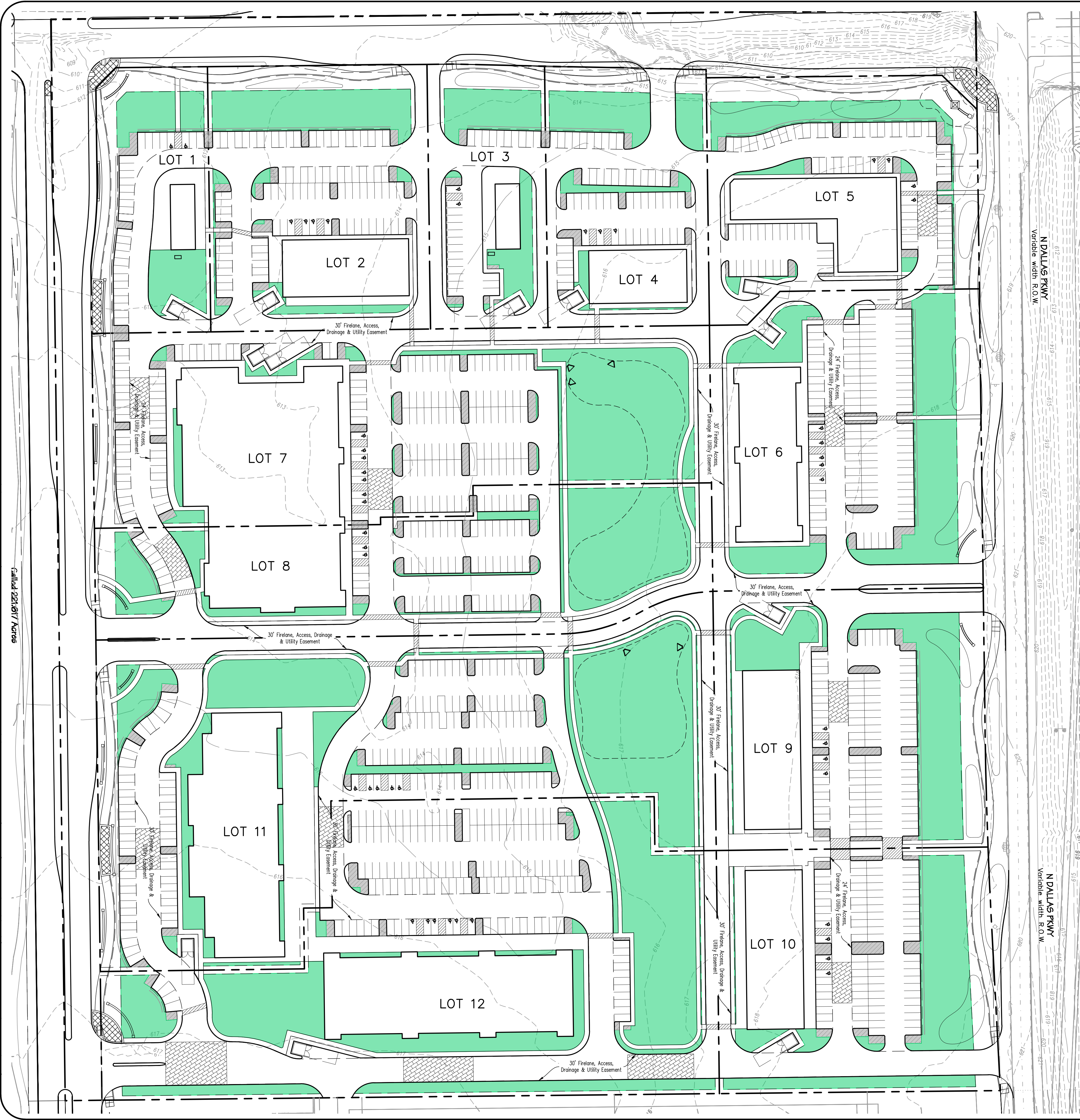
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Site Data Summary Table												
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12
Zoning	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial	C-Commercial
Proposed Use	Restaurant	Retail	Restaurant	Retail	Retail/Rest	Retail/Rest.	Retail	Retail	Retail/Rest.	Retail/Rest.	Retail/Office	Retail/Office
Lot Area (Ac)	1.041	2.008	1.068	1.441	2.041	2.727	3.822	2.611	2.422	2.320	5.000	4.928
Lot Area (SF)	45,367	87,467	46,507	62,768	88,889	118,793	166,468	113,757	105,497	101,058	217,814	214,674
Building Footprint (SF)	2,400	10,850	2,400	7,800	14,972	15,655	35,724	16,773	13,650	13,650	29,968	29,630
Building Area (SF)	2,400	10,850	2,400	7,800	14,972	15,655	35,724	16,773	13,650	13,650	40,118	40,830
											1st Floor: 29,968	1st Floor: 29,630
											2nd Floor: 10,150	2nd Floor: 11,200
Building Height	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	28'-0"	30'-0" (2-Story)	30'-0" (2-Story)
Lot Coverage	5.3%	12.4%	5.2%	12.4%	16.8%	13.2%	21.5%	14.7%	12.9%	13.5%	13.8%	13.8%
Floor Area Ratio	0.053:1	0.124:1	0.052:1	0.124:1	0.168:1	0.132:1	0.215:1	0.147:1	0.129:1	0.135:1	0.184:1	0.19:1
Required Parking Ratio	1 Sp./100 SF	1 Sp./250 SF	1 Sp./100 SF	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF	1 Sp./250 SF	1 Sp./250 SF	1Sp./250 SF	1Sp./250 SF	1Sp./250 SF	1Sp./250 SF
						1Sp./100 SF			1Sp./100 SF	1Sp./100 SF	1Sp./350 SF	1Sp./350 SF
Required Parking Breakdown	100% Restaurant	100% Retail	100% Restaurant	100% Retail	75% Retail	55% Retail	100% Retail	100% Retail	55% Retail	65% Retail	100% Retail (1st)	100% Retail (1st)
					25% Restaurant	45% Restaurant			45% Restaurant	35% Restaurant	100% Office (2nd)	100% Office (2nd)
Total Required Parking	24 Sp.	43 Sp.	24 Sp.	31 Sp.	82 Sp.	105 Sp.	143 Sp.	67 Sp.	91 Sp.	83 Sp.	149 Sp.	151 Sp.
Total Provided Parking	30 Sp.	89 Sp.	27 Sp.	56 Sp.	85 Sp.	105 Sp.	155 Sp.	68 Sp.	92 Sp.	83 Sp.	149 Sp.	151 Sp.
Required Handicap Parking	2 Sp.	4 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	6 Sp.	3 Sp.	4 Sp.	4 Sp.	5 Sp.	6 Sp.
Provided Handicap Parking	2 Sp.	4 Sp.	2 Sp.	3 Sp.	4 Sp.	5 Sp.	7 Sp.	3 Sp.	4 Sp.	4 Sp.	5 Sp.	6 Sp.
Required Parking Lot Landscaping (SF)	450	1,335	405	840	1,275	1,575	2,325	1,020	1,230	1,245	2,280	2,310
Provided Parking Lot Landscaping (SF)	834	2,946	885	1,746	2,320	1,976	4,902	2,352	2,228	2,414	3,792	3,321
Required Open Space (SF)	3,176	6,123	3,255	4,394	6,222	8,316	11,653	7,963	7,385	7,074	15,247	15,027
Provided Open Space (SF)	10,000	15,446	10,305	11,173	11,317	26,706	29,400	29,036	22,471	20,855	57,669	57,887
Total Impervious Area (SF)	25,633	60,825	29,941	44,197	59,885	78,531	123,022	75,244	70,967	68,325	143,730	144,142

Sheet 6 of 6
PRELIMINARY SITE PLAN
FRONTIER GATEWAY
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ENGINEER / SURVEYOR / APPLICANT Spiars Engineering, Inc. 501 W President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER/DEVELOPER Urban Heights 4577 Firewheel Dr Plano, TX 75024 Telephone: (248) 390-3400 Contact: Ravi Yariagadda
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Plotted by: jsc025, Plot Date: 6/9/2026, 12:12 PM
Called 221.617 Acres



Site Data Summary Table												
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12
Lot Area (SF)	45,367	87,467	46,507	62,268	88,889	118,759	166,448	113,752	105,497	101,098	222,814	214,674
Required Parking Lot Landscaping (SF)	450	1,335	405	840	1,275	1,575	2,325	1,020	1,230	1,245	2,280	2,310
Provided Parking Lot Landscaping (SF)	834	2,946	885	1,746	2,320	1,976	4,902	2,352	2,228	2,414	3,792	3,321
Required Open Space (SF)	3,176	6,123	3,255	4,894	6,222	8,316	11,653	7,963	7,385	7,074	15,247	15,027
Provided Open Space (SF)	10,000	15,446	10,805	11,179	11,317	26,706	29,006	29,036	23,471	20,855	57,469	57,887
Total Impervious Area (SF)	25,633	60,825	29,941	44,197	59,885	78,531	123,022	75,244	70,967	68,325	143,730	144,142

LEGEND

 INTERIOR LANDSCAPE AREA PROVIDED

 OPEN SPACE PROVIDED

OPEN SPACE PLAN
FRONTIER GATEWAY
BLOCK A, LOTS 1-12,
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FRONTIER GATEWAY DEVELOPMENT AGREEMENT

THIS FRONTIER GATEWAY DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Urban Heights at Frontier LLC ("Developer"), individually, a "Party" and collectively, the "Parties," to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as Frontier Gateway ("Property"), a Preliminary Site Plan of which Property is attached hereto as Exhibit A and incorporated by reference; and

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. **Development Standards.** For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, "Building Materials," attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. **Covenant Running with the Land.** The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. **Maintenance of Landscape Areas.**

A. Developer agrees to maintain all Landscape Areas (including all vegetation) on the Property, as referenced and/or depicted in the applicable zoning ordinance, as amended, free of weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter, as defined in Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended. Further, Developer agrees that landscape maintenance obligations referenced herein include mulching of Landscape Areas, prompt replacement of dead or dying vegetation with new vegetation, mowing of

Landscape Areas, where required, and other routine and regular maintenance of plants and other vegetation.

B. In the event that any Landscape Area or plants or vegetation is/are not properly maintained in accordance with this Agreement, the Town may give written notice to Developer of such failure to maintain and Developer shall promptly address such failure, taking into account the type(s) and species of such plants and vegetation and applicable planting cycles of same. After such notice, and Developer's failure to address same, Developer agrees and acknowledges that the Town shall have the right to go onto Developer's property and replace, replant or otherwise address such failure to maintain any Landscape Area or plants or vegetation, with an invoice of costs incurred by the Town being promptly provided by the Town to Developer. In the event Developer does not pay such invoice within thirty (30) days of receipt by Developer, the Town may file a lien on the Property for the costs it incurred for the work done, including a reasonable administrative fee. Any failure to maintain any Landscape Area, plants or vegetation shall not be considered a default in accordance with Paragraph 7 of this Agreement, and any obligations referenced in said Paragraph shall not be applicable to this Paragraph 2.

C. Notwithstanding any provision in this Paragraph to the contrary, the Town specifically reserves the right to take enforcement action and/or file a complaint against Developer in the Town's municipal court (or other appropriate forum) relative to weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter on the Property, in accordance with Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended.

4. Periodic Review of the Property's Zoning by the Town Council. The Town Council reserves the right to periodically review the progress and/or scope of development of the Property pursuant to the terms of any zoning regulations applicable to the Property, and in the event any amendment(s) or revision(s) to said zoning regulations are deemed reasonably appropriate and have the written approval of the Developer, the Town may provide appropriate notices for Town consideration of same, pursuant to the provisions of Chapter 211 of the Texas Local Government Code, as amended, and the Town's Zoning Ordinance, as amended.

5. Certain Business Establishments Prohibited. Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, "cash for title" lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended); (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn

shops; (8) business entities which primarily utilize outdoor storage or displays; (9) auto parts sales, inside; (10) building material and hardware sales, major; (11) car wash; (12) contractor's shop and/or storage yard; (13) convenience store with gas pumps; (14) dry cleaning, major; (15) laundromat; (16) limited assembly and manufacturing use complying with performance standards; (17) machine shop; (18) office/warehouse/distribution center; (19) recycling collection point; (20) storage or wholesale warehouse. Additionally, Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property a package liquor store, which for purposes of this Agreement is defined as any business entity that is required to obtain a Package Store Permit (P) from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.

6. Applicability of Town Ordinances. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

7. Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

8. Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Collin County, Texas.

9. Notice. Any notices required or permitted to be given hereunder (each, a "Notice") shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Prosper
 250 W. First Street
 Prosper, Texas 75078
 Attention: Town Manager

If to Developer: Urban Heights at Frontier LLC
Vijay Sagar Pelaprolu
4577 Firewheel Drive
Plano, TX 75024-3970

10. Prevailing Party. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

11. Entire Agreement. This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

12. Savings/Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

13. Binding Agreement. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

14. Authority to Execute. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

15. Filing in Deed Records. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Collin County, Texas.

16. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the

signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

17. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

18. Sovereign Immunity. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

19. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

20. Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

21. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

22. Amendment. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

23. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

24. Waiver of Texas Government Code § 3000.001 et seq. With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

25. Third-Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

26. Rough Proportionality. Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

27. Exactions/Infrastructure Costs. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with

§ 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____
Name: Mario Canizares
Title: Town Manager, Town of Prosper

STATE OF TEXAS)
)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the ____ day of _____, 2026, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

Notary Public, State of Texas
My Commission Expires:

DEVELOPER:

URBAN HEIGHTS AT FRONTIER LLC

By: _____

Name: Vijay Sagar Pelaprolu

Title: _____

STATE OF TEXAS)

)

COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2026, by Vijay Sagar Pelaprolu on behalf of Urban Heights at Frontier LLC, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

Notary Public, State of Texas

My Commission Expires:

Legend

- Existing Conditions
 - Proposed Station, Building, & Utility Footprint
 - Proposed Station
 - Match Lines
 - Proposed Station Footprint (North, Centering)
- Proposed Conditions
 - Proposed Station, Building, & Utility Footprint
 - Proposed Station
 - Match Lines
 - Proposed Station Footprint (North, Centering)

Notes of Proposed 25th Street Station

1. The proposed station is located on the east side of the 25th Street Station, between the 25th Street Station and the 25th Street Station.
2. The proposed station is located on the east side of the 25th Street Station, between the 25th Street Station and the 25th Street Station.
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12. The proposed station is located on the east side of the 25th Street Station, between the 25th Street Station and the 25th Street Station.

**FRONTIER GATEWAY
(DEVAPP-24-0110)
EXHIBIT B: BUILDING MATERIALS**

EXTERIOR APPEARANCE OF BUILDINGS:

A. Architectural Standards

1. Architectural style requirements are to be provided in accordance with the Design Standards for Office, Retail, Restaurant, Service, Automobile, Commercial, and Mixed-Use Development Standards of the Town of Prosper's Unified Development Code, Article 2, Section 2.15.C in addition to the building material requirements below:
 - a. Permitted primary exterior materials shall constitute a minimum 80% of an elevation and are defined as clay fired brick, natural and manufactured stone, granite, and marble.
 - b. Secondary materials used on the façade of a building are those that comprise a total of 20% or less of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, cedar or similar quality decorative wood and stucco (3-step application process). Stucco is only permitted a minimum of nine feet above grade.
 - c. Buildings facing Dallas Parkway and backing to the centralized open space area will have rear façades similar in appearance to the front façades.



PLANNING

To: Planning and Zoning Commission **Item No. 6**

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planned Development for Prosper LGE

Meeting: August 4, 2026

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a rezoning from Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Edward Bradley Survey, Abstract 86, Tract 5, on 39.2± acres, located on the northeast corner of Lovers Lane and University Drive. (ZONE-26-0006)

Description of Agenda Item:

The proposed development is subdivided into three distinct tracts, Tracts One, Two, and Three, and extends Richland Boulevard from its current section to Lovers Lane. Tract One, located on the hard corner of Lovers Lane and University Drive, will allow for retail uses. Tract Two, located on the north and east sides of Tract One, will allow for light industrial uses. Tract Three, located on the north side of future Richland Boulevard, will allow for cottage logistics uses.

History:

This item was tabled on August 4, 2026, to allow the applicant to meet with the Willow Ridge Homeowners' Association and adjust the proposal based on their concerns.

Future Land Use Plan:

The Future Land Use Plan recommends the US Highway 380 District.

Zoning:

The property is zoned Planned Development-27 (Commercial Corridor and Retail).

Compatibility:

The zoning and land use of the surrounding properties are shown below.

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-27 (Commercial Corridor and Retail)	Vacant	US Highway 380 District
North	Planned Development-2 (Single Family-10)	Residential (Willow Ridge)	Medium Density Residential
East	Planned Development-2 (Commercial Corridor)	Utility (Oncor Substation)	US Highway 380 District
South	N/A (City of Frisco)	Vacant	N/A (City of Frisco)
West	Planned Development-67 (Retail)	Commercial (Dicks Sporting Goods)	Town Center

District Regulations:

The district regulations within each tract of this Planned Development compared to the regulations in the Commercial and Industrial Districts in the Unified Development Code are shown below.

Tract One (Retail)

The only deviations are an increased side yard setback adjacent to commercial lots outside of this Planned Development and an increase in the allowed building height.

	Proposed Regulations (Development Standards)	Commercial District (Unified Development Code)
Size of Yards	Front: 30' Side: 0' (Attached, Separate Lots) 10' (Adj. to Internal Lots) 25' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential) Rear: 0' (Attached, Separate Lots) 10' (Adj. to Internal Lots) 25' (Adj. to Commercial) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential)	Front: 30' Side: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential) Rear: 0' (Attached, Separate Lots) 15' (Adj. to Commercial) 40' (1-Story Adj. to Residential) 60' (2-Story Adj. to Residential)
Size of Lots	Area: 10,000 SF Width: 100' Depth: 100'	Area: 10,000 SF Width: 100' Depth: 100'
Maximum Height	Height: 50'	Height: 40'
Lot Coverage	Maximum: 50%	Maximum: 50%
Floor Area Ratio	Maximum: 0.5:1	Maximum: 0.5:1

Tract Two (Light Industrial)

The only deviations are a reduced front setback, reduced side yard setback adjacent to thoroughfares, and a decrease in the allowed building height.

	Proposed Regulations (Development Standards)	Industrial District (Unified Development Code)
Size of Yards	Front: 30' Side: 0' (Attached, Separate Lots) 10' (Adj. to Internal Lots) 30' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 60' (Adj. to Residential) Rear: 0' (Attached, Separate Lots) 10' (Adj. to Internal Lots) 30' (Adj. to Commercial) 60' (Adj. to Residential)	Front: 50' (35' on Arterial Street) Side: 30' (Adj. to Commercial) 50' (Adj. to Thoroughfare) 60' (Adj. to Residential) Rear: 30' (Adj. to Commercial) 60' (1-Story Adj. to Residential)
Size of Lots	Area: 15,000 SF Width: 100' Depth: 150'	Area: 15,000 SF Width: 100' Depth: 150'
Maximum Height	Height: 50'	Height: 100'
Lot Coverage	Maximum: 60%	Maximum: N/A
Floor Area Ratio	Maximum: 1:1	Maximum: 1:1

Tract Three (Cottage Logistics)

The only deviations are a reduced front setback, reduced side yard setback adjacent to thoroughfares, and a decrease in the allowed building height.

	Proposed Regulations (Development Standards)	Industrial District (Unified Development Code)
Size of Yards	Front: 30' Side: 10' (Adj. to Internal Lots) 30' (Adj. to Commercial) 30' (Adj. to Thoroughfare) 60' (Adj. to Residential) Rear: 10' (Adj. to Internal Lots) 30' (Adj. to Commercial) 60' (Adj. to Residential)	Front: 50' (35' on Arterial Street) Side: 30' (Adj. to Commercial) 50' (Adj. to Thoroughfare) 60' (Adj. to Residential) Rear: 30' (Adj. to Commercial) 60' (1-Story Adj. to Residential)
Size of Lots	Area: 15,000 SF Width: 100' Depth: 150'	Area: 15,000 SF Width: 100' Depth: 150'
Maximum Height	Height: 35'	Height: 100'
Lot Coverage	Maximum: 60%	Maximum: N/A
Floor Area Ratio	Maximum: 1:1	Maximum: 1:1

Uses:

The list of permitted uses within this Planned Development is shown below, as well as the list of uses currently allowed in Planned Development-27 that would be eliminated should this rezoning request be approved.

Tract One (Retail)

- By Right:
 - Administrative, Medical, or Professional Office
 - Alcoholic Beverage Sales
 - Antique Shop and Used Furniture
 - Bank, Savings and Loan, or Credit Union
 - Beauty Salon/Barber Shop
 - Building Material and Hardware Sales, Minor
 - Business Service
 - Cabinet/Upholstery Shop
 - Catering
 - Commercial Amusement, Indoor
 - Dry Cleaning, Minor
 - Feed Store
 - Furniture, Home Furnishings and Appliance Store
 - Governmental Office
 - Gymnastics/Dance Studio
 - Health/Fitness Center
 - Homebuilder Marketing Center
 - Locksmith/Security System Company
 - Massage Therapy, Licensed
 - Meeting/Banquet/Reception Facility
 - Municipal Uses Operated by the Town of Prosper
 - Nursery, Minor
 - Office/Showroom
 - Private Utility, Other Than Listed
 - Restaurant
 - Retail/Service Incidental
 - Retail Stores and Shops
 - Theater, Neighborhood
 - Theater, Regional
- By Specific Use Permit:
 - Child Care Center, Incidental
 - Child Care Center, Licensed
 - Restaurant, Drive-In

Tract Two (Light Industrial)

- By Right:
 - Administrative, Medical, or Professional Office
 - Building Material and Hardware Sales, Minor
 - Business Service
 - Cabinet/Upholstery Shop
 - Commercial Amusement, Indoor
 - Furniture, Home Furnishings and Appliance Store
 - Furniture Restoration
 - Gymnastics/Dance Studio
 - Health/Fitness Center
 - Homebuilder Marketing Center
 - Limited Assembly and Manufacturing Use Complying with Performance Standards
 - Locksmith/Security System Company
 - Municipal Uses Operated by the Town of Prosper
 - Nursery, Minor
 - Office/Showroom
 - Office/Warehouse
 - Print Shop, Minor
 - Private Utility, Other Than Listed
 - Repair Service, Indoor
 - Research and Development Center
 - Retail/Service Incidental
 - Retail Stores and Shops
 - Storage or Wholesale Warehouse
- By Specific Use Permit:
 - Auto Parts Sales, Inside
 - Equipment and Machinery Sales and Rental, Minor
 - Wireless Communications and Support Structures

Tract Three (Cottage Logistics)

- By Right:
 - Administrative, Medical, or Professional Office
 - Artisan's Workshop
 - Building Material and Hardware Sales, Minor
 - Business Service
 - Cabinet/Upholstery Shop
 - Cottage Logistics *
 - Furniture, Home Furnishings and Appliance Store
 - Furniture Restoration
 - Health/Fitness Center
 - Homebuilder Marketing Center
 - Limited Assembly and Manufacturing Use Complying with Performance Standards
 - Locksmith/Security System Company
 - Machine Shop
 - Municipal Uses Operated by the Town of Prosper
 - Nursery, Minor
 - Office/Showroom

- Office/Warehouse
- Print Shop, Minor
- Private Utility, Other Than Listed
- Repair Service, Indoor
- Research and Development Center
- Retail/Service Incidental
- Retail Stores and Shops
- Small Engine Repair Shop
- Storage or Wholesale Warehouse
- By Specific Use Permit:
 - Auto Parts Sales, Inside
 - Contractor's Shop and/or Storage Yard
 - Equipment and Machinery Sales and Rental, Minor
 - Wireless Communications and Support Structures

*** The use “Cottage Logistics” is not defined in the Town’s Unified Development Code.**

A definition has been created for this use in the proposed development standards. The use is defined as “an establishment or business where the primary purpose is small-scale and individualized (i.e., not mass produced) assembly and light manufacturing of commodities and is characterized by low to no external impact.”

Eliminated Uses (Currently Allowed in Planned Development-27)

- Alcoholic Beverage Establishment (S)
- Antenna, Non-Commercial
- Antenna, Stealth
- Assisted Care of Living Facility (S; Retail District)
- Automobile Paid Parking Lot/Garage
- Automobile Parking Lot/Garage
- Automobile Repair, Minor (S)
- Automobile Sales/Leasing, New (S)
- Automobile Sales/Leasing, Used (S)
- Athletic Stadium or Field, Private (S)
- Athletic Stadium or Field, Public
- Bed and Breakfast Inn
- Big Box (S)
- Building Material and Hardware Sales, Major (S; Retail District)
- Bus Terminal
- Cemetery or Mausoleum (S)
- Child Care Center, Incidental (S)
- Child Care Center, Licensed (S)
- Civic/Convention Center
- College, University, Trade, or Private Boarding School
- Commercial Amusement, Outdoor (S)
- Commercial Drone Delivery Hub (S)
- Community Center
- Construction Yard and Field Office, Temporary

- Convenience Store without Gas Pumps
- Day Care Center, Adult
- Donation or Recycling Bin
- Equipment and Machinery Sales and Rental, Minor
- Fairgrounds/Exhibition Area (S)
- Farm, Ranch, Stable, Garden, or Orchard
- Farmer's Market
- Food Truck Park (S)
- Fraternal Organization, Lodge, Civic Club, Fraternity, or Sorority
- Funeral Home (S; On-Site Cremation Services)
- General Manufacturing/Industrial Use Complying with Performance Standards
- Golf Course and/or Country Club
- Helistop (S)
- Hospital
- Hotel, Full Service
- Hotel, Limited Service (S)
- Hotel, Residence/Extended Stay (S)
- House of Worship
- Indoor Gun Range (S)
- Laundromat
- Mobile Food Vendor (S)
- Motorcycle Sales/Service (S)
- Museum/Art Gallery
- Nursery, Major (S)
- Open Storage
- Outdoor Merchandise Display, Incidental (S)
- Outdoor Merchandise Display, Temporary
- Park or Playground
- Print Shop, Major
- Private Club (S)
- Private Recreation Center
- Recycling Center (S)
- Recycling Collection Point
- Rehabilitation Care Institution (S)
- School District Bus Yard
- School, Private or Parochial
- School, Public
- Sewage Treatment Plant/Pumping Station (S)
- Taxidermist
- Telephone Exchange
- Temporary Building (S)
- Transit Center
- Utility Distribution/Transmission Facility (S)
- Water Treatment Plant (S)
- Winery
- Wireless Communications and Support Structures (S)

Building Materials:

The architectural standards within this Planned Development are shown below.

- Building Materials:
 - Primary Materials (Min. of 80%)
 - Clay Fired Brick
 - Concrete Tilt Wall
 - Split-Faced Block
 - Stone (Natural and Manufactured)
 - Secondary Materials (Max. of 20%)
 - Formliner
 - Steel
 - Stucco (Three-Step Only)
 - Timber
- Building Design:
 - Enhanced Building Entrances
 - Enhanced Pedestrian-Facing Façades
 - Enhanced Public-Facing Façades

Landscaping:

The landscaping regulations within this Planned Development compared to the regulations in the Unified Development Code are shown below.

Perimeter Landscaping

The only deviation is the allowance for no landscaping buffer between commercial lots (5' width) when the lot line is located at the centerline of a drive aisle or fire lane.

	Proposed Regulations (Development Standards)	Town Regulations (Unified Development Code)
Buffer / Easement	Width: 5' (Adj. to Commercial) 15' (Adj. to Residential) 25' (Adj. to Thoroughfare) 30' (University Drive)	Width: 5' (Adj. to Commercial) 15' (Adj. to Residential) 25' (Adj. to Thoroughfare) 30' (University Drive)
Trees	Adj. to Commercial: One Small Tree every 15 Feet Adj. to Residential: One 3" Caliper every 30 Feet Adj. to Thoroughfare: One 3" Caliper every 30 Feet	Adj. to Commercial: One Small Tree every 15 Feet Adj. to Residential: One 3" Caliper every 30 Feet Adj. to Thoroughfare: One 3" Caliper every 30 Feet
Shrubs	Adj. to Commercial: One 5-Gallon every 15 Feet	Adj. to Commercial: One 5-Gallon every 15 Feet

	Adj. to Residential: N/A	Adj. to Residential: N/A
	Adj. to Thoroughfare: 15 5-Gallon every 30 Feet	Adj. to Thoroughfare: 15 5-Gallon every 30 Feet

Open Space and Amenities:

A minimum percentage of open space will not be required for each commercial lot; however, a minimum of 12 percent of open space is required for the aggregate area of the proposed development. Additionally, amenities from the list below will be provided in these open space areas. These amenities are categorized as either major or minor with a requirement of three major amenities and ten minor amenities being provided throughout the development as approved by the Director of Development Services.

- Major Amenities:
 - Dog Park
 - Fountain
 - Hike and Bike Trail Head
 - Shade Structure
- Minor Amenities:
 - Benches and Tables
 - Bike Racks
 - Dog Waste Station
 - Pond Overlook

Screening:

A living screen is proposed in lieu of a masonry screening wall adjacent to the residential subdivision to the north, Willow Ridge. There is an existing tree line adjacent to the homes in Willow Ridge that are adjacent to the site. The screen will consist of this existing tree line in addition to plantings that will fill in its gaps. Additionally, an eight-foot wrought iron fence will be placed along the northern boundary adjacent to the common area lot in Willow Ridge as shown on the Conceptual Plan.

Richland Boulevard:

Richland Boulevard, as depicted on the Conceptual Plan, will be extended through the interior of the development from its current section to Lovers Lane to provide access throughout the site and frontage onto a public right-of-way for Tract 3. Additionally, berms and a ten-foot hike and bike trail will be provided along this thoroughfare.

Thoroughfare Plan:

This property has access to Lovers Lane, future Richland Boulevard, and University Drive.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Unified Development Code and state law. Staff has received five letters of opposition, two letters of neutrality, and one letter of support to the proposed zoning request to date.

Attached Documents:

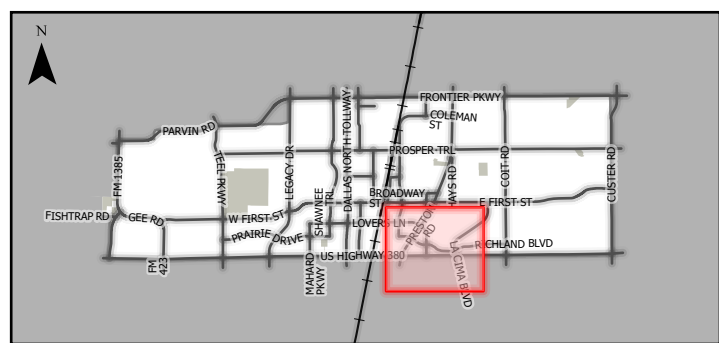
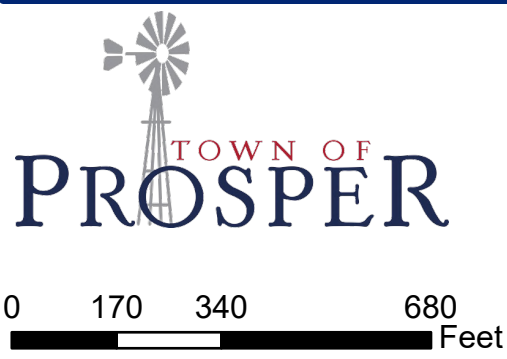
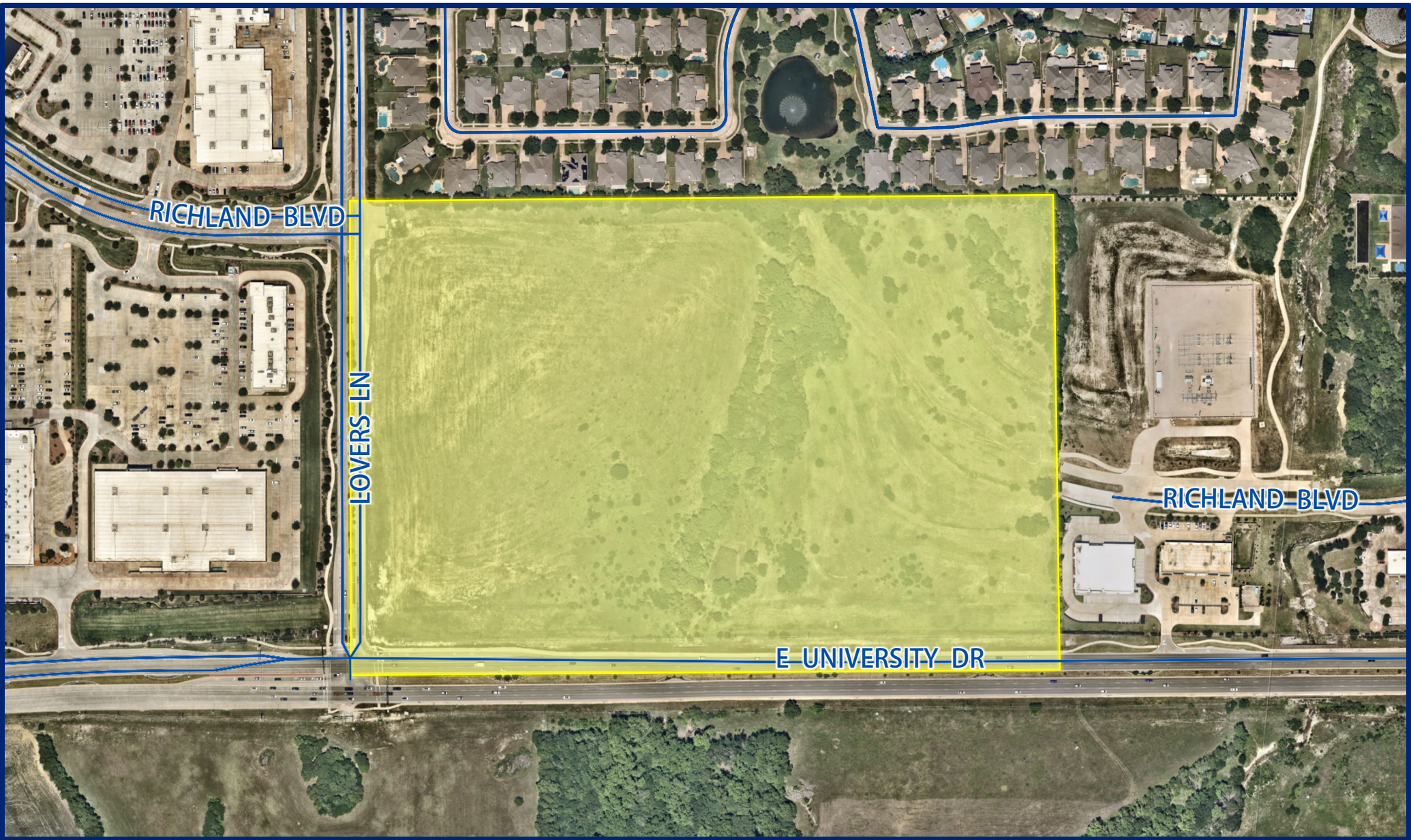
1. Aerial Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit A-1 – Written Metes and Bounds
5. Exhibit A-2 – Boundary Exhibit
6. Exhibit B – Letter of Intent
7. Exhibit C – Development Standards
8. Exhibit D – Conceptual Plan
9. Exhibit E – Development Schedule
10. Exhibit F – Elevations
11. Exhibit G – Landscape Plan
12. Exhibit H – Open Space Plan
13. Trip Generation Exhibit (Tract 2)
14. Draft Development Agreement
15. Letter from Resident – St. Romain, D.
16. Letter from Resident – Holbrook, R.
17. Letter of Support – Hage, G.
18. Letter of Opposition – Chatfield, K.
19. Letter of Opposition – Astie, S.
20. Letter of Opposition – Bremer, T.
21. Letter of Opposition – Raney, L.
22. Letter of Opposition – Hendrickson, C.

Town Staff Recommendation:

The rezoning request is compliant with the Future Land Use Plan. Additionally, it allows for the update of an outdated zoning district with undesirable uses and a development agreement that will ensure the aesthetic quality of the development. For these reasons, Town Staff recommends the Planning and Zoning Commission approve the request for a rezoning from Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Edward Bradley Survey, Abstract 86, Tract 5, on 39.2± acres, located on the northeast corner of Lovers Lane and University Drive.

Town Council Public Hearing:

Upon a recommendation by the Planning and Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their regular meeting on August 25, 2026.

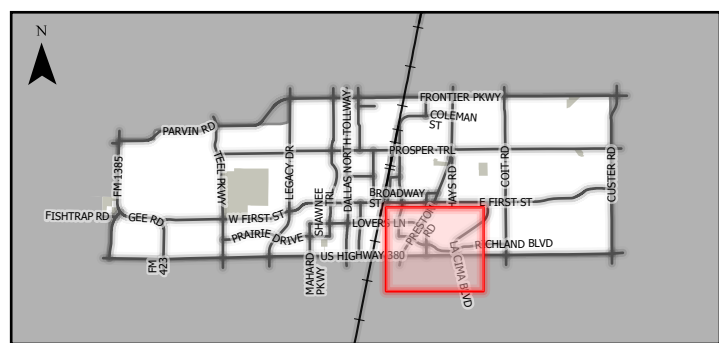
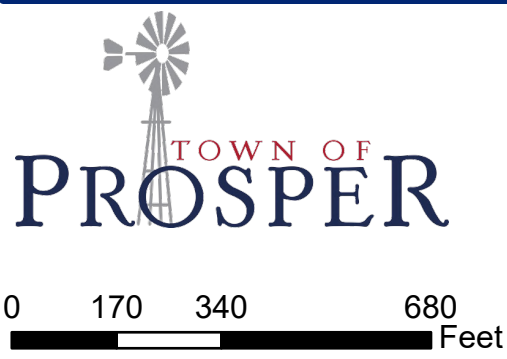
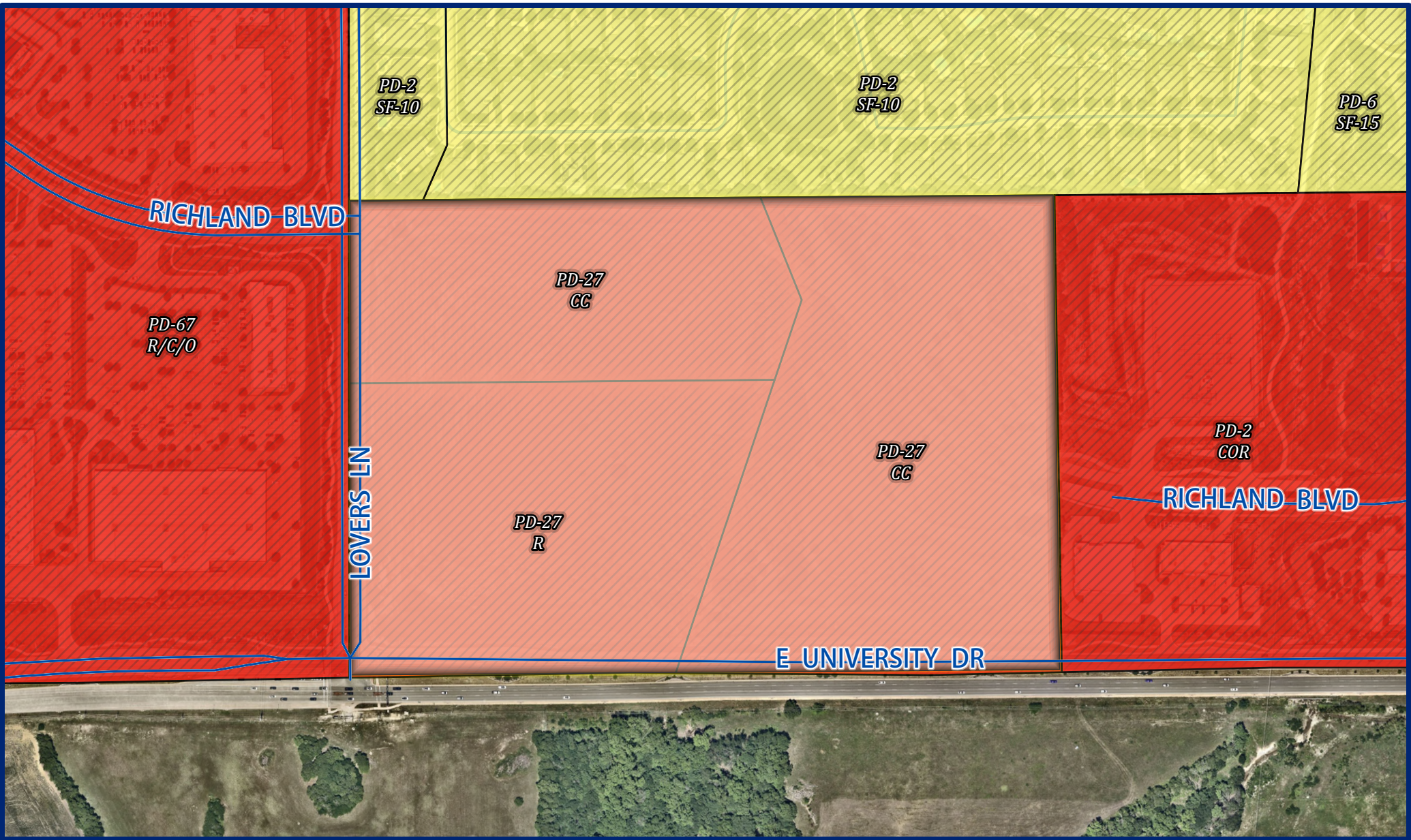


ZONE-26-0006

Prosper LGE

Planned Development

This map for illustration purposes only



ZONE-26-0006

Prosper LGE

Planned Development

This map for illustration purposes only

Future Land Use Exhibit

- | | | |
|--------------------------------|---|-------------------------------|
| Low Density Residential | Dallas North Tollway, Dedicated Truck Route | Dallas North Tollway District |
| Medium Density Residential | 6 Lane Divided | US Highway 380 District |
| High Density Residential | 4 Lane Divided | Parks |
| Retail & Neighborhood Services | Commercial Collector | Floodplain |
| Business Park | 3 Lane Undivided Couplet | School District Properties |
| Old Town District | Access Roads | Town Limits |
| Town Center | Old Town Roads | ETJ |

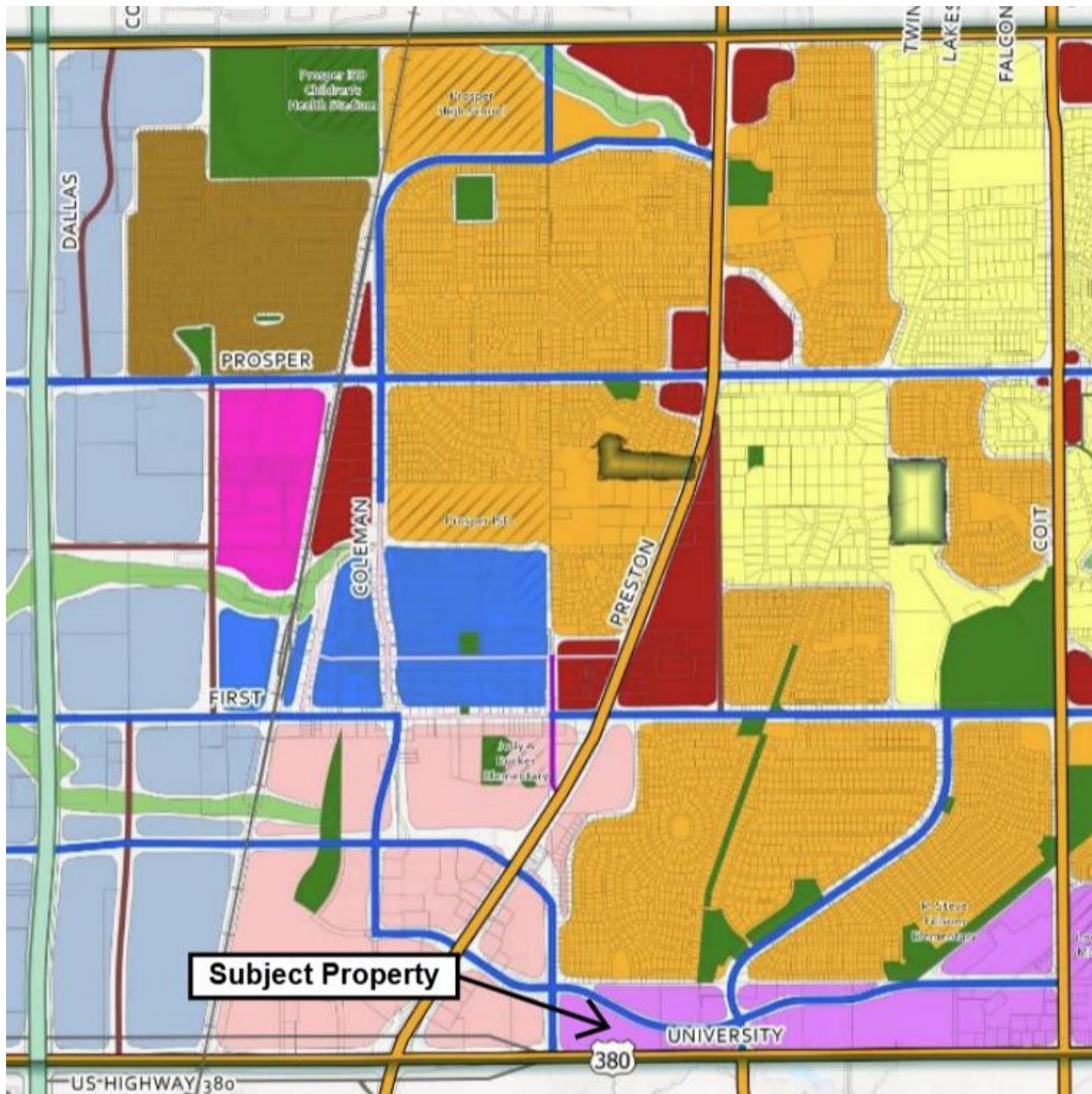


EXHIBIT "A-1"
ZONE-26-0006

BEING a tract of land situated in the Edward Bradley Survey, Abstract No. 86, Town of Prosper, Collin County, Texas, and being a portion a called 41.166-gross acre tract of land, described in a deed from Carol Tsai, L.P. to Carol Tsai (21.206% interest), Chao-Lun Tsai (39.397% interest), Grace Tsai Hage (0.333% interest), and Grace Tsai Hage Trust (39.064% interest), recorded in Instrument No. 20121129001521660, that tract of land described in a deed from Carol Tsai to Grace Tsai Hage Trust (21.206% interest), recorded in Instrument No. 20121217001602890, that tract of land described in a deed from Chao-Lun Tsai to Chao-Lun Tsai (a/k/a/ Roland Tsai), as Trustee of the Roland Tsai Trust, U/A/D April 11, 2017 (39.397% interest), recorded in Instrument No. 20170630000859500, that tract of land described in a deed from Chao-Lun Tsai (a/k/a/ Roland Tsai), as Trustee of the Roland Tsai Trust, U/A/D April 11, 2017 to Chris LLC (39.397% interest), recorded in Instrument No. 20181220001544550, corrected in Instrument No. 20190208000136680, further corrected in Instrument No. 201902110001041320, all of the Official Public Records of Collin County, Texas, and being the current north half of E. University Drive (U. S. Highway 380) and the east half of Lovers Lane, and being more particularly described as follows:

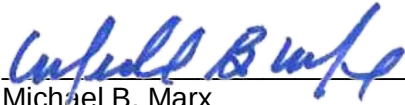
BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 41.166-gross acre tract, same being the northwest corner of Lot 3R, Block B of La Cima Crossing, an addition to the Town of Prosper, according to the Plat recorded in Volume 2021, Page 166 of the Plat Records of Collin County, Texas, same being on the south line of Willow Ridge Phase Three, an addition to the Town of Prosper, according to the Plat recorded in Cabinet Q, Page 618 of the Plat Records of Collin County, Texas;

THENCE South 00°47'44" East, along the east line of said 41.166-gross acre tract, the west line of said Lot 3R, Block B, passing at a distance of 617.29 feet, a 5/8-inch iron rod with a yellow plastic cap, stamped "DUNAWAY ASSOC LP" found for the southwest corner of said Lot 3R and the north corner of the west terminus of Richland Boulevard, a 90' wide right of way as dedicated in aforesaid Volume 2017, Page 490, Plat Records, Collin County, Texas, passing at a distance of 712.34 feet a 1/2-inch iron rod with a yellow plastic cap, stamped "DAA" found for the south corner of said Richland Boulevard and the northwest corner of Lot 4, Block A of La Cima Crossing, an addition to the Town of Prosper, according to the plat recorded in Volume 2017, Page 490 of the Plat Record of Collin County, Texas, continuing along the west line of said Lot 4, passing at distance of 1,044.37 feet, an aluminum TXDOT right of way disk found on the east line of said 41.166-gross acre tract, for the southwest corner of said Lot 4, Block A, same being on the north right of way line of E. University Drive (U. S. Highway 380), a variable width right of way, described in a 0.6980-acre deed to the State of Texas, recorded in Volume 3299, Page 107 of the Land Records of Collin County, Texas, continuing a cross said E. University Drive (U. S. Highway 380), a total distance of 1,130.91 feet to the center of existing E. University Drive (U. S. Highway 380), same being the south town limit line of the Town of Prosper and the north city limit line of the City of Frisco;

THENCE South 89°33'11" West, along the current centerline of E. University Drive (U. S. Highway 380), and the common boundaries of the Town of Prosper and the City of Frisco, a distance of 1,687.91 feet to the intersection of said line with the centerline of Lovers Lane;

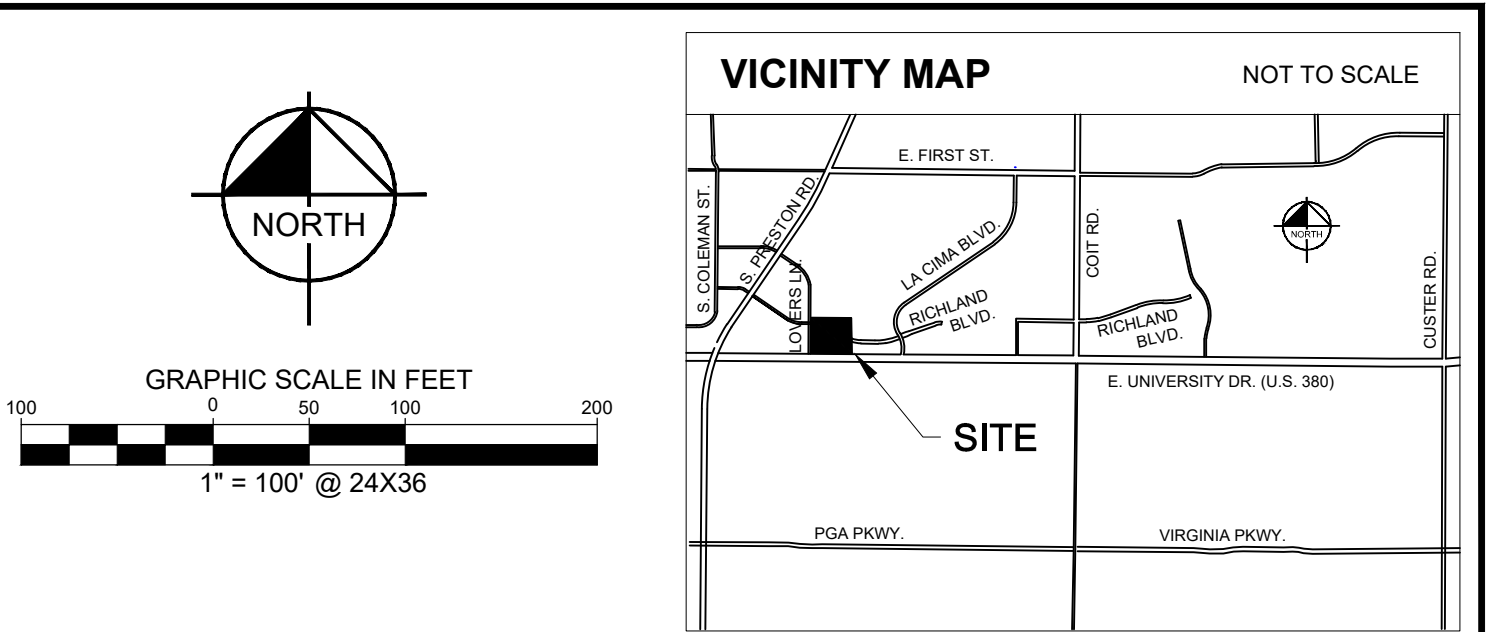
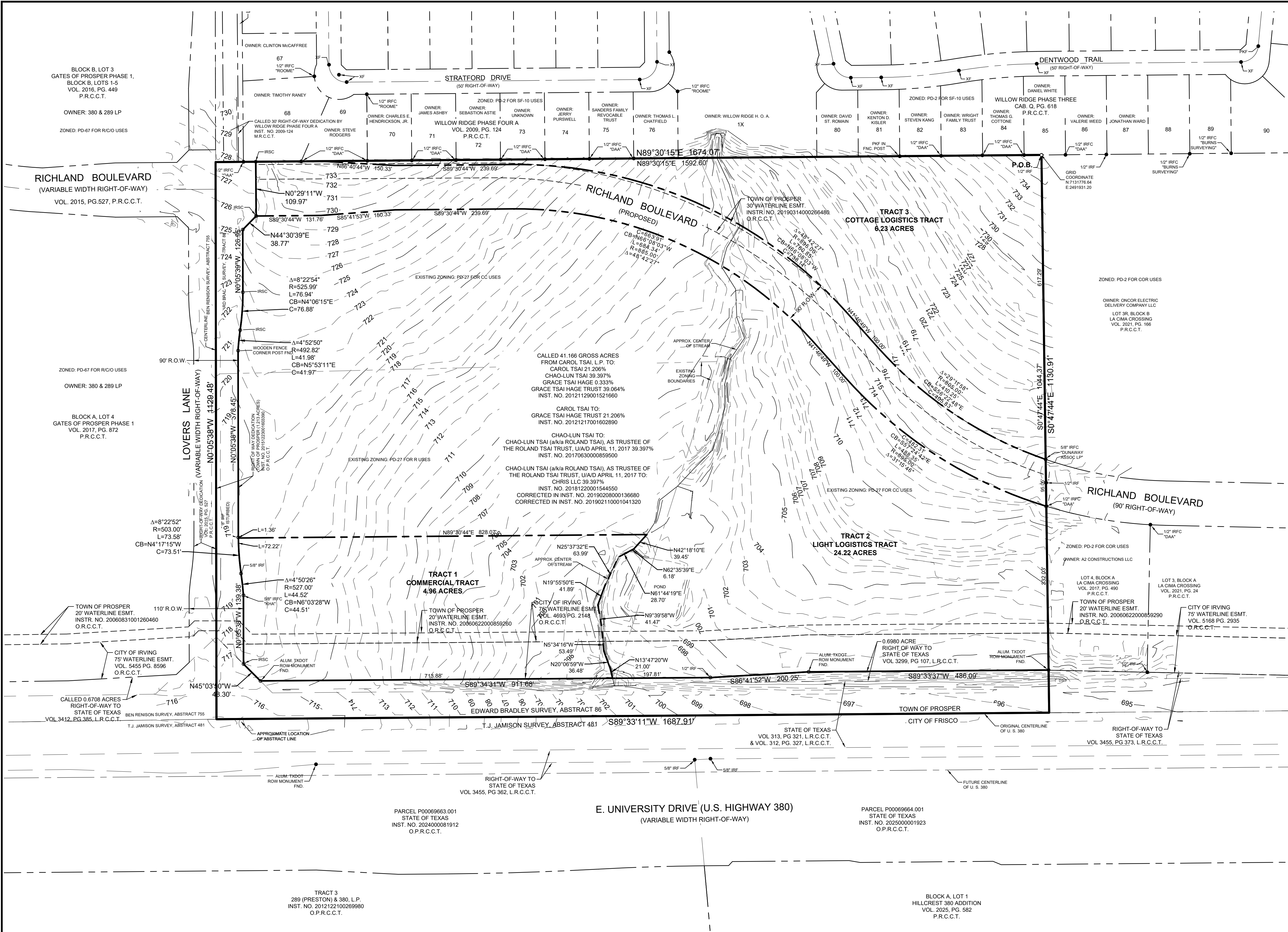
THENCE North 00°05'38" West, along the centerline of said Lovers Lane, a distance of 1,129.48 feet to a point for corner;

THENCE North 89°30'15" East, departing the centerline of said Lovers Lane, crossing said Lovers Lane, passing a 1/2-inch iron rod with a plastic cap, stamped "DAA" found for the southwest corner of Block B, Lot 68 of Willow Ridge Phase Four A, an addition to the Town of Prosper, according to the Plat recorded in Volume 2009, Page 124 of the Plat Records of Collin County, Texas, passing the northwest corner of aforesaid 41.166-gross acre tract, continuing along the north line of said 41.166-gross acre tract, the south line of said Willow Ridge Phase Four A and the south line of aforesaid Willow Ridge Phase Three, a total distance of 1,674.07 feet to the **POINT OF BEGINNING** and containing 43.61 acres of land, more or less.



Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com
Michael B. Marx





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THENCE North 89°30'15" East, departing the centerline of said Lovers Lane, crossing said Lovers Lane, passing a 1/2-inch iron rod with a plastic cap, stamped "DAA" found for the southwest corner of Block B, Lot 68 of Willow Ridge Phase Four A, an addition to the Town of Prosper, according to the Plat recorded in Volume 2009, Page 124 of the Plat Records of Collin County, Texas, passing the northwest corner of aforesaid 41.166-gross acre tract, continuing along the north line of said 41.166-gross acre tract, the south line of said Willow Ridge Phase Four A and the south line of aforesaid Willow Ridge Phase Three, a total distance of 1,674.07 feet to the **POINT OF BEGINNING** and containing 43.61 acres of land, more or less.

LEGEND
Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
IRFC = IRON ROD W/ICAP FOUND
IRF = IRON ROD FOUND
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- No 100-year floodplain exists on the property. See Flood Statement.
- The thoroughfare alignment(s) are shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of Final Plat.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0235J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Phone: (972) 335-3580
Contact: Michael B. Marx, R.P.L.S.

ENGINEER:
Kimley-Horn and Associates, Inc.
200 N. Travis St., Suite 500
Sherman, TX 75090
Phone: (469) 353-6061
Contact: Michael Carlisle, P.E.

OWNER:
Hage Grace Tsai Trust
3208 Caruth Blvd.
Dallas, TX 75225
Phone: (214) 678-3418
Contact: Andrew Prine

DEVELOPER:
Creation Equity
1280 E. Levee St.
Dallas, TX 75207
Phone: (602) 600-6363
Contact: Mr. Taylor Mitcham

ARCHITECT:
LGE Design Build
1280 E. Levee St.
Dallas, TX 75207
Phone: (469) 498-0998
Contact: Mark Cone

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MBM	KHA	06/08/2026	060085800	1 OF 1

ZONE-26-0006

Exhibit B: Statement of Intent and Purpose

PLANNED DEVELOPMENT DISTRICT

LOVERS BUSINESS PARK

Southeast corner of Lovers Land and Richland Blvd, Prosper, Texas

Creation RE, LLC

Creation RE, LLC intends to develop this site to accommodate retail, office, and showroom, along with high-quality business park space to support a variety of light manufacturing and warehousing uses. The project will be thoughtfully planned to enhance both functionality for future tenants and the visual character of the surrounding area, contributing positively to the Town of Prosper.

EXHIBIT C: Development Standards

ZONE-26-0006

LOVERS BUSINESS PARK

Except as otherwise set forth in these Development Standards, the regulations of the Unified Development Code (as it currently exists or may be amended) shall apply to the property.

The zoning exhibits attached and incorporated into this Planned Development shall serve as a guide for development of the Property. The ultimate layout (including streets, site layout, building uses, and open space areas) shall be determined at the time of Preliminary Site Plan or Site Plan by the Planning & Zoning Commission.

This Planned Development document shall be the governing document for development of the Property and in the event of any conflict or inconsistency between any Town Ordinances and this document, the terms and provisions of this Planned Development shall control. This PD document is a vesting document for purposes of Chapter 245 of the Texas Local Government Code.

Commercial Corridor District – LOVERS BUSINESS PARK

1.1 GENERAL PURPOSE AND DESCRIPTION:

This planned development is separated into three tracts as shown on Exhibit D-1.

1.2 REGULATIONS:

“Tract I” Commercial Tract

A. Size of Yards:

- 1. Minimum Front Yard:** 30 feet
- 2. Minimum Side Yard:**
 - a. Twenty-five feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
 - b. Ten feet adjacent to lots within this planned development.
 - c. Forty feet for a one story building adjacent to a residential district and 60 feet for a two story building adjacent to a residential district.
 - d. Thirty feet when adjacent to a street.

3. Minimum Rear Yard:

- a. Twenty-five feet adjacent to a nonresidential district. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
- b. Ten feet adjacent to lots within this planned development.
- c. Forty feet for a one story building adjacent to a residential district and 60 feet for a two story building adjacent to a residential district.

B. Size of Lots:

- 1. **Minimum Size of Lot Area:** 10,000 square feet.
- 2. **Minimum Lot Width:** 100 feet.
- 3. **Minimum Lot Depth:** 100 feet.

C. Maximum Height: 50 feet

D. Lot Coverage: 50 percent.

E. Floor Area Ratio: Maximum 0.5:1

“Tract II” Light Industrial

A. Size of Yards:

- 1. **Minimum Front Yard:** 30 feet
- 2. **Minimum Side Yard:**
 - a. Thirty feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
 - b. Ten feet adjacent to lots within this planned development.
 - c. 60 feet adjacent to a residential district.
 - d. Thirty feet adjacent to a street.

3. Minimum Rear Yard:

- a. Thirty feet adjacent to a nonresidential district. The minimum rear yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
- b. Ten feet adjacent to lots within this planned development.
- c. 60 feet adjacent to a residential district.

B. Size of Lots:

- 1. **Minimum Size of Lot Area:** 15,000 square feet.
- 2. **Minimum Lot Width:** 100 feet.
- 3. **Minimum Lot Depth:** 150 feet.

- C. Maximum Height:** 50 feet in height.
- D. Lot Coverage:** 60 percent.
- E. Floor Area Ratio:** Maximum 1:1

“Tract III” Cottage Logistics

A. Size of Yards:

- 1. Minimum Front Yard:** 30 feet
- 2. Minimum Side Yard:**
 - a. Thirty feet adjacent to a nonresidential district. The minimum side yard setback may be eliminated for attached buildings on separate lots as shown on an approved site plan.
 - b. Ten feet adjacent to lots within this planned development.
 - c. 60 feet adjacent to a residential district.
 - d. Thirty feet adjacent to a street.
- 3. Minimum Rear Yard:**
 - a. Thirty feet.
 - b. Ten feet adjacent to lots within this planned development.
 - c. Sixty feet adjacent to a residential district.

B. Size of Lots:

- 1. Minimum Size of Lot Area:** 15,000 square feet.
- 2. Minimum Lot Width:** 100 feet.
- 3. Minimum Lot Depth:** 150 feet.

- C. Maximum Height:** 35 feet
- D. Lot Coverage:** 60 percent.
- E. Floor Area Ratio:** Maximum 1:1

1.5 Parking Requirements:

Parking spaces shall be provided in accordance with the requirements listed in the Schedule of Uses in Article 2.07.C in the Unified Development Code in addition to the following:

Tract III Cottage Logistics: 1 space per 350 SF (office) 1 space per 1,000 SF (Warehouse)

1.6 EXTERIOR APPEARANCE OF BUILDINGS:

Building facades shall be comprised of minimum of 80% primary building material (split-faced block, brick, concrete tilt-wall panel, stone) with a maximum of 20% secondary materials (steel, timber, form liner, three-step stucco). These restrictions shall apply to all facades of any building as a cohesive whole. Glazing shall be encouraged but subtracted from the overall façade calculations.

For Tract I, overall material ratios (for all facades of any building as a cohesive whole) shall include a minimum of 70% primary materials (including glazing) with total secondary material not to exceed 30%, as reviewed and confirmed by the Director of Development Services or his or her designee.

Buildings shall incorporate a cohesive palette of high-quality materials including natural stone, architectural concrete tilt-wall panels, metal accents, and glazing systems to establish a refined contemporary character appropriate for the Town of Prosper. Natural stone shall be prominently integrated at primary building entries and along key pedestrian-facing facades (front and sides of building) to reinforce a durable, authentic material expression.

Architectural tilt-wall panels shall utilize a minimum of two complementary earth-tone colors, consisting of a lighter primary field color with a darker contrasting base course to provide visual grounding and pedestrian-scale articulation. Horizontal and vertical reveals, offsets, and varying panel depths shall be incorporated at regular intervals to reduce perceived massing and create shadow lines and visual interest along all public-facing elevations (front and sides of building).

Primary building entrances shall be enhanced through the use of articulated steel canopies, enhanced glazing, vertical architectural elements, accent lighting, and landscape integration to create a clearly identifiable and inviting entry experience.

Buildings throughout the development shall maintain a consistent architectural vocabulary, coordinated material palette, and complementary colors while allowing for subtle variation in facade composition and detailing to avoid repetition and enhance the overall character of the development.

1.7 LANDSCAPE AREA REQUIREMENTS

Lovers Business Park Planned Development shall comply with the Town of Prosper's landscaping standards except as described herein:

A 5' landscape buffer is required on each side of the lot line except where the lot line falls within a drive aisle or fire lane. Alternate landscape requirements to be allowed

where in conflict with existing utility and utility easements as determined by the Director of Development Services or his or her designee.

The northern property boundary of the Lovers Planned Development District Shall be heavily screened where space allows. In addition to an twenty foot landscape buffer, A ten foot natural buffer shall be preserved along the northern property line with the intent to save the existing tree line for better screening. No grading shall occur within the 10' natural buffer. Where there are gaps in the existing tree line, additional vegetation screening shall be provided as determined by the Director of Development Services or his/her designee. A 8' wrought iron fence shall be provided along the northern property line where single family lot does not exist as shown on the Concept Plan.

In addition to the landscape requirements set forth in the Unified Development Code, Richland Blvd landscape to include a 10' hike and bike trail with clustered enhanced landscape areas and landscape berms where space allows. The 10' hike and bike trail to be required as shown on the Concept Plan in Exhibit D. Due to the alignment of Richland Blvd, landscape requirements along the northern ROW may not be required where there is insufficient space, as determined by the Director of Development Services or his or her designee.

Open Space Amenities:

Lovers Business Park will provide thoughtfully designed open space amenities to enhance usability for future tenants. The open space for Lovers Business Park will be shared and maintained by the property owner's. The open space may be separated into separate areas as shown in Exhibit H and described below. The open space will be consolidated and not be required on a lot-by-lot basis. If the project is phased, the open space plan will be updated and reviewed at preliminary site plan level to ensure the total open space area meets or exceeds 12% of the net lot area included in Lovers Business Park PD. Specific details, cut sheets, and product information to be provided at site plan level. The open space shall include a minimum of 3 major amenities and 10 minor amenities from the list below subject to approval of the Director of Development Services:

- A. Major Amenities: Hike and Bike Trail Head, Shade Structure, Dog Park, Fountain
- B. Minor Amenities: Bench, Table, Bike Rack, Pond Overlook, Dog Waste Station.

LOVERS BUSINESS PARK

PLANNED DEVELOPMENT

SCHEDULE OF USES

Permitted uses within the Lovers Business Park Planned Development shall comply with the Schedule of uses herein. The following shall apply to the Lovers Business Park Planned Development:

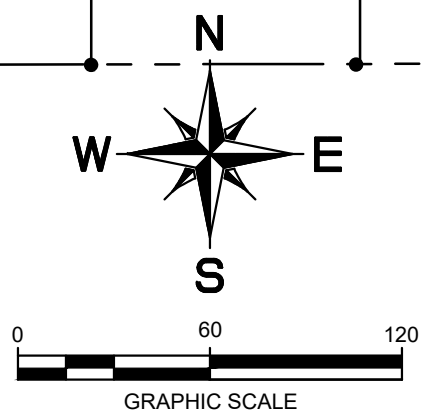
Tract III to allow for Cottage Logistics use which is defined as an establishment or business where the primary purpose is small-scale and individualized (i.e., not mass produced) assembly and light manufacturing of commodities and is characterized by low to no external impact. This use includes, but is not limited to workshops and studios for cottage industries such as pottery, glassblowing, metalworking and fabrication, weapon bluing, and furniture-making. Cottage logistics enterprises may include direct sales to consumers and repair or rehabilitation of household goods, appliances, or furnishings. This use does not include any maintenance or repair work done on automobiles.

Office/Warehouse – means a building primarily devoted to storage and warehousing of merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display areas for products sold, distributed, and shipped from the storage and warehousing areas.

Use	TRACT I – RETAIL	TRACT II – LIGHT INDUSTRIAL	TRACT III – PORTIS
SECTION 1.3(B) ACCESSORY AND INCIDENTAL USES			
Homebuilder Marketing Center	X	X	X
Retail/Service Incidental Use	X	X	X
SECTION 1.3(C) EDUCATIONAL, INSTITUTIONAL, PUBLIC, AND SPECIAL USES			
Municipal Uses Operated by the Town of Prosper	X	X	X
SECTION 1.3(D) TRANSPORTATION, UTILITY, AND COMMUNICATIONS USES			
Private Utility, Other Than Listed	X	X	X
Wireless Communications and Support Structures		S	S

SECTION 1.3(E) OFFICE AND PROFESSIONAL USES			
Administrative, Medical, or Professional Office	X	X	X
Governmental Office	X		
Research and Development Center		X	X
SECTION 1.3(F) RETAIL USES			
Antique Shop and Used Furniture	X		
Alcoholic Beverage Sales	X		
Building Material and Hardware Sales, Minor	X	X	X
Equipment and Machinery Sales and Rental, Minor		S	S
Feed Store	X		
Furniture, Home Furnishings and Appliance Store	X	X	X
Nursery, Minor	X	X	X
Retail Stores and Shops	X	X	X
SECTION 1.3(G) SERVICE USES			
Artisan's Workshop			X
Bank, Savings and Loan, or Credit Union	X		
Beauty Salon/Barber Shop	X		
Business Service	X	X	X
Cabinet/Upholstery Shop	X	X	X
Catering	X		
Child Care Center, Licensed	S		
Child Care Center, Incidental	S		
Commercial Amusement, Indoor	X	X	
Contractor's Shop and/or Storage Yard			S
Dry Cleaning, Minor	X		
Furniture Restoration		X	X
Gymnastics/Dance Studio	X	X	
Health/Fitness Center	X	X	X
Locksmith/Security System Company	X	X	X
Massage Therapy, Licensed	X		
Meeting/Banquet/Reception	X		
Print Shop, Minor		X	X

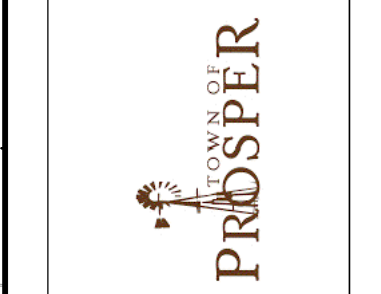
Repair Service, Indoor		X	X
Restaurant	X		
Restaurant, Drive In	S		
Small Engine Repair Shop			X
Theater, Neighborhood	X		
Theater, Regional	X		
SECTION 1.3(H) AUTOMOBILE AND RELATED USES			
Auto Parts Sales, Inside		S	S
SECTION 1.3(I) WHOLESALE USES			
Office/Showroom	X	X	X
Office/Warehouse*		X	X
Cottage Logistics			X
Storage or Wholesale Warehouse		X	X
SECTION 1.3(J) MANUFACTURING AND INDUSTRIAL USES			
Limited Assembly and Manufacturing Use Complying with Performance Standards		X	X
Machine Shop			X

[illegible]

Kimley»»Horn
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106 W. LOUISIANA STREET, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 060085800	DATE JULY 2026	SCALE AS SHOWN	DESIGNED BY MJC	DRAWN BY SEH	CHECKED BY MJC
--------------------------	-------------------	----------------	-----------------	--------------	----------------

LOVERS BUSINESS
PARK
PROSPER, TEXAS



CONCEPT PLAN

SHEET NUMBER
EX - D-1

```

xSite - Overall : xSite - Richland Blvd : xHitch
xProspLog :
xFoodPlan : xSurv : xBndr : xBndy : xWetland :
7/28/2026 11:52 AM
LAST SAVED
PLOTS BY
DNG NAME
DNG PATH
K:\SHR_CIVIL\060065900 - PROSPER - NEC US380 AND PRESTON\CAD\EXHIBITS
20260609 - PD CONCEPT EXHIBIT.DWG, [24 x 36]

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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and Client to which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Zoning does not include compliance with the town Fire Code, nor does it include fire access, fire hydrants, and fire lane arrangements. Review of the Zoning does not grant or otherwise provide said approval to the Town Fire Code. Full compliance will be reviewed during PSP and SP submittal and may require the site is reconfigured and modified from that shown in the Concept Plan and/or Zoning Exhibit.

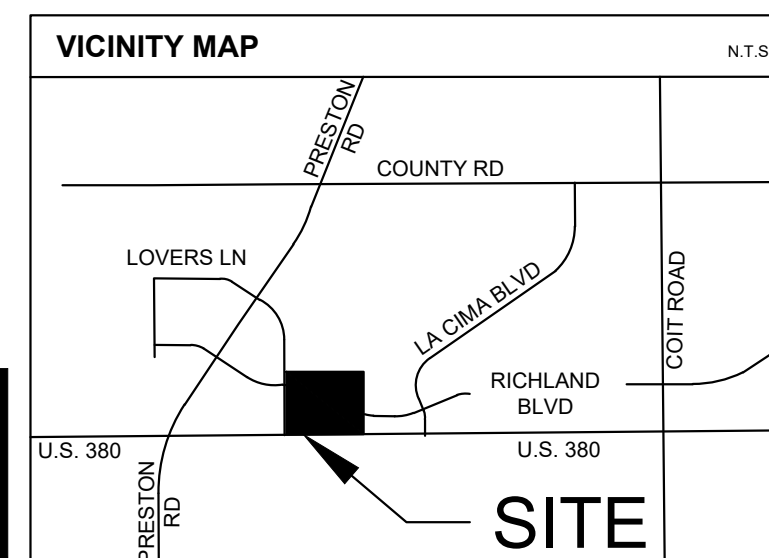


EXHIBIT D-1 – CONCEPT PLAN
ZONE-26-0006
PROSPER LGE,
BEING 39.20 ACRES IN THE EDWARD
BRADLEY SURVEY, ABSTRACT NO. 86
Town of Prosper,
Collin County, Texas
SUBMITTED: July 29, 2026

Owner: Hage Grace Tsai Trust 3208 Caruth Blvd Dallas, TX 75225 Phone: (214) 676-3418 Contact: Andrew Prine	Developer: Creation City 1280 E. Levee St. Dallas, Texas 75207 Phone: (602) 600-6363 Contact: Mr. Taylor Mitcham	ARCHITECT: LGE Design Build 1280 E. Levee St. Dallas, Texas 75207 Phone: (469) 498-0998 Contact: Mark Cone	Engineer: Kinley-Horn and Associates, Inc. 200 N Travis St Suite 500 Sherman, Texas 75090 Phone: (469) 353-6061 Contact: Michael Carlisle, P.E.
--	--	--	--

EXHIBIT "E"

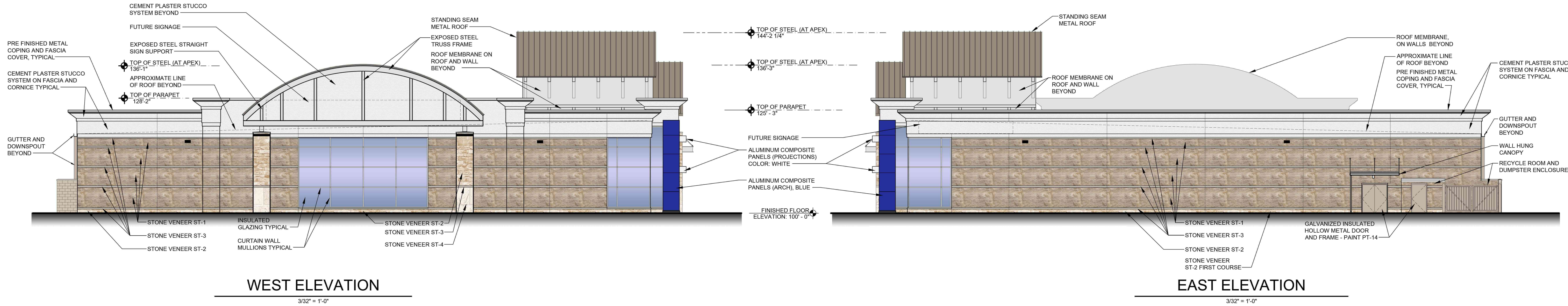
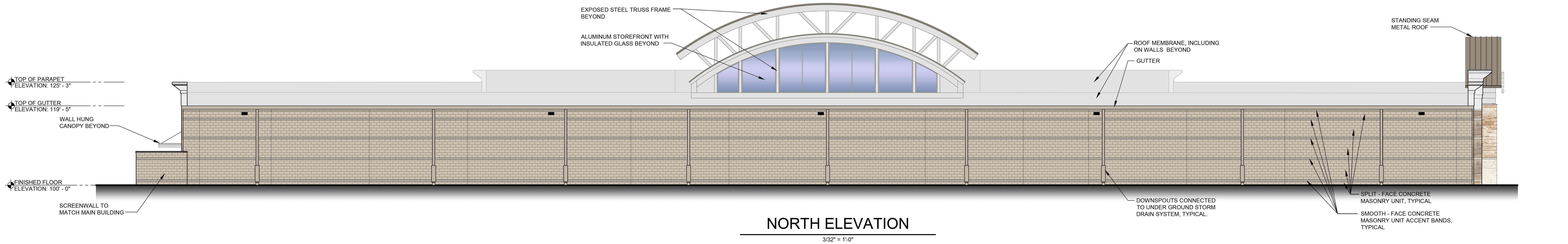
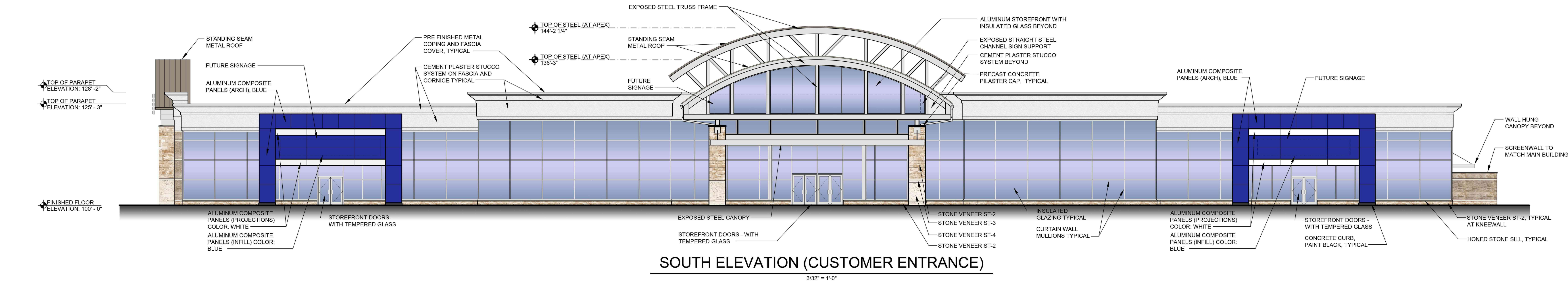
ZONE-26

LOVERS BUSINESS PARK

PLANNED DEVELOPMENT

DEVELOPMENT SCHEDULE

Following completion of the required zoning and permitting, Lovers Business Park will proceed immediately to begin the permitting process of phase 1 of the development with the intent to begin construction of 200,000 SF of the business park within 12-18 months. Phase 1 is anticipated to be completed in approximately 18 months upon start of construction. Subsequent phases will be built based on market demand but is intended to be fully built out in 5 years.



EXTERIOR MATERIAL SCHEDULE			
MATERIAL	FINISHES	MATERIAL	FINISHES
LIMESTONE VENEER AT WALLS, PILASTERS, KNEE WALLS, AND DUMPSTER SCREEN WALL	LIEDERS LIMESTONE QUARRIED AND FABRICATED BY MEZZER ENTERPRISES IN LAMPASAS, TX - NO SUBSTITUTIONS, CONTACT: STEVE WALKER (512) 525-6658. ST-1 > COLOR: "ROOMS TO GO BLEND", TYPE: CHOPPED LENGTH, COURSE SIZE = 6" (X18" TO 36" LENGTH), BED DEPTH: 3" TO 5". ST-2 > ROUGH/TEXTURED FACE - COLOR: ROUGHBACK/SPLITFACE BLEND, TYPE: SAWN 3 SIDES (TOP, BOTTOM, BACK) CHOPPED, LENGTH: COURSE SIZE = 12" (X18" TO 30" LENGTH), BED DEPTH: 3" TO 5". ST-3 > SMOOTH FACE - COLOR: BLUFF, TYPE: SAWN 6 SIDES, LENGTH: COURSE SIZE = 4" (X18" TO 30" LENGTH), BED DEPTH: 4". ST-4 > ROUGH/TEXTURED FACE - COLOR: ROUGHBACK/SPLITFACE BLEND, TYPE: SAWN 3 SIDES (TOP, BOTTOM, BACK) CHOPPED, LENGTH: COURSE SIZE = 24" (X18" TO 30" LENGTH), BED DEPTH: 3" TO 5". MASONRY MORTAR TO BE HOLCIM, MORTAMIX RAINBOW, CUSTOM COLOR: OYSTER WHITE, OR APPROVED EQUAL. OWNER'S REPRESENTATIVE APPROVAL OF FIELD SAMPLE REQUIRED.	CEMENT PLASTER STUCCO SYSTEM FASCIA, CORNICE, AND CEILING AT MAIN ENTRY	STO-POWERWALL WITH EXTRASEAL @ CMU, STO-POWERWALL WITH DRAINSCREEN @ SHEATHING, STO-STOLIT LOTUSAN FINE AND COARSE FINISH COAT. COLOR: STO WHITE #9433 OR DRYVIT COLOR TO MATCH.
SPLIT FACE CONCRETE MASONRY UNITS AT REAR WALL	8" HIGH INTEGRALLY COLORED SPLIT-FACE CONCRETE MASONRY UNITS APPLY WATER REPELLENT (REFER SPECIFICATION 09600), MANUFACTURER: OLD CASTLE/JEWELL CONCRETE PRODUCTS COLOR: WHITE LIMESTONE OR APPROVED EQUAL	EXPOSED STEEL TRUSSES, CANOPY, SIGN SUPPORTS	SHOP PRIME IN INVERTED POSITION AND FIELD PAINT TO MATCH PAINT PT-11 WHITE
4" HIGH SMOOTH FACE CONCRETE MASONRY UNIT ACCENT BANDS AT SPLIT FACE CONCRETE MASONRY	4" HIGH SMOOTH-FACE CONCRETE MASONRY UNITS, STRIKE VERTICAL AND HORIZONTAL JOINTS FLUSH, PAINT WHITE	STANDING SEAM METAL ROOF AND FLASHING	FACTORY FINISHED, MATCH BERRIDGE CHAMPAGNE
ARCHITECTURAL ALUMINUM COMPOSITE PANELS AT KIDS AND MATTRESS ENTRY ARCH	PANEL FINISH / COLOR TO MATCH: ALPOLIC / "HYB BLUE" 70% GLOSS	PRE FINISHED METAL COPING AND FASCIA COVER	FACTORY FINISH IN STANDARD COLOR AS CLOSE AS POSSIBLE TO PAINT PT-11 WHITE
ARCHITECTURAL ALUMINUM COMPOSITE PANELS AT KIDS AND MATTRESS ENTRY INFILL PANEL	INFILL PANEL FINISH / COLOR TO MATCH: ALPOLIC / "HYB BLUE" 70% GLOSS	GUTTERS AND DOWNSPOUTS AT STANDING SEAM METAL ROOF	FACTORY FINISH IN STANDARD COLOR AS CLOSE AS POSSIBLE TO PT-11 WHITE ROOF
ARCHITECTURAL ALUMINUM COMPOSITE PANELS AT KIDS AND MATTRESS ENTRY PROJECTIONS	PROJECTION PANEL FINISH / COLOR: "WHITE" 70% GLOSS	GUTTERS AND DOWNSPOUTS AT REAR WALL	FACTORY FINISH IN STANDARD COLOR AS CLOSE AS POSSIBLE TO THE CONCRETE MASONRY
		CURTAIN WALL MULLIONS AND ENTRY DOORS	MATCH WHITE PAINT PT-11 WHITE, KYNAR FINISH ON EXTERIOR AND INTERIOR
		PREFINISHED METAL ROOF AT RECYCLE AREA	FACTORY FINISH IN STANDARD COLOR AS CLOSE AS POSSIBLE TO PAINT PT-11 WHITE
		WALL HUNG CANOPY	ALL EXPOSED COMPONENTS FACTORY FINISH IN STANDARD COLOR AS CLOSE AS POSSIBLE TO PAINT PT-11 WHITE
		HOLLOW METAL DOORS AND FRAMES	PAINT TO MATCH ADJACENT MASONRY: SHERWIN WILLIAMS SW9173 SHITAKE, PT-14 BEIGE

TRACT 2: LIGHT INDUSTRIAL
(OFFICE/WAREHOUSE)



CORNER ENTRY



CENTER ENTRY

TRACT 2: LIGHT INDUSTRIAL
(OFFICE/WAREHOUSE)



820 EXCHANGE
HALTOM CITY, TX
COMPLETED 2021



THE LOOP BUSINESS PARK
SCOTTSDALE, AZ
IN PROGRESS

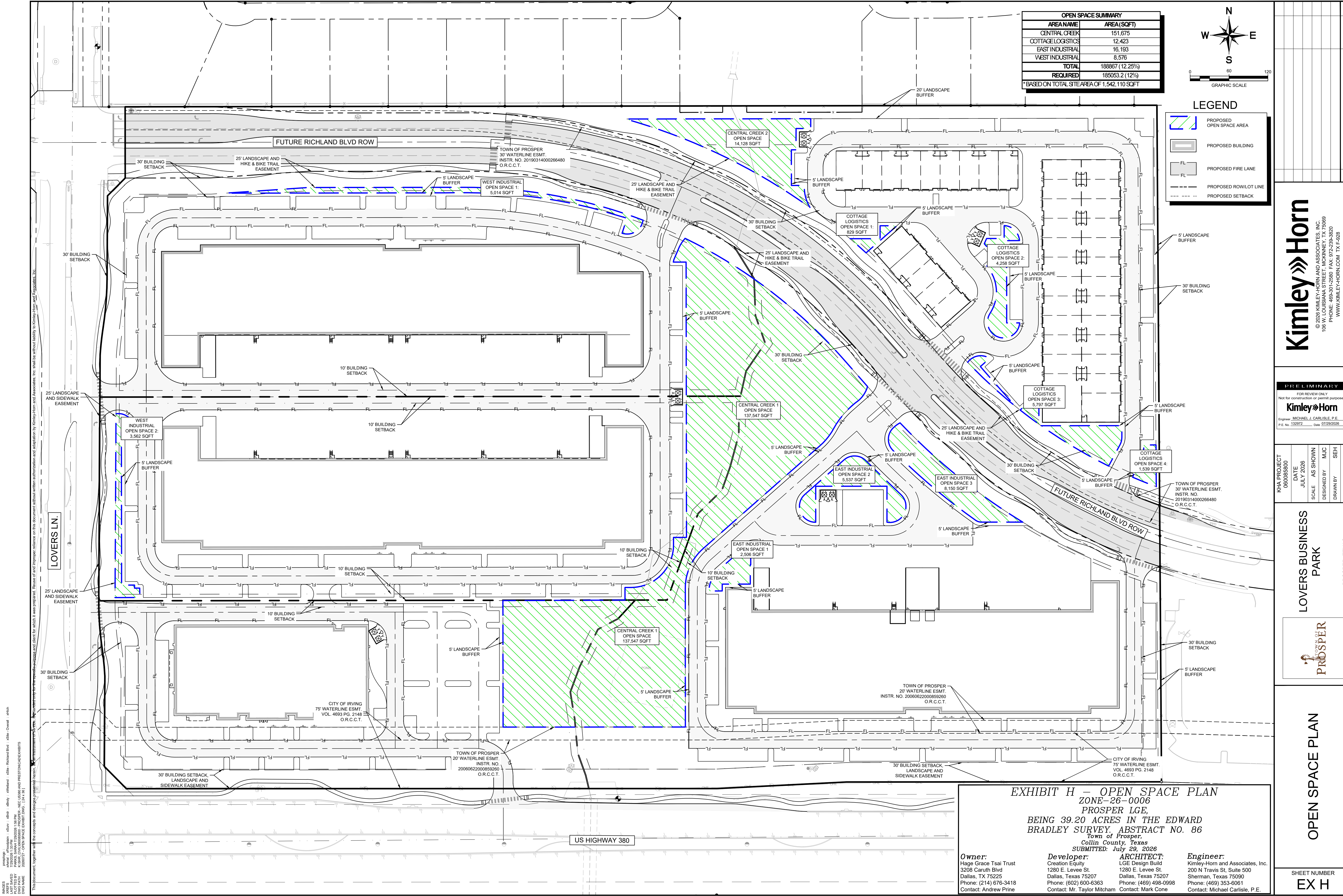
TRACT 2: LIGHT INDUSTRIAL
(OFFICE/WAREHOUSE)



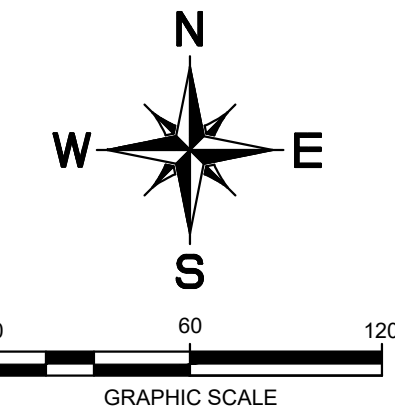
TRIAD 820
HALTOM CITY, TX
COMPLETED 2026







OPEN SPACE SUMMARY	
AREA NAME	AREA (SQFT)
CENTRAL CREEK	151,675
COTTAGE LOGISTICS	12,423
EAST INDUSTRIAL	16,193
WEST INDUSTRIAL	8,576
TOTAL	188,867 (12.25%)
REQUIRED	185,053.2 (12%)
*BASED ON TOTAL SITE AREA OF 1,542,110 SQFT	



LEGEND	
	PROPOSED OPEN SPACE AREA
	PROPOSED BUILDING
	PROPOSED FIRE LANE
	PROPOSED ROW/LINE
	PROPOSED SETBACK

REVISIONS

No.	DATE	BY

Kimley»Horn

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106 W. LOUISIANA STREET, MCKINNEY, TX 75069
PHONE: 469-301-2560 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

Engineer: MICHAEL J. CARLISLE, P.E.
P.E. No. 132972 Date: 07/29/2026

KHA PROJECT	06005800
DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	MJC
DRAWN BY	SEH
CHECKED BY	MJC

LOVERS BUSINESS PARK

TOWN OF PROSPER

OPEN SPACE PLAN

EX H

EXHIBIT H - OPEN SPACE PLAN
ZONE-26-0006
PROSPER LGE,
BEING 39.20 ACRES IN THE EDWARD
BRADLEY SURVEY, ABSTRACT NO. 86
Town of Prosper,
Collin County, Texas
SUBMITTED: July 29, 2026

Owner: Hage Grace Teal Trust 3208 Caruth Blvd Dallas, TX 75225 Phone: (214) 676-3418 Contact: Andrew Price	Developer: Creation Equity 1280 E. Levee St. Dallas, Texas 75207 Phone: (602) 600-6363 Contact: Mr. Taylor Mitcham	ARCHITECT: LGE Design Build 1280 E. Levee St. Dallas, Texas 75207 Phone: (469) 498-0998 Contact: Mark Cone	Engineer: Kimley-Horn and Associates, Inc. 200 N Travis St, Suite 500 Sherman, Texas 75090 Phone: (469) 353-6061 Contact: Michael Carlisle, P.E.
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Drawings:
7/29/2026 1:53 PM
LAST SAVED
DWG PATH
DRAWN BY
DATE
This document, together with the concepts and design presented herein, is the property of Kimley-Horn and Associates, Inc. and shall be used only for the project and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and indemnification by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TRACT 2: LIGHT INDUSTRIAL

Trip Generation

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Warehouse Total	300,000	SF	150	370	33	10	43	15	38	53
Warehouse Truck Trips				129	3	3	6	3	3	6
Warehouse Passenger Car Trips				241	30	7	37	12	35	47
Development Totals										
Trip Generation Total:				370	33	10	43	15	38	53

Trip Generation rates based on *ITE's Trip Generation Manual*, 12th Edition.

PROSPER LGE DEVELOPMENT AGREEMENT

THIS PROSPER LGE DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the Town of Prosper, Texas ("Town"), and Grace Hage Trust ("Developer"), individually, a "Party" and collectively, the "Parties," to be effective (the "Effective Date") on the latest date executed by a Party.

WHEREAS, the Town is a home-rule municipal corporation, located in Collin County and Denton County, Texas, organized and existing under the laws of the State of Texas; and

WHEREAS, Developer is developing a project in the Town known as Prosper LGE ("Property"), a legal description of which Property is attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, the Property was rezoned by the Town Council on or about _____, 2026, and this Agreement seeks to incorporate, in part, the negotiated and agreed upon development standards contained in the underlying zoning ordinance, as may be amended, and/or this Development Agreement, to recognize Developer's reasonable investment-backed expectations in said development, as may be amended, and as more fully described herein.

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration the receipt and adequacy of which are hereby acknowledged, the Parties to this Agreement agree as follows:

1. **Development Standards.** For any structure built on the Property following the Effective Date, it shall comply with the requirements contained in Exhibit B, "Building Materials," attached hereto and incorporated herein. The Parties agree and acknowledge that the provisions of this Paragraph shall apply to any structure constructed subsequent to the execution of this Agreement. Nothing in this Agreement shall be deemed to modify or otherwise amend any zoning regulation duly adopted by the Town, previously or in the future.

2. **Covenant Running with the Land.** The terms, conditions, rights, obligations, benefits, covenants and restrictions of the provisions of this Agreement shall be deemed covenants running with the land, and shall be binding upon and inure to the benefit of the Developer and its heirs, representatives, successors and assigns. This Agreement shall be deemed to be incorporated into each deed and conveyance of the Property or any portion thereof hereafter made by any other Developers of the Property, regardless of whether this Agreement is expressly referenced therein.

3. Maintenance of Landscape Areas.

A. Developer agrees to maintain all Landscape Areas (including all vegetation) on the Property, as referenced and/or depicted in the applicable zoning ordinance, as amended, free of weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter, as defined in Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended. Further, Developer agrees that landscape maintenance obligations referenced herein include mulching of Landscape Areas, prompt replacement of dead or dying vegetation with new vegetation, mowing of Landscape Areas, where required, and other routine and regular maintenance of plants and other vegetation.

B. In the event that any Landscape Area or plants or vegetation is/are not properly maintained in accordance with this Agreement, the Town may give written notice to Developer of such failure to maintain and Developer shall promptly address such failure, taking into account the type(s) and species of such plants and vegetation and applicable planting cycles of same. After such notice, and Developer's failure to address same, Developer agrees and acknowledges that the Town shall have the right to go onto Developer's property and replace, replant or otherwise address such failure to maintain any Landscape Area or plants or vegetation, with an invoice of costs incurred by the Town being promptly provided by the Town to Developer. In the event Developer does not pay such invoice within thirty (30) days of receipt by Developer, the Town may file a lien on the Property for the costs it incurred for the work done, including a reasonable administrative fee. Any failure to maintain any Landscape Area, plants or vegetation shall not be considered a default in accordance with Paragraph 7 of this Agreement, and any obligations referenced in said Paragraph shall not be applicable to this Paragraph 2.

C. Notwithstanding any provision in this Paragraph to the contrary, the Town specifically reserves the right to take enforcement action and/or file a complaint against Developer in the Town's municipal court (or other appropriate forum) relative to weeds, tall grass, rubbish, brush and other objectionable, unsightly or unsanitary matter on the Property, in accordance with Article 6.03 of Chapter 6 of the Town's Code of Ordinances, as amended.

4. Periodic Review of the Property's Zoning by the Town Council. The Town Council reserves the right to periodically review the progress and/or scope of development of the Property pursuant to the terms of any zoning regulations applicable to the Property, and in the event any amendment(s) or revision(s) to said zoning regulations are deemed reasonably appropriate and have the written approval of the Developer, the Town may provide appropriate notices for Town consideration of same, pursuant to the provisions of Chapter 211 of the Texas Local Government Code, as amended, and the Town's Zoning Ordinance, as amended.

5. Certain Business Establishments Prohibited. Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property any of the following business establishments: (1) credit access businesses, as defined in Texas Finance Code § 393.601, as amended, including but not limited to payday lending businesses, “cash for title” lenders, and credit services businesses, as defined in Texas Finance Code § 393.001, as amended); (2) body art facilities; (3) smoke or vape shops; (4) any business entity that sells drug paraphernalia; (5) any business establishment offering gaming or slot machines; (6) sex shops, including but not limited to business entities whose primary purpose is the sale of lewd merchandise; (7) pawn shops; and (8) business entities which primarily utilize outdoor storage or displays. Additionally, Developer agrees and acknowledges that it will not lease, sell or otherwise permit or authorize on the Property a package liquor store, which for purposes of this Agreement is defined as any business entity that is required to obtain a Package Store Permit (P) from the Texas Alcoholic Beverage Commission for the off-premises consumption of alcohol.

6. Applicability of Town Ordinances. Developer shall develop the Property, and construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes.

7. Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages

8. Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Exclusive venue for any action arising under this Agreement shall lie in Collin County, Texas.

9. Notice. Any notices required or permitted to be given hereunder (each, a “Notice”) shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Prosper
 250 W. First Street
 Prosper, Texas 75078
 Attention: Town Manager

If to Developer: Grace Hage Trust
 Grace Hage
 3208 Caruth Boulevard
 Dallas, TX 75225

10. Prevailing Party. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

11. Entire Agreement. This Agreement contains the entire agreement between the Parties hereto with respect to development of the Property and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any Party.

12. Savings/Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

13. Binding Agreement. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein, including without limitation a scanned copy sent via electronic mail by either Party.

14. Authority to Execute. This Agreement shall become a binding obligation on the Parties upon execution by all Parties hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The Town Council hereby authorizes the Town Manager of the Town to execute this Agreement on behalf of the Town.

15. Filing in Deed Records. This Agreement, and any and all subsequent amendments to this Agreement, shall be filed in the deed records of Collin County, Texas.

16. Mediation. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to nonbinding mediation.

17. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "Assignee") that is or will become a Developer of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor Developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

18. Sovereign Immunity. The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

19. Effect of Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the Town Council; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

20. Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

21. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original.

22. Amendment. This Agreement shall not be modified or amended except in writing signed by the Parties. A copy of each amendment to this Agreement, when fully executed and recorded, shall be provided to each Party, Assignee and successor Developer of all or any part of the Property; however, the failure to provide such copies shall not affect the validity of any amendment.

23. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply.

24. Waiver of Texas Government Code § 3000.001 et seq. With respect to any and all Structures to be constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005, as amended.

25. Third-Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any Third-Party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

26. Rough Proportionality. Developer hereby agrees that any land or property donated and/or dedicated pursuant to this Agreement, whether in fee simple or otherwise, to the Town relative to any development on the Property is roughly proportional to the need for such land and Developer hereby waives any claim therefor that it may have. Developer further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to said donation are related both in nature and extent to the impact of the development referenced herein. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the provision of roadway services to the Property.

27. Exactions/Infrastructure Costs. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date referenced herein.

TOWN:

THE TOWN OF PROSPER, TEXAS

By: _____
Name: Mario Canizares
Title: Town Manager, Town of Prosper

STATE OF TEXAS)
)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the ____ day of _____, 2026, by Mario Canizares, Town Manager of the Town of Prosper, Texas, on behalf of the Town of Prosper, Texas.

Notary Public, State of Texas
My Commission Expires:

DEVELOPER:

GRACE HAGE TRUST

By: _____

Name: Grace Hage

Title: _____

STATE OF TEXAS)

)

COUNTY OF _____)

This instrument was acknowledged before me on the ____ day of _____, 2026, by Grace Hage on behalf of Grace Hage Trust, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same on behalf of and as the act of Developer.

Notary Public, State of Texas

My Commission Expires:

EXHIBIT A
(Property Description & Depiction)

EXHIBIT "A-1"
ZONE-26-0006

BEING a tract of land situated in the Edward Bradley Survey, Abstract No. 86, Town of Prosper, Collin County, Texas, and being a portion a called 41.166-gross acre tract of land, described in a deed from Carol Tsai, L.P. to Carol Tsai (21.206% interest), Chao-Lun Tsai (39.397% interest), Grace Tsai Hage (0.333% interest), and Grace Tsai Hage Trust (39.064% interest), recorded in Instrument No. 20121129001521660, that tract of land described in a deed from Carol Tsai to Grace Tsai Hage Trust (21.206% interest), recorded in Instrument No. 20121217001602890, that tract of land described in a deed from Chao-Lun Tsai to Chao-Lun Tsai (a/k/a/ Roland Tsai), as Trustee of the Roland Tsai Trust, U/A/D April 11, 2017 (39.397% interest), recorded in Instrument No. 20170630000859500, that tract of land described in a deed from Chao-Lun Tsai (a/k/a/ Roland Tsai), as Trustee of the Roland Tsai Trust, U/A/D April 11, 2017 to Chris LLC (39.397% interest), recorded in Instrument No. 20181220001544550, corrected in Instrument No. 20190208000136680, further corrected in Instrument No. 201902110001041320, all of the Official Public Records of Collin County, Texas, and being the current north half of E. University Drive (U. S. Highway 380) and the east half of Lovers Lane, and being more particularly described as follows:

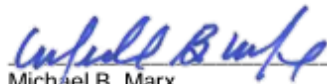
BEGINNING at a 1/2-inch iron rod found for the northeast corner of said 41.166-gross acre tract, same being the northwest corner of Lot 3R, Block B of La Cima Crossing, an addition to the Town of Prosper, according to the Plat recorded in Volume 2021, Page 166 of the Plat Records of Collin County, Texas, same being on the south line of Willow Ridge Phase Three, an addition to the Town of Prosper, according to the Plat recorded in Cabinet Q, Page 618 of the Plat Records of Collin County, Texas;

THENCE South 00°47'44" East, along the east line of said 41.166-gross acre tract, the west line of said Lot 3R, Block B, passing at a distance of 617.29 feet, a 5/8-inch iron rod with a yellow plastic cap, stamped "DUNAWAY ASSOC LP" found for the southwest corner of said Lot 3R and the north corner of the west terminus of Richland Boulevard, a 90' wide right of way as dedicated in aforesaid Volume 2017, Page 490, Plat Records, Collin County, Texas, passing at a distance of 712.34 feet a 1/2-inch iron rod with a yellow plastic cap, stamped "DAA" found for the south corner of said Richland Boulevard and the northwest corner of Lot 4, Block A of La Cima Crossing, an addition to the Town of Prosper, according to the plat recorded in Volume 2017, Page 490 of the Plat Record of Collin County, Texas, continuing along the west line of said Lot 4, passing at distance of 1,044.37 feet, an aluminum TXDOT right of way disk found on the east line of said 41.166-gross acre tract, for the southwest corner of said Lot 4, Block A, same being on the north right of way line of E. University Drive (U. S. Highway 380), a variable width right of way, described in a 0.6980-acre deed to the State of Texas, recorded in Volume 3299, Page 107 of the Land Records of Collin County, Texas, continuing a cross said E. University Drive (U. S. Highway 380), a total distance of 1,130.91 feet to the center of existing E. University Drive (U. S. Highway 380), same being the south town limit line of the Town of Prosper and the north city limit line of the City of Frisco;

THENCE South 89°33'11" West, along the current centerline of E. University Drive (U. S. Highway 380), and the common boundaries of the Town of Prosper and the City of Frisco, a distance of 1,687.91 feet to the intersection of said line with the centerline of Lovers Lane;

THENCE North 00°05'38" West, along the centerline of said Lovers Lane, a distance of 1,129.48 feet to a point for corner;

THENCE North 89°30'15" East, departing the centerline of said Lovers Lane, crossing said Lovers Lane, passing a 1/2-inch iron rod with a plastic cap, stamped "DAA" found for the southwest corner of Block B, Lot 68 of Willow Ridge Phase Four A, an addition to the Town of Prosper, according to the Plat recorded in Volume 2009, Page 124 of the Plat Records of Collin County, Texas, passing the northwest corner of aforesaid 41.166-gross acre tract, continuing along the north line of said 41.166-gross acre tract, the south line of said Willow Ridge Phase Four A and the south line of aforesaid Willow Ridge Phase Three, a total distance of 1,674.07 feet to the **POINT OF BEGINNING** and containing 43.61 acres of land, more or less.



Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com
Michael B. Marx



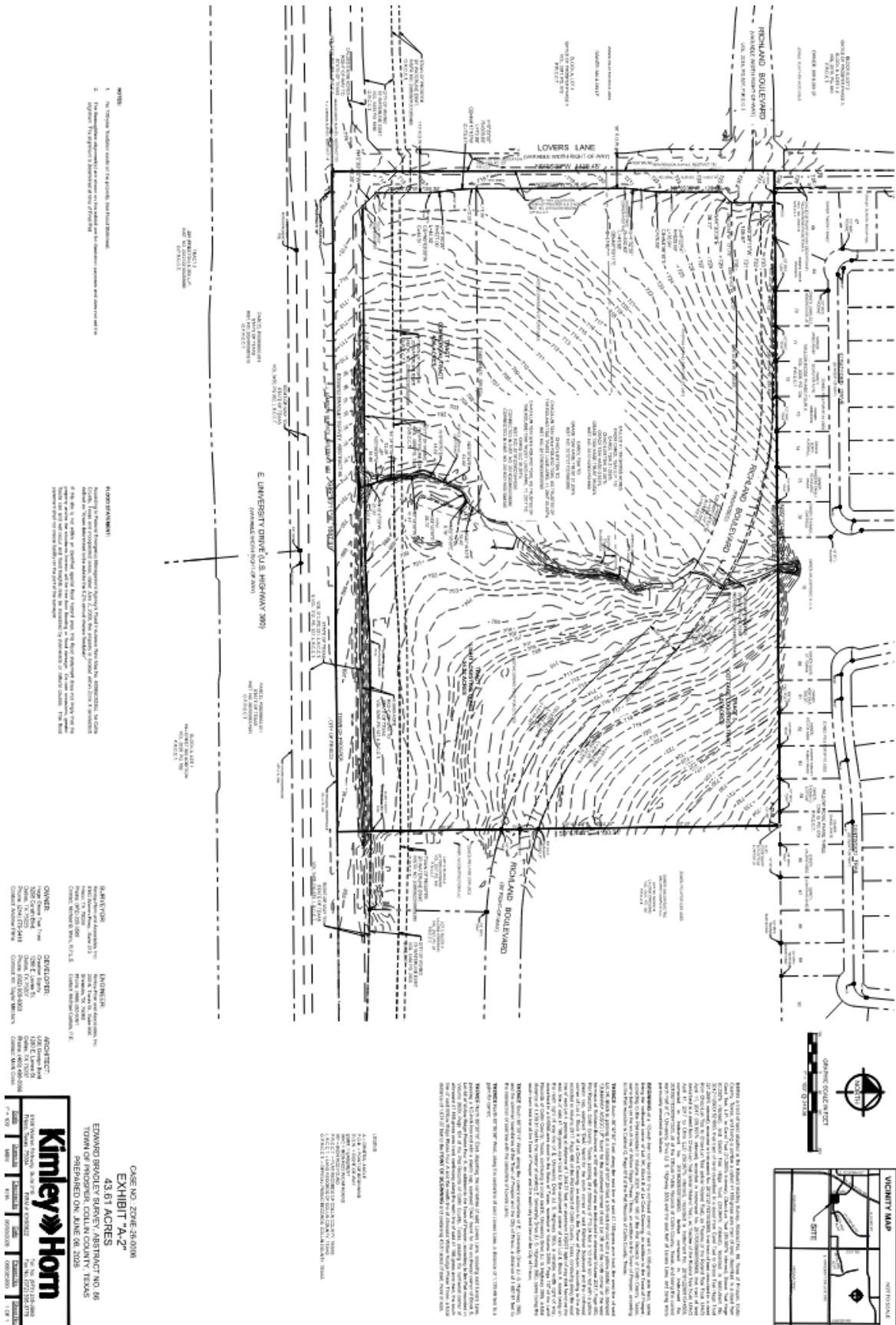


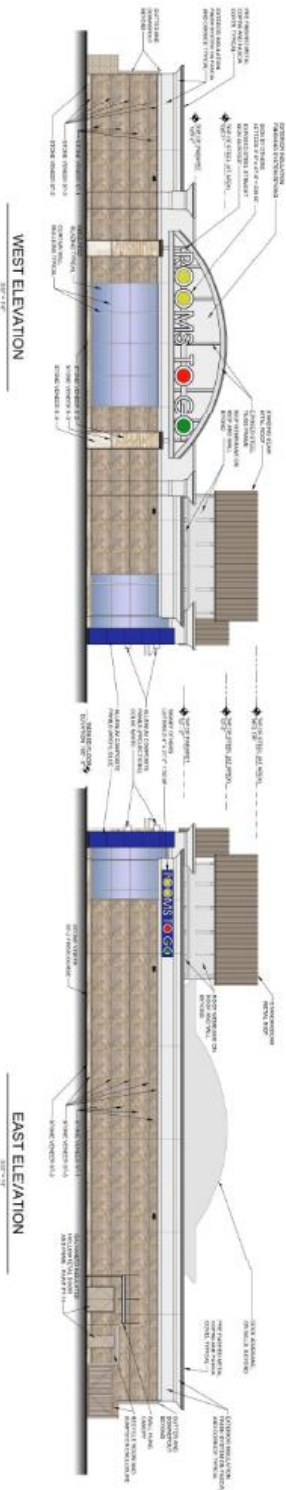
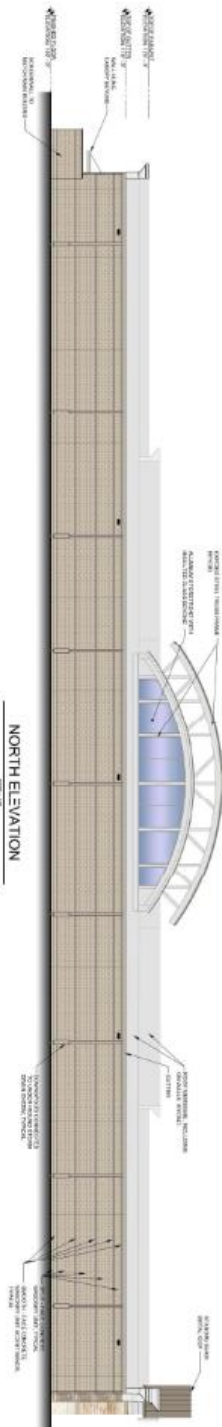
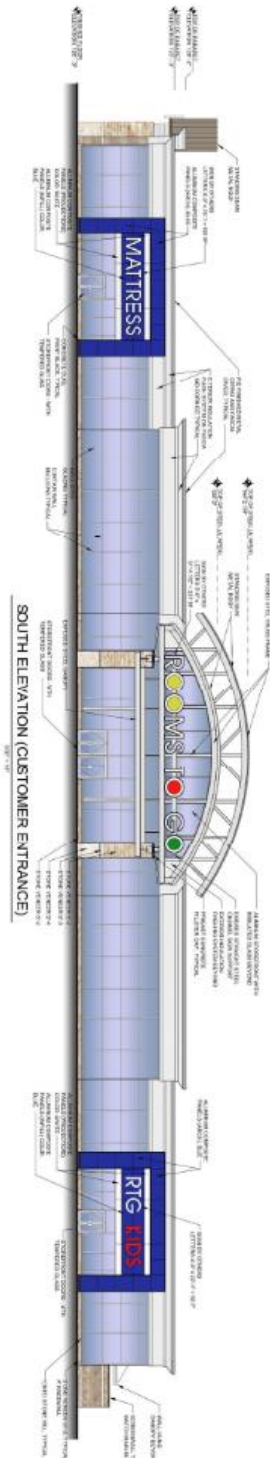
EXHIBIT B
(Building Design and Materials)

EXTERIOR APPEARANCE OF BUILDINGS:

A. Architectural Standards

1. The architectural style requirements for Tract 1 are to be provided in accordance with the Design Standards for Office, Retail, Restaurant, Service, Automobile, Commercial, and Mixed-Use Development of the Town of Prosper's Unified Development Code, Article 2, Section 2.15.C as it exists or may be amended. The architectural style requirements in Tracts 2 and 3 are to be provided in accordance with the Design Standards for Industrial, Wholesale, and Institutional Development of the Town of Prosper's Unified Development Code, Article 2, Section 2.15.D as it exists or may be amended. All three tracts are to be in accordance with the building material requirements below:
 - a. Primary materials shall comprise a minimum of 80% of a building and are defined as clay fired brick, concrete masonry unit, concrete tilt-wall, and natural or manufactured stone.
 - b. Secondary materials shall comprise a maximum of 20% of a building and are defined as formliner, steel, and timber.

TRACT 1: COMMERCIAL
(FURNITURE STORE)



WEST ELEVATION

EAST ELEVATION

EXTERIOR MATERIAL SCHEDULE	
MATERIAL	FINISHES
CONCRETE	PAINTED CONCRETE
BRICK	PAINTED BRICK
CLAY TILE	PAINTED CLAY TILE
GLASS	PAINTED GLASS
WOOD	PAINTED WOOD
ROOFING	PAINTED ROOFING
LANDSCAPE	PAINTED LANDSCAPE
PAINT	PAINT
STAIN	PAINTED STAIN
SEALANT	PAINTED SEALANT
ADHESIVE	PAINTED ADHESIVE
GROUT	PAINTED GROUT
CAULK	PAINTED CAULK
SPACKLE	PAINTED SPACKLE
PRIMER	PAINTED PRIMER
FINISH	PAINTED FINISH
COAT	PAINTED COAT
GLAZE	PAINTED GLAZE
WAX	PAINTED WAX
POLISH	PAINTED POLISH
STAIN	PAINTED STAIN
SEALANT	PAINTED SEALANT
ADHESIVE	PAINTED ADHESIVE
GROUT	PAINTED GROUT
CAULK	PAINTED CAULK
SPACKLE	PAINTED SPACKLE
PRIMER	PAINTED PRIMER
FINISH	PAINTED FINISH
COAT	PAINTED COAT
GLAZE	PAINTED GLAZE
WAX	PAINTED WAX
POLISH	PAINTED POLISH

CASCO

ROOMS TO GO
Prosper, Texas (Lover's Lane)
R00R/2028

TRACT 2: LIGHT INDUSTRIAL
(OFFICE/WAREHOUSE)



CORNER ENTRY

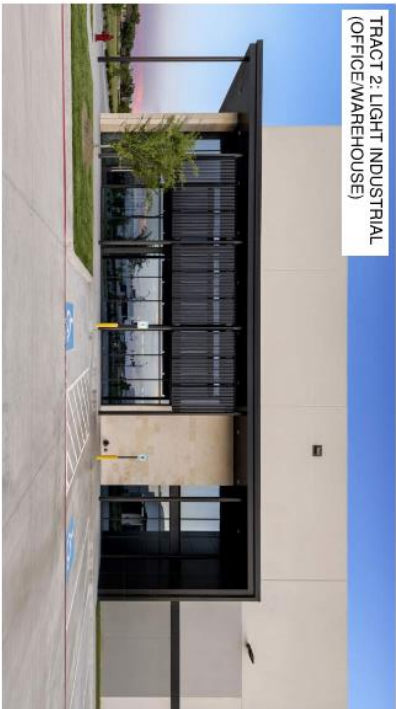


CENTER ENTRY

LGE | DESIGNBUILD **CREATION** 

ZONE-26-0006
EXHIBIT F: CONCEPTUAL RENDERINGS

5/6/2026



TRACT 2: LIGHT INDUSTRIAL
(OFFICE/WAREHOUSE)



820 EXCHANGE
HUNTSVILLE, AL
COMPLETED 2021



THE LOOP BUSINESS PARK
SPRINGDALE, AL
IN PROGRESS

LGE | DESIGNBUILD **CREATION** **PE**

PRECEDENT IMAGES
5/6/2026

TRACT 2: LIGHT INDUSTRIAL
(OFFICE/WAREHOUSE)



TRACT 229
HATTON CITY, TX
COMPLETED 2006

LGE | DESIGNBUILD **CREATION** 

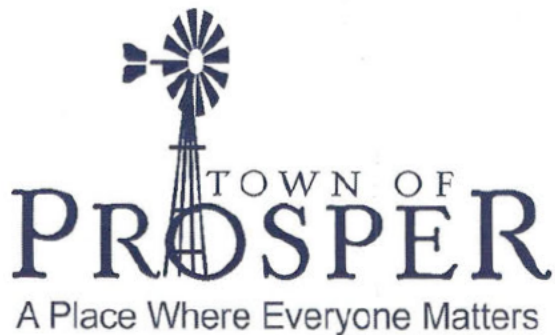
PRECEDENT IMAGES

5/6/2026





TRACT 3: COTTAGE LOGISTICS



**DEVELOPMENT SERVICES
DEPARTMENT**
250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

SUBJECT:

A request to rezone Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Ed Bradley Survey, Abstract 86, Tract 5, on 39.2± acres. (ZONE-26-0006)

LOCATION OF SUBJECT PROPERTY:

The property is located on the northeast corner of Lovers Lane and University Drive.

- ☐ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

See attached with comments.

David + Linda St. Romain
Name (please print)

David St. Romain
Signature

700 Dentwood Trail
Address

7-14-26
Date

Prosper, Tx 75078
City, State, and Zip Code

[REDACTED]
E-mail Address

[REDACTED]
Phone Number

RE: Town of Prosper, Texas, Notice of Public Hearing, July 21, 2026

Request to rezone Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Ed Bradley Survey, Abstract 86, Tract 5, on 39.2 +/- acres. The property is located on the northeast corner of Lovers Lane and University Drive. (ZONE-26-0006).

To Whom It May Concern:

We are not representing a position of "oppose, or not oppose". We do not have information that would support either of these positions. However we do have concerns that all parties should be aware of, and hopefully take into consideration when developing the above mentioned property.

1. **Drainage Easement** leaving the Willow Ridge neighborhood onto the Cottage Logistics property. Rain runoff from the majority of Willow Ridge exits through existing drainage in Willow Ridge to Pond 3 and onto Cottage Logistics property then towards Hwy. 380. There have been rain events that have generated a tremendous amount of water!
2. **Green Space** area just north of Cottage Logistics Property and bordered by Drexel/Stratford/Hawthorne/Dentwood Trail in Willow Ridge. The existing fence separating Willow Ridge from Cottage Logistics is barbed wire and in disrepair. The proximity of Richland Rd to this neighborhood presents a real concern regarding potential crime in Willow Ridge. A permanent barrier fence tall enough to prevent ingress/egress between the two properties would need to be installed.
3. **Lighting** on Cottage Logistics property. We hope that consideration will be given to how lighting will affect residents that live on the border between the two properties.

The below may be of no consequence to council members and the Town of Prosper, however these do have meaning to area residents.

4. **Property Value** of residents living in Willow Ridge. There is no way to quantify how property values will be affected, but do believe area residents would be concerned about their property value going down.
5. **Wildlife** that depends on the natural springs in Willow Ridge. There are geese, ducks, herons, hawks, woodpeckers and even river otters that migrate through or make their permanent home around the ponds adjacent to and/on the Cottage Logistics property.



RE: [*EXTERNAL*] - Notice of Meeting on July 21, 2026 - Comments to Rezone Planned Development-27

From Robert Holbrook <bob@holbrookmortgage.com>

Date Tue 7/14/2026 8:06 PM

To Dakari Hill <Dhill@prospertx.gov>; David St. Romain [REDACTED]

Good evening, Mr. Hill,

I only recently became aware of this proposed action.

As a homeowner and HOA Board member, I share Mr. and Mrs. St. Romain's detailed concerns and ask the Town of Prosper to take careful consideration of these issues and the impact on the 507 homeowner's of our community.

Please let me know if this email is sufficient to include by the deadline tomorrow or if you require me to submit a separate REPLY FORM.

Best regards,

Robert (Bob) Holbrook

Willow Ridge Resident at: 901 Blue Ridge Dr.
[REDACTED]

President, Willow Ridge at Prosper HOA Board of Directors

From: Dakari Hill <Dhill@prospertx.gov>

Sent: Tuesday, July 14, 2026 6:09 PM

To: David St. Romain [REDACTED]

Cc: Robert Holbrook <bob@holbrookmortgage.com>

Subject: Re: [*EXTERNAL*] - Notice of Meeting on July 21, 2026 - Comments to Rezone Planned Development-27

Hey David,

Thank you for sending this in. We will make sure the Commission and Council see your response form. Also, the agenda packet with more detail on this case will be published on our website tomorrow by 5PM. Please let me know if you have any additional questions regarding this project.

Best,



Dakari Hill

Senior Planner

250 W. First Street

Prosper, Texas 75078

T: 972,569,1133

dhill@prospertx.gov

prospertx.gov

From: David St. Romain [REDACTED]
Sent: Tuesday, July 14, 2026 5:36 PM
To: Dakari Hill <DHill@prospertx.gov>
Cc: Robert Holbrook <bob@holbrookmortgage.com>; David St. Romain [REDACTED]
Subject: [*EXTERNAL*] - Notice of Meeting on July 21, 2026 - Comments to Rezone Planned Development-27

***** | ATTENTION, PLEASE VERIFY THIS EMAIL OR CALENDAR INVITE | This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Mr. Hill,

Thank you for taking time to talk with me about the upcoming planning and zoning meeting with regard to Planned Development-27. I have attached the Reply Form with comments on a separate page (1 page).

I have copied Bob Holbrook (President - Willow Ridge HOA) on this email. Bob is a resident of Willow Ridge.

Regards,
David St. Romain
700 Dentwood Trail
Prosper, TX 75078
[REDACTED]

Confidentiality notice: This email and any files accompanying its transmission are intended only for the recipient to whom it was addressed. This email may contain information that is legally privileged, confidential, or exempt from disclosure under applicable law. If you are not the intended recipient, be advised that the unauthorized use, disclosure, duplication, distribution, or the taking of any action in reliance on this information is strictly prohibited. If you have received this in error, please notify the sender by return email and then remove it immediately from your system.



A Place Where Everyone Matters

DEVELOPMENT SERVICES

DEPARTMENT

250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

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☒ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

Please find a letter of support from the
owner of the property attached hereto

Grace Tsai Hage Trust, Chris LLC,
Grace Hage
~~Grace Hage~~
Name (please print)

3208 Caruth Blvd
Address

Dallas, TX. 75225
City, State, and Zip Code

Phone Number

Signature

Truster of Grace Tsai Hage Trust,
manager of Chris LLC and individually

Date

E-mail Address

Grace Hage
3208 Caruth Blvd. Dallas, TX 75225

July 15, 2026

City of Prosper Planning & Zoning Commission
250 W. 1st Street, Prosper, Texas

**Re: Creation Planned Development ZONE-26-0006
Letter of Support**

To Whom It May Concern:

As the current landowners, Grace Tsai Hage Trust, Chris LLC and Grace Hage are pleased to support the rezoning requested in Application ZONE-26-0006, Lovers Business Park.

The proposed Planned Development with associated zoning districts per tract is a great fit for the site. We find the planned uses to be highly compatible with the surrounding uses, community as a whole, and originally permitted uses within the existing PD.

It has been a pleasure working with Taylor Mitcham and the Creation team. We are confident they will be excellent stewards of this area for the City.

We are excited to see this project move forward and welcome the positive growth it will bring to the community.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Grace Hage', written in black ink.

Grace Hage (Trustee of Grace Tsai Hage Trust, Manager of Chris LLC and individually)

Request to rezone Planned Development-27 to a Planned Development for Cottage Logistics, Office/Warehouse, and Retail uses on Ed Bradley Survey, Abstract 86, Tract 5, on 39.2 +/- acres. The property is located on the northeast corner of Lovers Lane and University Drive. (ZONE-26-0006)

To Whom It May Concern:

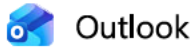
I oppose multiple components of the proposed zoning change. First, the proposal allows Wholesale Warehousing by right. This would allow semi-trucks and box trucks to use the property on a 24x7 basis. This use is incompatible with the residential zoning immediately adjacent to the proposed development. Such a use needs to be eliminated from the proposal, or at least restricted to daylight hours. Imagine the “beep, beep, beep” sound of trucks backing up 24 hours a day less than 200 feet from your back door.

Second, I strongly oppose the 50-foot maximum height in the Light Industrial zone due to the potential for light pollution into my property. I recommend a height reduction to 32 feet which is standard for light industrial. The 50-foot height is only required for whole sale warehousing which I oppose.

Lastly, the proposal does not provide a sufficient barrier between the rezoned area and the neighborhood park immediately adjacent to the proposed development. The lack of a barrier exposes the children using the neighborhood park to a potentially dangerous transient population using the cottages and the proposed trails as well as easy access for potential criminal activity. At a minimum, an 8-foot masonry wall should be required.

I hope the city engineers have reviewed the drainage plans so the proposed development does not cause flooding in the pond in the neighborhood.

Thanks,
Katie Chatfield



[*EXTERNAL*] - Rezoning of Abstract 86, Tract 5, on 39.2+ acres. (ZONE-26-0006)

From Sebastien Astie [REDACTED]
Date Mon 7/20/2026 7:54 PM
To Dakari Hill <DHill@prospertx.gov>

***** | ATTENTION, PLEASE VERIFY THIS EMAIL OR CALENDAR INVITE | This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Dear Dakan Hill,

I am writing to formally oppose the rezoning of Abstract 86, Tract 5, on 39.2+ acres. (ZONE-26-0006).

I live at 960 Stratford Dr, Prosper, TX 75078, a property adjacent t to the tract in question. This rezoning would cause undue noise, stress and degradation of quality of life associated with a logistics / warehouse environment given the current proposal.

Best regards,

Sebastien Astie
960 Stratford Dr, Prosper, TX 75078
[REDACTED]

Tyra Bremer
900 Whistler Lane
Prosper TX 75078

July 20, 2026

Subject: Comments Regarding Proposed Rezoning Request (ZONE-26-0006)

To the Planning & Zoning Commission and City Council:

I am writing as a Willow Ridge resident to respectfully express my concerns regarding the proposed rezoning of Planned Development-27 for Cottage Logistics, Office/Warehouse, and Retail uses at the northeast corner of Lovers Lane and University Drive.

Like many residents, I understand that Prosper will continue to grow, and I support thoughtful development that strengthens our community. However, I do not believe the current proposal strikes the right balance between economic development and the protection of the neighborhoods that already call this area home.

My greatest concern is the inclusion of logistics and warehouse uses that would permit heavy commercial truck traffic adjacent to a residential neighborhood. Continuous activity from semi-trucks, delivery vehicles, loading docks, and backup alarms is simply not compatible with homes located just a short distance away. The resulting noise, traffic, and disruption would significantly impact the peaceful environment that Willow Ridge families invested in when choosing this community. If these uses are approved, truck traffic should, at a minimum, be restricted to reasonable daytime operating hours.

I am also concerned about the proposed 50-foot building height within the light industrial portion of the development. Structures of this size are not consistent with the scale of the surrounding residential community. Taller buildings also require more extensive exterior lighting, increasing the likelihood of light pollution spilling into nearby homes and outdoor living spaces. Reducing the allowable building height would create a more appropriate transition between industrial uses and residential neighborhoods.

Another area that deserves careful consideration is the neighborhood park that borders the proposed development. This park is an important gathering place for Willow Ridge families and children. I believe a stronger physical buffer should be required between the development and the park, including an 8-foot masonry wall and substantial landscaping.

These improvements would provide greater privacy, enhance safety, and create a more appropriate separation between commercial activity and public recreation.

I also respectfully request that the City carefully evaluate the long-term drainage impacts of this development. Existing residents should have confidence that additional impervious surfaces will not increase runoff or create flooding concerns for the neighborhood pond or surrounding properties.

Beyond these individual concerns, I encourage the Commission to consider whether this proposal is truly compatible with the City's vision for this corridor. Existing homeowners purchased their properties with the expectation that adjacent development would complement—not diminish—the residential character of the area. Development decisions made today will shape Prosper for decades, and I believe it is important to ensure that new commercial growth is thoughtfully designed to protect the quality of life, safety, and property values of existing neighborhoods.

I appreciate the time and effort the Planning & Zoning Commission and City Council invest in evaluating these important decisions. I respectfully ask that you carefully consider modifications to this proposal that better protect neighboring residents while still allowing for responsible development.

Thank you for your time and consideration.

Sincerely,

Tyra Bremer

Willow Ridge Resident



DEVELOPMENT SERVICES

DEPARTMENT

250 W. First Street
Prosper, TX 75078
Phone: 972-346-3502

REPLY FORM

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- ☒ I **OPPOSE** the request as described in the notice. If in opposition, please provide a reason for opposition.
☐ I **DO NOT OPPOSE** the request as described in the notice.

COMMENTS (ATTACH ADDITIONAL SHEETS IF NECESSARY):

See Attached

Liliana Raney
Name (please print)

[Signature]
Signature

1140 Mystic Way
Address

July 21, 2026
Date

Prosper TX 75078
City, State, and Zip Code

Liliana & Tim Raney
1140 Mystic Way
Prosper Texas 75078



We strongly object to the proposed development at 27 Prosper due to the negative impact to the surrounding residential neighborhood, particularly with respect to increased noise, traffic, and air quality.

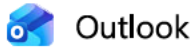
The proposed development includes the loading and unloading of 18-wheel tractor-trailers within approximately 500 feet of existing residential homes. These operations WILL generate significant noise from truck engines, backup alarms, trailers, loading activities, and other associated equipment. The Town's noise regulations recognize that loading and unloading operations may create a noise disturbance and prohibit the operation of power equipment in or near residential areas in a manner that causes a noise disturbance. These standards reflect the Town's commitment to protecting nearby residents from excessive operational noise.

<https://ecode360.com/44915495>

- (3) Vehicular sound amplification systems. Operating or controlling a motor vehicle in either a public or private place within the town and operating any sound device which is part of, or connected to, any radio, stereo receiver, compact disc player, cassette tape player, or other similar device in the motor vehicle, in such a manner that, when operated, it is audible at a distance of 30 feet, or when operated, causes a person to be aware of the vibration accompanying the sound at a distance of 30 feet from the source when such operation is done in a manner which causes a noise disturbance.
- (4) Yelling, shouting, etc. The yelling, shouting, crying, hooting, whistling or singing of peddlers, hawkers or any other person within the town in such a manner as to cause a noise disturbance.
- (5) Loading operations. The loading or unloading of any vehicle within the town in such a manner as to cause a noise disturbance.
- (6) Construction/maintenance work.
 - (A) Operating or permitting to be operated any equipment used in construction, maintenance, repair, alteration or demolition work on buildings, structures, streets, alleys, lawns, golf courses or appurtenances thereto and/or the erection, including excavation, demolition, alteration or repair of any building within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. A noise disturbance is not created by residential lawn maintenance or in the event emergency repairs are required on personal property.
 - (B) Operating or permitting to be operated any equipment used in construction, maintenance, repair, alteration or demolition work on buildings, structures, streets, alleys, lawns, golf courses or appurtenances thereto within a non-residential district in such a manner as to cause a noise disturbance.

The development is also expected to increase heavy truck traffic on local roads, creating additional congestion, safety concerns, and conflicts with residential uses. Frequent truck movements, deliveries, and staging are not compatible with the quiet character of the surrounding neighborhood.

Air quality impacts safety concerns. The loading and unloading of diesel-powered 18-wheelers within 500 feet of homes will increase diesel exhaust, particulate matter, and other vehicle emissions, particularly from trucks that are idling, maneuvering, backing into loading docks, or waiting to depart. These emissions have the potential to negatively affect the air quality experienced by nearby residents and diminish the health, comfort, and enjoyment of their properties.



Re: [*EXTERNAL*] - Planed Development for Prosper LGE - Lovers Business Park - Item No. 6 of July 21 2026 P&Z Commission Meeting)

From Chuck Hendrickson [REDACTED]
Date Tue 7/21/2026 4:16 PM
To Dakari Hill <DHill@prospertx.gov>

1 attachment (3 MB)

Hendrickson - Prosper P&Z Zoning Objections - Lovers Business Park.pdf;

Hello Mr. Hill,

As discussed, I will be conditionally opposing the re-zoning of the property proposed as Lovers Business Park pending amicable resolution of the noted items below.

Traffic, noise, and air quality concerns

- Current focus on ingress/egress for light industrial warehousing/logistics facilities via Richland Road will generate excessive start-stop heavy truck traffic immediately behind homes of Willow Ridge. Being a logistics facility, long-haul/short-haul trucks will operate at all hours.
- Accounting for the planned expansion of US380 into a 6 lane highway with service roads, this will put excessive stress on uncontrolled intersection of Richland and LaCima road crossing as well as (future) uncontrolled intersection of Lovers Lane and the Westbound service road of US-380. This will have additional impacts on traffic exiting or entering US380 to and from TX-289/Preston Road which is a major thoroughfare for Prosper, Celina, and North Frisco.

Landscaping

- Many of the existing trees along the North property line are a farmer's windbreak / barbwire fence. Roots are damaged / cut on north side as a result of the retaining wall built on Willow Ridge properties and largely made up of undesirable species which frequently die/uproot and fall due to winds during spring storms. The retention of the existing trees will not be a viable option in the landscaping plan
- Maintaining the security/separation of Willow Ridge community park from commercial/industrial area raises need for re-evaluation of how the properties will be separated.

Efforts should be made to re-evaluate the traffic flows for the site and evaluate better options for ingress and egress to the facilities without heavy use of Richland Blvd. This will likely allay pollution concerns while keeping the streets safe.

With regards to the landscaping, I am aware that this point of objection will likely remain regardless of the future zoning or developer and will rely heavily on the Council's support in the planning phases.

I have attached a brief presentation that outlines my concerns in more detail with accompanying graphics. I will print these out for the P&Z Commissioners meeting tonight in case there is no way to have this projected. Of course, I am happy for the file to be included in the Town Council meeting if and when this issue comes before them.

Thanks and Regards,
Chuck Hendrickson

From: Dakari Hill <DHill@prospertx.gov>

Sent: Monday, July 20, 2026 9:16 AM

To: Chuck Hendrickson [REDACTED]

Subject: Re: [*EXTERNAL*] - Planed Development for Prosper LGE - Lovers Business Park - Item No. 6 of July 21 2026 P&Z Commission Meeting)

Hello Chuck,

Thank you for reaching out. First, I want to clarify that there was only a deadline in terms of responses being included in our agenda packet that goes out to the Commission. You and other members of your neighborhood can still submit emails, letters, reply forms, etc. all the way up to the meeting. Should the case be heard at Town Council next month, responses can be sent in until the day of that meeting as well. We accept citizen response until the item has been officially ruled on by Town Council or withdrawn. Second, I appreciate your feedback on the proposal and the concerns you have articulated. I will be available this afternoon at 1PM to discuss these items with you as well as Town Staff's position and the process going forward. Please let me know if you have any additional questions prior to then; otherwise, I look forward to talking with you later today.

Best,



Dakari Hill

Senior Planner

250 W. First Street
Prosper, Texas 75078
T: 972.569.1133
dhill@prospertx.gov
prospertx.gov

From: Chuck Hendrickson [REDACTED]

Sent: Monday, July 20, 2026 2:03 AM

To: Dakari Hill <DHill@prospertx.gov>

Subject: [*EXTERNAL*] - Planed Development for Prosper LGE - Lovers Business Park - Item No. 6 of July 21 2026 P&Z Commission Meeting)

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Hello Dakari,

I am the homeowner of record, Charles E. Hendrickson Jr., of the residence on 920 Stratford Drive in the Willow Ridge development , a property adjacent to the northern edge of the proposed Lovers Business Park. I have lived at this residence for 15 years since completion of construction in February of 2011.

On Friday July 17, I received a letter from Prosper Development Services notifying me of the upcoming meeting of the Planning and Zoning Committee regarding the planned re-zoning of the property at the North East corner of US-380 and Lovers Lane in Prosper. This is particularly concerning as I can see the letters were mailed/postmarked on the 11th of July, apparently the US Postal Service can no longer be trusted with timely delivery as I, and more than one of my neighbors, only received the notification after the cut-off date for submitting comments or objections for the upcoming meeting. Regardless, I still intend to attend the council meeting on Tuesday evening and have my concerns and position on the zoning added to the record.

Suffice to say I have an immense amount of interest in the future use of the commercial property behind my home. I have done a non-trivial amount of research this weekend looking at the proposal, the facilities proposed in each of the three tracts in question, and naturally have a number of questions and concerns. I honestly do not have any objections to the proposed use cases for Tract 1 and Tract 3, however, the impact of the 300,000 square foot of cumulative warehouse space with over 90 docking bays proposed in Tract 2 gives me a great deal of concern.

At a high level, my concerns focus on the volume of large truck traffic and the corresponding pollution (noise and chemical) that will enter my home as a result of this development as proposed. Of greater importance to the broader population of Prosper, I have significant concerns with the traffic flow, ingress and egress to the property, and how the transformation of US-380 to a 6-lane highway will re-shape traffic patterns in that area.

I will also strongly suggest re-evaluating the plan for the landscaping along the northern edge of the property, but that may or may not be a discussion for zoning, rather fall into the actual planning/platting phase of approvals. Regardless of the future developer, the existing tree-line that is little more than an antiquated windbreak left over from a farmer's field full of undesirable trees, poison ivy varieties, and a barbwire fence and certainly would not be permitted as a border to any other city street.

While I am still assembling my thoughts into a presentable format, I am curious if you would have time to discuss the town's stance on the proposal, review my concerns, and help me understand how this process will move forward. I am available any time Monday and Tuesday from 8 AM to 6 PM if you wish to suggest a time, otherwise I will give you a ring on Monday afternoon at around 1:00 PM.

Thanks and Regards,

Chuck Hendrickson

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